

DELHI DEVELOPMENT AUTHORITY
(Office of the Commissioner-cum-Secretary)

No. F.2(2)2017/MC/DDA/220

Dated: the 16th December, 2017

Sub: Agenda for the meeting of Delhi Development Authority.

Kindly find enclosed agenda for the meeting of Delhi Development Authority fixed for Thursday, the 21st December, 2017 from 3.00 p.m. to 5.00 p.m. under the Chairmanship of Hon'ble Lt. Governor/Chairman, DDA at Raj Niwas, Delhi.

You are requested to kindly attend.

(D. SARKAR)

Commissioner-cum-Secretary

Phone No. 24623598

Encl: As above

CHAIRMAN

1. Shri Anil Baijal
Lt. Governor, Delhi

VICE-CHAIRMAN

2. Shri Udai Pratap Singh

MEMBERS

3. Shri K. Vinayak Rao
Finance Member, DDA
4. Dr. Mahesh Kumar
Engineer Member, DDA
5. Shri Manoj Kumar
Additional Secretary, Ministry of Housing & Urban Affairs, Govt. of India
6. Shri B.K. Tripathi
Member Secretary, NCR Planning Board
7. Shri Vijender Gupta, MLA &
Leader of Opposition in the Legislative Assembly of NCT of Delhi
8. Shri Somnath Bharti, MLA
9. Shri S.K. Bagga, MLA
10. Shri O.P. Sharma, MLA
11. Smt. Veena Virmani
Municipal Councillor, North Delhi Municipal Corporation
12. Smt. Bhavna Malik
Municipal Councillor, East Delhi Municipal Corporation

Contd2.

SPECIAL INVITEES

1. Shri Anshu Prakash
Chief Secretary, GNCTD
2. Shri S.N. Sahai
Principal Secretary (Finance), GNCTD
3. Smt. Renu Sharma
Principal Secretary (UD), GNCTD
4. Shri Vijay Kumar
Principal Secretary to Lt. Governor, Delhi
5. Dr. G. Narendra Kumar
Principal Secretary (L&B), GNCTD
6. Shri K.K. Joadder
Chief Planner, T.C.P.O.
7. Dr. Puneet Kumar Goel
Commissioner, SDMC
8. Dr. Ranbir Singh
Commissioner, EDMC
9. Shri Madhup Vyas
Commissioner, NDMC
10. Shri Rajeev Verma
Principal Commissioner (LD, LM & LP), DDA
11. Shri J.P. Agrawal
Principal Commissioner (Housing, Systems & PMAY), DDA
12. Shri Shripal
Principal Commissioner (Personnel, Landscape & Hort.), DDA

Copy also to:

1. Smt. Swati Sharma
Special Secretary to Lt. Governor, Delhi
2. Shri R.N. Sharma
Special Secretary to Lt. Governor, Delhi
3. Shri Ravi Dhawan
Jt. Secretary to Lt. Governor, Delhi
4. Shri Anoop Thakur
PS to Lt. Governor, Delhi

Copy for kind information to:

PS to Minister (H&UA), Office of the Minister of Housing & Urban Affairs, GOI.

DELHI DEVELOPMENT AUTHORITY
(MEETING CELL)

No. F.2(2)2017/MC/DDA/221

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R. J. Toppo

(Mrs. J. Toppo)
Dy. Director (Meetings)

Encl: As above

Copy to:

1. Chief Vigilance Officer
2. Chief Legal Advisor
3. Commissioner (Personnel)
4. Commissioner (LD)
5. Commissioner (Systems)
6. Commissioner (Planning)
7. Chief Architect
8. Chief Accounts Officer
9. Addl. Commissioner (Landscape)
10. Financial Advisor (Housing)
11. Director (LC)
12. Director (Works)

AGENDA ITEMS
FOR THE
MEETING
OF THE
DELHI DEVELOPMENT AUTHORITY

DATE: 21.12.2017

TIME: 3.00 PM

VENUE: RAJ NIWAS

DELHI

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Sl. No.	Item No.	Subject	Department
1.	67/2017	Confirmation of minutes of the meeting of the Delhi Development Authority held on 20.11.2017 at Raj Niwas. F.2(2)2017/MC/DDA	CCS
2.	68/2017	Proposed change of land use of an area measuring 0.55 ha. (1.354 acres) from 'Commercial' to 'Government (G2)' allotted to the Ministry of Skill Development & Entrepreneurship (MSDE), Government of India for the construction of Kaushal Bhawan at New Moti Bagh Residential Complex, New Delhi, falling in Planning Zone-D. F.20(10)2016/MP	PLANNING
3.	69/2017	Proposed change of land use of an area measuring 1.775 ha. (4.388 acres) from 'Public & Semi-Public Facilities (PS1)' to 'Government (G2)' for the construction of office of the Department of Commerce (DGS&D/Supply), Ministry of Commerce & Industry at plot No.16-A, Akbar Road, New Delhi falling in Planning Zone-D. F.20(04)2008/MP	PLANNING
4.	70/2017	Proposed change of land use of land measuring 9132.35 sq.m. (approx.) from 'Recreational' (P2-District Park) to 'Transportation' (T2) for the three pockets of land acquired by DMRC for "Okhla NSIC Metro Station" near Aastha Kunj at tri-junction of Outer Ring Road and Bhakti Vedant Swami Marg in Zone-F. F.20(11)2016-MP	PLANNING
5.	71/2017	Proposed change of land use of DDA land measuring 4240 sq.m. (approx.) located at Govind Puri in Planning Zone-F from 'Recreational' (District Park) to 'Public & Semi-Public' facilities (PS1 - Police Station). F.20(04)2017-MP	PLANNING
6.	72/2017	Proposal for change of land use of an area measuring 61.546 acres (24.91 ha.) 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. F.3(60)2005-MP/Pt.	PLANNING

7.	73/2017	Purchase of 772 EWS category flats and 4192 sq.m. parking space (equivalent to 131 ECS in 1 st basement) at Swatantra Bharat Mill, Shivaji Marg from Developer Entity i.e. M/s DLF Home Developers (Pvt.) Ltd. F.2((07)2017/EWS/Janta/DDA/Pt.1	HOUSING
8.	74/2017	Grant of selection grade to Mates. F.7(01)2003/P&C(P)/Pt.IV	PERSONNEL
9.	75/2017	Modifications in Chapter-19 (Land Policy) of MPD-2021. F.3(53)2003-MP/Vol.II/Pt.III	PLANNING
10.	76/2017	Allowing development of un-acquired land in Narela sub city (Zone P-1) under the Land Pooling Policy. F.25(1)2014-MP	PLANNING
11.	77/2017	Modifications in approved Regulations for operationalization of Land Policy. F.15(6)2012-MP/Pt.II	PLANNING
12.	78/2017	Draft Policy to enable the planned development of privately owned lands. F.3(33)/2012/MP/Pt.II	PLANNING
13.	79/2017	Draft Regulations for enabling the planned development of privately owned lands. F.15(12)2017/MP	PLANNING

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Sl. No.	Item No.	Subject	Department
1.	80/2017	Permissibility of Group Housing in Public & Semi-Public Facilities' (PS) Use Zone under Sub clause 8(2) of MPD-2021 for construction of around 500 residential flats ranging from Type-II to Type VI at Mayur Vihar, Chilla Gaon, New Delhi. File No. F.3(9)2017/MP	PLANNING

ITEM NO. 67/2017

**Sub: Confirmation of minutes of the meeting of the Delhi Development Authority held on 20.11.2017.
File No. F.2(2)2017/MC/DDA**

Minutes of the meeting of the Delhi Development Authority held on 20.11.2017 were circulated vide office circular No. F.2(2)2017/MC/DDA/208 & 209 dated 4.12.2017 with the request that proposals for amendment, if any, should be submitted within 3 days (Annexure). No proposal for amendment of the minutes has been received.

Minutes of the meeting of the Delhi Development Authority held on 20.11.2017 are submitted for confirmation of the Authority.

RESOLUTION

Minutes of the meeting of the Authority held on 20.11.2017 were confirmed as circulated except Item No.55/2017 regarding "Rehabilitation of JJ clusters of Block BG, BH & BJ Shalimar Bagh" which is to be re-examined in the light of letter dated 19.12.2017 of CEO, DUSIB to DDA regarding price of flats, as pointed out by Pr. Secy UD, GNCTD.

DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Delhi Development Authority held on 20th November, 2017 at 3.00 p.m. at Raj Niwas, Delhi.

Following were present:

CHAIRMAN

Shri Anil Baijal
Lt. Governor, Delhi

VICE CHAIRMAN

Shri Udai Pratap Singh

MEMBERS

- 1 Shri K Vinayak Rao
Finance Member, DDA
- 2 Dr. Mahesh Kumar
Engineer Member, DDA
- 3 Shri Manoj Kumar
Addl. Secretary, Ministry of Housing & Urban Affairs
- 4 Shri Vijender Gupta, MLA &
Leader of Opposition in the Legislative Assembly of NCT of Delhi
- 5 Shri Somnath Bharti, MLA
- 6 Shri S K Bagga, MLA
- 7 Shri O P Sharma, MLA
- 8 Smt. Veena Virmani
Municipal Councillor, North Delhi Municipal Corporation
- 9 Smt. Bhavna Malik
Municipal Councillor, East Delhi Municipal Corporation

SECRETARY

Shri D Sarkar
Commissioner-cum-Secretary, DDA

SPECIAL INVITEES

- 1 Shri Manoj Parida
Principal Secretary (Home), GNCTD
- 2 Smt. Renu Sharma
Principal Secretary (UD), GNCTD
- 3 Shri Vijay Kumar
Principal Secretary to Lt. Governor, Delhi
- 4 Shri Puneet Goel
Commissioner, South Delhi Municipal Corporation
- 5 Shri Rajeev Verma
Principal Commissioner (LD, LM & LP), DDA
- 6 Shri A Anbarasu
Secretary (L&B), GNCTD
- 7 Shri Madhup Vyas
Commissioner, North Delhi Municipal Corporation
- 8 Shri J P Agrawal
Principal Commissioner (Housing, CWG, Sys. & PMAY), DDA
- 9 Shri Shripal
Principal Commissioner (Pers., Hort. & LS), DDA
- 10 Shri K K Joadder
Chief Planner, Town & Country Planning Organization
- 11 Shri R S Meena
Addl. Commissioner, East Delhi Municipal Corporation

LT. GOVERNOR'S SECRETARIAT

- 1 Smt. Swati Sharma
Special Secretary to Lt. Governor, Delhi
- 2 Shri Ravi Dhawan
Joint Secretary to Lt. Governor, Delhi

I. Hon'ble Lt. Governor, Delhi/Chairman, DDA welcomed all the Members of the Authority, Special Invitees and senior officers present in the meeting of the Authority.

Item No. 50/2017

**Confirmation of minutes of the meeting of the Delhi Development Authority held on 12.09.2017 at Raj Niwas.
F. 2(2)2017/MC/DDA**

i) After detailed discussion, the proposed amendment for item No. 37/2017 of the minutes of the meeting of the Authority held on 12.09.2017 was not agreed to. The approved minutes for agenda item no. 37/2017 of the meeting of the Authority held on 12.9.2017 was confirmed and it was decided that the confirmed minutes be referred to Ministry of Housing and Urban Affairs, Government of India for consideration and issuance of final notification.

ii) The proposed amendment for item No. 40/2017 of the minutes of the meeting of the Authority held on 12.09.2017 was agreed to and the amended minutes for the item be read as follows:-

“After detailed discussions, proposal contained in the agenda item was approved with option 2 with regard to permission charges in line with decision taken on agenda item No. 37/2017 subject to approvals from regulatory bodies/statutory authorities, as applicable under law.”

iii) The remaining minutes of the meeting of the Authority held on 12.09.2017 were confirmed as circulated.

Item No. 51/2017

**Action Taken Reports on the minutes of the meeting of the Delhi Development Authority held on 12.09.2017.
F.2(3)2017/MC/DDA**

Members of the Authority made the following observations with reference to the Action Taken Reports (ATRs) on the minutes of the meeting of the Authority held on 12.09.2017:-

i) Shri Somnath Bharti desired that DDA should convene a meeting with Forest Deptt., GNCTD for permission to construct an alternative road through the Protected Forest at Hauz Khas village.

ii) Shri Somnath Bharti stated that though a johar (pond) exists at Begampur village, DDA and SDMC have intimated that no water body could be identified at Begampur village.

iii) Shri O P Sharma desired that removal of three jhuggi clusters from right of way, viz. 60 ft. road at Vishwas Nagar, Shanti Swaroop Bhatnagar Marg and at the site meant for commercial centre at Chitra Vihar in his constituency should be expedited.

iv) Shri Somnath Bharti stated that DDA should update the list of encroached lands on its website. DDA should also take effective measures to stop further encroachment and the actual eligible residents of the identified JJ clusters should only be the beneficiaries of rehabilitation and relocation projects.

v) Shri Somnath Bharti stated that though it is clear that the unauthorized construction at Safdarjung Enclave is on land which was a graveyard, SDMC has not taken any action in the matter despite reminders sent by DDA.

vii) Smt. Veena Virmani stated that DDA should construct public toilets on its land instead of providing land to local bodies as the local bodies are not constructing them timely.

viii) Smt. Veena Virmani stated that the in-situ rehabilitation at Kirti Nagar should be expedited as the survey and planning have already been completed.

ix) Shri Somnath Bharti stated that the builder lobby is mis-utilizing vacant DDA land adjoining Harsukh Park at Safdarjung Enclave.

x) Shri Vijender Gupta desired that the area for stalls in Ramlilas should be enhanced.

xi) Shri Somnath Bharti stated that sites for "Utsav Grounds" are being identified. Zero waste public toilets should be provided at these sites.

All these issues raised by the Members of the Authority would be examined by the concerned officials of DDA and status report/action taken would be reported to the Authority in its next meeting.

Item No. 52/2017

Relaxation in the eligibility criteria in respect of Rohini Residential Scheme-1981 (RRS-1981).

F.PA/DD/RO/Policy-2010

The proposal contained in the agenda item was approved. The matter be referred immediately to Ministry of Housing & Urban Affairs, Government of India for necessary action to provide relaxation under Rule 45(2)(b) of DDA (Disposal of Developed Nazul Land) Rule, 1981.

Item No. 53/2017

**Review of policy for fixation of reserve price for sale/allotment of Delhi Development Authority (DDA) properties (land/shops etc.) through public auction/e-tender.
F.1(114)17/LD/Coordn.**

The proposal contained in the agenda item was approved with the following modifications in the multiplication factors for different land uses:-

Use	Residential	Public purposes, e.g., government schools, hospitals, etc.	Public Utility, e.g., private schools, colleges, hospitals	Industrial	Commercial
Factor	1	1	1.5	1.5	2

Item No. 54/2017

**Correction of Sector and number of flats for allotment of EWS flats to squatters of Kathputli Colony as Pocket 4 and 5 in Sector G-7/G-8 Narela in place of G-2 and G-8 Block, Narela as approved by the Authority vide Agenda No. 33/2017 dated 20.7.2017.
F.KPC/11/DDA/2017/Pt. file**

The proposal contained in the agenda item was approved.

Item No. 55/2017

**Rehabilitation of JJ clusters of Block BG, BH & BJ Shalimar Bagh.
F.12(385)06/HC/Legal/Pt.**

The proposal contained in S. No. (1) & (3) of para no. 5 of the agenda item was approved. Regarding cost of the flats, it was decided that the cost as calculated by the DDA after reducing maintenance cost and Administrative/Departmental charges, or as intimated by DUSIB, whichever is lower, may be charged from the JJ dwellers.

Item No. 56/2017

Permissibility of State Guest House in Residential Land Use as per MPD-2021 in respect of plot No. 29-C & 29-D measuring 1.478 acres (5982.96 sq.m.) on the T-Junction of Jesus & Mary Marg and Dr. Radhakrishnan Marg, Chankyapuri, New Delhi allotted to the Government of Madhya Pradesh for construction of its State Guest House.

F.20(09)2017/MP

The proposal contained in the agenda item was approved.

Item No. 57/2017

Fixation of Pre-determined Rates (PDRs) in respect of Rohini Phase IV & V for the financial year 2017-18.

F.4(50)2016/AO(P)/DDA

The agenda item was withdrawn.

Item No. 58/2017

Fixation of Pre-determined Rates (PDRs) in respect of Tikri Kalan for the financial year 2017-18.

F.4(52)2016/AO(P)/DDA

The agenda item was withdrawn.

Item No. 59/2017

(i) Fixation of rates for the purpose of calculating conversion charges from leasehold to freehold in respect of commercial & industrial properties for the year 2017-18.

(ii) Fixation of land rates for the purpose of calculating conversion charges from leasehold to freehold in respect of area under multi-level parking for the year 2017-18.

F.2(34)99/AO(P)/DDA/Pt.

The agenda item was withdrawn.

Item No. 60/2017

Fixation of Plinth Area Rates (PARs) of construction effective from 1st April, 2017 to 30th September, 2017 for Standard Costing of flats.

F.21(1671)/2001/HAC/Pt.III

The agenda item was withdrawn

Item No. 61/2017

Amendment in the schedule of Disciplinary Authority – Schedule to Regulation 3 (d) DDA (Conduct, Disciplinary & Appeal) Regulations, 1999 read with the DDA (Conduct, Disciplinary & Appeal) Amendment Regulations, 2014 notified vide G.S.R. 181 (E) dated the 2nd March, 2015.

F.4(4)2017/P&C(P)

The proposal contained in the agenda item was approved.

Item No. 62/2017

Introduction of Annual Medical Examination for the Group 'A' officers of DDA of age 40 years and above.

F.4(3)2017/P&C(P)

The proposal contained in the agenda item was approved.

Item No. 63/2017

Adoption of Recruitment Rules for the post of Multi Tasking Staff, Delhi Development Authority.

F.1(Misc.)/02/RR/2014

The proposal contained in the agenda item was approved with the following observation:-

The word "University" be deleted from para-8 of the draft Recruitment Regulations for the post of Multi Tasking Staff.

Item No. 64/2017

Recruitment Regulations for the post of Lower Division Clerk-cum-Typist (now Junior Secretariat Assistant) (English-Hindi), Delhi Development Authority.

F.7((Misc.)2017/PB-III/RR/LDC(MTS)

The proposal contained in the agenda item was approved.

Item No. 65/2017

Proposed modification of sub-clause 2.10 in UBBL 2016 notified vide S.O. 1053 (E) dated 5th April, 2017.

F.15(06)2016/MP/Pt.

The following typographical errors in para 3 Table (i) of the proposal contained in the agenda item were intimated:-

- i) "2.11 Latent Defects Liability" should be read as "2.10 Latent Defects Liability".
- ii) "c)", "v", "vi", "vii", "viii" and "d)" should be read as "a)", "i", "ii", "iii", "iv" and "b)" respectively.

The proposal contained in the agenda item with the above amendments was approved. The matter be referred immediately to Ministry of Housing & Urban Affairs, Government of India for approval for notification by DDA under Section 57 of Delhi Development Act, 1957.

Item No. 66/2017

Selection of agency for development and maintenance of "Computerized Management System for Decision Support (CMS)" and "On-line Public Services (including Grievances Redressal)" in DDA.
F.10(33)2017/Sys.

The information contained in the agenda item was noted.

Other Points raised by the Members of the Authority:

1. Shri Vijender Gupta raised the following issues:-

- a) DDA should expedite preparation of policy for allotment of plots for religious purposes.
- b) DDA could examine the slum relocation/rehabilitation policy practiced at Mumbai wherein eligible individuals are paid rent for the construction period to expedite slum rehabilitation schemes.
- c) DDA is not following DOPT guidelines in all personnel matters which should be mandatory.
- d) Outsourced manpower engaged for maintenance of parks are exploited and made to live in labour colonies with no sanitation.
- e) DDA officers are not eligible for promotion to the rank of Chief Engineers due to retirement of most senior officers. A policy is required for making temporary arrangement for these posts so that DDA staff are not demoralized.
- f) Though DDA is constructing public toilets, their maintenance is very poor. This issue was also raised by Shri Somnath Bharti and Smt. Veena Virmani.
- g) Though floor-wise regularization as well as amalgamation of plots were approved, these are not being implemented.

2. Shri Somnath Bharti raised the following issues:-

- a) DDA is required to allot four acres of land to residents of Gautam Nagar for community services.
- b) A small portion of Sharda Park be utilized for public road to resolve the regular traffic jams and the proposal should be placed before UTTIPEC in its next meeting.
- c) DDA has not challenged the four sale deeds pertaining to khasra no. 277 of Hauz Khas village in the High Court of Delhi.
- d) Contractual workers engaged by DDA are being exploited and not paid minimum wages. DDA as the principal employer should ensure minimum wages are paid.
- e) No ex-gratia payment has been released to eligible DDA staff for the last two years. This issue was also raised by all other Members of the Authority.
- f) DDA should formulate a criteria for proper maintenance of parks and toilets.
- g) All issues raised by Members of the Authority should be compiled and status intimated.
- h) Measures should be taken to protect users of Rose Garden, Hauz Khas from monkeys and stray dogs.

3. Shri O P Sharma raised the following issues:-

- a) A plot at Chitra Vihar in Vishwas Nagar constituency and another at Shahdara constituency have been earmarked for commercial complexes. While the former has been fully encroached by jhuggis, though there is a jhuggi cluster also in the latter, around 50 per cent of the land is still vacant. DDA should consider shifting the existing jhuggis from the Chitra Vihar plot to the plot at Shahdara constituency and the plot at Chitra Vihar disposed of for development of a commercial complex.
- b) DDA should prepare an updated list of cases in which disciplinary action has been taken against its officers/officials in the last few years.
- c) Details of remaining cases of conversion from leasehold to freehold should be placed before the Authority.

4. Shri S K Bagga and all other Members desired that all pending compassionate appointment cases should be accommodated and decision expedited..

5. Smt. Veena Virmani raised the following issues:-

- a) DDA should allow adoption of parks by RWAs.
- b) DDA should take back parks of less than 3 acres which were handed over to the Municipal Corporations.

6. Smt. Bhavna Malik raised the following issues:-

- a) Several DDA plots are lying vacant for several years in her ward. The land uses have not been planned properly and sites for 3-4 shopping centres are not required. There is also a large plot earmarked for a school, though there is already a school within a radius of 0.5 km which has very few students. The plot could instead be used for multi-level parking.
- b) One of the vacant lands could be allotted for a charitable hospital.
- c) A large vacant plot in front of an existing jhuggi cluster could be utilized for a market.
- d) Since there are no proper boundary walls around Sanjay Lake, thefts are common.

All these issues raised by the Members of the Authority would be examined by the concerned officials of DDA and status report/action taken would be reported to the Authority in its next meeting.

Hon'ble Lt. Governor, Delhi thanked all the Members, Special Invitees and senior officers for participating in the meeting.

The meeting ended with a vote of thanks to the Chair.

ITEM NO. 68/2017

Sub: Proposed change of land use of an area measuring 0.55 ha. (1.354 acres) from 'Commercial' to 'Government (G2)' allotted to the Ministry of Skill Development & Entrepreneurship (MSDE), Government of India for the construction of Kaushal Bhawan at New Moti Bagh Residential Complex, New Delhi, falling in Planning, Zone-D.

File No. F.20 (10)2016/MP

1.0 Background

- i. Ministry of Urban Development, Gol (now Ministry of Housing & Urban Affairs, Government of India) vide letter No. K-13011/34/2016-DD-1 dated 17.11.2016 forwarding therewith request letter dated 03.11.2016 of the Ministry of Skill Development Entrepreneurship (MSDE), Gol along with minutes of the meeting of Land Allotment Screening Committee dated 15.05.2016 for the change of land use from 'Commercial' to 'Government (Government Office)' for the construction of Kaushal Bhawan at New Moti Bagh Residential Complex, New Delhi.
- ii. In response to this, DDA vide letter No. F.20(10)6MP/266-G dated 16.12.2016 had requested to send the requisite information/ documents for further examination by Planning Department of DDA.
- iii. L&DO, MoUD, Gol vide letter No. L-IIA-11(1088)2015/156/172 dated 26.04.2017 had sent the request letter of L&DO for the change of land use and L&DO plan No. 3973 showing the site under reference along with handed over/ taken over of the said site. In response, DDA vide letter dated 12.05.2017 requested MSDE to send the certain requisite information/ documents for further examination.
- iv. Subsequently, MSDE vide letter No. D.11011/4/2017-GA dated 20.07.2017 has sent the requisite information/ documents to this office for the proposed change of land use.

2.0 Examination

- i. The plot under reference measuring about 0.55 ha. (1.354 acres) is located adjacent to Hotel Leela Palace near New Moti Bagh Residential Complex, New Delhi and is accessible through Africa Avenue Road, New Delhi with 45m ROW.
- ii. The plot under reference falls outside Lutyens' Bungalow Zone (LBZ).
- iii. The land use of the plot under reference is 'Commercial' as per Gazette notification vide S.O. No. 458 (E) dated 28.03.2007. (Refer Annexure-'A')
- iv. As per L&DO letter No. L-IIA-11(1088)/2015/381 dated 08.11.2016, the plot under reference was allotted to MSDE for construction of Kaushal Bhawan.
- v. L&DO, MoUD, Gol vide letter No. L-IIA-11(1088)2015/156/172 dated 26.04.2017 has sent the request letter for the change of land use.
- vi. As per para 2. (iii) of allotment letter of L&DO dated 08.11.2016, it is stated that the allottee will get the land use category changed from 'Commercial' to 'Government Office' through the Competent Authority.

3.0 Information as per the MoUD, GOI letters dated 07.04.2015 & 04.09.2015

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

The information with respect to MoUD letter dated 07.04.2015, as received from MSDE vide letter dated 20.07.2017 is as follows:

S.No.	Information asked by MOUD vide letter dated 07.04.2015	Reply
1.	Whether the land is government or private and who is the land owning agency?	The land is Government land. L&DO has allotted the land to MSDE for the construction of Kaushal Bhawan vide letter dated 08.11.2016.
2.	On whose request the change of land use case or modification to MPD-2021 has been initiated?	i. Ministry of Urban Development, GOI vide letter dated 17.11.2016 forwarding therewith request letter dated 03.11.2016 of Ministry of Skill Development Entrepreneurship (MSDE), GOI for the change of land use. ii. L&DO, MoUD, GOI vide letter dated 09.02.2017 has requested DDA to consider the change of land use at the earliest.
3.	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	The site under reference was inspected on 14.07.2017 by the officers of Planning Department, Zone-D unit and the report is as under: - The site is accessible through Africa Avenue Road with 45m ROW. - Presently, the site is vacant and is being used as Green area. - There are number of trees within the site.
4.	What is the public purpose proposed to be served by modification of MPD and/ or change of land use?	The change of land use would facilitate the construction of office building for the Ministry.
5.	What will be impact of proposal on the ZDP/ MPD and whether the changes are in consonance with the approved plans/ policies?	Yes.
6.	What will be proposal's impact/ implications on general public eg. Law & order etc.?	Nothing adverse.

7.	Whether any court cases are ongoing on the land mentioned in the proposal? Full details be attached.	No court case is there.
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The information with respect to MoUD letter dated 04.09.2015, as received from MSDE vide letter dated 20.07.2017 is as follows:

S.No.	Information asked by MOUD vide letter dated 07.04.2015	Reply
1.	Background note indicating the current situation/ provisions	Land is to be used for construction of building for the Ministry for Skill Development and Entrepreneurship.
2.	Whether similar proposal have earlier been considered by DDA/ Ministry and /or disposed and if yes, when and how?	<ul style="list-style-type: none"> - On the basis of the request received from the Ministry of Urban Development alongwith MSDE & land owning agency (i.e. L&DO), DDA has initiated similar proposals for the change of land use under Section 11A of DD Act, 1957. - This is the proposal of the Ministry of Skill Development & Entrepreneurship, Govt. of India.
3.	What are the specific recommendations of the Authority with regard to the proposal.	The proposal is to be considered by the Technical Committee as per Section 11-A of DD Act, 1957 and further action will be taken as per the recommendations of the Authority.
4.	How and why proposal was initiated	This is essential for a new Ministry of the Government of India.
5.	What are the pros and cons of the proposal whether they have been carefully examined and if yes, the outcomes thereof.	This building is very much required for the national development.
6.	What are the expected short term and long term outcomes if the proposal is approved and implemented	This would facilitate the function of the Government of India work and help develop the skilled echo-system of the country.
7.	How the proposal will benefit in the development and economic growth of the city	Any official buildings of the Ministry help generate direct/ indirect employment in the city.
8.	What are the provisions corresponding to the proposed policy/ change in other metropolitan cities in India and other countries and if those provisions differ from the	This would help develop the skilled echo-system of the country.

	proposal, then why are they not considered appropriate for Delhi	
9.	What will be the public purpose served by the proposed modification	This would facilitate function of the Government of India.
10.	What is the number of people/ families/ households likely to be affected by the proposed policy	Not Applicable, as the proposal is for an office space.
11.	Whether the proposal is in consonance with the existing plans, laws, by laws, rules etc.	The proposal is for the change of land use from 'Commercial' to 'Government Office' (G2).
12.	Whether the implementation of proposal will require changes in certain rules, provisions of Master Plans etc and if yes what action has been taken to bring about such changes.	No such change is required in rules and provisions of Master Plan. However, the proposed change of land use is being processed under Section 11-A of DD Act, 1957.
13.	Whether the department/ organization/ Ministry related with the proposal have been consulted and if yes what were their views and how they were disposed.	- Yes - The proposal has been approved by Minister concerned.
14.	Whether the relevant guidelines/ orders of DOPT, ministry of Finance and other nodal Ministries/ Departments were taken into account while preparing and examining the proposal	The issue of change of land use is not related to any guidelines/ orders of DOPT, Ministry of Finance and other nodal Ministries/ Departments.
15.	The name, designation and contact information of an officer of the level of Director or above who will be the Nodal officer to be contacted by the Ministry regarding the proposal	1. Dr. D.K. Ray, Deputy Secretary, Admn. Ph.:9871255117 2. Director (Plg.), AP-II, DDA, Ph: 011-23378848.

4.0 FOLLOW UP ACTION

- i. On the basis of the request letter dated 03.11.2016 of the Ministry of Skill Development Entrepreneurship (MSDE), GoI forwarded by Ministry of Urban Development, GoI vide

letter dated 17.11.2016, the proposal for the change of land use of an area measuring 0.55 ha. (1.354 acres) from 'Commercial' to 'Government (G2)' allotted to the Ministry of Skill Development & Entrepreneurship (MSDE), Government of India for the construction of Kaushal Bhawan at New Moti Bagh Residential Complex, New Delhi, falling in Planning, Zone-D was approved by the Authority in its meeting held on 12.09.2017 vide item no. 47/2017. The minutes of the Authority Meeting are reproduced below:

"The proposal contained in the agenda item was approved. Public notice inviting objections/ suggestions be issued immediately".

- ii. As per the decision of the Authority Meeting dated 12.09.2017, a public notice for inviting objections/ suggestions from the public within the stipulated time period of 30 days was issued vide S.O. 3283 (E) dated 11.10.2017 (Annexure 'B').
- iii. In response to the above public notice dated 11.10.2017, no objections/ suggestions have been received.
- iv. Since no objections/ suggestions have been received, the meeting of the Board of Enquiry and Hearing was not required.

5.0 Proposal

In view of the public notice dated 11.10.2017 & request letter dated 03.11.2016 of the Ministry of Skill Development Entrepreneurship (MSDE), GoI forwarded by Ministry of Urban Development, GoI vide letter dated 17.11.2016, the following proposed change of land use in respect of an area measuring 0.55 ha: (1.354 acres) adjacent to Hotel Leela Palace to the Ministry of Skill Development & Entrepreneurship (MSDE), Government of India for the construction of Kaushal Bhawan at New Moti Bagh Residential Complex, New Delhi, falling in Planning, Zone-D is placed before the Authority for approval and further processing as per Section 11A of DD Act, 1957. Plan showing the proposed change of land use is placed at Annexure 'C'. The detail description of boundary of the proposed site is given below:

Location	Area	Land use as per MPD-2021/ ZDP	Land use Changed to	Boundaries
1	2	3	4	5
Proposed building for the Ministry of Skill Development & Entrepreneurship (MSDE), Government of India for the construction of Kaushal Bhawan at New Moti Bagh Residential Complex, New Delhi, falling in Planning, Zone-D	0.55 ha. (1.354 acres)	'Commercial'	'Government (G2)'	North: Railway Line South: Hotel Leela East: Green area & Africa Avenue Road West: New Moti Bagh Residential Complex

6.0 Recommendation

Keeping in view the facts at para 4.0 & proposal at para 5.0 above is placed before the Authority for approval of issuance of the final notification by the Ministry of Housing and Urban Affairs, Government of India.

RESOLUTION

The proposal contained in the agenda item was approved. The matter may be referred immediately to Ministry of Housing & Urban Affairs, Government of India for issuance of final notification.

ANNEXURE-A

The Gazette of India Extraordinary PART II Section 3-Sub-section (ii) No. 229 (GUA/TRA-7, 2007)

MINISTRY OF URBAN DEVELOPMENT (DELHI DIVISION)

NOTIFICATION

New Delhi, the 28th March, 2007

S.O. 458(E).—Whereas, certain modifications which the Central Government proposed to make in the Master Plan for Delhi regarding the area mentioned hereunder were published in the Gazette of India, Extraordinary, as Public Notice vide H.P. S.O. 203 dated 4th January, 2007 by the Delhi Development Authority in accordance with the provisions of Section 44 of the Delhi Development Act, 1956 (as amended in 1971) inviting objections / suggestions as required by Sub-section (3) of Section 13A of the said Act, within thirty days from the date of the said notice.

2. Whereas no objection / suggestion received with regard to the proposed modification and whereas the Central Government have, after carefully considering all aspects of the matter, decided to modify the Master Plan for Delhi-2021.

3. Now, therefore, in exercise of the powers conferred by Sub-section (2) of Section 13A 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

Modification :

"The kind use of the following area measuring 24.15 ha. is Zone D (Sub Zone D-1.3) is changed as per description listed below :-

Description of Area	Area in hectare	From	To
Area bounded By Railway area in the North	(i) 19.53	Government Office	Residential
Neelaji Nagar in the East, 24m R/W Road and Part of Ring Road in the South, Street path 4th 22m R/W in the west	(ii) 4.62	Government Office	Commercial

INO. K-133 1/11/2006-121001
PREMA KUMAR, Under Secy.

ANNEXURE-B

रजिस्ट्री सं० डी० एल०-33004/99

REGD. NO. D. L.-33004/99



भारत का राजपत्र The Gazette of India

असाधारण

EXTRAORDINARY

भाग II—खण्ड 3—उप-खण्ड (ii)

PART II—Section 3—Sub-section (ii)

प्राधिकार से प्रकाशित

PUBLISHED BY AUTHORITY

सं. 2868J

नई दिल्ली, बुधवार, अक्टूबर 11, 2017/आश्विन 19, 1939

No. 2868J

NEW DELHI, WEDNESDAY, OCTOBER 11, 2017/ASVINA 19, 1939

दिल्ली विकास प्राधिकरण

(मुख्य योजना अनुभाग)

सार्वजनिक सूचना

नई दिल्ली, 11 अक्टूबर, 2017

का.आ. 3283(अ).—दिल्ली विकास प्राधिकरण/केन्द्र सरकार का दिल्ली विकास अधिनियम, 1957 की धारा 11-‘क’ के अंतर्गत मुख्य योजना-2021/जोन ‘डी’ की क्षेत्रीय विकास योजना में निम्नलिखित संशोधन करने का प्रस्ताव है, जिसे जनता की जानकारी के लिए एतद्वारा प्रकाशित किया जाता है। प्रस्तावित संशोधन के संबंध में यदि किसी व्यक्ति को कोई आपत्ति हो अथवा कोई सुझाव देना हो, तो वे अपनी आपत्ति/सुझाव इस सूचना के जारी होने की तिथि से तीस (30) दिनों की अवधि के अंदर आयुक्त एवं सचिव, दिल्ली विकास प्राधिकरण, ‘बी’ ब्लॉक, विकास सदन, नई दिल्ली-110023 को लिखित रूप में भेज सकते हैं। आपत्ति करने अथवा सुझाव देने वाले व्यक्ति अपना नाम, पता और टेलीफोन/संपर्क नम्बर भी दें, जो पटनीय हो।

संशोधन :

अवस्थिति	क्षेत्रफल	दि.गु.सं.-2021 के अनुसार भूमि उपयोग	जिसमें भूमि उपयोग परिवर्तित किया जाना है	संक्षेप
1	2	3	4	5
योजना जोन-डी में आने वाले न्यू मोती बाग आवासीय परिसर, नई दिल्ली में कौशल विकास एवं उद्योगिता मंत्रालय (एम.एस. डी.ई.) भारत सरकार के लिए कौशल भवन के निर्माण हेतु प्रस्तावित भवन।	0.55 हैक्टर (1.354 एकड़)	‘व्यावसायिक’	‘सरकारी (जी 2)’	उत्तर : रेलवे लाइन दक्षिण : होटल लीला पूर्व : हरित क्षेत्र एवं अफ्रीका एवेन्यू रोड पश्चिम : न्यू मोती बाग आवासीय परिसर।

प्रस्तावित संशोधन को दर्शाने वाला पाठ/नक्शा निरीक्षण के लिए उपर्युक्त अवधि के दौरान सभी कार्य-दिवसों में उय निदेशक (मुख्य योजना) कार्यालय, दिल्ली विकास प्राधिकरण, छठी मंजिल, विकास मीनार, आई.पी.एस्टेट, नई दिल्ली में उपलब्ध रहेगा। प्रस्तावित संशोधन को दर्शाने वाला पाठ दि.वि.प्रा. की वेबसाइट अर्थात् www.dda.org.in पर भी उपलब्ध है।

(का. सं. एफ. 20(10)2016/एमपी)

डी. सरकार, आयुक्त एवं सचिव

**DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)
PUBLIC NOTICE**

New Delhi, the 11th October, 2017

S.O. 3283(E).—The following modifications which the Delhi Development Authority/Central Government proposes to make to the Master Plan-2021/Zonal Development Plan of Zone 'D' under section 11-A of DD Act, 1957 is hereby published for public information. Any person having any objection or suggestion with respect to the proposed modification may send the objection/suggestion in writing to the Commissioner-cum-Secretary, Delhi Development Authority, 'B' Block, Vikas Sadan, New Delhi-110023 within a period of thirty (30) days from the date of this notice. The person making the objection or suggestion should also give his/her name and address and telephone/ contact number(s) which should be legible.

Modifications:

Location	Area	Land use as per MPD-2021/ ZDP	Land use Changed to	Boundaries
1	2	3	4	5
Proposed building for the Ministry of Skill Development & Entrepreneurship (MSDE), Government of India for the construction of Kaushal Bhawan at New Moti Bagh Residential Complex, New Delhi, falling in Planning Zone-D.	0.55 ha. (1.354 acres)	'Commercial'	'Government (G2)'	North: Railway Line South: Hotel Leela East: Green area & Africa Avenue Road West: New Moti Bagh Residential Complex

The text /plan indicating the proposed modifications shall be available for inspection at the office of Deputy Director (MP), Delhi Development Authority, 6th Floor, Vikas Minar, I.P. Estate, New Delhi on all working days during the period referred above. The text indicating the proposed modifications is also available on DDAs website i.e. www.dda.org.in.

[F.No. F.20 (10)2016/MP]

D. SARKAR, Commissioner-Cum-Secy.

RAKESH SUKUL

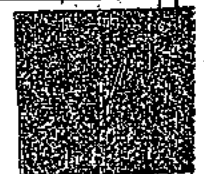
Digitally signed by RAKESH SUKUL
Date: 2017.10.11 22:30:43 +05'30'



**DELHI
DEVELOPMENT
AUTHORITY**

PROPOSED CHANGE OF LANDUSE OF AN
AREA MEASURING 0.55 HA (1.354 ACRES)
FROM 'COMMERCIAL' TO 'GOVERNMENT
(GOVERNMENT OFFICE) ADJACENT TO
HOTEL LEELA PALACE FOR THE MINISTRY
OF SKILL DEVELOPMENT AND
ENTREPRENEURSHIP, GOVERNMENT OF
INDIA FOR CONSTRUCTION OF MAUSHAL
DHANVAH AT NEW MOTI BAGH
RESIDENTIAL COMPLEX, NEW DELHI, IN
PLANNING ZONE 'D'.

F. 20(10)/2016-MF

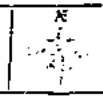


NORTH - RAILWAY LINE
SOUTH - HOTEL LEELA
EAST - GREEN AREA &
AFRICA AVENUE ROAD
WEST - NEW MOTI BAGH
RESIDENTIAL COMPLEX

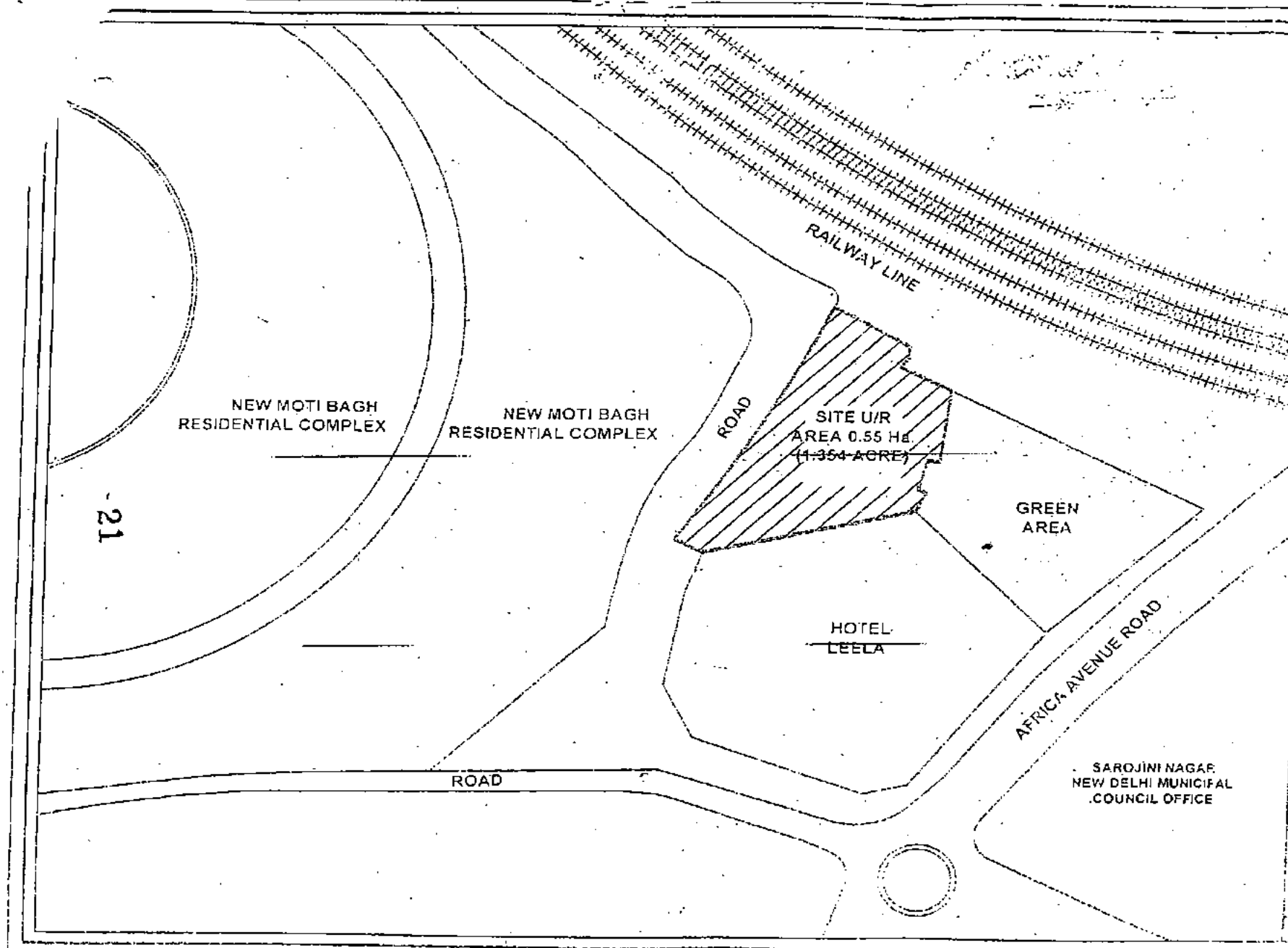
**LOCATION
MAP**

SCALE NOT TO SCALE

DATED
21.07.2017



ZONE 'D'



ITEM NO. 69/2017

Sub: Proposed change of land use of an area measuring 1.775 ha. (4.388 acres) from 'Public & Semi-Public Facilities (PS1)' to 'Government (G2)' for the construction of office of the Department of Commerce (DGS&D/Supply), Ministry of Commerce & Industry at plot No. 16-A, Akbar Road, New Delhi, falling in Planning Zone-D.
File No. F.20 (04)2008/MP

1.0 BACKGROUND

- i. Ministry of Commerce & Industry vide letter No. D-11011/1/2015/GA dated 11.07.2017 addressed to the Vice Chairman, DDA has requested to consider the change of land use for the plot No. 16-A, Akbar Road, New Delhi from Socio-Cultural to Government Office to enable this Ministry to proceed for redevelopment of the said plot.
- ii. Earlier, Ministry of Urban Development, GoI vide letter No. K-13011/8/2009-DD-I dated 25.05.2017 requested DDA to examine the matter & furnish urgent comments to the Ministry.
- iii. In response, DDA vide its letter No. F.20 (4)2008/MP/88-G dated 22.06.2017 had sent the comments in the matter and requested MoUD, GoI to take appropriate view in the matter.

2.0 FOLLOW UP ACTION

- i. The proposed change of land use of an area measuring 1.775 ha. (4.388 acres) from 'Public & Semi-Public Facilities (PS1)' to 'Government (G2)' for the construction of office of the Department of Commerce (DGS &D/Supply), Ministry of Commerce & Industry at plot No. 16-A, Akbar Road, New Delhi, falling in Planning, Zone-D was approved by the Authority in its meeting held on 20.07.2017 vide item No. 34/2017 for inviting objections/suggestions from General Public. The minutes of the Authority Meeting are reproduced below: (Refer Annexure 'A')

"The proposal contained in the agenda item was approved subject to approval from the Central Vista Committee. Thereafter the proposal should be forwarded to the MoUD, Government of India, for obtaining approval of the PMO before issuing public notification for inviting objections/suggestions, since the site is within the LBZ".

- ii. Subsequently, the said proposal was considered in the meeting of the Special Advisory Group of Central Vista and Central Sectt., Central Vista Committee on 03.08.2017 wherein following was decided: (Refer Annexure 'B')

"After prolonged deliberations, the consensus, decision of the committee was to complete the meaningful urban form of the Socio-Cultural garland while maintaining the consistency and harmony of the same, the committee opined that plot no. 16A can be used as office with some stipulations, that ensure the sanctity of the socio-cultural garland. As all the buildings here have an attractive blend of European and Indian Architecture, Architectural features and ambience to be created the same way and developmental control norms to be applicable as that of socio-cultural".

- iii. As per the decision of the Authority meeting dated 20.07.2017, this matter was referred to Ministry of Housing & Urban Affairs (MoH&UA), Government of India for seeking approval of PMO in the matter vide DDA's letter dated 22.08.2017. (Refer Annexure 'C')
- iv. MoH&UA vide letter No. K-13011/8/2009-DD-I dated 28.09.2017 has conveyed the approval of PMO to process the change of land use. The contents of the MoH&UA letter dated 28.09.2017 is reproduced below : (Refer Annexure 'D')

"PMO has conveyed its approval to process the change of land use of plot no. 16-A, Akbar Road measuring 4.388 acres from 'Public & Semi Public Facilities' to 'Government' falling in LBZ area of Zone-D and for permitting new office building for Department of Commerce (DOC) as per norms proposed in Master Plan for Delhi - 2021 for socio-cultural i.e. Ground Coverage upto 40% and FAR upto 120 vide their ID No. 500/S1/C/8/2017-E&S-2 dated 20.09.2017.

DDA is, therefore, requested to take further necessary action in the above matter for processing the case for change of land use (CLU) at the earliest".
- v. Accordingly, a public notice for inviting objections/ suggestions from the public within the stipulated time period of 30 days was issued vide S.O. 3250 (E) dated 06.10.2017 (Annexure 'E'). In response to this public notice, two objections/suggestions were received.
- vi. The meeting of the Board of Enquiry and Hearing was held on 27.11.2017 under the chairmanship of EM, DDA. The applicants who had sent the written objections/ suggestions, were present to attend the meeting in person and the Board recommended that the proposal may be processed further as per Section 11-A of DD Act, 1957 in response to public notice dated 06.10.2017. (Minutes of the Board meeting are at Annexure 'F')

3.0 EXAMINATION

- i. The site is located on Akbar Road, New Delhi and in front of Jamnagar House 8/10, New Delhi.
- ii. The site under reference (i.e. 16-A, Akbar Road, New Delhi) falls within Lutyens Bungalow Zone (LBZ) and Central Vista. The site is presently occupied by barracks used for Government office.
- iii. As per MPD-2021, the land use of the site under reference is 'Public & Semi-Public facilities (Socio-Cultural)'.
- iv. As per para 6.5 v) of approved ZDP of Zone-D prepared under MPD-2001, following is stated:

"Large number of barracks are existing in a scattered manner on prime land all over the Bungalow Area. These pockets are likely to be redeveloped in future. Therefore, it is proposed that redevelopment of such pockets may be as per Master Plan/Zonal Plan proposals based on detailed urban form studies of each pocket."
- v. L&DO, MoUD, GoI vide letter No. L&DO/L-IIA/11(934)/2016/279 dated 28.06.2017 has allotted the said plot under reference measuring an area of 4.388 acres to the Department of Commerce (DGS &D/Supply), Ministry of Commerce & Industry at plot No. 16-A, Akbar Road, New Delhi on as is where is, basis.
- vi. As per para 9. of the L&DO allotment letter dated 28.06.2017, the allottee will take up the matter with DDA or other agency to change the land use of the allotted land from 'Socio-cultural' to Government Office. The allottee will themselves complete all other related formalities itself.
- vii. The said site was handed over/ taken over between L&DO and the Department of Commerce, Ministry of Commerce & Industry on 10.07.2017.

viii. As per the minutes of the meeting of Land Allotment, Screening Committee held on 31.05.2017, following is mentioned:

(i) At present, most of the area of the plot is occupied by the CCA of DGS & D, Department of Commerce, Ministry of Commerce & Industry. Just one building in the rear side of the plot is in occupation of the Principal-cum-pay & accounts office of the Ministry of agriculture and the Ministry of food processing industries.

(ii) The representative of DGS & D assured that they will accommodate the offices of the Ministry of Agriculture and the Ministry of food and processing Industries in a rented building and after completion, they will be adjusted in proposed building, mutually to be decided between the Ministry.

ix. As per letter No. D-11011/1/2015/GA dated 11.07.2017 received from, Ministry of Commerce & Industry, NOC from L&DO to DDA will be submitted very shortly.

x. The subject matter was also considered in the meeting of specialized group on Central Vista held on 03.08.2009 wherein following was recommended:

"The Committee noted that the land use of the plot in question as also that of the corresponding one on the north side from the first MPD-1962 has remained 'PSP-Socio-Cultural Institution' and constitute along with other plots of lands on either side of Central Vista, what is known as 'Socio-Cultural garland'.

The Committee acknowledged the need of the Ministry for additional Government offices but did not find it compelling enough to change the existing land use of the aforesaid plots in Central Vista.

The Committee observed that the nature of activity in Government office buildings is different from the one for an 'institutional purpose' even if the urban form is limited to that of 'PSP- Socio-Cultural Institution'. It agreed that dilapidated barracks standing on the plot are a sore point and therefore, felt that these should be demolished and land restored to green till a suitable use for the plots compatible with the designated land use can be thought off."

4.0 Information as per the MoUD, GOI letters dated 07. 04.2015 & 04.09.2015

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

The information with respect to MoUD letter dated 07.04.2015, received vide e-mail dated 12.07.2017 of Ministry of Commerce & Industry is as follows:

S.No.	Information as sought by MOUD, GOI vide letter dated 07.04.2015	Reply
1.	Whether the land is government or private and who is the land owning agency?	The land belongs to Government and Land & Development Office (L & DO) is the land owning agency.
2.	On whose request the change of	As per the request by Ministry of Commerce & Industry vide letter dated 11.07.2017, as stated in

	land use case or modification to MPD-2021 has been initiated?	para 1.0 above.
3.	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	Yes, the site under reference was inspected by the officers of Planning Department, Zone-D unit, DDA and following was observed: i. The site is located on Akbar Road, New Delhi and at the junction of Mansingh Road, New Delhi. ii. Presently, the site is a double storey building and is occupied by barracks used for Government office. iii. There are number of trees existing within the site.
4.	What is the public purpose proposed to be served by modification of MPD and/ or change of land use?	This office will act as a Headquarter for Department of Commerce engaged in trade and India exports. Over the years, there has been exponential growth in its activities while the space available has remained meager.
5.	What will be impact of proposal on the ZDP/ MPD and whether the changes are in consonance with the approved plans/ policies?	Mostly site under reference is surrounded by Government offices. This proposal will have minimal impact on the physical infrastructure, which may be taken care by the concerned local bodies.
6.	What will be proposal's impact/ implications on general public eg. Law & order etc.?	The present premises will be utilized for official purpose and no adverse impact is anticipated.
7.	Whether any court cases are ongoing on the land mentioned in the proposal? Full details be attached.	None.

Based on the inputs received from Ministry of Commerce & Industry vide e-mail dated 12.07.2017, the information with respect to MoUD, GOI letter dated 04.09.2015 is as follows:

S.No.	Information asked by MOUD vide letter dated 07.04.2015	Reply
1.	Background note indicating the current situation/ provisions	Department of Commerce (Supply) is redeveloping the said land for office building. Administrative approval of the Minister concerned and Financial approval of SFC has been accorded. The plot (16A Akbar Road) falls under socio-culture zone in DDA MPD and to be changed to Government office. Presently these are hutments in dilapidated condition and occupied by Supply Division (DoC).
2.	Whether similar proposal have	On the basis of the request received from

	earlier been considered by DDA/ Ministry and /or disposed and if yes, when and how?	<p>the Ministry of Urban Development & land owning agency (i.e. L&DO), DDA has initiated similar proposals for the change of land use under Section 11A of DD Act, 1957.</p> <ul style="list-style-type: none"> - This is the proposal of the Ministry of Commerce & Industry, Govt. of India.
3.	What are the specific recommendations of the Authority with regard to the proposal.	<ul style="list-style-type: none"> - Department of Commerce is playing a significant role in trade promotion and export/ import which plays key role in economic development of the nation. - The proposal is to be considered by the Authority as per Section 11-A of DD Act, 1957 and further action will be taken as per the recommendations of the Authority.
4.	How and why proposal was initiated	<ul style="list-style-type: none"> - L&DO, MoUD, GOI vide letter dated 28.06.2017 has allotted land to the Department of Commerce (DGS &D/Supply), Ministry of Commerce & Industry at plot No. 16-A, Akbar Road, New Delhi. Also, the request for the proposed change of land use has been received from the Ministry of Commerce & Industry vide letter dated 11.07.2017. On the basis of this, the proposed change of land use of the site under reference has been initiated.
5.	What are the pros and cons of the proposal whether they have been carefully examined and if yes, the outcomes thereof.	<p>DoC is engaged in trade, export and imports which have huge implication on economic development. There are regular interaction with foreign governments and therefore a suitable office space is essential with meeting rooms, etc.</p>
6.	What are the expected short term and long term outcomes if the proposal is approved and implemented	<p>At present the Ministry is operating from different buildings. Further, the space in Udyog Bhawan is limited and not appropriate for an important Ministry like this.</p>
7.	How the proposal will benefit in the development and economic growth of the city	<p>This building is the required infrastructure for promotion of exports and economic development of the city and country.</p>
8.	What are the provisions corresponding to the proposed policy/ change in other metropolitan cities in India and other countries and if those provisions differ from the proposal, then why are they not considered	<ul style="list-style-type: none"> - The proposal is for Delhi only. - The DDA and other development authorities in metropolitan cities in India function as per their respective Acts and therefore the provision for other cities are similar.

	appropriate for Delhi.	
9.	What will be the public purpose served by the proposed modification	This building is the required infrastructure for promotion of exports and economic development of the country.
10	What is the number of people/ families/ households likely to be affected by the proposed policy	Not Applicable, as the proposal is for an office space where at present Supply Division (DoC) is functioning in a building which is in dilapidated condition.
11	Whether the proposal is in consonance with the existing plans, laws, by laws, rules etc.	As per the observations of the specialized group on Central Vista, the proposed change of land use will have impact on the corresponding plot on the north side of the Central vista as the land use of the said plot is also 'Socio-Cultural'.
12	Whether the implementation of proposal will require changes in certain rules, provisions of Master Plans etc and if yes what action has been taken to bring about such changes.	No such change is required in rules and provisions of Master Plan. However, the proposed change of land use is being processed under Section 11-A of DD Act, 1957.
13	Whether the department/ organization/ Ministry related with the proposal have been consulted and if yes what were their views and how they were disposed.	- Yes - The proposal has been approved by Minister concerned
14	Whether the relevant guidelines/ orders of DOPT, ministry of Finance and other nodal Ministries/ Departments were taken into account while preparing and examining the proposal	The issue of change of land use is not related to any guidelines/ orders of DOPT, Ministry of Finance and other nodal Ministries/ Departments.
15	The name, designation and contact information of an officer of the level of Director or above who will be the Nodal officer to be contacted by the Ministry regarding the proposal	1. Shri Aman Sharma, Director, (Admn.), Department of Commerce, Ph. - 45738212/ 9873389776 2. Shri R.C. Das, DD, Department of Commerce - Ph. 45738331/ 9810828683 3. Director (Plg.), AP-II, DDA, Ph: 011-23378848.

5.0 PROPOSAL

In view of the Central Vista Committee decision, PMO approval dated 20.09.17 and Board recommendation, the following proposed change of land use of an area measuring 1.775 ha. (4.388 acres) from 'Public & Semi-Public Facilities (PS1)' to 'Government (G2)' for the construction of office of the Department of Commerce (DGS &D/Supply), Ministry of Commerce & Industry at plot No. 16-A, Akbar Road, New Delhi, falling in Planning, Zone-D is placed before the Authority for approval and further processing as per Section 11A of DD Act, 1957. The boundary description of the same is as follows (Refer location map at Annexure 'G'):

Location	Area	Land use as per MPD- 2021	Land use Changed to	Boundaries
1	2	3	4	5
Proposed office building of Department of Commerce (DGS &D/Supply), Ministry of Commerce & Industry at plot No. 16-A, Akbar Road, New Delhi, falling in Planning, Zone-D	1.775 ha. (4.388 acres)	'Public & Semi-Public Facilities (PS1)'	'Government (G2)'	North: Green Area of Rajpath South: Akbar Road & Jamnagar House 8/10 East: C-Hexagon (India Gate) West: Mansingh Road & Vice President House

6.0 RECOMMENDATION

The proposal at para 5.0 above is placed before the Authority for approval for issuance of the final notification by the Ministry of Housing and Urban Affairs, Government of India.

RESOLUTION

The proposal contained in the agenda item was approved. The matter may be referred immediately to Ministry of Housing & Urban Affairs, Government of India for issuance of final notification.

ANNEXURE-A

**DELHI DEVELOPMENT AUTHORITY
(MEETING CELL)**

आयुक्त (योजना) कार्यालय
हाथी स. 17-9/12
दिनांक 28/7/17

No. F.2(2)2017/MC/DDA/112

Dated: the 28th July, 2017

Sub: Minutes of the meeting of Delhi Development Authority.

Kindly find enclosed minutes of the meeting of Delhi Development Authority held on 20th July, 2017 at Raj Niwas, Delhi. Amendments to the minutes, if any, may kindly be proposed within 7 days.

Toppo

(J. Toppo)
Dy. Director (Meetings)

Encl: As above.

Copy to:

1. Commissioner (Personnel)
2. Commissioner (LD)
3. Commissioner (Systems)
4. ✓ Commissioner (Planning)
5. Chief Architect
6. Chief Legal Advisor
7. Chief Accounts Officer
8. Addl. Commissioner (Landscape)
9. Financial Advisor (Housing)
10. Director (LC)
11. Director (Works)

*Quoted
16. Mr. Dada
08-11
Saxena*

Copy for kind information to:

Chief Vigilance Officer DDA

*please use to
all DDA (reg)
for compliance
reporting*

Item No. 32/2017

Fixation of land rates for the purpose of calculation of misuse charges for the year 2017-18.

P2(14)96-97/AO(P)/DDA/Part-II

The proposal contained in the agenda item was approved.

Supplementary Item

Item No. 33/2017

Earmarking available built up EWS flats for allotment to the squatters of Kathputli Colony and adoption of JJ Rehabilitation and Relocation Policy & Protocol for removal of Jhuggies and JJ Bastis on DDA land.

R/NO/11/KPC/DDA

The proposal contained in the agenda item alongwith modifications contained in the addendum to the agenda item laid on the Table was approved.

Laid on the Table

Item No. 34/2017

Proposed change of land use of an area measuring 1.775 ha. (4.388 acres) from 'Public & Semi-Public facilities (PSI)' to 'Government (G2)' for the construction of Office of the Department of Commerce (DGS&D/Supply), Ministry of Commerce & Industry at plot No. 16-A, Akbar road, New Delhi, falling in Planning, Zone-D.

File No. P.20(04)2008/MP

The proposal contained in the agenda item was approved subject to approval from the Central Vista Committee. Thereafter the proposal should be forwarded to the MoUD, Government of India, for obtaining approval of the PMO before issuing public notification for inviting objections/suggestions, since the site is within the LBZ.

"Other Points" raised by the members of the Authority

1. Shri Vijender Gupta raised the following issues:-

- i) There has been no progress with regard to the proposed Socio Cultural Centres to be developed by DDA.
- ii) Proposals submitted before the Authority should not be submitted for consideration of the Authority but instead should be recommended for approval of the Authority.
- iii) DDA's commercial sites are not being auctioned due to unreasonably high reserve prices.

8/10/2017

Small: Final Minutes of Meeting for CVC, held on 03.08.2017

Commissioner, planning

ANNEXURE-B

Final Minutes of Meeting for CVC, held on 03.08.2017

Chief Architect (NDR) <ca.ndr.cpwd@nic.in>

18 August 2017 at 11:19

To: "A.M. Ahle CA NDMC" <chiefarchitect@ndmcmil.gov.in>, Anil Rathore <anil63_rathore@yahoo.co.in>, Anil Sant <anil.sant@nic.in>, "B.C. Datta" <bimaldatta.42@gmail.com>, Balbir Verma <balbirv@gmail.com>, "Bishwanath Sinha JS M/o Env." <bsinha92@gmail.com>, CHANDU BHUTIA <dirplgap2@gmail.com>, Commissioner ODA <commr.plg@gmail.com>, "D.S. Meshram" <dsmeshram@gmail.com>, Delhi Divn Dir <vikas.verma38@gov.in>, Michael <michael.pj@nic.in>, Naveen Bhatnagar <bhatnagarnaveen@yahoo.com>, Rajesh Kumar dhiman <rajeshk7090@gmail.com>, SA NDR 1 <subratamailra2001@gmail.com>, Shamit Manchanda <shamitdelhi@hotmail.com>, Shamit Manchanda <shamit@manchanda.co.in>, Usha Batra <batra.usha@gov.in>, Vinod Kumar DUAC <duac74@gmail.com>

To all members and invitees

Kindly receive the Minutes of meeting held on 3rd August 2017

Thanks

CVC MoM-3 Aug 2017.pdf
3318K

आयुक्त (योजना) कार्यालय
उपरी सं 111-1034/17
दिनांक 18/8/17

may find in the minutes of meeting

Drop minutes, study received
Sent to Mr. Bhatnagar
Mr. Bhatnagar
18/8/17

pluse
pluse
Rajesh Kumar
DO
CVC
pluse
Naveen Bhatnagar
Naveen Bhatnagar
18/8/17

18/8/17

OFFICE OF THE CHIEF ARCHITECT (NDR)
CENTRAL PUBLIC WORKS DEPARTMENT
ROOM NO. 318, A WING, NIRMAL BHAWAN,
NEW DELHI-110011
PHONE 23061774 FAX : 23061396

No. 9/1/2006-CA(NDR)/ 1580-1599

Dated : 17.08.2017

Minutes of Meeting of the Special Advisory Group of Central Vista and Central Sectt.-
Central Vista Committee on 03/08/2017.

List of Participants

1.	USHA BATRA	ADG (ARCH.), CPWD	CHAIRPERSON
2.	RAJESH KUMAR DHIMAN	CHIEF ARCHITECT (NDR) CPWD	MEMBER
3.	DALJIT VERMA	INDIAN INSTITUTE OF ARCHITECTS	SECY.
4.	SHAMIT MANCHANDA	CHAIRMAN INDIAN INSTITUTE OF ARCHITECTS (NORTHERN CHAPTER)	MEMBER
5.	K.K. JOADDA	CHIEF PLANNER TCPO	MEMBER
6.	MRINAL KANT TRIPATHI	DIRECTOR DELHI DIVISION MoH&UA	MEMBER
7.	VINOD KUMAR	SECRETARY DUAC	MEMBER
8.	RAKESH GOEL	CHIEF ARCHITECT NDMC	MEMBER
9.	S. DAS	ADDE. COMMISSIONER (PLG) DDA	MEMBER
10.	CHANDU BHUTIA	DIRECTOR (PLG) DDA	REPRESENTING COMMISSIONER (PLG) DDA.
11.	ANIL SANT	JOINT SECY. M/O ENVIRONMENT & FOREST	MEMBER
12.	ANIL KUMAR RATHORE	ASSOCIATE ARCHITECT TCPO	INVITEE
13.	BINOY KUMAR	DG (S&D)	INVITEE
14.	T.R. MEENA	S.E. (C) NDMC	INVITEE
15.	S.K. GARG	A.E. (C) NDMC	INVITEE
16.	SUBRATA MAITRA	SENIOR ARCHITECT (NDR)	INVITEE

The Chairperson welcomed the members to the meeting. Thereafter the agenda items were taken up. The Chairperson welcomed the members to the meeting. Thereafter the items on the agenda were tabled.

1. Change of Land Use: Plot No. 16A, Akbar Road, New Delhi from 'Socio Cultural to Government Office'.

This is regarding proposed change of Land Use pertaining to Plot no. 16A Akbar road. The matter had been tabled in earlier meetings. During those deliberations the committee raised certain queries for which the representatives of the Ministry of commerce wanted some time. The Committee agreed to take up the matter in the next sitting. During the deliberation on the item the Director General of DGS&D, informed that the barracks on the site were given to them for use as office and after having got this plot allotted in their name they have come to CVC for its recommendation for change of land use. The Director General also explained that a part of their

offices were occupying the existing temporary barracks on the site for several decades. The rest of their establishment was distributed among several other buildings. This resulted in inefficiency in day to day working, and presented a shabby appearance to guests who were required to visit their premises for official purpose. Due to the deteriorating condition of the barracks, they desired to construct a permanent building which would accommodate their Senior Officers and also their other scattered offices. It was their mission, to construct grand building, with all eco-friendly features, which would be befitting to the ethos of the central vista.

The committee considered whether the mandate of the committee included pure planning considerations like land use also. Members concluded that since planning norms are likely to have impact on urban form, public usage etc and also issue of change of land use has been referred to this committee, therefore committee may give comments on change of land use.

Deliberating the matter, the committee recalled that in the 90s the Land use of the plot where the Jawaharlal Nehru Bhawan was constructed was also changed from 'Socio- cultural' to 'Government offices' with restricted FAR and Bldg Height. During further discussions two of the members expressed the view that Land Use of the plot 16A be retained as 'Socio-Cultural'.

After prolonged deliberations, the consensus decision of the committee was. - to complete the meaningful urban form of the Socio-Cultural garland while maintaining the consistency and harmony of the same, the committee opined that plot no-16A can be used as office with some stipulations that ensure the sanctity of the socio- cultural garland. As all the buildings here have an attractive blend of European and Indian Architecture, Architectural features and ambience to be created the same way and developmental control norms to be applicable as that of socio-cultural.

2. Construction of PTUs at four locations in Central Vista area near India Gate.

This had come up before the committee twice. The committee had advised the NDMC to return with a revised proposal wherein the PTUs be located with the boundary wall of the adjacent buildings, the height should be restricted to 1.5 meters and no advertisements on the PTU structures.

The NDMC submitted that some of the buildings were under high security and hence they may not be permitted to construct touching the boundary wall.

Placing the structure partly underground was not feasible as earlier

underground toilets were not popular due to technical and security concerns. On a query by the members they replied that it was not feasible to locate near the existing DMRC structures due to distance from the area where there is gathering of public.

The committee opined that a location be considered adjoining the boundaries but at a suitable distance. It agreed to consider the NDMC submission against providing underground structure but advised the NDMC to return with a proposal where 'toilet should not look like a toilet' with entry at the back not facing the road and should not be operated on the Advertisement-revenue model.

3. Maintenance of the Central Vista (SH: improvement of water channels:- This matter was not in the original agenda. The committee agreed to examine a proposal by the CPWD who submitted that the water channels in the central vista were having a rough plaster surface painted in blue color from time to time. The rough surface facilitated algae growth resulting in shabby appearance. CPWD wanted to explore some permanent finish such as tiles / stone which may be laid in the channels.

The committee recalled that grey granite was laid in the bottom of water channels in some other buildings of the vista. It advised the CPWD to lay down grey granite slabs in a small part of the water channels as a sample which the members will see.

As there was no other matter to discuss, the meeting was concluded.

R.K. Dhiman
Chief Architect (HQR)
Member Secy.

To,

All Members of the Special Advisory Group

1. Additional Director General (Arch) CPWD, Nirman Bhawan, New Delhi
2. Chief Architect (HQR), CPWD, Nirman Bhawan, New Delhi
3. Director (Delhi Division) MoUD, Nirman Bhawan, New Delhi Tel: 23061916
4. Ar. Balbir Verma (Past President) Indian Institute of Architects, K-11, Kailash Colony, New Delhi-110048. Tel: 29240494 Tel/Fax: 29240493.
5. Ar. Shamit Manchanda, IIA (MC), 8-B, Shankar Market, Connaught Circus, New Delhi-110001. Tel: 011-23411699, Fax 23413483, 9810180445.
Email: fiancdelhi@hotmail.com ; shamit@manchanda.co.in
6. Shri D.S. Meshram, President, Indian Institute of Town Planners, India, 4-A, Ring Road, I.P. Estate New Delhi-110002. Tel: 011-23702452-454, 455, 456, 457. Fax: 011-23702453 Mobile: 9810444609.
7. Prof. B.C. Datta, 321 Mandakini Enclave New Delhi-110019
Tel: 011-26443104. Mobile: 9810150599 Fax: 23702453

Chairman
Member Secy
Member
Member

Member

Member

Member

- | | | |
|-----|--|--------|
| 8. | Shri K.K. Joaddar Chief Planner, TCPO, Vikas Bhawan, New Delhi.
Tel: 23379353 Fax: 23379197 | Member |
| 9. | Shri Rajeev Sood, Chief Architect NDMC, Palika Bhawan, New Delhi.
Telfax: 23742984 Mobile 9891059964 | Member |
| 10. | Commissioner (Plg.) DDA Vikas Minar ITO, New Delhi.
Tel: 23378085, 23379416 Fax: 23379536 | Member |
| 11. | Shri Vinod Kumar, Secretary DUAC, Core 6A, India Habitat Centre, Lodhi Road, New Delhi. Tel: 24619593 Fax: 24648970 | Member |
| 12. | Joint Secy. (Admn) M/o Environment & Forests, Paryavaran Bhavan CGO Complex, Lodhi Road, New Delhi. Telefax No. 24364790, 24360634 | Member |

Copy for information to:

1. PPS to AS(UD) MoUD, Nirman Bhawan, New Delhi-110011.
2. ADG(NDR), CPWD, Nirman Bhawan, New Delhi-110011.
3. CE-NDZ V, CPWD, Vidyut Bhawan, New Delhi-110001.
Tel: 011-23414046, 23412662 E-Mail: cendz5.cpwd@nic.in ; cendzv@gmail.com
4. Sh. Binoy Kumar Director General (S&D) M/o Commerce & Industry, Department of Commerce (Supply Division), Directorate General of Supplies & Disposals, Jeevan Tara Building, 5, Parliament Street, New Delhi. Telephone: 011-43583702 Fax 011- 43583707
E Mail : dg-dgsnd@gov.in
5. Sh. S.K. Jha Chief Engineer (Civil-I), 1501 Palika Kendra New Delhi. Phone : 011-23743243;
E. Mail: ce.civil1@ndmc.gov.in; cecivil@ndmcmail.gov.in


Chief Architect (NDR)
Member Secy.

ANNEXURE-C



दिल्ली विकास प्राधिकरण
मुख्य योजना विभाग
छठी मंजिल, विकास भिन्नार
इ.प्र.एस्टेट, नई दिल्ली- 110002
दूरभाष 23370507

एफ 20(04)2008/मु.यो./110-G

दिनांक: 22.08.2017

प्रेषक:

उत्तम गुप्ता

उप. निदेशक (योजना) मुख्य योजना

सेवा में,

अवर सचिव, भारत सरकार,

दिल्ली प्रभाग-1,

आवासन और शहरी कार्य मंत्रालय,

निर्माण भवन, नई दिल्ली-110108

Sub: Regarding proposed change of land use of an area measuring 1.775 ha. (4.388 acres) from 'Public & Semi-Public facilities (PS1)' to 'Government (G2)' for the construction of Office of the Department of Commerce (DGS &D/Supply), Ministry of Commerce & Industry at plot No. 16-A, Akbar Road, New Delhi, falling in Planning, Zone-D.

Ref: (i) Decision of the Authority meeting held on 20.07.2017 vide item No. 34/2017.

(ii) Minutes of the meeting of the Special Advisory Group of Central Vista and Central Sectt., Central Vista Committee held on 03.08.2017.

Sir,

This is in reference to the proposed change of land use of an area measuring 1.775 ha. (4.388 acres) from 'Public & Semi-Public facilities (PS1)' to 'Government (G2)' for the construction of Office of the Department of Commerce (DGS &D/Supply), Ministry of Commerce & Industry at plot No. 16-A, Akbar Road, New Delhi, falling in LBZ, in Planning, Zone-D. In this regard, I am directed to inform the following:

- The matter was considered in the Authority meeting held on 20.07.2017 vide item No. 34/2017 and the decision of the Authority was communicated to MoUD, Govt vide this office letter No. F.20(4)2008/MP/105-G dated 04.08.2017 (Copy enclosed).
- Further, it is to inform that the minutes of the meeting of the Special Advisory Group of Central Vista and Central Sectt., Central Vista Committee held on 03.08.2017 have been received in this office on 18.08.2017. The decision of the said meeting is as follows:

"After prolonged deliberations, the consensus decision of the Committee was to complete the meaningful urban form of the Socio-Cultural garland while maintaining the consistency and harmony of the same, the Committee

प्रमाणित
मुद्रा

opined that plot No.-16A can be used as office with some stipulations that ensure the sanctity of the socio-cultural garland. As all the buildings here have an attractive blend of European and Indian Architecture, Architectural features and ambience to be created the same way and developmental control norms to be applicable as that of socio-cultural."

As a follow up action of the Authority meeting dated 20.07.2017 vide item No. 34/2017, the copy of the minutes of the above said meeting of the Central Vista Committee held on 03.08.2017 are enclosed herewith for onward submission to/ obtaining approval of Prime Minister's Office for further processing of the change of land use as per Section 11-A of DD Act, 1957.

Encl: As Above.

भवदीय

उत्तम गुप्ता
22/08/2017
(उत्तम गुप्ता):

उप.निदेशक (योजना) मुख्य योजना

९८

ANNEXURE-D

1583/Dir/DP-1
6/10/17

MOST IMMEDIATE



No.K-13011/8/2009-DD-I

भारत सरकार/Government of India

आवासन और शहरी कार्य मंत्रालय /Ministry of Housing and Urban Affairs

आयुक्त (योजना) कार्यालय
डाकरी सं. 44 / Mohan
दिनांक 1-10-17

निर्माण भवन/Nirman Bhavan,

नई दिल्ली/New Delhi.

Dated the 28th September, 2017

To

1. The Vice Chairman,
Delhi Development Authority,
Vikas Sadan, INA,
New Delhi.

2. The Chief Architect,
New Delhi Municipal Council,
Department of Architecture & Environs,
Palika Kendra,
New Delhi.

Subject: Clearance from PMO (i) to process the Change of Landuse of plot no. 16-A, Akbar Road measuring 4.388 acres from 'Public & Semi Public Facilities' to 'Government' falling in LBZ area of Zone D and (ii) for permitting new office building for Department of Commerce (DOC) as per norms proposed in Master Plan for Delhi-2021 for socio-cultural i.e. Ground Coverage upto 40% and FAR upto 120-reg.

Sir,

I am directed to refer to the subject mentioned above and to say that PMO has conveyed its approval to process the change of land use of plot no. 16-A, Akbar Road measuring 4.388 acres from 'Public & Semi Public Facilities' to 'Government' falling in LBZ area of Zone D and for permitting new office building for Department of Commerce (DOC) as per norms proposed in Master Plan for Delhi-2021 for socio-cultural i.e. Ground Coverage upto 40% and FAR upto 120 vide their ID No. 500/51/C/8/2017-E&S-2 dated 20.09.2017.

2. DDA is, therefore, requested to take further necessary action in the above matter for processing the case for change of land use (CLU), at the earliest.

3. NDMC is requested to take further necessary action in the above matter for sanction of building plans etc. and to expedite the pending NOCs/approvals under intimation to this Ministry, as the case is being monitored by the PMO.

Yours faithfully,

(Anil Kumar)

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

Copy to:

1. Chairman, Delhi Urban Art Commission, India Habitat Centre, Lodhi Road, New Delhi-110003.
2. Shri Aman Sharma, Director, Ministry of Commerce & Industry, Department of Commerce (Supply Division), Directorate General of Supplies & Disposals, Jeevan Tara Building, 5, Parliament Street, New Delhi.



भारत का राजपत्र The Gazette of India

असाधारण

EXTRAORDINARY

भाग II—खण्ड 3—उप-खण्ड (ii)

PART II—Section 3—Sub-section (ii)

प्राधिकार से प्रकाशित

PUBLISHED BY AUTHORITY

सं. 2845]

नई दिल्ली, शुक्रवार, अक्टूबर 6, 2017/आश्विन 14, 1939

No. 2845]

NEW DELHI, FRIDAY, OCTOBER 6, 2017/ASVINA 14, 1939

दिल्ली विकास प्राधिकरण

(मुख्य योजना अनुभाग)

सार्वजनिक सूचना

नई दिल्ली, 6 अक्टूबर, 2017

का. आ. 3250 (अ).—दिल्ली विकास प्राधिकरण/केन्द्र सरकार का दिल्ली विकास अधिनियम, 1957 की धारा 11-क के अंतर्गत मुख्य योजना-2021/जोन 'डी' की क्षेत्रीय विकास योजना में निम्नलिखित संशोधन करने का प्रस्ताव है, जिसे जनता की जानकारी के लिए एतद्वारा प्रकाशित किया जाता है। प्रस्तावित संशोधन के संबंध में यदि किसी व्यक्ति को कोई आपत्ति हो अथवा कोई सुझाव देना हो, तो वे अपनी आपत्ति/सुझाव इस सूचना के जारी होने की तिथि से तीस (30) दिनों की अवधि के अंदर आमंत्रित एवं साबित, दिल्ली विकास प्राधिकरण, 'डी' ब्लॉक, विकास सदन, नई दिल्ली-110023 को लिखित रूप में भेज सकते हैं। आपत्ति करने अथवा सुझाव देने वाले व्यक्ति अपना नाम, पता और/संपर्क नं. भी दें, जो पटनीय हों।

संशोधन :

अवस्थिति	क्षेत्रफल	दि.मु.यो.-2021 के अनुसार भूमि उपयोग	जिसमें भूमि उपयोग परिवर्तित किया जाना है	सीमाएं
1	2	3	4	5
गोजना ज़ोन-डी में आने वाले प्लॉट नं.16-ए, अकबर रोड, नई दिल्ली स्थित वाणिज्य विभाग (सी.जी.एस. एण्ड डी./आपूर्ति), वाणिज्य एवं उद्योग मंत्रालय का प्रस्तावित कार्यालय भवन।	1.775 हेक्टेयर (4.388 एकड़)	सार्वजनिक एवं अर्ध-सार्वजनिक सुविधायें (पी एस 1)	सरकारी (जी 2)	उत्तर : राजपथ की हरित पट्टी दक्षिण : अकबर रोड एवं जामनगर हाउस 8/10 पूर्व : सी-हेक्सागन (इंडिया गेट) पश्चिम : गानसिंह रोड एवं लगभग राष्ट्रीय महान

प्रस्तावित संशोधन को दर्शाने वाला पाठ/नक्शा निरीक्षण के लिए उपर्युक्त अवधि के दौरान सभी कार्य-दिवसों में निर्देशक (मुख्य योजना) कार्यालय, दिल्ली विकास प्राधिकरण, छठी मंजिल, विकास मीनार आई.पी.एस्टेट, नई दिल्ली में उपलब्ध रहेगा। प्रस्तावित संशोधन को दर्शाने वाला पाठ दि.वि.प्रा. की वेबसाइट अर्थात् www.dda.org.in पर भी उपलब्ध है।

[फा. सं. एफ. 20(04)2008/एमपी]

डी. सरकार, आयुक्त एवं सचिव

DELHI DEVELOPMENT AUTHORITY
(Master Plan Section)
PUBLIC NOTICE

New Delhi, the 6th October, 2017

S.O. 3250 (E).—The following modifications which the Delhi Development Authority/Central Government proposes to make to the Master Plan-2021 / Zonal Development Plan of Zone 'D' under section 11-A of DD Act, 1957 is hereby published for public information. Any person having any objection or suggestion with respect to the proposed modification may send the objection / suggestion in writing to the Commissioner-cum-Secretary, Delhi Development Authority, 'B' Block, Vikas Sadan, New Delhi-110023 within a period of thirty (30) days from the date of this notice. The person making the objection or suggestion should also give his/her name and address and telephone/ contact number(s) which should be legible.

Modifications:

Location	Area	Land use as per MPD-2021	Land use Changed to	Boundaries
1	2	3	4	5
Proposed office building of Department of Commerce (DGS & D/S Supply), Ministry of Commerce & Industry at plot No. 16-A, Akbar Road, New Delhi, falling in Planning, Zone-D	1.775 ha. (4.388 acres)	'Public & Semi-Public facilities (PSI)'	'Government (G2)'	North: Green Area of Rajpath South: Akbar Road & Jannagar House 8/10 East: C-Hexagon (India Gate) West: Mansingh Road & Vice President House

The text /plan indicating the proposed modifications shall be available for inspection at the office of Deputy Director (MP), Delhi Development Authority, 6th Floor, Vikas Minar, I.P. Estate, New Delhi on all working days during the period referred above. The text indicating the proposed modifications is also available on DDA's website i.e. www.dda.org.in.

[F. No. E-20 (04)2008/MP]

D. SARKAR, Commissioner-cum Secy.

दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY

File No. F.20(04)2008/MP/

Date: 29/11/2017

Sub: Minutes of the meeting of the Board of Enquiry & Hearing held on 27.11.2017 in response to Public Notice dated 06.10.2017 issued vide S.O. 3250 (E) Gazette of India for processing the proposed change of land use of an area measuring 1.775 ha. (4.388 acres) from 'Public & Semi-Public Facilities (PS1)' to 'Government (G2)' at plot No. 16-A, Akbar Road, New Delhi, falling in Planning, Zone-D.

The proposed change of land use of an area measuring 1.775 ha. (4.388 acres) from 'Public & Semi-Public Facilities (PS1)' to 'Government (G2)' for the construction of office of the Department of Commerce (DGS &D/Supply), Ministry of Commerce & Industry at plot No. 16-A, Akbar Road, New Delhi, falling in Planning, Zone-D was approved by the Authority in its meeting held on 20.07.2017 vide item No. 34/2017 for inviting objections/suggestions from General Public. A Public Notice for inviting objections/suggestions was issued on 06.10.2017. In response to this public notice, two objections/suggestions were received. The meeting was attended by the Board members and officers from DDA as 'Special invitees (Refer Annexure 'A')'. All the applicants who filed objections/suggestions were invited to present their submission before the Board meeting held under the Chairmanship of EM, DDA on 27.11.2017.

The applicants made following submission before the Board:

1. Sh. Shamit Manchanda, Chairman, Northern Chapter, The Indian Institute of Architects (who filed the objection/ suggestion) submitted the following point before the Board:
 - a. The plot at present is part of the Socio-Cultural Garland that surrounds India Gate and that is why its land use at present is 'Public & Semi Public Facilities' (PS1).
 - b. The plot lies within the precincts of an area that has to be kept under strict architectural and development controls to retain its character.
 - c. It is a fact that all buildings in this 'Socio-Cultural' Garland are in compliance with the land use except Baroda house, which has been in use by the Railways even before the Master Plan came into existence and should revert to socio cultural use as and when possible.
 - d. Master Plan of Delhi-2021 Section 8.0 item 8.1 stipulates the following
8.1 Decentralization of offices
As per NCR Plan, no new Central Government and Public Sector Undertaking offices should be located in NCTD. However, the issue of shifting existing Government / PSU offices from Delhi as well as restricting the setting up of new offices would only be possible after a time bound action plan is prepared together with suitable incentives and disincentives.

It is clear in the policy document that no new Central Offices should be located in NCT of Delhi.

- e. Whether any study has been done to analyse the impact of additional pedestrian and vehicular traffic movement in this area after change of land use.

In view of above points, we would like to register our objection to the change of land use and propose that its existing land use is retained. The Master Plan has been prepared after due studies and it would not be wise to change to accommodate an office building that has no critical necessity to be located here. Moreover, once one plot is permitted to be changed, it will open a flood gate for all plots to change their land use and the character of Central Vista will be lost forever.

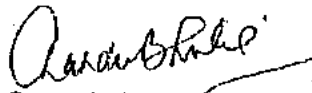
2. Sh. Amit Hajela, Secretary, Institute of Urban Designers India (IUDI) submitted the following point before the Board:

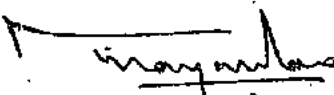
- a. The proposal to build a government office building in this prominent location without a proper urban design exercise for the entire area around the Hexagon is totally mismatched.
- b. As per the Master Plan we understand these sites overlooking the India Gate were earmarked for Cultural Institutions. This area also happens to fall within the Lutyens' Bungalow Zone.
- c. A proper urban design study of the entire area around the hexagon with a set of organized controls norms are required to be set up for all future development.
- d. This is the kind of issue that needs concentrated action along with DUAC and all related organizations.
- e. A detailed revitalized proposal for Central Vista should be undertaken along with Urban Design and Detail public space guidelines to be set forth through interdisciplinary engagement.
- f. Continuity with respect to typology, scale, material application and expression should be addressed.
- g. The edges on either sides to be accentuated with introduction of urban furniture, lighting and Public Facilities to address robust use of space particularly along plot lines on either.
- h. The proposed change of land use from PSP (PS1) to Government for the said project will impact the socio cultural dynamics of C Hexagon. Therefore, the Public/Semi Public use be retained and flexibility for Mixed Use development may be considered.
- i. Changing the use of the plot from Public-Semi Public to Government office will render it's mono functional and result in an insular structure, thereby reducing its publicness.

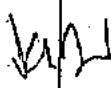
- j. A futuristic Conservation and Preservation Strategy to be developed.
- k. Informal sector integration and parking around C Hexagon should be reviewed and developed.
- l. Considering the sensitive location of the proposed site and other landmarks like Hyderabad House, Bikaner House, Patiala House & Jaipur House, National Stadium etc. a holistic urban design approach may be taken under consideration.

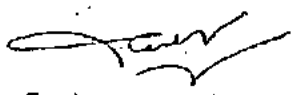
3. Recommendations:

In view of the submission, the Board recommended that the proposal may be processed further as per Section 11-A of DD Act, 1957 in response to public notice dated 06.10.2017.


Addl. Commissioner (Plg.) DDA
(Convener & Secretary of the
Board of Enquiry & Hearing)


Finance Member, DDA
(Member of the Board of
Enquiry & Hearing)


Chief Planner, TCPO, GoI
(Member of the Board of Enquiry
& Hearing)


Engineer Member, DDA
(Chairman of the Board of
Enquiry & Hearing)

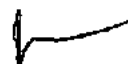
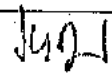


DELHI DEVELOPMENT AUTHORITY
PLANNING WING, ZONE 'D' UNIT
12TH Floor, Vikas Minar, New Delhi

ATTENDANCE SHEET

Sub: Regarding proposed change of land use of an area measuring 1.775 ha. (4.388 acres) from 'Public & Semi-Public Facilities (PS1)' to 'Government (G2)' for the construction of Office of the Department of Commerce (DGS &D/Supply), Ministry of Commerce & Industry at plot No. 16-A, Akbar Road, New Delhi, falling in Planning, Zone-D.

Date/Time : 27.11.2017 at 03:00 PM.
Venue : Conference Hall, Ground Floor, B-Block, Vikas Sadan, INA, New Delhi
File No : F.20 (4)2008/MP

S.No.	Name & Designation	Tel. No., Fax, E-mail	Signature
1.	Engineer Member, DDA		In Chair
2.	Finance Member, DDA Member		
3.	Sh. Vijender Gupta Member		
4.	Sh. O.P.Sharma Member		
5.	Chief Planner, TCPO Member		



DELHI DEVELOPMENT AUTHORITY
PLANNING WING, ZONE 'D' UNIT
12TH Floor, Vikas Minar, New Delhi

ATTENDANCE SHEET

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Date/Time : 27.11.2017 at 03:00 PM.

Venue : Conference Hall, Ground Floor, B-Block, Vikas Sadan, INA, New Delhi

File No : F.20 (4)2008/MP

S.No.	Name & Address	Tel. No., Fax, E-mail	Signature
Applicants			
1.	SHAMIT MANCHANDA B-83, SHIVAJI, NEW DELHI (U.A)	9810180445 shamit@manchanda -co.in	
2.	BALBIR VERMA (U.A)	9810017333 balbirv@gmail.com	
3.	Dr. Anish Bajaj, Secy, LUDI B-15, Nizamuddin East, New Delhi	9810170496 anishcontact@gmail.com	

248/c



DELHI DEVELOPMENT AUTHORITY
PLANNING WING, GIS & ZONE 'D' UNIT
12nd Floor, Vikas Minar, New Delhi

ATTENDANCE SHEET

Sub: Regarding proposed change of land use of an area measuring 1.775 ha. (4.388 acres) from 'Public & Semi-Public Facilities (PS1)' to 'Government (G2)' for the construction of Office of the Department of Commerce (DGS & D/Supply), Ministry of Commerce & Industry at plot No. 16-A, Akbar Road, New Delhi, falling in Planning, Zone-D.

Date/Time : 27.11.2017 at 03:00 PM.

Venue : Conference Hall, Ground Floor, B-Block, Vikas Sadan, INA, New Delhi

File No : F.20 (4)2008/MP

S.No.	Name & Designation	Tel. No., Fax, E-mail	Signature
Special Invitees			
1.	Commissioner (Plg.), DDA	9650497958	<i>[Signature]</i>
2.	Addl. Commissioner (Plg.) AP-I, II, III & GIS	9213188990	<i>[Signature]</i>
3.	Director (Plg.) MP, DDA	—	—
4. <i>Gy</i>	Director (Plg.), Zone 'D', DDA	23370932	<i>[Signature]</i>
5.			
6.			
7.			
8.			
9.			



DELHI
DEVELOPMENT
AUTHORITY

PROPOSED CHANGE OF LANDUSE OF AN
AREA MEASURING 1.775 Hs. (4.368 Acres)
AT PLOT NO. 18-A, AKBAR ROAD
ALLOTTED TO DEPARTMENT OF
COMMERCE (COSS & SUPPLY) MINISTRY
OF COMMERCE & INDUSTRY FROM
PUBLIC & SEMI-PUBLIC FACILITIES (P&S)
TO GOVERNMENT (G) IN PLANNING
ZONE D

NORTH - RAJ PATH GREEN AREA
SOUTH - AKBAR ROAD &
JAM NAGAR HOUSE 8/10
EAST - C-HEXAGON (INDIA GATE)
WEST - VICE PRESIDENT HOUSE
MAN SINGH ROAD

FILE NO. F.20(4)2008/MP

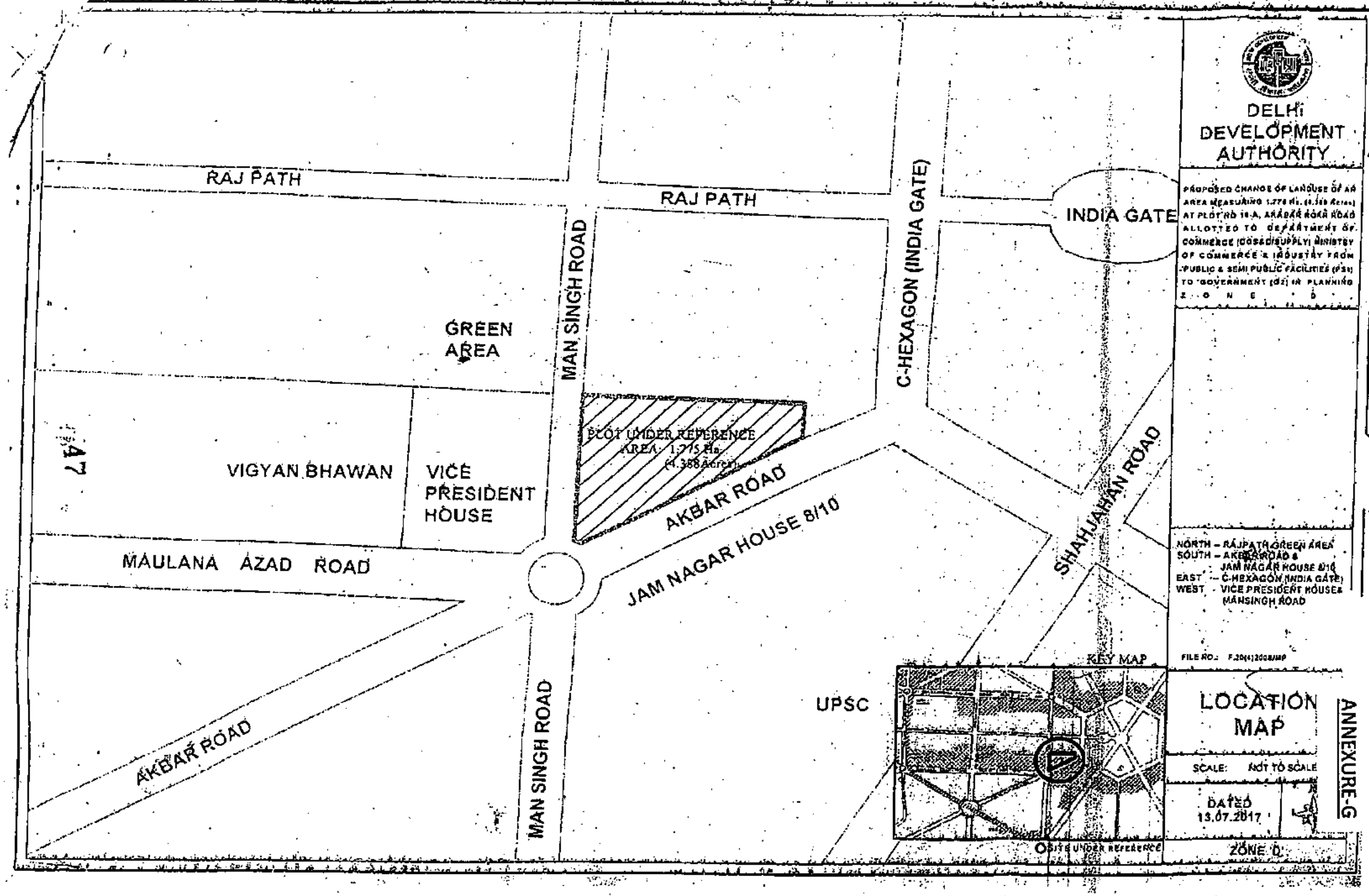
LOCATION
MAP

SCALE: NOT TO SCALE

DATED
13.07.2017

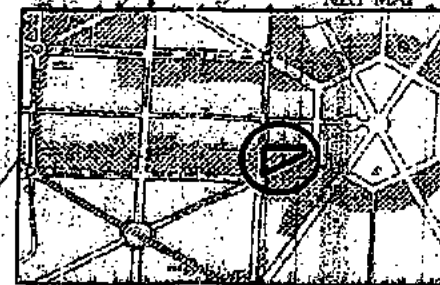
ZONE D

ANNEXURE-G



KEY MAP

UPSC



Site under reference

ITEM NO. 70/2017

Subject: Proposed change of land use of land measuring 9132.35 sq.m.(approx.) from 'Recreational' (P2-District Park) to 'Transportation' (T2) for the three pockets of land acquired by DMRC for "Okhla NSIC Metro Station" near Astha Kunj at tri-junction of outer ring road and Bhakti Vedant Swami Marg in Zone-F.
[F.20 (11)/2016/MP]

1.0. BACKGROUND

The proposal for change of land use of land measuring 9132.35 sq.m. (approx.) from "Recreational" (P2-District Park) to "Transportation" (T-2) for the three pockets of land acquired by DMRC for "Okhla NSIC Metro Station" near Astha Kunj at tri-junction of outer ring road and Bhakti Vedant Swami Marg in Zone-F was considered and approved by Authority in its meeting held on 12.09.2017 vide Item No. 45/2017 for issuance of Public Notice for inviting objections/suggestions under Section 11-A of DD Act 1957. The copy of extract of minutes of Authority meeting is annexed as **Annexure-'A'**.

2.0. PUBLIC NOTICE

As a follow up action to the decision of the Authority, a Public Notice was issued in the Gazette of India vide S.O. 3284(E), dated 11.10.2017 for inviting public objections/suggestions. In response to the said Public Notice, one objection/suggestion was received.

3.0. RECOMMENDATION OF THE BOARD OF ENQUIRY & HEARING

As one objection/ suggestion has been received in response to Public Notice, the hearing/meeting of the Board of Enquiry & Hearing has been convened. The Board of Enquiry & Hearing (BoEH) in its hearing/meeting held on 27.11.2017 under the Chairmanship of Engineer Member, DDA considered the objection/ suggestion received w.r.t. public notice dated 11.10.2017 and the person who filed objection/suggestion presented his objection in person. The Board recommended that the proposed change of land use/modification as per S.O. No. 3284 (E) dated 11.10.2017 be further processed as per Section 11A of DD Act, 1957. The copy of minutes of the Board of Enquiry and Hearing is annexed as **Annexure-'B'**.

4.0. UPDATED INFORMATION AS PER MoUD (MoHUA) INSTRUCTIONS:

The updated information based on the format provided by MoUD(MoHUA) vide letters dated 07.04.2015, 04.09.2015 and 17.06.2016 is given below:

(1) Information for MoUD's (MoHUA) letter No. K-13011/3/2012-DD-IB dated 07.04.2015:

S.No.	Information sought by MoUD	Point-wise information
(i)	Whether the land is Government or private and who is the land owning agency?	Land owned by DMRC and procured from following sources: i) The National Small Industries Corporation Ltd. - 3070.93 sqm. ii) Private Land - 2971.53 sqm. iii) Delhi Jal Board - 3113.80 sqm.
(ii)	On whose request the change of land use case or modification to MPD-2021	The DMRC Ltd. had requested the DDA for processing change of land-use vide letter dated

	has been initiated?	28.11.2016.
(iii)	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	The site was jointly inspected by the concerned officers of Planning department of DDA and DMRC on 18.10.2016.
(iv)	What is the public purpose proposed to be served by modification of MPD and/or change of land use?	The proposed change of land-use for Transportation (Metro Station) facility will enhance the use of MRTS corridor which will be an effective and environmental friendly mode of transportation for the general public as well as residents of the surrounding areas.
(v)	What will be the impact of proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans and policies?	The proposed change of land-use is for providing the facility of Transportation (Metro Station) for the general public & surrounding residents of the area and therefore there is no impact on ZDP/MPD-2021.
(vi)	What will be proposal's impact/implications on general public e.g. Law and order etc?	The proposed change of land-use being processed for provision of MRTS facility for general public, this will not have any impact on Law and Order.
(vii)	Whether any court case are ongoing on the land mentioned in proposal? Full details be attached.	As informed by DMRC, there is a court case and the same is being resolved by DMRC.

(2) Information for MoUD's (MoHUA) letter No. K-13011/3/2012-DD-I dated 04.09.2015:

Sl.No.	Information sought by MoUD	Point-wise information
(i)	Back ground note indicating the current situation/provisions;	The proposal for change of land-use received from DMRC stating that the Okhla, NSIC is a metro station of Line-8 (Janakpuri West-Botanical Garden) of DMRC phase-III project. This station is located on outer ring road with close proximity to Nehru Place business centre, Okhla Industrial area and Lotus Temple and therefore the DMRC has planned integrated scheme based on Transit Oriented Development concept to generate additional revenue by Property Development as per mandate vide MoUD order K-14011/8/2000-MRTS dated 30.03.2009. DMRC has acquired land measuring 2971.53 sqm. from private party, 3073.93 sqm. from NSIC and 3113.80 sqm. from DJB. The land under reference is a part of Recreational land-use, therefore proposal of change of land-use has been initiated.
(ii)	Whether similar proposals have earlier been considered by DDA/Ministry and/or disposed, and if yes, when and how;	The proposed change of land-use is being processed as per the provisions of section 11-A of DD Act 1957 and the similar cases of DMRC requests are being considered by DDA.
(iii)	What were the specific recommendations of the Authority with regard to the proposal;	The Authority in its meeting held on 12.09.2017 recommended for issue of public notice inviting objections/suggestions as part of processing under 11-A of DD Act 1957.
(iv)	How and why the proposal was initiated;	As given in Para (i) above.
(v)	What are the pros and cons of the proposal, whether they have	The proposal is to provide connectivity by Metro to general public. The proposal was discussed in Technical

	been carefully examined, and if yes, the outcome thereof;	Committee and Authority. After approval of Authority, a public notice issued for inviting objections/suggestions under section 11(A) of DD Act 1957 and one objection/suggestion received. The objection/suggestion was heard by the Board of Enquiry and Hearing, and the Board recommended that the proposed change of land-use/modification as per S.O. No. 3284(E) dated 11.10.17 be further processed as per Section 11-A of DD Act 1957.
(vi)	What are the expected short-term and long-term outcomes if the proposal is approved and implemented;	The proposal of change of land-use is for the public purpose of MRTS/ Transportation facility and therefore it will benefit the general public as well as residents of the surrounding areas in short-term and long-term.
(vii)	How the proposal will benefit in the development and economic growth of the city;	The proposal being change of land-use for metro station and proposed development as part of MRTS network, the effective transportation connecting major hubs and business districts through MRTS Corridor will uplift the economic activity and living standards of people around, and thereby contributing to economic growth of the city.
(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 DDA & other Development Authorities in metropolitan cities in India function as per their respective Acts and therefore the provisions of other cities are similar.
(ix)	What will be the public purpose served by the proposed modification;	The proposed change of land-use for Transportation (Metro Station) facility will enhance the use of MRTS corridor which will be an effective and environmental friendly mode of transportation for the general public as well as residents of the surrounding areas.
(x)	What is the number of people/families/household likely to be affected by the proposed policy;	As submitted by DMRC three small scale industries are getting affected. As the land already acquired by DMRC, all the issues relating to affected persons are also being dealt by DMRC.
(xi)	Whether the proposal is in consonance with the existing plans, laws, bye-laws, rules, etc.;	The proposed CLU is not in consonance with the land-use of ZDP of Zone-F/MPD-2021 and therefore, the change of land-use is being processed as per the provisions of section 11-A of DD Act 1957 to bring it in consonance with the ZDP of Zone-F/MPD-2021.
(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;	This proposal will require processing of change of land use under section 11-A of DD Act 1957.
(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;	(a) The DMRC has put up the proposal in consultation with NSIC, DJB and other stake holders regarding utilization of the land under reference. (b) The proposal was also discussed in the Technical Committee and Authority Meeting of DDA in which representative of various departments/local bodies are members. A public notice was issued for inviting

		objections/suggestions from general public including Government Deptt./local bodies and one objection/suggestion received. The objection/suggestion was heard by the Board of Enquiry and Hearing, and the Board recommended that the proposed change of land-use for further processing as per Section 11-A of DD Act 1957.
(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 and;	The issue of change of land use is not related to any guidelines/orders of DOP&T, Ministry of Finance and other nodal Ministries/ Departments.
(xv)	The name, designation and contact information of an officer of the level of Director or above who will be the nodal officer to be contacted by the Ministry regarding the proposal.	The concerned officer in DMRC is Ms. Kamini Sharma, Dy. Chief Architect, DMRC. Contact No.: 9810583164. The concerned Officer presently dealing with this matter in DDA is Dr. K. Srirangan, Director (Plg.) Area Planning-I, DDA, 4 th floor, Vikas Minar, New Delhi-110002. Contact No.: 23378167.

(3) Information MoUD's (MoHUA) letter No. K-13011/3/2012-DD-I dated 17.06.16:

Sl. No.	Information sought by MOUD	Point-wise information
(i)	What is the change proposed in MPD-2021/Change of land-use case?	The Change of Land Use of land measuring 9132.358 sq.m. (03 pockets) from "Recreational" (P2-District Park) to "Transportation" (T-2) is Proposed in MPD-2021.
(ii)	Why the change is proposed i.e. the context and justification?	The change of land use is being processed on the request of DMRC for Metro Station at Okhla NSIC Metro Station for JanakPuri West-Botanical Garden Corridor (Line-8). As per MPD-2021 provisions, the metro station is permitted in all use zones except Recreational and Ridge/ Regional Use zones. As the proposed site for metro station falls in Recreational Use (District Park), thus the change of land use is required under section 11-A of DD Act, 1957.
(iii)	With the proposed changes /amendments, who are going to be benefitted? A tentative statistics or details who will be benefitted should be given?	The general public and residents of nearby area would be benefitted.
(iv)	How they are going to be benefitted from the proposed amendment/ change?	It will facilitate the effective use of MRTS Corridor which is an effective environmental friendly mode of transportation for the general public and residents of the nearby area.
(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 given.	No

ANNEXURE-A

DIR (PLG) APJ

DIARY No. M-33/

DATE 27/9/17

DELHI DEVELOPMENT AUTHORITY
(MEETING CELL)

आयुक्त (योजना) कार्यालय
डाकरी सं. M-1255
दिनांक 26-9-17

No. F.2(2)2017/MC/DDA/160

Dated: the 25th September, 2017

Sub: Minutes of the meeting of Delhi Development Authority.

Kindly find enclosed minutes of the meeting of Delhi Development Authority held on 12th September, 2017 at Raj Niwas, Delhi. Amendments to the minutes, if any, may kindly be proposed within 7 days.

(Signature)
25-9-2017

(J. Toppo)

Dy. Director (Meetings)

Encl: As above.

Copy to:

1. Chief Vigilance Officer
2. Commissioner (LD)
3. Commissioner (Systems)
4. Commissioner (Personnel)
- ✓ 5. Commissioner (Planning)
6. Chief Architect
7. Chief Legal Advisor
8. Chief Accounts Officer
9. Addl. Commissioner (Landscape)
10. Financial Advisor (Housing)
11. Director (LC)
12. Director (Works)

(Handwritten notes)
AC (Vigilance)
AC (Personnel)

(Handwritten note)
DM/KAP-1

(Handwritten note)
PS for copy
20/9/17

DD (PLG) FBH

27/09/17

PS/AP-E

Item No. 42/2017

Policy for allotment of Community Halls of DDA on licence basis.
F.1(8)2016/CH/Gen./Mon./DDA

The proposal contained in the agenda item was approved.

Item No. 43/2017

De-notification of balance area of Development Area No. 171
(Dwarka Phase-I).

F.7(04)/2014/Bldg/Misc/Resdl.

The proposal contained in the agenda item was approved.

Item No. 44/2017

Proposed change of land use of DDA land measuring 4240 sq.m. at
Govind Puri in Zone-F from 'Recreational' (District Park) to 'Public &
Semi-Public' facilities (Police Station).

F.20(04)/2017-MP

The proposal contained in the agenda item was approved. Public
Notice inviting objections/suggestions be issued immediately.

Item No. 45/2017

Proposed change of land use from 'Recreational' (P2-District Park)
to 'Transportation' (T2) for the three pockets of land acquired by
DMRC for "Okhla NSIC Metro Station" near Aastha Kunj at tri-
junction of Outer Ring Road and Bhakti Vedant Swami Marg in Zone-
F.

F.20(11)2016-MP

The proposal contained in the agenda item was approved. Public
Notice inviting objections/suggestions be issued immediately.

Item No. 46/2017

Proposed modification related to Chapter on Industry in Master Plan
for Delhi-2021 - suggested by GNCTD.

F.17(5)2007/MP

Part-A: The proposal contained in the agenda item was approved. The
matter be referred immediately to the Ministry of Housing & Urban Affairs,
Government of India for issuance of final notification.

ANNEXURE-B

DELHI DEVELOPMENT AUTHORITY

No.F.20(11)2016/MP

Dt.: 11.2017

Sub: Minutes of meeting of the Board of Enquiry & Hearing held on 27.11.2017 in response to public notice issued vide S.O. No. 3284(E) dated 11.10.2017 in the Gazette of India for processing the change of land use in Planning Zone-F.

A meeting of the Board of Enquiry & Hearing was held under the chairmanship of Engineer Member, DDA on 27.11.2017 in response to public notice issued vide S.O. No. 3284 (E) dated 11.10.2017 in the Gazette of India for processing the change of land use from 'Recreational' (P-2 District Park) to 'Transportation' (T2) for the three pockets of land acquired by DMRC for 'Okhla NSIC Metro Station' near Astha Kunj at Tri-junction of outer ring road and Bhakti Vedant Swami Marg in Zone-F (refer Annexure 'A').

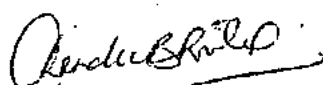
In response to this public notice, one objection/suggestion was received. The meeting of the Board of Enquiry & Hearing was attended by the members of Board and officers/officials of Planning Department, DDA. The copy of attendance sheet annexed as Annexure 'B'.

1. Submission made by the applicant with regard to objection/suggestion:

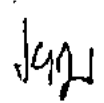
The applicant who filed objection/suggestion was invited to present the objection/suggestion before the Board and applicant submitted that he has no objection in processing change of land use, as the land has already been acquired by DMRC, however, the use of his property was industrial as per documents available with him. Therefore, the use of his property as industrial prior to 1962 be noted.


2. Recommendations of the Board of Enquiry & Hearing:

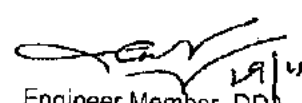
In view of the above submission and the land use of the area under reference being 'Recreational' (P-2 District Park) as per Zonal Development Plan of Zone-F, the Board recommended that the proposed change of land use/modification as per S.O. No.3284 (E) dated 11.10.2017 be further processed as per Section 11A of DD Act, 1957.



Addl. Commissioner (Plg.)-II
(Convener & Secretary of the Board
of Enquiry & Hearing)


Chief Planner, TCPO
(Member of the Board of
Enquiry & Hearing)


Finance Member, DDA
(Member of the Board of
of Enquiry & Hearing)


Engineer Member, DDA
(Chairman of the Board of
Enquiry & Hearing)



भारत का राजपत्र The Gazette of India

असाधारण
EXTRAORDINARY

भाग II—खण्ड 3—उप-खण्ड (ii)
PART II—Section 3—Sub-section (ii)

प्राधिकार से प्रकाशित

PUBLISHED BY AUTHORITY

सं. 2869]

नई दिल्ली, बुधवार, अक्टूबर 11, 2017/आश्विन 19, 1939

No. 2869]

NEW DELHI, WEDNESDAY, OCTOBER 11, 2017/ASVINA 19, 1939

दिल्ली विकास प्राधिकरण

(मुख्य योजना अनुभाग)

सार्वजनिक सूचना

नई दिल्ली, 11 अक्टूबर, 2017

का.आ. 3284(अ).— दिल्ली विकास प्राधिकरण/केन्द्र सरकार का दिल्ली विकास अधिनियम, 1957 की धारा 11-क के अंतर्गत मुख्य योजना/जोन 'एफ' की क्षेत्रीय विकास योजना में निम्नलिखित संशोधन करने का प्रस्ताव है, जिसे जनता की जानकारी के लिए एतद्वारा प्रकाशित किया जाता है। प्रस्तावित संशोधन के संबंध में यदि किसी व्यक्ति को कोई आपत्ति हो अथवा कोई सुझाव देना हो, तो वे अपनी आपत्ति/सुझाव इस सार्वजनिक सूचना के जारी होने की तिथि से तीस दिनों की अवधि के अंदर आयुक्त एवं सचिव, दिल्ली विकास प्राधिकरण, 'बी' ब्लॉक, विकास सदन, नई दिल्ली-110023 को लिखित रूप में भेज सकते हैं। आपत्ति करने अथवा सुझाव देने वाले व्यक्ति अपने नाम और पते के साथ-साथ फोन नं., फैक्स नं., मोबाइल नं. और ई-मेल आई.डी. भी दें।

संशोधन :

अवस्थिति	क्षेत्रफल वर्ग मी. में	दि.मु.यो.-2021/ क्षेत्रीय. के अनुसार भूमि उपयोग	जिसमें भूमि उपयोग परिवर्तित किया जाना है	सीमाएं
1	2	3	4	5
जोन-एफ के अंतर्गत बाहरी रिंग रोड और भक्ति वेदांत स्वामी मार्ग के तिराहे पर आस्था कुंज के समीप अवस्थित भूमि की तीन पॉकेटों के भूमि उपयोग में प्रस्तावित परिवर्तन।	पॉकेट-1 = 3070.93 पॉकेट-2 = 2947.63 पॉकेट-3 = 3113.79 कुल = 9132.35	'मनोरंजनात्मक (पी-2-जिला पार्क)'	परिवहन (टी-2)	उत्तर : जिला पार्क (आस्था कुंज) दक्षिण : 45 मीटर मार्गाधिकार वाली बाहरी रिंग रोड पूर्व : 30 मीटर मार्गाधिकार वाला कैप्टन गौड़ मार्ग पश्चिम : जिला पार्क (आस्था कुंज)।

प्रस्तावित संशोधन को दर्शाने वाला पाठ/नक्शा निरीक्षण के लिए उपर्युक्त अवधि के दौरान सभी कार्य-दिवसों में नए निर्देशक (मुख्य योजना) कार्यालय, दिल्ली विकास प्राधिकरण, छठी मंजिल, विकास मीनार, आई पी एस्टेट, नई दिल्ली में उपलब्ध रहेगा। प्रस्तावित संशोधन को दर्शाने वाला पाठ/नक्शा दि.वि.प्रा. की वेबसाइट अर्थात् www.dda.org.in पर भी उपलब्ध है।

[फा. सं. एक. 20(11)2016/एमपी]

डी. सरकार, आयुक्त एवं सचिव

DELHI DEVELOPMENT AUTHORITY

(MASTER PLAN SECTION)

PUBLIC NOTICE

New Delhi, the 11th October, 2017

S.O. 3284(E).—The following modification which the Delhi Development Authority/Central Government proposes to make to the Master Plan / Zonal Development Plan of Zone - F under Section 11-A of DD Act 1957, is hereby published for public information. Any person having any objection / suggestion with respect to the proposed modification may send the objection / suggestion in writing to the Commissioner-cum-Secretary, Delhi Development Authority, 'B' Block, Vikas Sadan, New Delhi-110023 within a period of thirty days from the date of this Public Notice. The person making the objection/ suggestion should also give his/her name and address in addition to phone no., fax no., mobile no. and e-mail ID.

Modification:

Location	Area in sq. m.	Land use as per MPD-2021/ZDP	Land use changed to	Boundaries
1	2	3	4	5
Proposed change of land use of three pockets of land located near Astha Kunja tri-junction of outer ring road and Bhakti Vedant Swami Marg, Zone - F.	Pkt-1=3070.93 Pkt-2=2947.63 Pkt-3=3113.79 Total=9132.35	Recreational (P-2-DistrictPark)	Transportation (T-2)	North: District Park (Astha Kunj) South: 45 m Row Outer Ring Road. East: 30 M Row Cpt. Gaur Marg. West: District Park (Astha Kunj)

The Text / Plan indicating the proposed modification is available for inspection at the office of Dy. Director (MP), DDA, 6th floor, Vikas Minar, I.P. Estate, New Delhi on all working days during the period referred to above. The Text / Plan indicating the proposed modification is also available on DDA's website i.e. www.dda.org.in.

[F. No. F.20 (11)2017/MP]

D. SARKAR, Commissioner-Cum-Secy.

RAKESH SUKUL

Digitally signed by RAKESH SUKUL
Date: 2017.10.11 22:17:27
+05'30'

DELHI DEVELOPMENT AUTHORITY
AREA PLANNING UNIT-I, 4TH FLOOR,
VIKAS MINAR, New Delhi - 110002

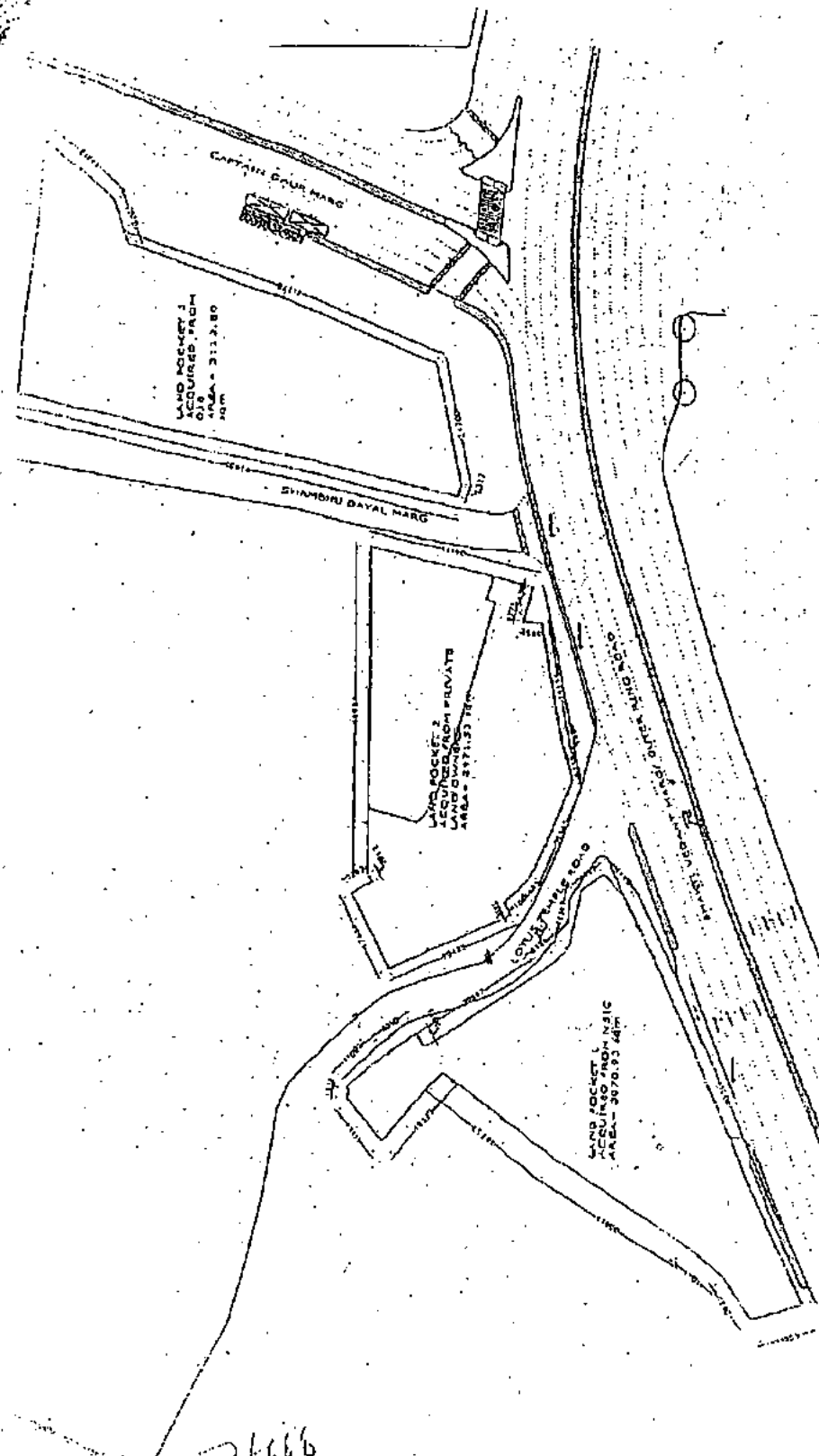
Date: 27/11/2017

ATTENDANCE SHEET

Subj: Meeting of the Board of Enquiry & Hearing regarding proposed change of land use from 'Recreational' (P-2 District Park) to 'Transportation' (T2) for the three pockets of land acquired by DMRC for 'Okhla NSIC Metro Station' near Astha Kunj at Tri-junction of outer ring road and Bhakti Vedant Swami Marg in Zone-F on 27.11.17 at 3.00 PM at Vikas Sadan.

[illegible]

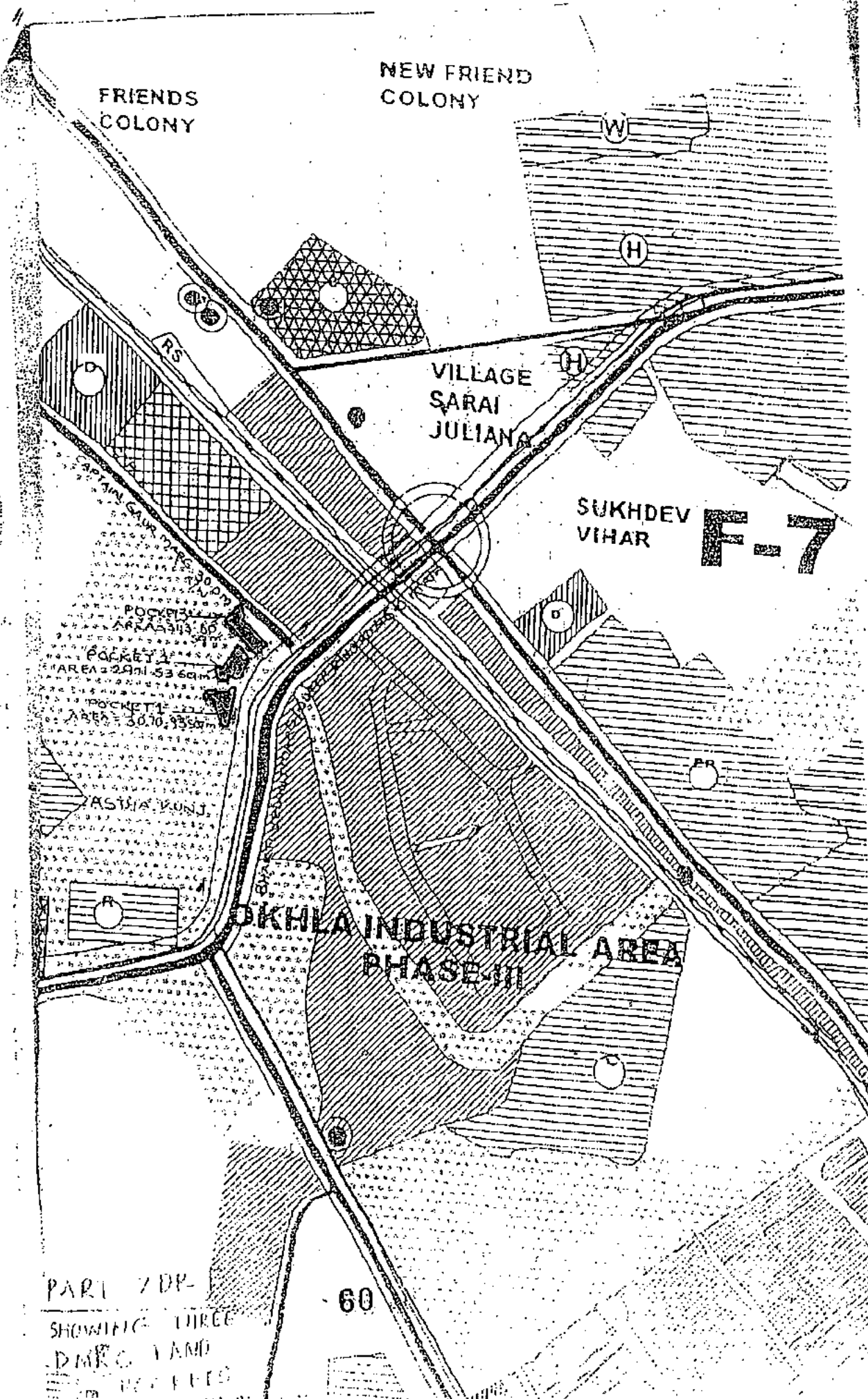
ANNEXURE-C



JPC

DELHI METRO RAIL CO.									
APPROVAL BY DMRC									
REVISIONS									
NO.	DATE	REVISION	BY	CHKD.	APPD.	DATE	REVISION	BY	CHKD.
1	10/10/00	1. Initial Design	JPC	JPC	JPC	10/10/00	1. Initial Design	JPC	JPC
2	10/10/00	2. Final Design	JPC	JPC	JPC	10/10/00	2. Final Design	JPC	JPC
3	10/10/00	3. Final Design	JPC	JPC	JPC	10/10/00	3. Final Design	JPC	JPC
4	10/10/00	4. Final Design	JPC	JPC	JPC	10/10/00	4. Final Design	JPC	JPC
5	10/10/00	5. Final Design	JPC	JPC	JPC	10/10/00	5. Final Design	JPC	JPC
6	10/10/00	6. Final Design	JPC	JPC	JPC	10/10/00	6. Final Design	JPC	JPC
7	10/10/00	7. Final Design	JPC	JPC	JPC	10/10/00	7. Final Design	JPC	JPC
8	10/10/00	8. Final Design	JPC	JPC	JPC	10/10/00	8. Final Design	JPC	JPC
9	10/10/00	9. Final Design	JPC	JPC	JPC	10/10/00	9. Final Design	JPC	JPC
10	10/10/00	10. Final Design	JPC	JPC	JPC	10/10/00	10. Final Design	JPC	JPC

ANNEXURE-D



ITEM NO. 71/2017

Subject: Proposed change of land use of DDA land measuring 4240 sq.m. (approx.) located at Govind Puri, in Planning Zone-F from 'Recreational' (District Park) to 'Public & Semi-Public' facilities (PS 1 - Police Station).
[F.20 (04)/2017-MP]

1.0. BACKGROUND:

The proposal for change of land use of land measuring 4240 sq.m. (approx.) located at Govind Puri, in Planning Zone-F from 'Recreational' (District Park) to 'Public & Semi-Public' facilities (PS 1 - Police Station) was considered and approved by Authority in its meeting held on 12.09.2017 vide Item no. 44/2017 for issuance of Public Notice for inviting objections / suggestions under Section 11-A of DD Act 1957. The copy of extracts of minutes of Authority meeting is annexed as Annexure-'A'.

2.0 PUBLIC NOTICE

As a follow up action to the decision of the Authority, a public notice was issued in Gazette of India vide S.O. 3285 (E), dated 11.10.2017 for inviting public objections/ suggestions (Annexure-'B') and in response to the said Public Notice, no objection/suggestion has been received.

3.0 MEETING OF BOARD OF ENQUIRY & HEARING

As no objection/suggestion has been received in response to public notice, the meeting of the Board of Enquiry & Hearing (BoEH) for this proposal has not been convened (with the consent of EM, DDA the chairman of the Board of Enquiry and Hearing. (Annexure-'C')

4.0 UPDATED INFORMATION AS PER MoUD (MoHUA) INSTRUCTIONS:

(i) Information for MoUD's (MoHUA) letter No. K-13011/3/2012-DD-IB dated 07.04.15:

S.No.	Information sought by MoUD	Point-wise information
(i)	Whether the land is Government or private and who is the land owning agency?	DDA owned land.
(ii)	On whose request the change of land use case or modification to MPD-2021 has been initiated?	The change of land use is being processed on the request of Delhi Police.
(iii)	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	The site was inspected by the officers of Planning deptt., DDA on 07.10.15.

(iv)	What is the public purpose proposed to be served by modification of MPD and/or change of land use?	The proposed change of landuse for PSP(Ps 1- Police Station) facility, will enhance the Law and Order situation and for better security for the residents of Govind Puri and adjoining areas.
(v)	What will be the impact of proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans and policies?	The proposed change of landuse is for providing the facility of PSP(Ps 1 - Police Station) for the colony and its surroundings and therefore there is no impact on ZDP/MPD-2021.
(vi)	What will be proposal's impact/implications on general public e.g. Law and order etc?	There will be no impact/ implications on general public as no such objection/suggestion has been received in response to public notice published in newspaper dated 11.10.2017.
(vii)	Whether any court case are ongoing on the land mentioned in proposal? Full details be attached.	As per the records available in this office there is no Court case.

(II) Information for MoUD's (MoHUA) letter No. K-13011/3/2012-DD-I dated 04.09.15:

S.No.	Information sought by MoUD	Point-wise information
(i)	Background note indicating the current situation/provisions;	The request for providing a police station in the area has been made repeatedly by Delhi Police due to deteriorating law and order situation in this area which have been discussed in number of meetings in DDA. It was decided in the meeting held on 29.09.2014 that the request of the Police department for allotment of land may be considered by DDA and accordingly the change of land use for suitable site may be processed and the matter be placed in the T.C. meeting for consideration. In view of above, the T.C. has recommended to process the proposal under the provision of Section 11-A of DD Act 1957 and the Authority in its meeting held on 12.09.2017 recommended for issue of public notice inviting objections/ suggestions. The public notice was issued on 11.10.2017 and no objection/suggestion has been received.
(ii)	Whether similar proposals have earlier been considered by DDA/ Ministry and/or disposed, and if yes, when and how;	Similar change of land uses were processed under Section 11(A) of DD Act, 1957.
(iii)	What were the specific recommendations of the Authority with regard to the proposal;	The Authority in its meeting held on 12.09.2017 recommended for issue of public notice inviting objections/ suggestions.

(iv)	How and why the proposal was initiated;	Same as para (i) above.
(v)	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof;	This will improve the Law and Order situation in the area and proposal more safety to this area. The proposal was discussed in Technical Committee and after approval of Authority, a public notice issued for inviting objections/suggestions under section 11(A) of DD Act 1957 and not even single objection/suggestion received.
(vi)	What are the expected short-term and long-term outcomes if the proposal is approved and implemented;	The above proposed change of landuse is for the public purpose of PSP(Police Station) and therefore this facility will benefit the residents around the area in terms of improved Law and Order situation and safety.
(vii)	How the proposal will benefit in the development and economic growth of the city;	The above change of landuse will facilitate the general public by providing police station facility which will contribute to social security and development of the area around contributing to general development and economic growth.
(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 DDA & other Development Authorities in metropolitan cities in India function as per their respective Acts. This proposal is for the social benefit and being processed as per the provisions of Section 11-A of DD Act 1957.
(ix)	What will be the public purpose served by the proposed modification;	The above change of landuse will facilitate the general public by providing police station facility for safety and security of the residents living in this area.
(x)	What is the number of people/families/household likely to be affected by the proposed policy;	No such people/ families/ household are affected due to the proposed change of land use.
(xi)	Whether the proposal is in consonance with the existing plans, laws, bye-laws, rules, etc.;	The proposed land use is not in consonance with the land use of ZDP of Zone-F/MPD-2021 and therefore change of land use is being processed under section 11-A of DD Act 1957 to bring it consonance with ZDP/MPD-2021.
(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;	This proposal would require processing of change of land use under section 11-A of DD Act 1957.

(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;	The proposal was discussed in the Technical Committee and Authority Meetings of DDA in which representatives of various departments/local bodies are members. A public notice was also issued for inviting objections/suggestions from general public including Government Deptt./local bodies and no objection/suggestion has been received.
(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 and;	The issue of change of land use is not related to any guidelines/orders of DOP&T, Ministry of Finance and other nodal Ministries/ Departments.
(xv)	The name, designation and contact information of an officer of the level of Director or above who will be the nodal officer to be contacted by the Ministry regarding the proposal.	The concerned Officer presently dealing with this matter is Dr. K. Srirangan, Director (Plg.) Area Planning-I (Zones F&H) DDA, 4th floor, Vikas Minar, New Delhi -110002. Contact No.: 23378167.

(III) Information for MoUD's letter No. K-13011/3/2012-DD-IB dated 17.06.2016 :

Sl. No.	Information sought by MOUD	Point-wise information
(i)	What is the change proposed in MPD-2021/Change of land use case?	The Change of Land Use of land measuring 4240 sq. m. from 'Recreational'(District Park) to 'Public & Semi-Public' facilities (PS 1-Police Station).
(ii)	Why the change is proposed i.e. the context and justification?	The change of land use is being processed on the request of Delhi Police for provision of police station facility in the area. As per MPD-2021 provisions, the police station which is under Public & Semi Public use zone is not permitted in the present recreational land use of the site under reference and thus the change of land use is required under section 11-A of DD Act, 1957.
(iii)	With the proposed changes /amendments, who are going to be benefitted? A tentative statistics or details who will be benefitted should be given?	The general public in the area would be benefitted.
(iv)	How they are going to be benefitted from the proposed amendment/ change?	The above change of land use will facilitate the general public by providing police station facility

		for safety and security of the residents living in this area.
(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 given.	No

5.0 PROPOSAL:

Based on the approval by the Authority mentioned at Para-1 above, the proposal for change of land use of the site under reference is as under:

Location	Area (approx)	Land use as per MPD 2021	Land use changed to	Boundaries
1	2	3	4	5
Proposed for Police Station on DDA Land at Govindpuri in Zone F.	4240 sq.m.	'Recreational' (District Park)	'Public & Semi-Public' facilities (PS 1- Police Station)	North : District Park (as per ZDP) South : Existing Road 45 m R/W East : Existing Green buffer under H.T.Line West : Existing Road along Kalkaji Extn.

The location map is annexed as Annexure-'D'.

6.0 RECOMMENDATIONS:

The proposal contained in Para-5 above is placed before the Authority for approval for further processing under Section 11-A of DD Act, 1957 for Final Notification by MoUA, Govt. of India.

RESOLUTION

The proposal contained in the agenda item was approved. The matter may be referred immediately to Ministry of Housing & Urban Affairs, Government of India for issuance of final notification.

ANNEXURE-A

DIR (PLG) AP-1

DIARY No. 12-33/

DATE 21/9/17

**DELHI DEVELOPMENT AUTHORITY
(MEETING CELL)**

आरुख (पंजीना) कार्यालय
डायरी सं. 12-33
दिनांक 26-9-17

No. F.2(2)2017/MC/DDA/160

Dated: the 25th September, 2017

Sub: Minutes of the meeting of Delhi Development Authority.

Kindly find enclosed minutes of the meeting of Delhi Development Authority held on 12th September, 2017 at Raj Niwas, Delhi. Amendments to the minutes, if any, may kindly be proposed within 7 days.

25-9-2017

(J. Toppo)

Dy. Director (Meetings)

Encl: As above.

Copy to:

1. Chief Vigilance Officer
2. Commissioner (LD)
3. Commissioner (Systems)
4. Commissioner (Personnel)
- ✓ 5. Commissioner (Planning)
6. Chief Architect
7. Chief Legal Advisor
8. Chief Accounts Officer
9. Addl. Commissioner (Landscape)
10. Financial Advisor (Housing)
11. Director (LC)
12. Director (Works)

Am the copy
AC (Vigilance)

DDP/KAP-1

PS for DDA
20/9/17

DDIP/1 F&H

27/09/17

PS/AD-E

Item No. 42/2017

Policy for allotment of Community Halls of DDA on licence basis.
F.1(8)2016/CH/Gen./Mon./DDA

The proposal contained in the agenda item was approved.

Item No. 43/2017

De-notification of balance area of Development Area No. 171
(Dwarka Phase-I).
F.7(04)/2014/Bldg/Misc/Resdl.

The proposal contained in the agenda item was approved.

Item No. 44/2017

Proposed change of land use of DDA land measuring 4240 sq.m. at
Govind Puri in Zone-F from 'Recreational' (District Park) to 'Public &
Semi-Public' facilities (Police Station).
F.20(04)/2017-MP

The proposal contained in the agenda item was approved. Public
Notice inviting objections/suggestions be issued immediately.

Item No. 45/2017

Proposed change of land use from 'Recreational' (P2-District Park)
to 'Transportation' (T2) for the three pockets of land acquired by
DMRC for "Okhla NSIC Metro Station" near Aastha Kunj at tri-
junction of Outer Ring Road and Bhakti Vedant Swami Marg in Zone-
F.

F.20(11)2016-MP

The proposal contained in the agenda item was approved. Public
Notice inviting objections/suggestions be issued immediately.

Item No. 46/2017

Proposed modification related to Chapter on Industry in Master Plan
for Delhi-2021 – suggested by GNCTD.

F.17(5)2007/MP

Part-A: The proposal contained in the agenda item was approved. The
matter be referred immediately to the Ministry of Housing & Urban Affairs,
Government of India for issuance of final notification.



भारत का राजपत्र The Gazette of India

असाधारण

EXTRAORDINARY

भाग II—खण्ड 3—उप-खण्ड (ii)

PART II—Section 3—Sub-section (ii)

प्राधिकार से प्रकाशित

PUBLISHED BY AUTHORITY

सं. 2870]

नई दिल्ली, बुधवार, अक्टूबर 11, 2017/आश्विन 19, 1939

No. 2870]

NEW DELHI, WEDNESDAY, OCTOBER 11, 2017/ASVINA 19, 1939

दिल्ली विकास प्राधिकरण

(मुख्य योजना अनुभाग)

सार्वजनिक सूचना

नई दिल्ली, 11 अक्टूबर, 2017

का.आ. 3285(अ).—दिल्ली विकास प्राधिकरण/केन्द्र सरकार का दिल्ली विकास अधिनियम, 1957 की धारा 11-क के अंतर्गत मुख्य योजना/जोन 'एफ' की क्षेत्रीय विकास योजना में निम्नलिखित संशोधन करने का प्रस्ताव है, जिसे जनता की जानकारी के लिए एतद्वारा प्रकाशित किया जाता है। प्रस्तावित संशोधन के संबंध में यदि किसी व्यक्ति को कोई आपत्ति हो अथवा कोई सुझाव देना हो, तो वे अपनी आपत्ति/सुझाव इस सूचना के जारी होने की तिथि से तीस दिनों की अवधि के अंदर आयुक्त एवं सचिव, दिल्ली विकास प्राधिकरण, 'बी' ब्लॉक, विकास सदन, नई दिल्ली-110023 को लिखित रूप में भेज सकते हैं। आपत्ति करने अथवा सुझाव देने वाले व्यक्ति अपने नाम और पते के साथ-साथ फोन नं., फैक्स नं., मोबाइल नं. और ई-मेल आई.डी. भी दें।

संशोधन :

अवस्थिति	क्षेत्रफल	दि.मु.यो.-2021 के अनुसार भूमि उपयोग	जिसमें भूमि उपयोग परिवर्तित किया जाना है	सीमाएं
1	2	3	4	5
जोन एफ में गोविन्द पुरी स्थित दि.वि.प्रा. की भूमि पर पुलिस स्टे नं के लिए प्रस्ताव।	4240 वर्ग मीटर	'मनोरंजात्मक' (जिला पार्क)	'सार्वजनिक एवं अर्ध-सार्वजनिक सुविधाएं' (पुलिस स्टेशन)	उत्तर : जिला पार्क (क्षेत्रीय विकास योजना के अनुसार) दक्षिण : विद्यमान 45 मीटर मार्गाधिकार वाली सड़क पूर्व : हाई टें न लाइन के नीचे विद्यमान ग्रीन बफर पश्चिम : कालकाजी एक्सटें न के साथ-साथ विद्यमान सड़क।

प्रस्तावित संशोधन को दर्शाने वाला पाठ/नक्शा निरीक्षण के लिए उपर्युक्त अवधि के दौरान सभी कार्य-दिवसों में उप निदेशक (मुख्य योजना) कार्यालय, दिल्ली विकास प्राधिकरण, छठी मंजिल, विकास मीनार, आई.पी.एस्टेट, नई दिल्ली में उपलब्ध रहेगा। प्रस्तावित संशोधन को दर्शाने वाला पाठ/नक्शा दि.वि.प्रा. की वेबसाइट अर्थात् www.dda.org.in पर भी उपलब्ध है।

[फा. सं. एफ. 20(04)2017/एमपी]

डी. सरकार, आयुक्त एवं सचिव

**DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)**

PUBLIC NOTICE

New Delhi, the 11th October, 2017

S.O. 3285(E).— The following modification which the Delhi Development Authority/Central Government proposes to make to the Master Plan / Zonal Development Plan of Zone – F under Section 11-A of DD Act 1957, is hereby published for public information. Any person having any objection / suggestion with respect to the proposed modification may send the objection / suggestion in writing to the Commissioner-cum-Secretary, Delhi Development Authority, 'B' Block, Vikas Sadan, New Delhi-110023 within a period of thirty days from the date of this Public Notice. The person making the objection/ suggestion should also give his/her name and address in addition to phone no., fax no., mobile no. and e-mail ID.

Modification:

Location	Area	Land use as per MPD-2021	Land use changed to	Boundaries
1	2	3	4	5
Proposed for Police Station on DDA Land at Govind Puri in Zone F.	4240 sq. m.	'Recreational' (District Park)	'Public & Semi-Public' facilities (Police Station)	North :District Park (as per ZDP). South :Existing Road 45m. R/W East :Existing Green buffer under H.T.Line West :Existing Road along Kalkaji Extn.

The Text / Plan indicating the proposed modification is available for inspection at the office of Dy. Director (MP), DDA, 6th floor, Vikas Minar, I.P. Estate, New Delhi on all working days during the period referred to above. The Text / Plan indicating the proposed modification is also available on DDA's website i.e. www.dda.org.in.

[F. No. F.20 (04)2017/MP]

D. SARKAR, Commissioner-cum-Secy.

RAKESH SUKUL

Digitally signed by RAKESH SUKUL
Date: 2017.10.11 22:22:53
+05'30'

ANNEXURE-C

MR. (PLG.) API

DIARY NO. 2167

DATE 16/11/12

F.15 (16)2015-MP



Sub: Board of Enquiry & Hearing with respect to Public Notices issued for Master Plan Modifications.

The following are the details of the proposals approved by the Authority in its meeting held on 20.07.2017 & 12.09.2017 for issuance of Public Notice for inviting objections/suggestions from Public. Copy of the minutes are placed opposite at pages (206 /C-225 /C).

Sl. No.	Item No.	Subject	Notification/ Date of issuance of Public Notice	No. of objections/ suggestions received from Comm. Cum Secy., directly in concerned Unit & Master Plan
1.	34/2017	Proposed change of land use of an area measuring 1.775 ha. (4.388 acres) from 'Public & Semi-Public facilities (PS1)' to 'Government (G2)' for the construction of Office of the Department of Commerce (DGS&D/Supply), Ministry of Commerce & Industry at plot No. 16-A, Akbar road, New Delhi, falling in Planning, Zone-D. F.20(04)2008/MP	S.O.3250(E) dated 06.10.2017 at pages -240/C -241/C	02+01 nos. (including duplicate) of objections / suggestions have been received during the stipulated period of thirty days
2.	46/2017	Proposed modification related to Chapter on Industry in Master Plan for Delhi-2021-suggestion by GNCTD. F.17(05)/2007/MP	S.O.3249 dated 06.10.2017 at pages -227/C - 239/C	14+04 nos. (including duplicate) of objections / suggestions received during the stipulated period of thirty days.
3.	44/2017	Proposed change of land use of DDA land measuring 4240 sq. m. at Govindpuri in Zone-F from 'Recreational' (District Park) to 'Public Semi-Public' facilities (Police Station) F.20 (04)/2017- MP	S.O.3285(E) dated 11.10.2017 at pages -246/C - 247/C	No objection / suggestion received during the stipulated period of thirty days. (No Board of Hearing meeting required.)
✓ 4.	45/2017	Proposed change of land use from 'Recreational' (P2-District Park) to 'Transportation' (T2) for the three pockets of land acquired by DMRC for "Okhla NSIC Metro Station" near Astha Kunj	S.O.3284 (E) dated 11.10.2017 at pages - 244/C - 245/C	01 no of objections /suggestions have been received during the stipulated period of thirty days

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		at tri-junction of Outer Ring Road and Bhakti Vedant Swami Marg in Zone-F			
		F.20 (11)/2016- MP			
5	47/2017	Proposed change of land use of an area measuring 0.55 ha: (1.354 acres) from 'Commercial' to 'Government (G2)' adjacent to Hotel Leela Palace to the Ministry of Skill Development & Entrepreneurship (MSDE), Government of India for the construction of Kaushal Bhawan at New Moti Bagh Residential Complex, New Delhi, falling in Planning, Zone-D. F20(10)2016/MP	S.O.3283 (E) dated 11.10.2017 at pages -242/C - 243/	No objection / suggestion received during the stipulated period of thirty days. (No Board of Hearing meeting required.)	

Accordingly, office of the Engineer Member, DDA may be requested to provide suitable date and time for the meeting of Board of Enquiry & Hearing for the above cases mentioned at Sr. no. 1, 2 & 4.

Sudha Rawal 16.11.2017

(Sudha Rawal)

Asstt. Director (Plg) MP.

Dy. Director (Plg) MP

Director (MP)

Commissioner (Plg)

E/y

24/11/17 at 3.00 PM in Vikash Sedan

Committee (Plg)

[Signature] 16/11/17

11.04) ZNF

ANNEXURE-D

D.D.

AREA PLANNING - I

NOTES

1. LAND DIMENSIONS SHALL BE CHECKED BY LAND SURVEYOR AND THE RESULTS OF THE SURVEY SHALL BE CHECKED BY THE SURVEYOR.
2. ALL LANDS SHALL CHECK THE PLANNING DIMENSIONS OF THE SITE BEFORE HANDING OVER THE POSSESSION.
3. PERMISSION OF THE COMPETENT AUTHORITY BE OBTAINED BEFORE CUTTING OF TREES IF ANY.
4. FIRE / EXPLOSIVE HAZARDS & VERTICAL / HORIZONTAL SAFETY DISTANCES BE MAINTAINED AS PER PREVAILING STANDARDS.
5. ONLY WRITTEN DIMENSIONS TO BE FOLLOWED.
6. THIS DRAWING HAS BEEN PREPARED ON THE BASIS OF TOTAL STATION SURVEY PROVIDED TO LANDS RJ DEPTT. BY EX. ENGCO. (ED-7) DDA IN FILE BEARING NO. F.24(10)13C.

FILE NO.: P.1 (40) 05/MP

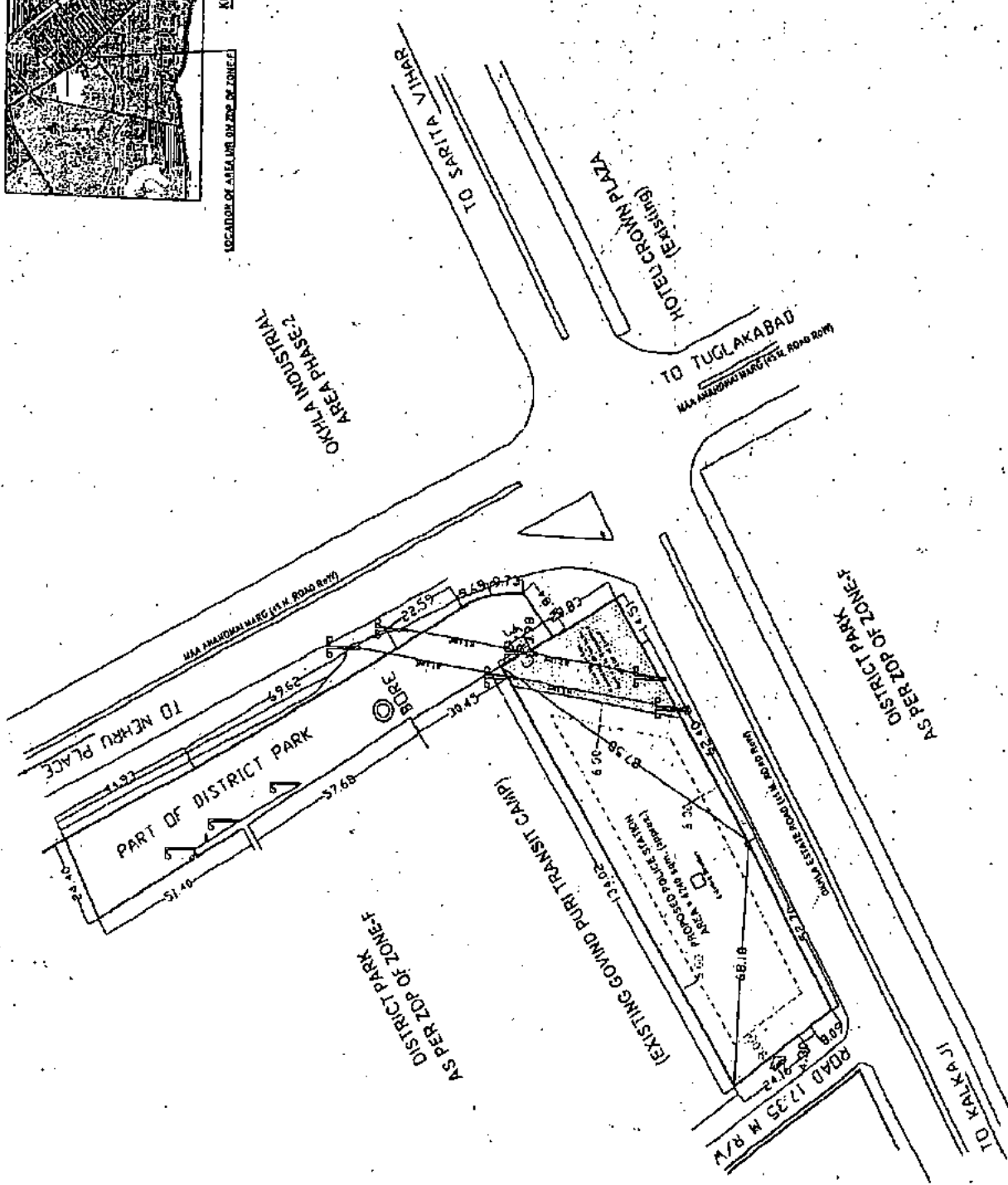
SUG. TITLE

PROPOSED PLAN FOR CHANGE OF LAND USE OF LAND MEASURING 4200 SQM (APPROX.) FROM RECREATIONAL (DISTRICT PARK) TO PUBLIC & SEMI-PUBLIC FACILITY (POLICE STATION) AT CONTOUR

Scale	1:100	1:200	1:500	1:1000	1:2000	1:5000	1:10000
Area							
Dist. (M)							
Area (Sq. M)							
Dist. (Km)							



KEY PLAN
LOCATION OF AREA UNDER ZONE OF ZONE



ITEM NO. 72/2017

Subject: Proposal for change of land-use of an area measuring 61.546 acres (24.91 ha.) 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. [F.3(60)/2005-MP/Pt.]

1.0. BACKGROUND:

The request for change of land use of land measuring 61.546 acres (approx.) at Tehkhand, Okhla in Planning Zone-F has been received from Director (DEMS), SDMC along with the agenda for placing before the Technical Committee of DDA. The referred proposal was placed before the Technical Committee in its meeting held on 13.11.2017 vide item no. 35/2017.

2.0. DECISION OF THE TECHNICAL COMMITTEE :

2.1 The decision of the Technical Committee is as follows: -

"The proposal was presented by Executive Engineer, SDMC. After detailed deliberations, the proposal as contained in Para 4.0 of the agenda was recommended by the Technical Committee for further processing under Section-11A of DD Act. 1957 subject to condition that w.r.t. ridge area, all decisions of Ridge Management Board, Central Empowered Committee and Hon'ble Supreme Court shall be abided by the SDMC".

A Copy of the Agenda and decision of the Technical Committee is annexed as Annexure - 'A'.

2.2 Regarding approval of Ridge Management Board, the Ex. Engineer (Store), SDMC vide letter dated 22.11.2017 conveyed that clearance for two pieces of land, i.e., Pocket A and Pocket B (measuring 35.33 acres and 15.101 acres respectively as per allotment) have been accorded by RMB. Regarding the Pocket C (14.2 acres), since the land is already under use as Cement Grinding unit, hence the RMB approval is not required. Annexure - 'B'

3.0. UPDATED INFORMATION AS PER MoUD (MoHUA) INSTRUCTIONS:

(I) Information for MoUD's (MoHUA) letter No. K-13011/3/2012-DD-IB dated 07.04.15:

S.No.	Information sought by MoUD	Point-wise Information
(i)	Whether the land is government or private and who is the land owning agency?	The site in question has been allotted by DDA to South DMC.
(ii)	On whose request the change of land use case or modification to MPD-2021 has been initiated?	The proposal has been initiated on the request received from Commissioner, South MCD.
(iii)	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	The site has been inspected by the officers of South DMC & DDA.
(iv)	What is the public purpose proposed to be served by modification of MPD and /or change of land use?	As submitted by SDMC the proposal will 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)	What will be impact of proposal on the ZDP / MPD and whether the changes are in consonance with the approved plans/ policies?	No negative impact is envisaged on the ZDP/MPD.
(vi)	What will be proposal's impact / implications on general public e.g. Law & order etc.?	There will be no impact/implications on general public.
(vii)	Whether any court cases are ongoing on the land mentioned in the proposal? Full details be attached.	No court case is pending on the site under reference.

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(ii) Information for MoUD's (MoHUA) letter No. K-13011/3/2012-DD-I dated 04.09.15:

S.No.	Information sought by MoUD	Point-wise information
(i)	Background Note indicating the current situation / provisions;	The land measuring 61.546 acres has been requested by SDMC for Solid Waste Management facilities. The land use is partly 'Residential,' partly 'Commercial (Warehousing and Depots)' & partly 'Recreational' as per approved Zonal Development Plan of Zone - F and therefore modification is required in the Zonal Development Plan of Zone-F so that this site could be utilized for establishment of Solid Waste Management Facilities under 'Utility'. The proposal of SDMC is in the lines of similar nature project at Okhla SLF/Dumpsite notified vide SO 501(E) dated 12.02.2015.
(ii)	Whether similar proposals have earlier been considered by DDA / Ministry and / or disposed, and if yes, when and how;	Similar Change of land uses were processed under section 11(A) of DD Act 1957.
(iii)	What were the specific recommendations of the Authority with regard to the proposal;	The proposal is to be submitted to Authority after the approval of the Technical Committee of DDA for processing under Section 11A of DD Act, 1957.
(iv)	How and why the proposal was initiated;	Same as para (i) above.
(v)	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof;	The proposal is duly examined and submitted by the SDMC for establishment of Solid Waste Management Facilities in the site due to its proximity to existing Okhla SLF/Dumpsite and its accessibility for heavy vehicles, which are required during Operation and Maintenance phase on daily basis.
(vi)	What are the expected short-term and long-term outcomes if the proposal is approved and implemented;	The proposed Solid Waste Management Facilities by SDMC in the site to benefit the general public and shall serve the purpose of efficient Waste Management.
(vii)	How the proposal will benefit in the development and economic growth of the city;	As submitted by SDMC, 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 citizens by means of efficient waste management, thereby improving the health

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		indicators and consequently, ensuring economic growth of the city.
(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 DDA & other Development Authorities in metropolitan cities in India function as per their respective Acts and therefore the provisions of other cities are similar.
(ix)	What will be the public purpose served by the proposed modification;	The proposal will 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.
(x)	What is the number of people / families / households likely to be affected by the proposed policy;	No specific people/families/household are affected due to proposed change of land use.
(xi)	Whether the proposal is in consonance with the existing plans, laws, bye-laws, rules, etc;	The proposal is processed as per the provisions of DD Act 1957 and MPD-2021/Zonal Development Plan of Zone-F.
(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;	No change is required in rules and provisions of Master Plan of Delhi, however this would require processing of change of land use under section 11-A of DD Act 1957.
(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;	The request of SDMC is being processed under Section 11-A of DD Act, 1957 in which the Public objections and suggestions are invited.
(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.	The issue of change of land use is not related to any guidelines/orders of DOP&T, Ministry of Finance and other nodal Ministries/ Departments.
(xv)	The name, designation and contact information of an officer of the level of Director or above who will be the nodal officer to be contacted by the Ministry regarding the proposal.	The concerned officer of South DMC is Sh. Dalip Ramnani, Director, DEMS, as the nodal officer (Phone No. 8588888222) and from DDA Dr. K. Srirangan, Director(Plg.) is the other concerned officer (Phone No. 23378167).

(III) Information MoUD's (MoHUA) letter No. K-13011/3/2012-DD-I dated 17.06.16:

S.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 'Residential', 'Commercial (Warehousing and Depots)' & 'Recreational' uses to 'Utility'(U-4).
(ii)	Why the change is proposed i.e. the context and justification?	The change of land use is being processed on the request of SDMC to fulfill the utmost need of land for Solid Waste Management facility in the area. The site is partly Residential, 'Commercial (Warehousing and Depots)' & 'Recreational' uses as per approved Zonal Development Plan of Zone - F and therefore modification is required in the Zonal Development Plan of Zone-F so that this site could be utilized for establishment of Solid Waste Management Facilities under 'Utility'.
(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 estimated 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 given.	As submitted 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 submitted by SDMC this is the most appropriate location for the purpose of establishing Waste to Energy Plant/ Engineered Land Fill, and thus the change of land use is beneficial.

4.0 PROPOSAL:

In view of the above, the land use in respect of the following area measuring 61.546 acres (24.91 Ha.) approx., located at Tehkhand, Okhla, falling in Planning Zone- 'F' proposed to be changed from (i) 'Residential' (32.245 acres), (ii) 'Commercial, Residential & Recreational' (15.101 acres), & (iii) 'Commercial (Warehousing & Depot)' & 'Recreational' (14.20 acres) uses to 'Utility (U-4)':

Location	Area (approx.)	Land use as per MPD-2001/ZDP	Land use Changed to	Boundaries
1	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.
	Pkt-B = 15.101 acres (6.11 Ha.)	'Commercial', 'Residential' & 'Recreational'		South: Recreational.
	Pkt-C = 14.20 acres (5.75 Ha.)	'Commercial (Warehousing & Depot)' & 'Recreational'		East: Commercial [Warehousing & Depot] (Container Depot)
	Total= 61.546 acres (24.91 Ha.)			West : Maa Anandmayi Marg / Recreational (Existing SLF site)

The location map is annexed as Annexure-'C'.

5.0 RECOMMENDATIONS :

- The above proposal as explained at Para 4.0 is placed before the Authority for approval.
- After approval a Public Notice inviting objection/suggestions to be issued for the proposed change of land use under Section 11(A) of DD Act, 1957.

RESOLUTION

The proposal contained in the agenda item was approved. Public Notice inviting objections / suggestions may be issued immediately.

Subject: Proposal for change of land-use of an area measuring 61.546 Acres (approximately) at Tehkhand Okhla, allotted by DDA to SDMC, from (i) 'Residential' (32.245 acres), (ii) 'Commercial, Residential & Recreational' (15.101 acres) (iii) 'Warehousing & Depots' & 'Recreational' (14.20 acres), to 'Utility' in Planning Zone-F.

Ref. is invited to the Dir. (DEMS) SDMC's letter No. EE (Store) dated 20.7.2017 dated 31.10.2017. (Annexure -I)

1.0 Background:

1.1 The Request for change of land use has been received from Competent Authority, South DMC.

1.2 a) The present municipal waste generation in South Delhi Municipal Corporation (SDMC) is approximately 3500 TPD, part of it is dumped at sanitary landfill at Okhla without any processing. The Okhla SLF/Dump site is spread in an area of approximately 32 acres and present height of the same is around 60 metres, which is much beyond the allowable height i.e. 20-30 metres.

b) Subsequent to presentation made by the Commissioner, SDMC before the Principal Secretary to the Prime Minister on 02.02.2017, the one decision taken by the PMO was related to allotment of the 32.245 acres of vacant land near the existing landfill site by DDA to SDMC.

c) After receipt of the aforesaid decision of PMO, the land measuring 32.245 acres was allotted by DDA to SDMC vide letter No. F23(32)15/IL/2951 dated 07.03.2017.

d) As per the orders of the Hon'ble Supreme Court for taking up any construction activity on this particular site (32.245 acres), clearance from Ridge Management Board (headed by Chief Secretary, GNCTD) is required. Subsequently, the proposal is required to be submitted to Central empowered Committee (CEC), MOE&F, GOI for further submission to Hon'ble Supreme Court of India. In this regard, the Board has decided to recommend the proposal of establishment of WTE Plant and Engineered Landfill over an area of 61.546 acres (32.245 + 15.101+14.20 acres) at Tehkhand, Okhla to CEC in its meeting dated 03.08.2017.

e) Subsequent to presentation made by the Commissioner, SDMC before the Principal Secretary to the Prime Minister on 02.02.2017, the one decision taken by the PMO was related to allotment of 14.20 acres of land near the existing landfill site (land under possession of CCI) by DDA to SDMC.

f) After receipt of the aforesaid decision of PMO, the land measuring 14.20 acres was allotted by DDA to SDMC vide letter No. F32 (8)80/IL/3204 dated 11.04.2017. The land is yet to be handed over by CCI to SDMC. As per minutes of meeting taken by Joint Secretary to PM on 23.08.2017, CCI has to remove the plant and machinery on the said land within 3 months and handover the land to SDMC.

g) As per the topographic survey of the area carried out, there are two plots measuring 2.475 acres and 12.626 acres (= 15.101 acres) abutting the already allotted 32.245 acres in Tehkhand, Okhla SDMC. These two pieces of land, abutting Maa Anandmai Marg is situated on the western

side of the land parcel handed over to the SDMC. This piece of land shall also provide ingress to the proposed Solid Waste Management Facility, hence better planning options. The two plots have been allotted by DDA to SDMC vide allotment letter dated 08.08.2017.

- h) To cater to the present waste processing requirements of SDMC and as decided in PMO meeting, it is proposed to establish Solid Waste Management Facilities at the said land cluster.
- i) To comply with CPCB norms, provision for a green belt on 20 meter wide land strip abutting to Maa Anandmayi Marg is made.
- 1.3 As per the Zonal development plan of Zone F, the allotted land by DDA to SDMC i.e. 32.245 acres, 15.101 acres & 14.20 acres equalling 61.546 acres falls in the area shown as part of the 'Residential', 'Commercial & Warehousing and Depots' & 'Recreational' use.

With rapid urbanisation 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 and it is, thus, expedient that an immediate arrangement for establishment of Solid Waste Management Facilities is made.

2.0 Examination:

- 2.1 The land use of plot in question (Proposed for establishment of Solid Waste Management Facilities) is 'Residential', 'Commercial & Warehousing and Depots' & 'Recreational' use as per the Zonal Development Plan of Zone-F (approved under MPD-2021). **(Annexure - II)**
- 2.2 The site is vacant and there are few small trees existing at the site, as shown in the plan which is being enclosed.
- 2.3 As regards the allotment of 61.546 acres land, the relevant letters by DDA are enclosed herewith.

DETAIL OF LAND ALLOTTED BY DDA FOR UTILITY

Proposed utility site	Name of Site	Area (in Acres)	Details of Allotment by DDA	Payment Taken by DDA	Land Use as per Zonal Plan	Proposal for change of land use
Pkt - A	Tehkhand , Okhla	32.245 Available land	F.23 (32) 15/IL/2 951 dated 07.03.2017	32.245 Acres	Residential	Utility
Pkt - B	Tehkhand , Okhla	15.101 Acres	F.23 (32) 15/IL/3 932 dated 08.08.2017	15.101 Acres	Commercial, Residential & Recreational	Utility
Pkt - C	CCI Land at Tehkhand , Okhla	14.20 Acres	F.32(8)80 /IL/32 04 dated 11.04.2017	14.20 Acres	Commercial (Warehousing, Depot) & Recreational	Utility
Total Land		61.546 Acres				

- 2.4 The site does not fall in Natural Conservation Zone (NCZ), Natural features such as water bodies, etc.
- 2.5 Planning Observation

- (a) At present, land-use of this area measuring 61.546 acres (approximately) is 'Residential', 'Commercial & Warehousing and Depots' & 'Recreational' use, as per the approved Zonal development plan of Zone-F under MPD-2021.
- (b) The site is most appropriate for establishment of Solid Waste Management Facilities because of its proximity to existing Okhla SLF/Dumpsite and its accessibility for heavy vehicles, which are required during Operation and Maintenance phase on daily basis.
- (c) SDMC is, therefore, sending this request proposal for CLU of area measuring 61.546 acres from 'Residential', 'Commercial & Warehousing and Depots' & 'Recreational' use to 'Utility'.
- (d) The change of land-use of a similar nature project i.e. present Okhla SLF/Dumpsite, has already been done by DDA vide Notification No. SO 501(E) dated 12.02.2015 and thus, there may not be any difficulty for consideration of the change of land use of the proposed site from 'Residential', 'Commercial & Warehousing and Depots' & 'Recreational' use to 'Utility'.

3.0 Information required as per the MoUD, GoI letters dated 07.04.2015/ 04.09.2015:

S.No.	Information required	Explanatory background
A. As per MoUD letter dated 04.09.2015		
(i)	Background Note indicating the current situation / provisions;	At this site, 32.245 acres, 12.626 acres, 2.475 acres & 14.20 acres (Total = 61.546 acres) of land clusters are lying vacant. However, the land use has been mentioned in the approved Zonal Plan - F as partly 'Residential', 'Commercial & Warehousing and Depots' & 'Recreational' use to 'Utility' 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 Facilities under 'Utility'.
(ii)	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 2.5.(d) above.
(iii)	What were the specific recommendations of the Authority with regard to the proposal;	It was recommended for the change of land use.
(iv)	How and why the proposal was initiated;	On behalf of SDMC, the proposal was carefully examined. The change of land-use of a similar nature project i.e. present Okhla SLF/Dumpsite, has already been done by DDA vide Notification No. SO 501(E) dated

		12.02.2015 and thus, there may not be any difficulty for consideration of the change of land use of the proposed site from partly 'Residential', 'Commercial & Warehousing and Depots' & 'Recreational' use to 'Utility' and thus, there may not be any difficulty for consideration of the change of land use of the proposed site.
(v)	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof;	On behalf of SDMC, the proposal has been carefully examined. The site is recommended to be used for establishment of Solid Waste Management Facilities because of its proximity to existing Okhla SLF/Dumpsite and its accessibility for heavy vehicles, which are required during Operation and Maintenance phase on daily basis.
(vi)	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.
(vii)	How the proposal will benefit in the development and economic growth of the city;	With rapid urbanisation 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 citizens by means of efficient waste management, thereby improving the health indicators and consequently, ensuring economic growth of the city.
(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;	There is no specific relation of the proposal in the context of other Metropolitan Cities in the area.
(ix)	What will be the public purpose served by the proposed modification;	The proposal will 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.
(x)	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.
(xi)	Whether the proposal is in consonance with the existing plans, laws, bye-laws, rules, etc;	Yes, the change of land use is within the purview of provisions mentioned in MPD-2021.
(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;	No change required.
(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;	PMO office has been consulted and the land has been allotted with its recommendations by DDA. Furthermore, the concerned Departments of South DMC have also been consulted before the proposal is finalized.
(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.	The proposal does not require to take into consideration any guidelines / orders of DOP&T/ Ministries.
(xv)	The name, designation and contact information of an officer of the level of Director or above who will be the nodal officer to be contacted by the Ministry regarding the proposal.	On behalf of South DMC, Sh. Dalip Ramnani Director, DEMS shall be the nodal officer (Tel. No. 8588888222).

B. As per MOUD letter dated 07.04.2015:		
a.	Whether the land is government or private and who is the land owning agency?	The site in question has been allotted by DDA to South DMC.
b.	On whose request the change of land use case or modification to MPD-2021 has been initiated?	The proposal has been initiated on the request received from Commissioner, South MCD.
c.	Whether a responsible officer from DDA (give details) was	The site has been inspected by the

	deputed for inspection of site and a copy of inspection report be provided.	staff of South DMC & DDA.
d.	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 means of efficient waste management, thereby improving the health indicators and in turn financial betterment of the public.
e.	What will be impact of proposal on the ZDP / MPD and whether the changes are in consonance with the approved plans/policies?	The proposal is in consonance with MPD provisions.
f.	What will be proposal's impact / implications on general public eg. Law & order etc.?	There will be no implication regarding law & order on the general public.
g.	Whether any court cases are ongoing on the land mentioned in the proposal? Full details be attached.	No court case is pending on the site in question.

As per MOUD letter dated 17.6.2016:

(i)	What is the change proposed in MPD 2021/change of land use cases?	The proposed change of land use is from 'Residential', 'Commercial & Warehousing and Depots' & 'Recreational' use to 'Utility'.
(ii)	Why the change is proposed i.e. the context and justification?	Change of land use has been proposed to fulfill the utmost need of Solid Waste Management for the SDMC.
(iii)	With the proposed changes / amendments who are going to be benefitted? A tentative statistics of details who will be benefitted should be given.	At least 49 Lac citizens will be benefitted from the proposed change of land use.
(iv)	How they are going to be benefitted from the proposed amendment / change?	As above, the proposal will 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	With rapid urbanisation 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

- 15 -

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shall also be give.	much beyond the safe limits. This being the most appropriate location for the purpose of establishing Waste to Energy Plant/ Engineered Land Fill, this change of land use is beneficial.
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4.0 Proposal :

In view of the above, the land use in respect of an area measuring 61.546 acres located at Tehkhand Okhla, falling in Planning Zone- 'F' may be changed from (i) 'Residential' (32.245 acres), (ii) 'Commercial, Residential & Recreational' (15.101 acres) (iii) 'Warehousing & Depots' & 'Recreational' (14.20 acres), use to 'Utility' under Section 11A of DD Act, 1957.

Location	Area in Acres	Land use as per MPD- 2001/ZDP	Land use Changed to	Boundaries
1	2	3	4	5
Proposed Change of Landuse of three pockets of land located at Tehkhand, Okhla, Zone-F	Pkt-A=32.245 Pkt-B=15.101 Pkt-C=14.20 Total = 61.546	Residential Commercial, Residential & Recreational Commercial(Warehousing, Depot) & Recreational	'Utility'	North: Bus Depot / Recreational. South: Recreational East: JJ Slum Area / Warehousing & Depot. West: Maa Anandmayi Marg.

5. Recommendations:

The proposal at Para 4.0 above is placed before the Technical Committee for consideration under Section 11A of DD Act, for inviting objections / suggestions from public by issue of Public Notice.

DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
VERIFIED
This Proposal was Considered in the 6th Technical Committee Meeting held on 13.11.2017. Vide Item No. 35/2017.
Sudhakar Prasad
Joint Director
MASTER PLAN

35/2017 Proposal for change of land-use of an area measuring 61.546 Acres (approx.) at Tehkhand Okhla, allotted by DDA to SDMC, from (i) 'Residential' (32.245 acres), (ii) 'Commercial, Residential & Recreational' (15.101 acres), (iii) 'Warehousing & Depots & Recreational' (14.20 acres), to 'Utility' in **DECISION** The proposal was presented by Executive Engineer, SDMC. After detailed deliberation, the proposal as contained in Para 4.0 of the agenda was recommended by the Technical Committee for further processing under Section- 11A of DD Act, 1957 subject to condition that w.r.t. ridge area, all decisions of Ridge Management Board, Central Empowered Committee and Hon'ble Supreme Court shall be abided by the SDMC.

242/HCE-2
1/11/17

आयुक्त (योजना) कार्यालय
डायरी सं. J-2233
दिनांक 31/10/17

806/C



**SOUTH DELHI MUNICIPAL CORPORATION
DEMS DEPARTMENT**

2nd Floor, Dr. Shyama Prasad Mukherjee Civic Centre
Jawahar Lal Nehru Marg, Minto Road
New Delhi-110002



No. EE(SDRE)/2017/269

Dated: 31-10-17

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

DIR. (PLG.) AP-I

DIARY No. 2090

DATE 3-11-17

Sub: Proposal for change of land-use of an area measuring 61.546 Acres (approximately) at Tehkhand Okhla, allotted by DDA to SDMC, from (i) 'Residential' (32.245 acres), (ii) 'Commercial, Residential & Recreational' (15.101 acres) (iii) 'Warehousing & Depots' & 'Recreational' (14.20 acres), to 'Utility' in Planning Zone-F.

Ref:

1. This office letter No. D-327/Dir(DEMS/17 dated 18/10/2017
2. Your letter No. F.3(60)/2005/MP/Pt./D-264 dated 27/10/2017

Sir,

In reference to your letter dated 27/10/2017 and discussion CTP/ SDMC and EE/DEMS, SDMC had with Director (Plg.), DDA on 27/10/2017, please find enclosed herewith a revised draft agenda for placing the case in technical committee of DDA for taking further necessary action in the matter.

Director (DEMS), SDMC

Encl: As above

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1/11/17

Director (Plg.) AP-I

DD (Plg.) F&H

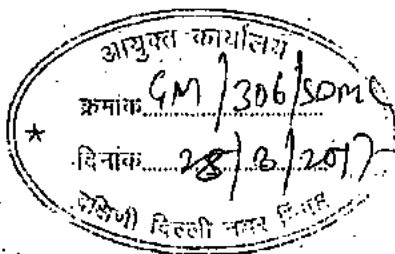
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AD (Plg.) - II

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3/11/17

Pl put up in concerned file Kenneth Builders. udc



MOST IMMEDIATE

PMO No. 500/31/C/32/2016-E&S-II
PRIME MINISTER'S OFFICE

South Block, New Delhi - 110 011
Dated: Aug. 25, 2017

To

1. The Vice Chairman, DDA,
1st Floor, Vikas Sadan, INA,
New Delhi-110023.
- ✓ 2. The Commissioner, South MCD
Dr. S.P. Mukherjee Civic Centre (9th Floor),
Jawaharlal Nehru Marg, New Delhi-110002.
3. The CMD, Cement Corporation of India Ltd.,
Core-5, Scope Complex, 7 Lodhi Rd.,
New Delhi-110003.

Subject: Minutes of the Meeting chaired by Joint Secretary to PM on
'Facility for Management of Solid Waste in South Delhi'

Sir,

Please find enclosed, for further necessary action, a copy of Minutes of the meeting chaired by the Joint Secretary to PM on 'Facility for Management of Solid Waste in South Delhi' held on 23.08.2017 at PMO, South Block, New Delhi.

Emr *Shri*
RTM
1. E-in-c
2. Dir (A&S)
3. Mr. Ajay Aggarwal, EE

Yours sincerely,

Shrikar
(Dr. Shrikar Pardeshi)
Director

Tel. No. 23018040

Fax No. 23016857

Email: shrikar.p@gov.in

Copy, for information, to:

Secretary, M/o Housing and Urban Affairs

Minutes of the Meeting chaired by Joint Secretary to PM on 'Facility for Management of Solid Waste in South Delhi', on 23rd August, 2017 at 11:00 a.m. at PMO

Principal Secretary to PM chaired a meeting on 2nd Feb. 2017, on 'Facility for Management of Solid Waste in South Delhi'. Joint Secretary to PM took a review of the progress made on 23rd August, 2017. The list of the participants is attached:

2. Commissioner, South Delhi Municipal Corporation (SDMC) submitted that the Municipal Corporation has received the required clearance from Ridge Management Board (RMB). However, 14.2 acres of land under possession of Cement Corporation of India (CCI) has not yet been handed over to SDMC.
3. Principal Commissioner (Coord.), DDA submitted that the demarcation of 14.2 acres of land in possession of CCI, to be handed over SDMC, has been completed.
4. Regarding the issue of handing over of the 14.2 acres of CCI land to SDMC, following decisions were taken:
 - i) CCI to remove the plant and machinery on the said land within 3 months and hand over the land to SDMC.
 - ii) Commissioner, SDMC expressed willingness to hand over another piece of land (approx. 9 acres) owned by SDMC at Firozpur Kalan (Faridabad) to CCI in lieu of 14.2 acres of land being given for Solid Waste Management.
 - iii) SDMC should complete the necessary formalities of handing over the land at Firozpur Kalan to CCI at the earliest.
5. SDMC was requested to submit a detailed action plan with timelines on commissioning of Waste to Energy plant on the land allotted.

List of Invitees

1. Shri Puneet Kr. Goel, Commissioner, South MCD
2. Shri Rajiv Verma, Principal Commissioner (Coord.), DDA
3. Shri Subu R., Commissioner (LD), DDA
4. Shri Manoj Misra, CMD, Cement Corp. of India (CCI)
5. Shri S. Sakthimani, Director (Fin.), CCI

Prime Minister's Office

1. Ms. Debashree Mukherjee, Joint Secretary to PM
2. Dr. Shrikar Pardeshi, Director

ANNEXURE-B

SOUTH DELHI MUNICIPAL CORPORATION
OFFICE OF THE EXECUTIVE ENGINEER (STORE)
ROOM NO. 16, AMBEDKAR STADIUM, DELHI GATE, DELHI-110002
Phone-011-23722787 E-Mail: eeplmcd@gmail.com

No. D/EE (Engg Store)/2017-18/294

DIR. (PLG.) AP-I

Dated: 22.11.2017

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

DIARY No. 2210
DATE 23-11-17

Sub:- Proposal for change of land-use of an area measuring 61.546 Acres (approximately) at Tehkhand Okhla, allotted by DDA to SDMC, from (i) 'Residential' (32.245 acres), (ii) 'Commercial, Residential & Recreational' (15.101 acres) (iii) 'Warehousing & Depots' & 'Recreational' (14.20 acres), to 'Utility' in Planning Zone-F.

Ref:

1. This office letter No. D-327/Dir(DEMS/17 dated 18/10/2017
2. Your letter No. F.3(60)/2005/MP/Pl/D-264 dated 27/10/2017
3. This office letter No. 269/EE (Store)/2017 dated 31.10.2017

Sir,

The subject proposal was considered by the Technical Committee DDA on 13.11.2017, wherein the subject item was approved subject to the clearance from the Ridge Management Board. As per further discussion held with Director (Planning), DDA, the copy of the minutes of the meeting of the Ridge Management Board(RMB) dated 03.08.2017 were submitted to DDA office in person and sent through mail as well.

Vide the said decision of RMB, clearance for two pieces of land i.e. Pocket A and Pocket B (measuring 35.33 acres and 15.101 acres respectively as per allotment) have been accorded by RMB. Regarding the pocket C (14.2 acres), since the land is already under use as Cement Grinding unit, hence the RMB approval is not required:

Since the establishment of Solid Waste Management facilities at the land(s) under reference is at advance stage and the same is being monitored at the highest level in PMO/MoHUA/LG office, it is requested that the proposal for change of land use of total 61.546 acres be expedited on priority and submitted for consideration for the DDA Board.

Thanking you in anticipation.

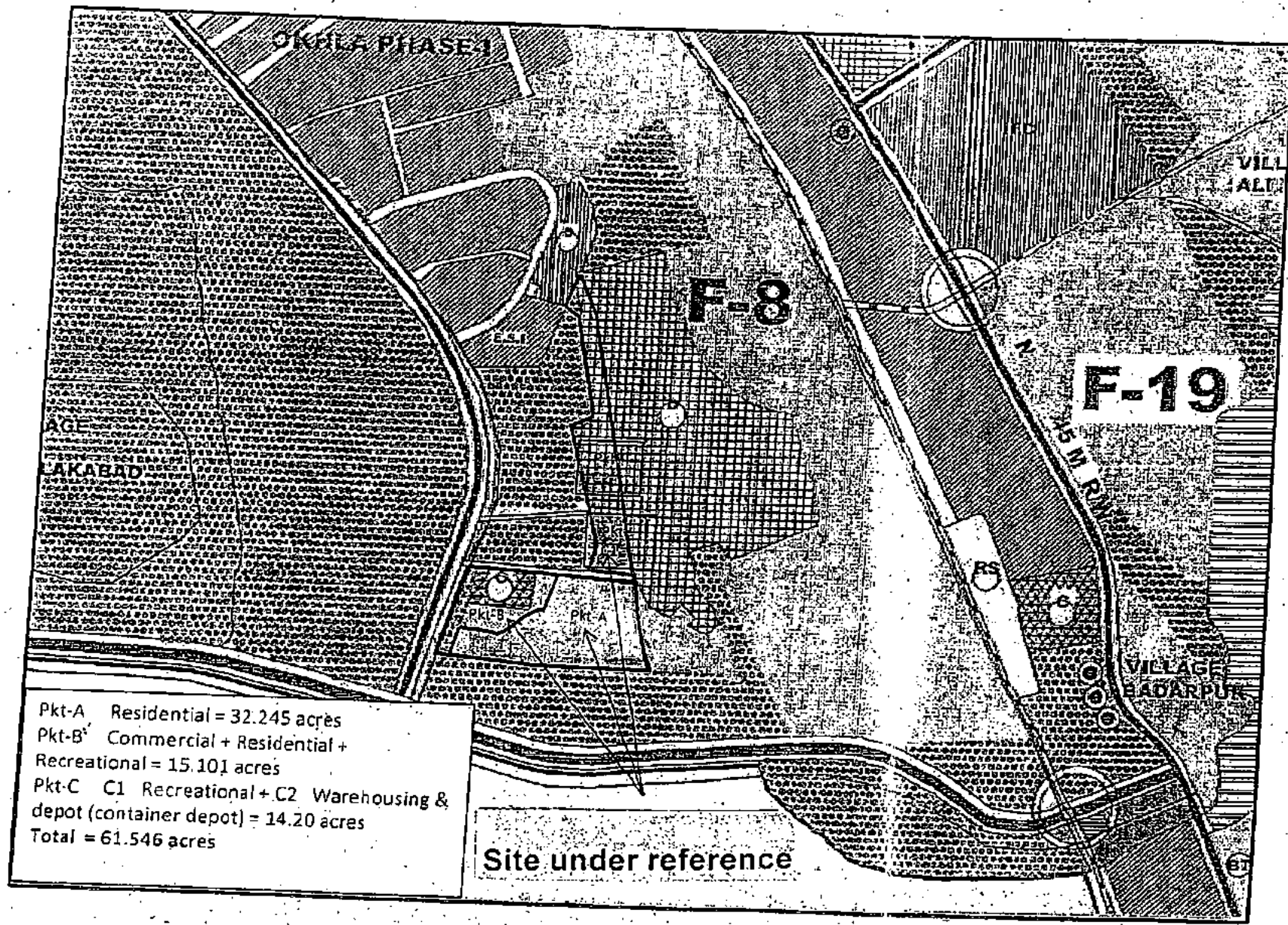
Yours sincerely

Ex. Engineer (Store)
SDMC

Copy to:

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1. E-in-C- for kind information please.
2. Director (DEMS), SDMC for kind information please.
3. CTP, SDMC-for kind information and necessary action please
4. Director(Planning) AP-I, DDA- for kind information and necessary action please



Pkt-A Residential = 32.245 acres
Pkt-B Commercial + Residential +
Recreational = 15.101 acres
Pkt-C C1 Recreational + C2 Warehousing &
depot (container depot) = 14.20 acres
Total = 61.546 acres

Site under reference

LANDUSE PLAN

RESIDENTIAL	10 REGIONAL 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Untitled Map

map description for your info

Leg d

- OTC Term and Depo
- Feature 1

Pkt-A Residential = 32.245 acres
Pkt-B Commercial + Residential +
Recreational = 15.101 acres
Pkt-C Recreational + Warehousing & depot
(container depot) = 14.20 acres
Total = 61.546 acres

OTC Term and Depo

Pkt - C 14.20
acres

Pkt-B 15.101
acres

Pkt-A 32.245 acres

Google Earth

1000ft

ITEM NO. 73/2017

Sub: Purchase of 772 EWS Category Flats and 4192 Sq.Mtr Parking Space (equivalent to 131 ECS in 1st Basement) at Swatantra Bharat Mill, Shivaji Marg from Developer Entity i.e. M/S. DLF Home Developers (Pvt.) Ltd.

File No: F2(07)/2017/EWS/Janta/DDA/Pt.1/

BACKGROUND :

1. The purchase of EWS Category Flats from M/s. DLF Home Developers Pvt.Ltd. is required to be made as per provisions of Notification Nos. SO1215(E) dated 13.05.2013, No.SO2895(E) dated 23.09.2013 and No. SO 2889 (E) dated 23.09.2013 issued as per provisions of MPD-2021.
2. The notification No.SO 2889 (E) dated 23.09.2013 provides that:-
 - a) The Developer Entity shall ensure that minimum 15% of the proposed FAR to be constructed for Community Service Personnel/EWS and lower category. Such flats should have a carpet area between 25 to 40 sqm. This 15% of the proposed FAR for Community Service Personnel/EWS and lower category would be over and above the 200 permissible FAR and density of 200 DUs per hectare.
 - b) 50 % of EWS Housing Stock shall be retained by Developer Entity (DE) and disposed only to the Apartment owners, at market rates, to house Community Service Personnel (CSP) working for residents/owners of the group Housing. These will be developed by DE at respective group housing site/premises or contiguous sites. Remaining 50% of DUs developed by DE to be sold to DDA for EWS housing purpose will be sold to DDA/Local Bodies at base cost of Rs.2000 per sq. ft as per CPWD index of 2013 (plus cost of EWS parking) which shall be enhanced as per CPWD escalation index at the time of actual handing over and can be developed by DE at an alternate nearby site.
 - c) The EWS housing component created by the DE shall be subject to quality assurance checks, as prescribed in this regard by Govt./DDA.
 - d) The DE shall be allowed to undertake actual transfer/transaction of saleable component under its share/ownership to the prospective buyers only after the prescribed land and EWS housing component is handed over to the DDA.

3. Copies of all the above notifications are annexed as Annexure-1.
 4. The Developer Entity M/S. DLF Home Developers (Pvt.) Ltd is the lawful owner of the land and has developed a residential Group Housing Complex as DLF Capital Green after getting the building plans, duly sanctioned by the North Delhi Municipal Corporation with 15% FAR for EWS/CSP DUs.
 5. Accordingly, M/s DLF Home Developers (Pvt.) under the provision of the above said notification, has constructed 05 independent blocks consisting of 1544 EWS flats under 15% FAR and offered handing over 50% flats i.e. 772 flats to DDA.
 6. The Competent Authority had approved the proposal of purchase of 772 EWS flats in principle with the following observations:
 - (i) The name of Govt. Empanelled Agency issuing Structural Certificate and Quality Assurance Certificate should be clearly brought out in the Agreement to Sell.
 - (ii) The issue of Fire Safety should be addressed in the Agreement to Sell as per building bye-laws;
 - (iii) Before taking over the possession, DDA should ensure that these EWS flats conform to DDA specifications.
 7. As per the decision of the Authority dated 03.11.2014 DDA, these 772 flats were included in DDA Housing Scheme-2014, and already allotted. The Demand-cum-Allotment letter & Possession are yet to be released.
- C. Examination.
- 8) The DE has obtained the Completion cum Occupancy Certificate from North Delhi Municipal Corporation vide letter No. D/EE(B)/KBZ/2016/104 dated 22.03.2016 and 'Fire Safety Certificate' from Delhi Fire Service vide letter No F6/DFS/MS/2015/WZ/661 dated 01.05.2015. The Occupancy Certificate' is preceded by 'Structural Safety Certificate' by the Licensed Architect and Clearance from Fire Department, etc. Copy of Completion letter and Fire Safety Certificate is placed as Annexure-2.
 - 9) A presentation on the purchase of these EWS flats was made on 21.05.2017 at Raj Niwas with concerned officers of DDA. After discussions at length, it was considered necessary that :-
 - a) Certification/confirmation by an Appropriate Authority on structural safety, quality assurance, fire safety etc., be obtained.
 - b) Costing of parking space be properly calculated.
 - c) Maintenance of common portion be ensured.
 - d) The provision making purchase of flats by DDA mandatory be examined to make it optional in consultation with MoUD.
 - e) Place the matter before the Authority for consideration- being first case of procurement of flats of this nature.
 - 10) Accordingly, the matter was referred to CE(Dwarka) wherein they have considered the IIT Bombay certification for compliance of codal provisions corresponding to seismic zone -V (Delhi falls in seismic zone-IV) and recommended acceptance of certification submitted by DE, as far as preparation of structural drawings are concerned.

- 11) CE (QAC), DDA vide his report dated 30.05.2017 has concluded/recommended that during the inspection of the site by the team, it has been observed that the overall quality of flats constructed by Developer DLF Homes is "Satisfactory" and proposed/recommended that these flats may be taken over by DDA for allotment as these flats are fit for habitation.
- 12) After considering the certification/confirmation by the Engineering Wing about 'structural safety', 'quality assurance' and issuance of 'fire safety certificate' by Delhi Fire Service, purchase of these 772 EWS flats with Parking Space at SBM, Shivaji Marg from M/s. DLF Home Developers (Pvt.) Ltd, is recommended.
- 13) Initially, it was decided to sign Agreement to Sell with the DE. However, when DE informed about issuance of Completion Certificate by the North Delhi Municipal Corporation, it was considered appropriate to execute the Sale Deed/Conveyance Deed directly for purchase of these 772 flats. Since, this is the first case where Housing Department is in the process of flats from the DE, draft Sale Deed/Conveyance Deed submitted by the DE was referred to DDA's Sr. Standing Counsel for getting it vetted and finalise the document. Maintenance of common portion and cost of development of parking has been worked out and made part of the conveyance deed to be executed between DLF Home Developers Ltd and DDA. The DE vide letter dated 10.01.2017 has agreed and accepted the final deed. Copy of the deed is placed as Annexure-3.
- 14) Besides, finalization of format of Sale Deed/Conveyance Deed, there were certain other issues on which decision was required to be taken. For the purpose, VC had constituted a group of officers which included FM, EM, PC(LD) and CLA for proposing the final document. The Committee after discussion and deliberations have recommended the following:-
 - a) The DE has raised demand of Rs.72,18,97,026/- which includes the base flats, 'Infrastructural Fund', Electricity Meter charges and cost of parking in the first basement. The committee has decided that the amount of Rs. 2,58,91,710/- raised on the DE on account of 'Infrastructural Fund' cannot be released to the DE as this is over and above the amount indicated in the Notification.
 - b) Rs.1315/- shall be paid on account of electric meter charges to the Developer Entity(per flat) as these are already installed in each and every flat and raise the demand to the respective allottees, at the time of issuance of demand-cum-allotment letters.
 - c) As regards indemnifying DDA by the DE about rectification of any major defect at a later stage, a period of 5 years was made part of the Conveyance Deed/Sale Deed document keeping in view the provision in the RERA (Real Estate Regulatory Act). The DE has agreed to indemnify DDA accordingly.
15. Costing of the EWS flat: The Housing Finance wing of DDA which is associated with costing of built-up flats/properties, has intimated that the disposal cost of these flats may be indicated in the demand-cum- allotment letter to the intended beneficiaries which is determined as per the standard costing methods, approved for disposal cost of flats of DDA.

16. The proposal has been duly pursued and approved by the Finance, Engineering, Law and Housing Departments and the Agenda is in conformity with such approvals

D. Proposal:

- a) It is proposed to procure and take possession of 772 EWS flats in Block 3, 4 and 5 (Half) plus 4192 Sqm Parking space equivalent to 131 ECS in 1st basement at Swatantra Bharat Mill, Shivaji Marg from M/s. DLF Home Developers (Pvt.) Ltd. under the provisions of Gazette Notification No. SO 2889(E) dated 23.09.2013.

This acquisition will be effected in accordance with the conveyance deed/sale deed (attached as Annexure-3).

- b) Based on the demand raised by the Developer Entity and the recommendations of the group of officers mentioned in para 14 above, an amount of Rs.69.60 crores will be paid by DDA to M/s DLF Home Developers(Pvt)Ltd. as cost for acquiring these flats.
- c) The disposal cost of these flats to be indicated in the demand-cum-allotment letters to the allottees will be determined as per standard costing methods, approved for disposal cost of flats of DDA, as proposed by the Housing Finance Wing
- d) In addition, DDA will also release Rs.1315/- on account of electric meter charges (per flat) to the Developer Entity(per flat) as these are already installed in each and every flat. DDA will release this amount from its allottees through demand-cum-allotment letters. In DDA flats, it is the responsibility of the individual allottee to get installed his/her own electric meter.
- e) Further, as per the notification dated 23.9.2013, the amount to be paid to the Developer Entity will depend on CPWD escalation index rate applicable at the time of actual taking over the flats. Hence, the difference in amount to be released to the Developer Entity to be finally calculated by the Housing Finance Wing at the time of release of payment.

E. Recommendations:-

- a) Considering the submission and recommendation of CE(Dwarka) and CE(QAC), DDA as in Paras 10, 11& 12 above, the proposal as mentioned in para "D" above is submitted for consideration and approval of the Authority.

RESOLUTION

After detailed discussions, the proposal contained in the agenda item was approved.

भारत का राजपत्र The Gazette of India

असाधारण

EXTRAORDINARY

भाग II—खण्ड 3—उप-खण्ड (ii)

PART II—Section 3—Sub-section (ii)

प्राधिकार से प्रकाशित

PUBLISHED BY AUTHORITY

सं. 2217]

नई दिल्ली, सोमवार, सितम्बर 23, 2013/आश्विन 1, 1935

No. 2217]

NEW DELHI, MONDAY, SEPTEMBER 23, 2013/ASVINA 1, 1935

शहरी विकास मंत्रालय

(दिल्ली डिवीजन)

अधिसूचना

नई दिल्ली, 23 सितम्बर, 2013

23-09-2013

का.आ. 2689(अ).—जबकि भूमि संबंधी नीति के संबंध में सभी दृष्टिकोणों पर सावधानीपूर्वक विचार करने के पश्चात् केन्द्र सरकार ने सं. का.आ. 2687(अ), दिनांक 06-09-2013 द्वारा दिल्ली मुख्य योजना-2021 में संशोधन करने का निर्णय लिया है। अब, इसलिए, उक्त अधिनियम की धारा 11क की उपधारा (2) द्वारा प्रदत्त शक्तियों का प्रयोग करते हुए, केन्द्र सरकार भारत के राजपत्र में इस अधिसूचना के प्रकाशन की तिथि से रिहायशी प्लॉट-समूह आवास के पैरा 4.4.3 'ख' में एतद्वारा अनुरूप संशोधन करती है।

2. दिल्ली मुख्य योजना-2021 में संशोधनों के संबंध में, रिहायशी प्लॉट-समूह आवास के पैरा 4.4.3 ख में संशोधित पाठ निम्नानुसार है:-

ख. रिहायशी प्लॉट-समूह आवास

प्लॉट का न्यूनतम आकार

3000 वर्ग मीटर

अधिकतम तेल कवरेज

33.3%

अधिकतम एफ ए आर

200

ऊँचाई

कोई सीमा नहीं (एन.आर.) (भारतीय विमान पतन प्राधिकरण/अग्निशमन विभाग तथा अन्य सांविधिक निकायों से अनापत्ति की शर्त के अधीन)

पार्किंग

2.0 ई सी एस/100 वर्ग मीटर निर्मित क्षेत्र और 0.5 ई सी एस/100 वर्ग मीटर ई डब्ल्यू एस/सेवा कार्मिकों के आवास हेतु।

(V) विकासकर्ता यह सुनिश्चित करेगा कि प्रस्तावित एफ ए आर के न्यूनतम 15% पर समाजसेवी कार्मिकों/ई.डब्ल्यू.एस. तथा निम्न श्रेणी के लिए निर्माण कार्य किए जाएंगे। ऐसे प्लॉटों का कार्पेट एरिया 25-40 वर्ग मीटर के बीच होना चाहिए। समाजसेवी कार्मिकों/ई.डब्ल्यू.एस. तथा निम्न श्रेणी आवासों के लिए प्रस्तावित यह 15% एफ ए आर अनुमेय 200 एफ ए आर तथा 200 आवासीय इकाइयों के अतिरिक्त होगा। केन्द्र सरकार, राज्य सरकार तथा अन्य सरकारी अभिकरणों के कार्मिक आवासों के लिए समाज सेवी कार्मिकों/ई.डब्ल्यू.एस. तथा निम्न आय श्रेणी के लिए एफ ए आर अथवा आवासीय इकाइयों का पालन करना आवश्यक नहीं है। ई.डब्ल्यू.एस. आवास समूह का 50% विकासकर्ता (डी ई) रखेगा तथा समूह आवासों में रहने वालों/स्वामियों के लिए काम करने वाले समाज सेवी कार्मिकों के लिए केवल अपार्टमेंट मालिकों को बाजार दर पर बेचेगा।

विकासकर्ता संबंधित समूह आवास स्थल/परिसरों अथवा निकटस्थ स्थल पर इन आवासों का निर्माण करेगा। ई.डब्ल्यू.एस. आवासीय उद्देश्य के लिए विकासकर्ता द्वारा दि.वि.प्रा. को बेची जाने वाली शेष 50% आवासीय इकाइयाँ वर्ष 2013 के के.लो.नि.वि. सूचकांक के अनुसार 2000 रु. प्रति वर्गफुट की आधार लागत (साथ ही ई.डब्ल्यू.एस. पार्किंग की लागत) पर दि.वि.प्रा./स्थानीय निकायों को बेची जाएगी। यह लागत वास्तव में इन आवासीय इकाइयों को सौंपते समय के.लो.नि.वि. के वृद्धि सूचकांक के अनुसार बढ़ायी जाएगी तथा विकासकर्ता समीपस्थ वैकल्पिक स्थल पर इनका विकास कर सकता है। विकासकर्ता इस अलग आवासीय पॉकेट के लिए आवश्यक व्यावसायिक तथा पी एस पी सुविधाओं की व्यवस्था करेगा। विकासकर्ता द्वारा बनाए गए ये ई.डब्ल्यू.एस. आवासीय घटक इस संबंध में सरकार/दि.वि.प्रा. द्वारा निर्धारित कोटि आश्वासन जांचों की शर्त के अधीन होंगे। इस घटक की अंतिम रूप से सुपुर्दगी/हस्तगतता कोटि आश्वासन अपेक्षाओं को पूरा करने की शर्त के अधीन होगी। विकासकर्ता को दि.वि.प्रा. को निर्धारित भूमि तथा ई.डब्ल्यू.एस. आवासीय घटक के सुपुर्द करने के पश्चात् ही अपने हिस्से/स्वामित्व के बिक्री योग्य घटक को प्रत्याशित क्रेताओं को वास्तविक हस्तांतरण/सौदे की अनुमति होगी।

[फा. सं. के-12011/9/2012-डीडी-1]

सुनील कुमार, अवर सचिव

MINISTRY OF URBAN DEVELOPMENT

(Delhi Division)

NOTIFICATION

New Delhi, the 23rd September, 2013

S.O. 2889(E).—Whereas the Central Government, after carefully considering all aspects of the matter related to Land Policy, decided to modify the Master Plan for Delhi-2021 vide SO N.2687(E) dated 06.09.2013. 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 corresponding modifications in the Para 4.4.3B. Residential Plot-Group Housing, with effect from the date of publication of this Notification in the Gazette of India.

2. The modified text in Para 4.4.3 B. Residential Plot-Group Housing regarding modifications in the Master Plan for Delhi-2021, is as under:

B. Residential Plot - Group Housing

Minimum size of plot	3000 sqm.
Maximum Ground Coverage	33.3%
Maximum FAR	200
Height	NR (subject to clearance from AAI/Fire Deptt. and other statutory bodies).
Parking	2.0 ECS/100 sqm. built up area and 0.5 ECS/100 sqm. for EWS/Service Personnel housing.

- (v) The developer shall ensure that minimum 15% of the proposed FAR to be constructed for Community-Service Personnel/ EWS and lower category. Such flats should have a carpet area between 25-40 sqm. This 15% of the proposed FAR for Community Service Personnel/EWS and lower category housing would be over and above 200 permissible FAR and density of 200 DUs. Employer Housing of Central Government, State Government and other Government Agencies are not required to follow the requirement of FAR or Dwelling Units for Community Service Personnel/EWS and lower income category. *50% of the EWS Housing Stock shall be retained by Developer Entity (DE) and disposed only to the Apartment owners, at market rates, to house Community Service Personnel (CSP) working for the Residents/Owners of the Group Housing. These will be developed by DE at the respective Group Housing site/premises or contiguous site. Remaining 50% of DUs developed by DE to be sold to DDA for EWS housing purpose will be sold to DDA/ Local Bodies at base cost of Rs. 2000 per sq. ft. as per CPWD index of 2013 (plus cost of EWS parking) which shall be enhanced as per CPWD escalation index at the time of actual handing over and can be developed by DE at an alternate nearby site. Necessary commercial and PSP facilities shall also be provided by the DE for this separate housing pocket. The EWS housing component created by the DE shall be subject to quality assurance checks, as prescribed in this regard by Govt./DDA. The final handing/taking over of this component shall be subject to fulfilling the quality assurance requirements. The DE shall be allowed to undertake actual transfer/transaction of saleable component under its share/ownership to the prospective buyers only after the prescribed land and EWS housing component is handed over to the DDA.*

[F. No. K-12011/9/2012-DD-I]

SUNIL KUMAR, Under Secy.

13-05-2013

[भाग II-खण्ड 3(ii)]

भारत का राजपत्र : असाधारण

7

उपयोग परिसरों की अनुमति	2. रिहायशी प्लॉट - समूह आवास	पी	पी	एन पी	पी	पी
	पी.एस. सार्वजनिक और अर्ध-सार्वजनिक सुविधाएं					
	1. अस्पताल (100 बिस्तारों तक)	पी	पी	एन पी	पी	पी
21. खण्ड 8: उप खण्ड 8(5) (ख)	(ख) बिल्डिंग लाइन से बाहर बना/बने हुए तहखाना (तहखाने) भूमि के तल के बराबर होगा/होंगे तथा इसमें/इनमें वातायन के यांत्रिक साधनों से वातायन की व्यवस्था की जाएगी, और					

[सं. के-12016/9/2012-डीडी-1]

सुनील कुमार. अवर सचिव

MINISTRY OF URBAN DEVELOPMENT
(DELHI DIVISION)
NOTIFICATION

New Delhi, the 13th May, 2013

13-05-2013

S.O. 1215 (E). - Whereas, certain modifications which the Central Government proposed to make in the Master Plan for Delhi-2021 as part of its review exercise which were published in the Gazette of India, Extraordinary, as Public Notice vide No. S.O. 2344 (E) dated 1st October, 2012 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 ninety days from the date of the said notice.

2. Whereas the Central Government have, after carefully considering all aspects of the matter, decided to modify the Master Plan for Delhi-2021.

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 modifications in the said Master Plan for Delhi-2021 with effect from the date of publication of this Notification in the Gazette of India.

CHAPTER-WISE MODIFICATIONS ARE AS UNDER:

Chapter/ S. No.	Para/Clause/ Table of MPD- 2021	Modifications								
1	2	3								
CHAPTER 1.0-INTRODUCTION										
1.	Para 20 (e)	<ul style="list-style-type: none">In order to prevent growth of slums, mandatory provision of EWS housing/slum rehabilitation in all group housing to the extent <i>minimum 15% of the proposed FAR on the plot.</i>								
CHAPTER 4.0-SHELTER										
2.	Para 4.2 HOUSING STRATEGY	<p>The following paragraph is to be replaced as per text highlighted in 'Bold Italic':</p> <p>A fixed density could lead to under utilization of FAR of imposition of artificial limits to optimal use of land, which is a scarce commodity. Therefore, the following density norms, with corresponding category of dwelling unit (DU) sizes are proposed:</p> <table><tr><td>Slum/EWS housing (upto 30 sq.m.)</td><td>-600 DUs/Ha.</td></tr><tr><td>Category-I (above 30-upto 40 sq.m.)</td><td>-500 DUs/Ha.</td></tr><tr><td>Category-II (above 40-upto 80 sq.m.)</td><td>-250 DUs/Ha.</td></tr><tr><td>Category-III (above 80 sq.m.)</td><td>-175 DUs/Ha.</td></tr></table> <p><i>As the development of housing in new area or redevelopment of existing housing stock in built up area to be taken by the Public Agencies, Society or private developers the upper limit of density be taken as 200 DUs/hect. (900 pph) with flexible Dwelling Unit sizes to achieve optimal utilization of land. The density for Slum & JJ clusters (In-situ up-gradation/Rehabilitation/Redevelopment of Slum & JJ Clusters, Resettlement Colonies) and EWS Public Housing Schemes be 900 DUs/hect. (+/-15% variation permissible).</i></p>	Slum/EWS housing (upto 30 sq.m.)	-600 DUs/Ha.	Category-I (above 30-upto 40 sq.m.)	-500 DUs/Ha.	Category-II (above 40-upto 80 sq.m.)	-250 DUs/Ha.	Category-III (above 80 sq.m.)	-175 DUs/Ha.
Slum/EWS housing (upto 30 sq.m.)	-600 DUs/Ha.									
Category-I (above 30-upto 40 sq.m.)	-500 DUs/Ha.									
Category-II (above 40-upto 80 sq.m.)	-250 DUs/Ha.									
Category-III (above 80 sq.m.)	-175 DUs/Ha.									

3.	Para 4.2.3.3 New Housing for Urban Poor	... The developers of group housing shall ensure that minimum 15% of <i>proposed FAR to be</i> constructed for Community-Service Personnel/EWS and lower income category. Employer Housing of Central Government, State Government and other Government Agencies are not required to follow the requirement of FAR or Dwelling Units for Community Service Personnel/EWS and lower income category.										
4.	Para 4.4.3 B. Residential Plot - Group Housing	<p><u>The following paragraph is to be replaced as per text highlighted in 'Bold Italic':</u></p> <p>(i) The density may vary (10% variation permissible in all categories) for specific categories as given below:</p> <table border="0"> <tr> <td>a) Category I (upto 40 sq.m)</td> <td>-500 DUs/Ha.</td> </tr> <tr> <td>b) Category II (above 40 - upto 80 sqm)</td> <td>-250 DUs/Ha.</td> </tr> <tr> <td>c) Category III (above 80 sqm)</td> <td>-175 DUs/Ha.</td> </tr> </table> <p>(ii) <i>The upper limit of density be taken as 200 DUs/hect. (900pph) with flexible Dwelling Unit sizes to achieve optimal utilization of land. The density for Slum & JJ clusters (In-situ up-gradation/Rehabilitation/Redevelopment of Slum & JJ Clusters, Resettlement Colonies) and EWS Public Housing Schemes be 900 DUs/hect. (± 15% variation permissible).</i></p>	a) Category I (upto 40 sq.m)	-500 DUs/Ha.	b) Category II (above 40 - upto 80 sqm)	-250 DUs/Ha.	c) Category III (above 80 sqm)	-175 DUs/Ha.				
a) Category I (upto 40 sq.m)	-500 DUs/Ha.											
b) Category II (above 40 - upto 80 sqm)	-250 DUs/Ha.											
c) Category III (above 80 sqm)	-175 DUs/Ha.											
5.		(iii) Additional floor area <i>minimum 400 sq.m or at the rate of 0.6% of permissible FAR</i> shall be allowed <i>free from FAR</i> to cater to community needs such as community/recreational hall, crèche, library, reading room, <i>senior citizen recreation room/club</i> and society office.										
6.		(iv) The developer shall ensure that <i>minimum 15% of the proposed FAR to be</i> constructed for Community-Service Personnel/EWS and lower category. Such flats should have a carpet area between 25-40 sqm. This <i>15% of the proposed FAR</i> for Community-Service Personnel/EWS and lower category housing would be over and above 200 permissible FAR and density of 200 DUs. Employer Housing of Central Government, State Government and other Government Agencies are not required to follow the requirement of FAR or Dwelling Units for Community Service Personnel/EWS and lower income category.										
CHAPTER 5.0-TRADE AND COMMERCE												
7.	Table 5.1: Five-Tier System of Commercial Areas of para 5.2	<table border="1"> <thead> <tr> <th>Tier</th> <th>V</th> </tr> </thead> <tbody> <tr> <td>Population</td> <td>About 5,000</td> </tr> <tr> <td></td> <td>Convenience Shopping Centre</td> </tr> <tr> <td>Area (ha.)</td> <td>0.1</td> </tr> <tr> <td>Activities Permitted</td> <td>Retail Shopping, Local Level service activities. Repair, <i>Office up to 125sqm.*</i>, Bank, ATM, Informal trade, restaurant.</td> </tr> </tbody> </table> <p>Notes:</p> <ul style="list-style-type: none"> * The provision of offices space upto 125 sq. mtr. to be applicable from the prospective date of notification in view of clause 3 (4) of Development Code. 	Tier	V	Population	About 5,000		Convenience Shopping Centre	Area (ha.)	0.1	Activities Permitted	Retail Shopping, Local Level service activities. Repair, <i>Office up to 125sqm.*</i> , Bank, ATM, Informal trade, restaurant.
Tier	V											
Population	About 5,000											
	Convenience Shopping Centre											
Area (ha.)	0.1											
Activities Permitted	Retail Shopping, Local Level service activities. Repair, <i>Office up to 125sqm.*</i> , Bank, ATM, Informal trade, restaurant.											
8.	Para 5.6.2 under para 5.6 COMMUNITY CENTRE (CC) LOCAL SHOPPING CENTRE (LSC)/CONVENIENCE SHOPPING CENTRE (CSC)	The LSC/CSC will cater to the day-to-day needs of the local population. Some areas developed prior to 1962 like Lajpat Nagar, Rajouri Garden, Tilak Nagar, Kamla Nagar etc. having concentration of commercial activities, may continue subject to conditions prescribed under the Mixed Use Regulations. The existing built-up commercial centres may be redeveloped if need be with enhanced FAR subject to payment of appropriate levies. <i>To incentivize the redevelopment a maximum overall FAR of 50% over and above the existing permissible FAR shall be given.</i>										

FAR enhancement in the shops cum residence complex developed prior to 1962 in rehabilitation colonies or other residential area shall be allowed higher FAR equivalent to FAR permissible on residential plot subject to availability of the parking in the area. The plot holder of shop-cum-residence plots is also allowed to continue with the original use i.e. shop-cum-residence and in such cases there will be no insistence for levy of any conversion charges.

CHAPTER 6.0-WHOLESALE TRADE**9. Para 6.2 SUB-CITY LEVEL MARKETS**

Most of the existing planned markets and warehousing were developed in early seventies for specific commodities. Due to their proximity to residential area, these markets need to be redeveloped to overcome the environmental and traffic problems. *To incentivize the redevelopment, a maximum overall FAR of 50% over and above the permissible FAR shall be given.* The traders associations shall share the responsibility of redevelopment to modern wholesale markets. The beneficiaries will have to pay the betterment charges to the implementing agency. Space for commodities that are not permissible in mixed use streets under para 15.6 shall be made available in wholesale city level market and sub-city level market to enable their relocation.

CHAPTER 7.0-INDUSTRY**10. Table 7.2: Norms for Land Distribution in Industrial Areas**

S. No.	Use Premises	Percentage
1.	Industrial Plots (Net Area)	45-50
2.	Residential*	20
3.	Recreational: Buffer Zone, Parks, Water Bodies, Green under HT lines, etc.	8-10
4.	Commercial: Shopping Centre, Petrol Pumps, Guest House/Budget hotels, Lodging and Boarding, Service and Repair Shops, Communication/ Telephone Exchange, etc.	2-3
5.	Facilities <ul style="list-style-type: none"> Public and Semi Public: Fire Station/Fire Post, Police Station/Police Post, Hospital/Dispensary, ITI/ Polytechnic, Dharamshala, Night Shelter, Day Care Centre, etc. Utilities: Electric Sub-station, CETPs, Pumping Stations, Underground Reservoirs/Fire Fighting Tanks and other utilities, etc. 	6-8
6.	Transportation: Circulation, Loading/ Unloading Area, Parking, Ideal Truck Parking, Goods Vehicle Parking etc.	16-18
	Total	100

Note:

- Residential Use premise shall be carved out in the Industrial area of urban extension. In case of residential use premises regulations for Group Housing shall apply. The land shall be reserved for facilities as per residential facilities. This housing would be for workers engaged in the Industrial sector. These provisions to be applicable to New Industrial Area.*

11.	Definition for 'Industrial Plot' Use Premise in Table 7.3: Development Control Norms	<i>A premise for Industrial activity with non-hazardous, non-polluting performance.</i>
12.	Definition for 'Flatted Group Industry' Use Premise in Table 7.3: Development Control Norms	<i>A premise having a group of small industrial units with common services and facilities of non-polluting nature.</i>
13.	Notes below Table 7.3	vi) Industrial units/plots abutting roads of 24m ROW and above shall be eligible for conversion to commercial use within the existing development control norms, subject to payment of conversion

1988 GI/13-3

		charges computed on current market value of commercial area and cost of parking as decided by Government from time to time. The activities permissible in Community Centre will be permitted in such plots. In addition, multilevel parking shall be permissible activity. However, this shall not be permitted on non-conforming/regularized industrial cluster. The above provision shall not affect the Supreme Court orders in any way.
14.	Under the Notes given below Table 7.3, S. No. (vii) added after S. No. (vi)	<p>vii) Industrial plots abutting roads of 24m ROW and above shall be eligible for conversion to Hospitals (up to 100 beds) within the existing development control norms, subject to the conditions (a) the number of beds to be accommodated on a plot shall be worked out @ 100 sqm of gross floor area per bed and (b) payment of conversion charges as prescribed by the Government from time to time. The activities permissible in Hospital (Table 13.20) shall be permitted in such plots. However, this shall not be permitted on non-conforming/regularized industrial cluster. The above provision shall not affect the Supreme Court orders in any manner.</p>
15.	Notes to be added below Table 7.3 after S. No. (vii)	<p>viii) In the redevelopment of industrial plots, 1.5 times of permissible FAR has already been notified in Notification S.O. 683 (E) dated 01.04.2011 regarding Regulations and Guidelines for Existing Planned Industrial Area, therefore, the incentive of 1.5 times of permissible FAR shall be allowed on all permissible uses on industrial plot.</p> <p>ix) Banquet Hall, Restaurant, Recreational Club, Hostel & Old age home, Community and Recreational hall, Nursing Home & Health Centre are permitted as part of modification in layout plan of industrial area where also enhanced FAR 1.5 times of permissible FAR of respective Use shall be allowed.</p> <p>x) As per the Notification S.O. 683 (E) dated 01.04.2011, minimum plot size eligible for redevelopment is given 1000 Sqm. whereas some of the plots are less than 50-100 Sq.mts. from area limit of 1000 Sq.mts. In such redevelopment relaxation in area upto 5% in lower limit of plot size shall be permitted.</p> <p>xi) The development control norms i.e. Ground Coverage, FAR etc. of respective use premises while allowing redevelopment/reconstruction on the individual industrial plots shall be adhered to and there shall be no height restriction. The height shall be as per requirement of AAI/Fire Department. In case of addition, alteration or change of use within permissible category in existing building to achieve permissible FAR, already sanctioned ground coverage shall continue, if parking requirement or sufficient open space around building is made available.</p> <p>xii) In existing industrial units / plots with an area of 3000 sq. mtrs. or above abutting road of 24 mtr. ROW and above shall be eligible for Residential use (Group Housing) within development control norms of group housing along with incentive 1.5 times FAR of permissible FAR of Group Housing subject to payment of Conversion charges as prescribed by the Government from time to time for respective use. Required Commercial preferably and PSP activity for residential population, and working space up to 15% of Permissible FAR shall also be allowed. Sub-division of larger industrial plot or amalgamation of smaller industrial plots will be allowed in existing areas as well as approved schemes/layouts/building plans on these industrial plots. Rain water harvesting preferably with Rain water storage for re-use & STP, Dual piping system use of solar electricity shall be provided to minimize the additional burden on infrastructure services. This provision shall not affect any Court Orders.</p>

11

16.	7.6.2.1 Norms for Redevelopment of clusters of Industrial Concentration in Non-Conforming Areas	<p>vi) Other stipulations shall include—</p> <ol style="list-style-type: none"> About 10% area is to be reserved for circulation/roads/service lanes. About 10% of semi-permeable surface for parking and loading/unloading areas. About 10% of total area to be reserved for infrastructure requirements like CETP, Sub-Stations, Pump House, Fire Station, Police post, etc. as per the norms. Preparation of: <ul style="list-style-type: none"> Plan for water supply from DJB/Central Ground Water Authority (wherever required) along with requirement for pumping stations, storage tanks, ground water recharging/rainwater harvesting. Drainage plan as per norms. 8% of the cluster area shall be reserved for parks/green buffer. Plots measuring more than 100 sqm to have minimum 9.0 m. ROW. Plots measuring less than 100 sqm to have minimum 7.5 m. ROW. Common parking to be provided for plots below 60 sqm, whereas for plots above 60 sqm front set back (min. 3m) shall be provided without boundary wall for parking and loading and unloading. <p><i>Note:</i> Subject to availability of land for these facility mentioned at vi (a, b, c, e) with Industrial cluster or in the surrounding area be considered.</p>
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CHAPTER 13.0-SOCIAL INFRASTRUCTURE

17.	Table 13.6: Development Controls for Education Facilities (Higher Education)	<table border="1"> <tr> <th rowspan="2">Sl. No.</th><th rowspan="2">Category</th><th colspan="2">Maximum</th><th rowspan="2">Other Controls</th></tr> <tr> <th>G F A R</th><th>H I</th></tr> <tr> <td>5.</td><td> <p>College</p> <p>i) In case of old colleges plot will be divided as follows:</p> <table border="1"> <tr> <td>Area per college</td><td>: 4.0 ha</td></tr> <tr> <td>a) College building area</td><td>: 1.8 ha 45%</td></tr> <tr> <td>b) Play field area</td><td>: 1.8 ha 45%</td></tr> <tr> <td>c) Residential including hostel area</td><td>: 0.4 ha 10%</td></tr> </table> <p>ii) In case of variation in area the % to be followed.</p> </td><td colspan="3"> <p>i. Development control norms for academic college building area & residential will be same as S. No. 4 above.</p> </td></tr> </table>	Sl. No.	Category	Maximum		Other Controls	G F A R	H I	5.	<p>College</p> <p>i) In case of old colleges plot will be divided as follows:</p> <table border="1"> <tr> <td>Area per college</td><td>: 4.0 ha</td></tr> <tr> <td>a) College building area</td><td>: 1.8 ha 45%</td></tr> <tr> <td>b) Play field area</td><td>: 1.8 ha 45%</td></tr> <tr> <td>c) Residential including hostel area</td><td>: 0.4 ha 10%</td></tr> </table> <p>ii) In case of variation in area the % to be followed.</p>	Area per college	: 4.0 ha	a) College building area	: 1.8 ha 45%	b) Play field area	: 1.8 ha 45%	c) Residential including hostel area	: 0.4 ha 10%	<p>i. Development control norms for academic college building area & residential will be same as S. No. 4 above.</p>		
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CHAPTER 15.0-MIXED USE REGULATIONS

18.	Para 15.7.1 Sub-para (e)	<ul style="list-style-type: none"> "Other activity" restricted to guest houses, nursing homes and pre-primary schools, as defined in para 15.7.1, subject to conditions contained in para 15.7, in plots abutting roads of minimum 18m ROW in regular plotted development, since these activities are in the nature of 'Public and Semi-Public' facilities. New banks and fitness centres, wellness centres and NGOs will not be permissible. Banks which existed as on 7.9.2006, fitness centres existed as on 12.8.2008, wellness centres and NGOs which existed as on 7.2.2007, (as defined in para 15.7.1), ...
19.	Para 15.3.2 1. In colonies falling in categories A and B	<p>(e) Fitness centre (including gymnasium, yoga/meditation centre) as existed on 12.8.2008</p>

CHAPTER 17.0-DEVELOPMENT CODE

20.	Clause 8: Sub-Clause 8 (2) Permission of Use Premises in Use Zones	S. Use Premises No.	Use Zones				
			RD	CI	C2	M	PS
		RD RESIDENTIAL					
		ii. Residential plot - Group Housing	P	P	NP	P	P
		PS PUBLIC AND SEMI PUBLIC FACILITIES					
21.	Clause 8: Sub-Clause 8(5)(b)	i Hospital (up to 100 beds)	P	P	NP	P	P
		(b) The basement(s) <i>beyond building line</i> shall be kept flushed with ground and shall be ventilated with mechanical means of ventilation; and					

[No. K-12016/3/2008-DD-I]

SUNIL KUMAR, Under Secy.

		ख) संबंधित एजेंसियों के पूर्व अनुमोदन से भवन के रखरखाव के लिए उपकरण लगाने तथा अपेक्षित सेवाओं हेतु आन्तरायिक सेवा तल की अनुमति दी जा सकती है जिसे एफ.ए.आर. में नहीं माना जाएगा। सेवा तल की ऊंचाई आधारिक सामग्रियों की गहराई, जलाशयों, अन्य साधनों इत्यादि की व्यवस्था की आवश्यकतानुसार ऊंचाई के आधार पर निश्चित की जाएगी। भवन में सेवा तल की ऊंचाई 1.8 मीटर तक सीमित होगी।
अध्याय 18.0 : योजना की समीक्षा एवं निगरानी		
43	तालिका 18.1 विकास हेतु निगरानी व्यवस्था	घटक
		(vi) सामाजिक आधारिक संरचना
		ख. शिक्षा
		विकलांग व्यक्तियों हेतु विद्यालय
		छ. अन्य सामुदायिक सुविधाएं
		(iv) मानसिक और शारीरिक रूप से विकलांग व्यक्तियों हेतु देखभाल केन्द्र

[फा. सं. के-12011/9/2012-डीडी-1]

सुनील कुमार, अवर सचिव

MINISTRY OF URBAN DEVELOPMENT

(Delhi Division)

NOTIFICATION

New Delhi, the 23rd September, 2013

S.O. 2895(E).—Whereas, certain modifications which the Central Government proposed to make in the Master Plan for Delhi-2021 as part of its review exercise which were published in the Gazette of India, Extraordinary, as Public Notice S.O.1377 (E) dated 28th May, 2013 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 forty-five days from the date of the said notice.

2. Whereas, objections/suggestions received with regard to the proposed modifications have been considered by the Board of Enquiry and Hearing, setup by the Delhi Development Authority and also approved at the meeting of the Delhi Development Authority.

3. Whereas, the Central Government has, after carefully considering all aspect of the matter, decided to modify the Master Plan for Delhi-2021.

4. 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 modifications in the said Master Plan for Delhi-2021 with effect from the date of publication of this Notification in the Gazette of India.

CHAPTER-WISE MODIFICATIONS ARE AS UNDER:

Chapter/ S. No.	Para/Clause/Table of MPD-2021	Modifications																																																																						
1	2	3																																																																						
CHAPTER 10: INTRODUCTION																																																																								
1	Para 20 (m)	<ul style="list-style-type: none">Provision for introducing cycle tracks, pedestrian and <i>differently abled persons</i> friendly features in arterial and sub-arterial roads.																																																																						
CHAPTER 30: DELHI URBAN AREA 2021																																																																								
2	Table 3.3: Hierarchy of Urban Development	<table><tr><th rowspan="2">Level</th><th rowspan="2">Facilities</th><th colspan="2">To be provided/ indicated</th></tr><tr><th>LOP</th><th>ZP</th></tr><tr><th>1</th><th>2</th><th>6</th><th>7</th></tr><tr><td rowspan="8">3. Community Population 1,00,000</td><td>4. Maternity Home</td><td>•</td><td></td></tr><tr><td>5. Nursing Home/Polyclinic</td><td>•</td><td></td></tr><tr><td>11. Multipurpose Community hall (provision for marriages, small public gathering, function, eating joint and library, gym etc.)</td><td>•</td><td></td></tr><tr><td>14. Electric sub station 66KV</td><td>•</td><td></td></tr><tr><td>16. Informal Bazaar</td><td>•</td><td></td></tr><tr><td>19. Bus Terminal</td><td>•</td><td></td></tr><tr><td>20. Waste water treatment facility</td><td>•</td><td></td></tr><tr><td>21. Sewage Pumping Station</td><td>•</td><td></td></tr><tr><td rowspan="6">4. District Population 5,00,000</td><td>22. Parking space for parking of buses, LMVs, IPTs, etc.</td><td>•</td><td></td></tr><tr><td>3. Veterinary Hospital for pet animals & birds</td><td>•</td><td></td></tr><tr><td>12. Care Centre for Physically/Mentally Challenged</td><td>•</td><td></td></tr><tr><td>13. Working women-men hostel</td><td>•</td><td></td></tr><tr><td>15. Orphanage/ Children's Centre (one each)</td><td>•</td><td></td></tr><tr><td>19. Bus Terminal</td><td>•</td><td></td></tr><tr><td rowspan="5">5. Zonal/Sub City Population 10,00,000</td><td>3. Telephone Exchange</td><td>•</td><td></td></tr><tr><td>7. Head Post Office & Administration Office</td><td>•</td><td></td></tr><tr><td>8. Sewage Pumping Station</td><td>•</td><td></td></tr><tr><td>9. Municipal Office for water & sewerage</td><td>•</td><td></td></tr><tr><td>12. Old Age Home</td><td>•</td><td></td></tr></table>	Level	Facilities	To be provided/ indicated		LOP	ZP	1	2	6	7	3. Community Population 1,00,000	4. Maternity Home	•		5. Nursing Home/Polyclinic	•		11. Multipurpose Community hall (provision for marriages, small public gathering, function, eating joint and library, gym etc.)	•		14. Electric sub station 66KV	•		16. Informal Bazaar	•		19. Bus Terminal	•		20. Waste water treatment facility	•		21. Sewage Pumping Station	•		4. District Population 5,00,000	22. Parking space for parking of buses, LMVs, IPTs, etc.	•		3. Veterinary Hospital for pet animals & birds	•		12. Care Centre for Physically/Mentally Challenged	•		13. Working women-men hostel	•		15. Orphanage/ Children's Centre (one each)	•		19. Bus Terminal	•		5. Zonal/Sub City Population 10,00,000	3. Telephone Exchange	•		7. Head Post Office & Administration Office	•		8. Sewage Pumping Station	•		9. Municipal Office for water & sewerage	•		12. Old Age Home	•	
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3	Title of Para 4.2.3.4	Slum & JJ Redevelopment Regulations and Guidelines for Collective Community Rehabilitation/Relocation – In-situ Up-gradation/ Rehabilitation of Slum & JJ Clusters, Resettlement Colonies, Schemes for rehabilitation of project-affected persons and for Unsafe Buildings and EWS public housing schemes.																																																																						
4	Para 4.2.3.4	... In existing resettlement colonies, redevelopment; regular servicing and maintenance, which are overdue, are to be based on the guidelines and incentives as applicable for the Slum & JJ																																																																						

		Rehabilitation Scheme; schemes for rehabilitation of project-affected persons and for Unsafe Buildings and EWS public housing schemes.						
		The following guidelines ... applicable with the following conditions:						
		(vii) Area of the dwelling unit for EWS or rehabilitation shall be minimum 25sqm and max. 40 sq. mt. and room sizes as per IS: 8888.						
		(viii) Common parking is to be provided for residential component at 0.5ECS per 100sqm of floor area which can be relaxed wherever required. Parking for remunerative purposes shall be as applicable for the relevant land use.						
5		Footnote: Slum & JJ Clusters on plots smaller than 2000 sqm be relocated instead of taking up in-situ rehabilitation as per the above-cited guidelines.						
6	Para 4.3 Night Shelter	... Special provisions should be made for the homeless, women and children including the differently abled persons, orphans and old age persons. Further, to the development of night shelters....						
7	Para 4.4 DEVELOPMENT CONTROLS FOR RESIDENTIAL USE ZONE	The para number '4.4.2' is changed to '4.4.2A', as under:						
		4.4.2A SUB-DIVISION OF RESIDENTIAL ZONE (RD) INTO USE PREMISES						
8		4.4.2B USE PREMISES FOR RESIDENTIAL USE ZONE AT COMMUNITY LEVEL AND ABOVE						
		Following Use Premises are to be provided/ permitted while preparing plans for Residential use zone at Community level and above:						
		i. Family Welfare Centre/Pediatric Centre/Geriatric Centre/Diagnostic Center						
		ii. Maternity Home						
		iii. Nursing Home/Polyclinic						
		iv. Dispensary for pet animals & birds						
		v. Police Post						
		vi. Community Recreational Club Socio-Cultural activities (auditorium, music, dance & drama centre/meditation & spiritual centre)						
		vii. Night Shelter						
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9	Table 4.2: Infrastructure Requirement for Residential layout at	<table><tr><th>S.No.</th><th>Use Premises</th></tr><tr><td>(e)</td><td>Utilities</td></tr><tr><td></td><td>15. Area for segregation of waste and parking of utility vehicles</td></tr></table>	S.No.	Use Premises	(e)	Utilities		15. Area for segregation of waste and parking of utility vehicles
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	Neighbourhood Level	Notes: (viii) <i>Local Bodies to ensure removal of existing dhalaos in phases.</i>												
10	Table 4.3: Uses/Use Activities Permitted in Use Premises	<table border="1"> <thead> <tr> <th>Use/Premises</th><th>Definition</th><th>Use/Use Activities Permitted</th></tr> </thead> <tbody> <tr> <td>Hostel</td><td>A premise in which residential accommodation in the form of rooms is provided, usually attached to an institution, with or without dining facility.</td><td>i) Hostel, Old Age Home ii) Dining Area, Watch and Ward Residence, Service Shops of Barber, Laundry, Soft Drink and Snack Stall to be restricted up to 20% of floor area.</td></tr> <tr> <td>Guest House, Lodging & Boarding House, Sarai</td><td>A premise providing temporary accommodation for short durations.</td><td>i) Guest Rooms ii) Watch and Ward Residence, Service Shops of Barber, Laundry, Soft Drink and Snack Stall to be restricted up to 20% of floor area.</td></tr> <tr> <td>Dharamshala or its equivalent</td><td>A premise providing temporary accommodation or for short durations on no-profit basis.</td><td>i) Dharamshala ii) Service Personnel Shops of Barber & Laundry, Soft Drink & Snack Stall to be restricted up to 20% of floor area.</td></tr> </tbody> </table>	Use/Premises	Definition	Use/Use Activities Permitted	Hostel	A premise in which residential accommodation in the form of rooms is provided, usually attached to an institution, with or without dining facility.	i) Hostel, Old Age Home ii) Dining Area, Watch and Ward Residence, Service Shops of Barber, Laundry, Soft Drink and Snack Stall to be restricted up to 20% of floor area.	Guest House, Lodging & Boarding House, Sarai	A premise providing temporary accommodation for short durations.	i) Guest Rooms ii) Watch and Ward Residence, Service Shops of Barber, Laundry, Soft Drink and Snack Stall to be restricted up to 20% of floor area.	Dharamshala or its equivalent	A premise providing temporary accommodation or for short durations on no-profit basis.	i) Dharamshala ii) Service Personnel Shops of Barber & Laundry, Soft Drink & Snack Stall to be restricted up to 20% of floor area.
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12	Para 4.4.3 CONTROLS FOR BUILDING/BUILDINGS WITHIN RESIDENTIAL PREMISES	<p>A new para 'H. Studio Apartments' is inserted after para 'G.'. Details are as under:</p> <p>H. STUDIO APARTMENTS</p> <p><i>Minimum size of plot</i> 2000 sqm. <i>Maximum Ground Coverage</i> 33.3% <i>Maximum FAR</i> 200 <i>Height</i> NR (Subject to clearance from AAI/Fire Department and other statutory bodies) <i>Parking</i> 2.0 ECS/100 sqm built up area</p> <p>Other Controls for studio apartments:</p> <p>i) The maximum size of the apartment will be 60 sqm built-up. ii) The plots should be located on road facing minimum width of 12m. iii) Basement, if constructed, and used only for parking, utilities and services shall not be counted towards FAR.</p>												

13	Para 4.4.3 B. Residential Plot – Group Housing	(v) ... Such flats should have a area between 25 to 40 sqm.												
CHAPTER 5.0: TRADE AND COMMERCE														
14	Notes below Table 5.1: Five-Tier System of Commercial Areas	(v) <i>The non-residential activities permitted as per Mixed Use Regulations with stipulations for category of colony, road ROW etc. in residential plots will be permitted in Commercial Centres.</i>												
15	Para 5.8 HOTELS	The para is re-numbered as 5.8 (A) and sentence 'To cater..... Dharamshala/Hostel have been proposed' in the said para have been deleted. Accordingly, the para 5.8 (A) is to be read, as under: 5.8 (A) HOTELS Delhi is ... Public Semi-Public facilities, wholesale markets, transport nodes, etc. Hotels are permitted in Commercial Use Zone,												
16		5.8 (B) LONG TERM (SERVICE APARTMENTS) AND SHORT TERM ACCOMMODATION <i>In order to cater to the long term accommodation requirement, service apartments are proposed as per the parameters stipulated by Ministry of Tourism and Culture, GOI. To cater to low-tariff short term accommodation, a hierarchy of Guest House, Lodging and Boarding House/Dharamshala/Hostel have been proposed.</i> <i>These are to be provided/permitted while modifying existing and/or preparing schemes for Commercial, Industrial, Public Semi Public and Transportation Use Zones.</i>												
17	Table 5.4: Development Controls – Commercial Centres	<table><tr><th>Use/Use premises</th><th>Maximum Coverage (%)</th><th>FAR</th><th>Height (mts)</th><th>Parking Standard ECS/100 sqm of floor area</th><th>Other controls</th></tr><tr><td>d) Service Apartments</td><td>30</td><td>225</td><td>NR*</td><td>2</td><td></td></tr></table>	Use/Use premises	Maximum Coverage (%)	FAR	Height (mts)	Parking Standard ECS/100 sqm of floor area	Other controls	d) Service Apartments	30	225	NR*	2	
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18	Table 5.5: Definitions and Activities Permitted in Use Premises	<table><tr><th>Use/premise</th><th>Definition</th><th>Activities permitted</th></tr><tr><td>Service Apartment</td><td>A premise fully furnished, serviced and self contained with meal preparation used for short-term/long term accommodation</td><td>i) Guest Suite/Conference facilities/Office ii) Retail/Service Shops, Dining and supporting facilities, as per the requirement to be restricted up to 20% of floor area.</td></tr></table>	Use/premise	Definition	Activities permitted	Service Apartment	A premise fully furnished, serviced and self contained with meal preparation used for short-term/long term accommodation	i) Guest Suite/Conference facilities/Office ii) Retail/Service Shops, Dining and supporting facilities, as per the requirement to be restricted up to 20% of floor area.						
Use/premise	Definition	Activities permitted												
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CHAPTER 11.0: URBAN DESIGN														
19	S. No. 'v' of 1 of para 11.1.1	v) Continuity of the sidewalks should be maintained in terms of the width, surface treatment, curb cuts, tree and street furniture locations, for the pedestrians and differently abled persons.												
20	Para 11.6.1 STREET FURNITURE AND SIGNAGE	... Street furniture and signage should be designed sensitively considering the land use, intensity of activity and other identified design districts. Their design must also reflect respect to pedestrians and differently abled persons.												

		Access provisions for the <i>differently abled persons</i> should be made from the street to overcome curb heights, rain water gratings etc. Parking spaces close to the entrance should be reserved for <i>differently abled persons</i>															
CHAPTER 12.0 TRANSPORTATION																	
21	S. No. 'ii.'	ii. The multimodal system will be integrated with safe facilities for pedestrians, bicyclists, <i>differently abled persons</i> and Intelligent Transport System (ITS) enabled taxis and three-wheeled scooter rickshaws (TSR).															
22	Para 12.1 INTEGRATED MULTI-MODAL TRANSPORT SYSTEM	...Intermediate Passenger Transport (IPT) and private modes on selected corridors to be identified as per the needs from time to time. All roads should be made pedestrian, <i>differently abled persons</i> and bicycle friendly as far as possible.															
CHAPTER 13.0 SOCIAL INFRASTRUCTURE																	
23	Para 13.2 EDUCATION	v) Requirement of schools and training centres for mentally and <i>differently abled persons</i> with differential development norms are given.															
24	Table 13.3: Planning Norms and Standards for Education Facilities	<table><tr><th>Sl. No.</th><th>Category</th><th>Population/unit (approx.)</th><th>Pilot Area</th></tr><tr><td>2.</td><td>Sr. Secondary School/ Secondary School</td><td>10,000</td><td>0.6-0.8 ha</td></tr></table>	Sl. No.	Category	Population/unit (approx.)	Pilot Area	2.	Sr. Secondary School/ Secondary School	10,000	0.6-0.8 ha							
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26	Table 13.4: Development Controls for Education Facilities	<table><tr><th rowspan="2">Sl. No.</th><th rowspan="2">Category</th><th colspan="3">Maximum</th><th rowspan="2">Other Controls</th></tr><tr><th>Gr. Cov.</th><th>FAR</th><th>Height</th></tr><tr><td>4</td><td>Sr. Secondary School/ Secondary School</td><td>35%</td><td>150</td><td>18 m</td><td>Same as given in MPD-2021</td></tr></table>	Sl. No.	Category	Maximum			Other Controls	Gr. Cov.	FAR	Height	4	Sr. Secondary School/ Secondary School	35%	150	18 m	Same as given in MPD-2021
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28	Table 13.6 Development Controls for Education Facilities (Higher Education)	<table><tr><th rowspan="2">Sl. No.</th><th rowspan="2">Category</th><th colspan="3">Maximum</th><th rowspan="2">Other Controls</th></tr><tr><th>Ground Coverage</th><th>FAR</th><th>Height</th></tr><tr><td>1</td><td>Vocational Training Centre (ITI/Polytechnic/Vocational/Training Institute/management)</td><td>35%</td><td>225</td><td>37m</td><td>1. Upto 30% of max the permissible. FAR can be used for hostel accommodation for the students</td></tr></table>	Sl. No.	Category	Maximum			Other Controls	Ground Coverage	FAR	Height	1	Vocational Training Centre (ITI/Polytechnic/Vocational/Training Institute/management)	35%	225	37m	1. Upto 30% of max the permissible. FAR can be used for hostel accommodation for the students
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1	Vocational Training Centre (ITI/Polytechnic/Vocational/Training Institute/management)	35%	225	37m	1. Upto 30% of max the permissible. FAR can be used for hostel accommodation for the students												

		Notes: i) <i>The Recreational Clubs located in LBZ Area, Civil Lines Bungalow Area, Recreational Use Zones and existing on Heritage Structures will be dealt on case to case basis and Technical Committee of DDA will approve the Development Controls norms based on the existing status.</i>																		
31	Table 13.18: Planning Norms and Standards for Other Community Facilities	<table><tr><th>S. No.</th><th>Category</th><th>Population/Unit (approx.)</th><th>Plot Area</th></tr><tr><td>1</td><td>g) Service Apartment</td><td>100000</td><td>Minimum 2000 sq.m.</td></tr></table>				S. No.	Category	Population/Unit (approx.)	Plot Area	1	g) Service Apartment	100000	Minimum 2000 sq.m.							
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32		Notes: i) <i>The minimum size of the apartment will be 40 sqm built-up.</i> ii) <i>The plots should be located on road facing minimum width of 12m.</i> iii) <i>Basement, if constructed, and used only for parking, utilities and services shall not be counted towards FAR.</i>																		
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S. No.		Category	Maximum					Other Controls												
	Ground Coverage		FAR	Height																
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35	Table 13.21: Educational Facilities	<table border="1"> <thead> <tr> <th>S. No.</th> <th>Use Premises</th> <th>Definitions</th> <th>Activities permitted</th> </tr> </thead> <tbody> <tr> <td>4.(a)</td> <td>Senior Secondary School</td> <td>A premise having educational and playing facilities for students upto XII standard.</td> <td>Nursery School, Sr. Secondary School, Watch & Ward Residence (Upto 20 sqm), Books and Stationery Shop, Uniform Shop (Upto 20 sqm each) Soft Drink & Snack Stall, Canteen, Bank Extension Counter, Auditorium, Indoor Games Hall, Swimming Pool, Post Office Counter Facility.</td> </tr> <tr> <td>4.(b)</td> <td>Secondary School</td> <td>A premise having educational and playing facilities for students from VI to XII standard.</td> <td>Secondary School, Watch & Ward Residence (Upto 20 sqm), Books and Stationery Shop, Uniform Shop (Upto 20 sqm each), Soft Drink & Snack Stall, Canteen, Bank Extension Counter, Auditorium, Indoor Games Hall, Swimming Pool, Post Office Counter Facility.</td> </tr> </tbody> </table>	S. No.	Use Premises	Definitions	Activities permitted	4.(a)	Senior Secondary School	A premise having educational and playing facilities for students upto XII standard.	Nursery School, Sr. Secondary School, Watch & Ward Residence (Upto 20 sqm), Books and Stationery Shop, Uniform Shop (Upto 20 sqm each) Soft Drink & Snack Stall, Canteen, Bank Extension Counter, Auditorium, Indoor Games Hall, Swimming Pool, Post Office Counter Facility.	4.(b)	Secondary School	A premise having educational and playing facilities for students from VI to XII standard.	Secondary School, Watch & Ward Residence (Upto 20 sqm), Books and Stationery Shop, Uniform Shop (Upto 20 sqm each), Soft Drink & Snack Stall, Canteen, Bank Extension Counter, Auditorium, Indoor Games Hall, Swimming Pool, Post Office Counter Facility.
S. No.	Use Premises	Definitions	Activities permitted											
4.(a)	Senior Secondary School	A premise having educational and playing facilities for students upto XII standard.	Nursery School, Sr. Secondary School, Watch & Ward Residence (Upto 20 sqm), Books and Stationery Shop, Uniform Shop (Upto 20 sqm each) Soft Drink & Snack Stall, Canteen, Bank Extension Counter, Auditorium, Indoor Games Hall, Swimming Pool, Post Office Counter Facility.											
4.(b)	Secondary School	A premise having educational and playing facilities for students from VI to XII standard.	Secondary School, Watch & Ward Residence (Upto 20 sqm), Books and Stationery Shop, Uniform Shop (Upto 20 sqm each), Soft Drink & Snack Stall, Canteen, Bank Extension Counter, Auditorium, Indoor Games Hall, Swimming Pool, Post Office Counter Facility.											
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S. No.	Use Premises	Definitions	Activities permitted											
5.	School for Mentally/ differently abled persons	A premise having educational (formal and vocational) and playing facilities for mentally & differently abled persons.	School, Ward & Watch Residence (Upto 20 sqm), workshop, sale counter, hostel facility (15% of permissible built-up area), Books & Stationery Shop (Upto 20 sqm), Canteen, Bank Extension Counter, Post Office Counter facility, Indoor Games Hall, Upto 20% of max. FAR can be utilized for residential use of essential staff and student accommodation, office, professional activity, rehabilitation centre.											
37	Table 13.27: Socio-Cultural and Community Facilities	<table border="1"> <thead> <tr> <th>S. No.</th> <th>Use Premises</th> <th>Definitions</th> <th>Activities Permitted</th> </tr> </thead> <tbody> <tr> <td>22.</td> <td>Old Age Home/Care Centre for differently abled persons Mentally challenged</td> <td>A Premise having the facility of for caring and training boarding & lodging of the elderly/differently abled persons/mentally challenged</td> <td>Care home with residential facility, residence (for management and maintenance staff), primary school, recreational, library, health, gym, canteen, dining facility.</td> </tr> </tbody> </table>	S. No.	Use Premises	Definitions	Activities Permitted	22.	Old Age Home/Care Centre for differently abled persons Mentally challenged	A Premise having the facility of for caring and training boarding & lodging of the elderly/differently abled persons/mentally challenged	Care home with residential facility, residence (for management and maintenance staff), primary school, recreational, library, health, gym, canteen, dining facility.				
S. No.	Use Premises	Definitions	Activities Permitted											
22.	Old Age Home/Care Centre for differently abled persons Mentally challenged	A Premise having the facility of for caring and training boarding & lodging of the elderly/differently abled persons/mentally challenged	Care home with residential facility, residence (for management and maintenance staff), primary school, recreational, library, health, gym, canteen, dining facility.											

38

S. No.	Use Premises	Definitions	Activities Permitted
25.	Short Term Accommodation (Hostel/Guest House/Boarding and Lodging House/Working women-men Hostel/Service Apartment)	A premise fully furnished, serviced and self-contained with meal preparation and used for short term or long term individual, family or corporate accommodation.	i) Guest Suite ii) Conference Facilities, Office, Retail and Service Shops and Common Dining Facilities, and other facilities supporting the main activity (restricted up to 20% of permissible FAR).

CHAPTER 17/0 DEVELOPMENT CODE

39 SUB/CLAUSE 8
(2) PERMISSION OF USE PREMISES IN USE ZONES

S. No.	Use Premises	Use Zones
RD RESIDENTIAL		RD C1 C2 M PS
i	Residential plot - Plotted Housing	P P* NP NP N * P
ii	Residential plot - Group Housing	P P NP NP P
iii	Studio Apartment	P NP NP NP N P
iv	Residence-cum-Work Plot	P P NP NP N P
v	Foreign mission	P P NP NP N P
vi	Hostel/Old age home	P P NP P P
vii	Short term Accommodation - Hostel/Guest House/ Lodging & Boarding House/Sarai/ Working Women-Men Hostel, Dharamshala and its equivalent/Service Apartment	P P P P P
viii	Community Hall/Barat Ghar	P P NP NP P
ix	Night Shelter	P P P P P
x	Community/Recreational hall, Library, Reading Room, Society Office, Crèche and Day Care Centre	P P P P P

40

S. No.	Use Premises	Use Zones
PS PUBLIC AND SEMI PUBLIC FACILITIES		RD C1 C2 M PS
vi	School for Mentally Challenged/differently abled persons	P NP NP NP P

41 Notes of the SUB/CLAUSE 8(2) PERMISSION OF USE PREMISES IN USE ZONES

xii) Use premise which are to be provided/permitted while preparing plans for Residential Use Zone at community level given in para 4.4.2 A and B, shall be permitted in other use zones as above. These Use Premises are also permitted while preparing layout plans for respective Use Zone with the approval of concerned local body and approval of the Authority is not required.

42 General Notes under Sub-Clause 8(3) REGULATIONS FOR BUILDING CONTROLS WITHIN USE

2. The mezzanine floor and service floor wherever provided shall be considered as a part of the total FAR. In case of the buildings with 26 m. and more height in all use-zones, Technical Committee of DDA may permit the following in special circumstances:
a) In case of provision of stack-parking in still floor or basement, minimum height should be 2.5 m.
b) Intermittent service floor may be permitted for installation of

	PREMISES	<i>equipments and services required for the maintenance of the building with prior approval of the agencies concerned and are not to be counted in FAR. The height of the service floor is to be decided based on the depth of structural members, the height requirement for providing water-reservoirs, other equipments, etc. The height of Service floor in the building shall be limited to 1.8 m</i>						
CHAPTER 18:0-PLAN REVIEW AND MONITORING								
43	Table 18.1 Monitoring Framework Development for	<table border="1"><tr><td>Components</td></tr><tr><td>IV. SOCIAL INFRASTRUCTURE</td></tr><tr><td>b. Education</td></tr><tr><td>i) School for <i>differently abled persons</i></td></tr><tr><td>g. Other community facilities</td></tr><tr><td>iv) Care centre for mentally and <i>differently abled persons</i></td></tr></table>	Components	IV. SOCIAL INFRASTRUCTURE	b. Education	i) School for <i>differently abled persons</i>	g. Other community facilities	iv) Care centre for mentally and <i>differently abled persons</i>
Components								
IV. SOCIAL INFRASTRUCTURE								
b. Education								
i) School for <i>differently abled persons</i>								
g. Other community facilities								
iv) Care centre for mentally and <i>differently abled persons</i>								

[F. No. K-12011/9/2012-DD-I]

SUNIL KUMAR, Under Secy.



[An ISO 9001:2008 Certified Organisation]

No. 49(04)2015-DUAC
Code : 09071549004

Executive Engineer (Bldg.)
Karol Bagh Zone, North DMC,
Nigam Bhawan, D.B. Gupta Road,
Dev Nagar, New Delhi-5.

दिल्ली नगर कला आयोग
DELHI URBAN ART COMMISSION
भारत पर्यावास केंद्र, कोर-6ए, यूजी एवं प्रथम तल
INDIA HABITAT CENTRE, CORE 6A, UG & FIRST FLOOR
लोधी रोड, नई दिल्ली - 11000
Lodhi Road, New Delhi-11000
(A Statutory Body under the Ministry of Urban Development, Government of India)

July 31, 2015

विषय : Completion plans in respect of EWS No. 1,2,3,4,5 and Basement(Part) in Residential flatted
Factory Complex at SBM on Plot No. 15, Shivaji Marg.
संदर्भ : North DMC's letter no. D/EE(B)/KBZ015/4308 dated 06.07.2015 & Proponent's
letter no. Nil dated 13.07.2015.

महोदय,
उक्त प्रस्ताव पर आयोग की दिनांक 15 जुलाई, 2015 को आयोजित बैठक में विचार किया गया था।
आयोग की प्रेक्षाएं तथा निर्णय इस प्रकार हैं :-

"Decisions :

NOC approved.

Observations :

1. The proposal forwarded by the North DMC was scrutinised.
2. The building plans of the proposal were approved by the Commission at its meeting held on April 27, 2011.
3. The completion plans proposal was found acceptable."

भवदीय

(विनोद कुमार)
सचिव

प्रतिलिपि :

1. M/s DLF Home Developers Ltd., DLF Centre, Sansad Marg, New Delhi-1.
2. M/s Hafeez Contractor, 29 Bank Street, Mumbai - 400023.

(विनोद कुमार)
सचिव

रविन्द्र कुमार

सूचनाएं PHONE : 24619593, 24618607, 24690821, 24636191 फैक्स FAX : 24619593
ई-मेल Email : duac74@gmail.com Website : www.duac.org

"ANNEXURE D"

FORM 'D'
FORM FOR ISSUING FIRE SAFETY CERTIFICATE
[Refer sub - rule (1) of rule 35]
GOVERNMENT OF NATIONAL CAPITAL TERRITORY OF DELHI
HEAD QUARTERS: DELHI FIRE SERVICE, CONNAUGHT PLACE
NEW DELHI

No. 141925/MS/2015/221661

Dated: 01/05/15

FIRE SAFETY CERTIFICATE

Certified that the DLF EWS Residential Block Nos. 1, 2, 3, 4 & 5 located at Flatted Factory Complex, Plot No. 15, Shivaji Marg, New Delhi - 110015 comprised of Block 1 & 4 = 3 Basement + Ground + 13 Upper Floors, Block 5=G+13 Upper Floors and Block 2 & 3= 3 Basement + Ground + 11 Upper Floors owned/ occupied by DLF Home Developers Limited have complied with the fire prevention and fire safety requirements in accordance with rule 33 of the Delhi Fire Service Rule, 2010 and verified by the officer concerned of this department on 23-04-2015 in the presence of Mr. Siddhartha Malhotra (VP - Coordination) and found that the said building that the premises is fit for occupancy class "Residential" Group A with effect from 01/05/15 for a period of five years in accordance with rule 36 unless renewed under rule 37 or sooner cancelled under Rule 40 and subject to compliance of the conditions under rule 38 of the Delhi Fire Service Rules, 2010.

Issued on 01/05/15 at New Delhi by.

Copy to:

1. The Authorized Signatory,
DLF Home Developers Ltd.
DLF Centre, Sansad Marg,
New Delhi - 110001.


(Santokh Singh)
Chief Fire Officer
Delhi Fire Service
Phone -23414250

Following fire safety directives must be adhered to:-

1. All the fire safety arrangements provided therein shall be maintained in good working condition at all times.
2. Any loss of life or property due to non-functional fire safety measures shall be at the risk and responsibility of the management.
3. The trained staff should be available round the clock.
4. Any deviations w.r.t. construction shall be verified by the concerned building sanctioning agency.
5. The certificate may not be treated in any case for the regularization of the unauthorized construction, if any.
6. Basement shall be used as per building bye laws.
7. The owner/ occupier shall apply for renewal of this Fire Safety Certificate to the Director in Form 'J' [sub rule (1) of rule 37] along with a copy of this certificate, six months prior to its expiry.
8. The owner/occupier shall submit a declaration every year in the form 'K' provided in the first schedule of Delhi Fire Service Rules 2010, form is available on www.dfs.delhigovt.nic.in.



1. Used good quality material in the works and that all such material satisfy the relevant specifications as of practice. *as laid down in the contract / CPWD codes of practice.*
2. Provided workmanship of requisite quality standards for the execution of the work as per the criteria laid down in the Contract/ CPWD Specifications/ Is Codes of Practice.

THAT we therefore, stand Guarantee for the Structural Quality of the Works.

1. MANJUSH KR S/o SHRI JAIJAI RAM SINGH

at present working as _____

with the Contractor as duly empowered by the

Contractors to execute and issue this structural Quality Certificate on behalf of the Contractor.

EXECUTANT FOR AND ON BEHALF OF



(AUTHORISED SIGNATORY)

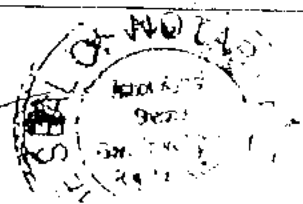
NAME: _____

DESIGNATION: _____

WITNESSES:

1. _____

2. _____



NOTAR

DELHI (IN)

121 SS1

28/7/15



(E)

VINOD MUTNEJA CONSULTANTS PVT. LTD.
F-88, 11nd Floor, Lajpat Nagar-I, New Delhi-110024
Tel. +91-11-29812650 Fax +91-11-29810682
E-mail: vmconsultants@gmail.com

TO WHOMSOEVER IT MAY CONCERN

Date: 29.06.2015

We have been retained by M/s DLF Home Developers Limited, DLF Centre, 9th Floor, Sansad Marg, New Delhi 110001 as Proof Consultant for vetting the structural design (Principal Consultant - Manish Consultants, C. 8/1, ARDEE City, Gurgaon - 122002) of the construction of EWS Residential Block Nos: 1, 2, 3, 4 & 5 and three level basements in Residential and Flatted Factory Complex at Swatantra Bharat Mills (SBM) Complex on Plot No. 15, Shivaji Marg, New Delhi 110015, it is certified as follows:

1. That the Structural Design has been carried out in accordance with provisions of NBC, Building Bye-Laws and specifications stipulated by the Bureau of Indian Standards.
2. That the building has been designed for appropriate Seismic Load, Dead Loads, Live Loads, Wind Pressure, etc. in all cases, normal strengthening to resist to distress during earthquake has been provided in the design.
3. The roof slab of extended basement (near ground level) external to the building has been designed to take fire tender load up to 45 MT and other services equipments load (transformer, DG sets, panels etc.) wherever applicable.

Certified by

Vinod Mutneja

Vinod Kumar Mutneja
(Director)

Vinod Mutneja Consultants

VINOD K. MUTNEJA
DIRECTOR
MEMBER, LAM 295
MCE LIC No. SE/0137

Vinod Mutneja Consultants (P) Ltd.
F-88, 2nd Floor, Lajpat Nagar-I,
New Delhi-110024
Ph. 29812650 Fax 29810682

CIVIL ENGG. CONSULTANTS



SOUTH DELHI MUNICIPAL CORPORATION
OFFICE OF EXECUTIVE ENGINEER(BUILDING) HQ

8th Floor, Civic Centre, New Delhi -110002



Shri./Smt./Km. VINOD KUMAR

S/O HANSRAJ

R/o F-14 Second Floor, Lajpat Nagar-III, New Delhi, New Delhi - 110024

has been empanelled as a Structural Engineer. His/Her license No: SE/0137

renewed In all three Municipal Corporation valid upto 31/Dec/2015

subject to

following competency:

Structural Engineer :

- 1) To prepare the structural design, calculations and details for all buildings and
- 2) In case of structural failure, the sole responsibility lies on the part of Structural Engineer and action can be initiated as per Law.

Penal Action :

- 1) Penal action against defaulting can be taken as per the provisions of Building Bye Laws for the union Territory of Delhi, 1983 and other applicability as per law.

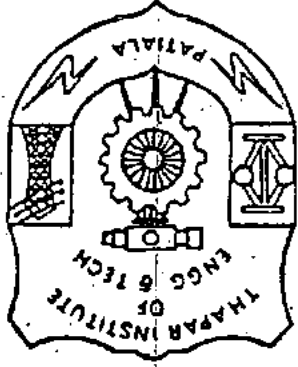
[Signature] 27/01/2015

Executive Engineer (Bldg.) HQ

Thapar Institute of Engineering and Technology, Patiala
(Deemed University)
Master of Engineering

Certified that Manish Kumar Gupta s/o Sri C. S. Gupta
has obtained the Degree of Master of Engineering in
Civil (Structures) Engineering on his/her having
successfully completed the prescribed requirements for the said degree
in March 1996.

He/She is placed in the list with Honours
Given this day under the seal of the Institute at Patiala
The Eight day of October, One Thousand Nine
Hundred and Ninety Six



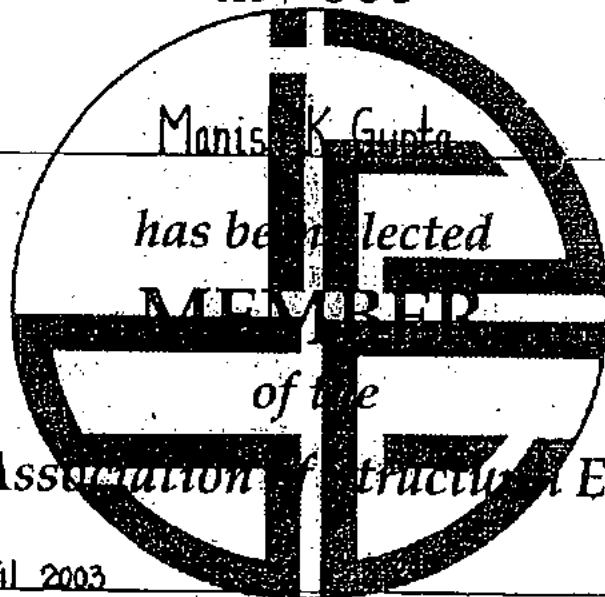
Director
[Signature]

Registrar
[Signature]



**Indian Association
of
Structural Engineers**
Certificate of Membership

M - 009



Indian Association of Structural Engineers

On 09 April 2003

with all its associated rights and privileges

H Gupta
Honorary Secretary

Manish K Gupta
President



Manish K Gupta



Dr. R.S. Jangid
Professor

INDIAN INSTITUTE OF TECHNOLOGY BOMBAY

Department of Civil Engineering
Powai, Mumbai - 400 076 (India)

Phone (+91-22) - 2576 7346, 2572 2545

Fax (+91-22) - 2572 3480, 2576 7302

E-mail: rsjangid@civil.iitb.ac.in

Ref No.: DRDICE/RSJ-105/13-14

June 26, 2014

To
The Project Manager,
DLF Capital Greens at 15, Shivaji Marg,
New Delhi - 110 015.

Subject:- Structural Design Review of EWS Dwelling Units for DLF Capital Greens Project, New Delhi.

Dear Sir,

This is to state that the structural design for EWS dwelling units for Capital Greens Projects (Towers 1 to 5) prepared by M/s Manish Consultants has been reviewed in details and found that:-

1. The structural design is in conformity with the provisions of NBC, as stipulated by the Bureau of Indian Standards.
2. The building superstructure and the foundation have been designed for the appropriate seismic loads, all dead loads and live loads wind pressure etc. In all cases, normal strengthening to resist distress during earthquake has been provided in the designs.
3. The roof slab of extended basement (at ground level) external to the building has been designed to take fire tender load up to 60MT.
4. The structural analysis and designs have been carried out for seismic zone V as per IS 1893-2002, IS 13920-1993 and as per IS 456-2000.

Please feel free to contact me if any clarification is required.

Yours sincerely,

(R.S. Jangid)

Dr. R. S. JANGID

Professor

Department of Civil Engineering
I.I.T. Bombay, Powai, Mumbai 76

SOUTH DELHI MUNICIPAL CORPORATION

Dr. S. P. M. Civic Centre

Minto Road
New Delhi



Draughtsman, B(HQ)
South Delhi Mpl. Corporation

License No.: SE/0190

Date: 30/01/2017

Shri / Smt. / Ms. **Manish Kumar Gupta**, S/O Shri Chuni Lal Gupta, r/o **ARDEE CITY, C 8/01, GROUND FLOOR, GURGAON, HARYANA - 122002** has been empanelled as a Structural Engineer. He / She has deposited the applicable fee as per policy of the Department on account of renewal of License for Structural Engineer through Online mode. This License will be valid up to **31/Dec/2017** in all the three Municipal Corporations of Delhi for the above-named Structural Engineer with the following competency:

Structural Engineer :

1. To prepare the structural design, calculations and details for all buildings and supervision.
2. In case of structural failure, the sole responsibility lies on the part of Structural Engineer and action can be initiated as per Law.

Penal Action :

1. Penal action against defaulting Structural Engineer can be taken as per the provision of Building Bye Laws for Union Territory of Delhi 1983.
2. The above Professional shall ensure compliance of relevant provisions of Building Bye Laws to be read with relevant Bye Laws/ Regulations applicable for the Licensing of Structural Engineer framed by three Municipal Corporations from time to time as well as Affidavit / Undertaking submitted by him at the time of registration / renewal.
3. The license is valid only for the purpose of building permits & supervision of construction, regularization cases and completion certificate cases only under the jurisdiction of South Delhi Municipal Corporation, North Delhi Municipal Corporation and East Delhi Municipal Corporation.

Self Attested

[Signature]

[Signature]

Executive Engineer (Bldg.) HQ
South Delhi Municipal Corporation

manish consultants

C 8/1 ARDEE CITY, GURGAON 122002
TEL: +91.124.4295189, +91.124.4144714
info@manishconsultants.com

(2)

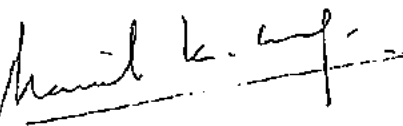
TO WHOMSOEVER IT MAY CONCERN

Date: 09 March, 2015

We have been retained by M/s DLF Home Developers Limited, DLF Centre, 9th Floor, Sansad Marg, New Delhi 110001 for structural design of the Building construction of EWS Tower Nos. 1, 2, 3, 4 & 5 in residential and Flatted Factory Complex at Swatantra Bharat Mills (SBM) Complex on Plot No. 15, Shivaji Marg, New Delhi 110015, it is certified as follows:

1. That the Structural Design has been carried out in accordance with provisions of NBC, Building Bye - Laws and specifications stipulated by the Bureau of Indian Standards.
2. That the building has been designed for appropriate Seismic Load, Dead Loads, Live Loads, Wind Pressure, etc. In all cases normal strengthening to resist to distress during earthquake has been provided in our designed.
3. The roof slab of extended basement (near ground level) external to the building has been designed to take fire tender load upto 45 MT and other services such electrical equipment's load (transformer, DG sets, panels etc.) wherever applicable.

Certified by



(Manish Kumar Gupta)

Principal Consultant

(For Manish Consultants)

B.E. (Civil), M. E. (Structures)

Indian Association - MIAStructE - M009



ANNEXURE-3

Page 1 of 20

CONVEYANCE DEED

This CONVEYANCE DEED is executed on this day of, 2016 at New Delhi BY AND BETWEEN.

M/s. DLF Home Developers Ltd a company duly incorporated under the provisions of the Companies Act, 1956 and having its registered office at DLF Centre Sansad Marg, New Delhi-110001 through its authorised signatory Shri duly authorised vide a Board Resolution passed in the meeting of the Board of Directors on (hereinafter referred to as the "FIRST PARTY", which expression shall unless excluded by or repugnant to the context or meaning therefore, be deemed to include its successors and permitted assigns) of the one PART.

AND

DELHI DEVELOPMENT AUTHORITY, an authority constituted under Section 3 of the Delhi Development Act, 1957, having its office at Vikas Sadan, INA, New Delhi acting through (Shri) duly authorised for this purpose (hereinafter referred to as the "SECOND PARTY", which expression shall unless excluded by or repugnant to the context or meaning therefore, be deemed to include its successors, nominees and assigns) of the other PART.

The expression "First Party" and "Second Party" shall individually be referred to as the "Party" and collectively as the "Parties".

WHEREAS

1. Master Plan for Delhi 2021 ("MPD-2021"), including specifically Para 4.2.3.3 "New Housing For Urban Poor" and Para 4.4.3 B "Residential Plot—Group Housing" particularly Para 4.4.3 B (v) as amended by the following three Notifications (Attached herewith as Schedule I).

- a. Notification No. S.O.1215(E) dated 13.05.2013
- b. Notification No. S.O.2889(E) dated 23.09.2013
- c. Notification No. S.O.2895(E) dated 23.09.2013

requires every developer constructing Group Housing to, *inter alia*, construct 15% of the proposed FAR for Community-Service Personnel/Economically Weaker Section and lower income category housing ("EWS/GSP Housing") as per the conditions and norms stipulated in MPD-2021 and the Notifications so as to create adequate stock of housing for urban poor.

2. WHEREAS the First Party is the lawful owner of the land situated at 15 Shivaji Marg, New Delhi under the title Sale Deed dated 14.12.2007 registered with the Office of Sub-Registrar, New Delhi and by virtue of the order passed by the Hon'ble High Court of Delhi under Section 391 and 394 of Companies Act, 1956 in Company Petition No.272/2009 dated January 29, 2010 (hereinafter

- referred to as the "Said Land") as detailed in the Layout Plan of the Capital Green Residential Complex annexed as Schedule - II).
3. First Party is developing a residential Group Housing Complex known as DLF Capital Greens on part of the Land (hereinafter referred to as the "Residential Complex") after getting the building plans duly sanctioned by the competent authority and further thereto and in keeping with the guidelines of the Master Plan and the notifications referred to above the First Party has already constructed Five (05) independent blocks, constituting EWS/CSP Housing comprising 52,312.00 Sq.mtr. (Fifty two thousand three hundred twelve square meters) Floor Area Ratio ("CSP/EWS FAR") on a portion of the Land, as fully described in Schedule-II annexed hereto, and requisite E.C.S. (Equivalent Car Space) as per the prescribed statutory norms duly bounded by boundary wall and delineated in the RED colour in the plan annexed hereto and hereinafter referred to as the "EWS/CSP Housing". For the said EWS/CSP Housing consisting of all Five Blocks, the Completion-cum-Occupation certificate has also been granted & received by First Party vide file No. D/EE(B)/KBZ/2016/104 dated 22/03/2016 issued by North Delhi Municipal Corporation (copy of the certificate annexed as Schedule - III).. Completion Certificate
 4. In compliance of the MPD 2021, as in force, First Party is under an obligation to sell and transfer 50% of the total EWS/CSP Housing area along with requisite Equivalent Car Space @ 0.5 ECS per 100 Sq. Mtr. of EWS/CSP FAR (calculated 32 Sq. Mtr. per ECS in 1st Basement) to be transferred in favour of Second Party, against payment of the specified Sale Consideration and the Second Party has agreed to accept the transfer and make payment of the sale consideration as per MPD 2021/Notification dated 23.9.2013.
 5. Accordingly, First Party is selling, transferring and conveying to Second Party an area of 26,156 sq.m (Twenty six thousand one hundred fifty six square meter) comprising 772 (Seven Hundred Seventy Two) EWS Units/Flats along with 4,192 sq.m. (Four Thousand One Hundred Ninety Two square metres) (being Equivalent Car Space) in the 1st (First) Basement in the EWS/CSP Housing in favour of Second Party and as more fully described in Schedule - IV cumulative total Blocks & Flats Nos. with Floor-wise area details & V as basement area Layout Plan. Both schedules are annexed hereto.

NOW THEREFORE, THIS SALE DEED/CONVEYANCE DEED WITNESSETH AS UNDER:

- 1.1 Pursuant to MPD 2021/Notifications as mentioned herein above, as in force, and in consideration of amounting to sum of Rs. towards final ("Sale Consideration") consisting of Rs. being the Basic Sale Price and Cost of Parking and the Other Charges of Rs. paid to respective government civic authorities/agencies, as per details mentioned in Schedule - VI annexed hereto, the First Party doth hereby sell, transfer and

convey, absolutely and forever, in favour of the Second Party all its rights, title and interest in :-

I. 26,156 (Twenty six thousand one hundred fifty six) comprising 772 (Seven Hundred Seventy Two) EWS Units/Flats in entire Block No.5, entire Block No.4 & Part of Block No.3 of the CSP/EWS Housing in the Residential Complex as fully described in the Layout Plan along with Common Areas Chart as annexed in Schedule -VII.

II. 4,192 sq.m. (Four Thousand one hundred ninety two sq mtr) being the equivalent car space in the 1st (First) Basement of the EWS/CSP Housing in the Residential Complex as fully described in Schedule - V attached hereto.

Together with all easements, benefits, privileges appurtenant thereto and the right to the common areas including staircases, lifts, etc., and the undivided proportionate interest in the land underneath as related to entire Block No. 5, entire Block No.4 and part Block No. 3 ("DDA Allocation").

1.2. That the entire Sale Consideration as set out in Schedule - VI (annexed hereto) of Rs.72,18,97,026.00 (Rupees Seventy Two Crores Eighteen Lakhs Ninety Seven Thousand Twenty Six only) has been paid by Second Party to First Party vide Pay Order No. dt. drawn on Bank, the receipt whereof is hereby acknowledged by the First Party.

1.3 First Party has handed over to the Second Party the actual, peaceful, unencumbered and vacant physical possession of the DDA Allocation along with all fittings, fixtures, connections, water sources and structures including workmanship, quality and provision of services on as is where is basis to the satisfaction of the Second Party and the Second Party confirms and acknowledges the receipt of the same. However, First Party acknowledges and accepts to Second Party that if any major structural defects appear within the first five (5) years of handing over/taking over of the EWS Housing Complex w.r.t. 772 EWS Units, that the same will be rectified by the First Party.

2.0 Second Party has perused the title documents and all permissions and approvals in respect of the said EWS/CSP Housing, certified copies of which have been supplied by FIRST PARTY to SECOND PARTY and has also physically inspected the said DDA Allocation and is signing this instrument after fully satisfying itself, based on representation of FIRST PARTY, as to :-

- (i) the ownership, right, title and interest of First Party to sell/transfer the DDA Allocation;
- (ii) the drawings, floor plans, area, construction, specification, fixtures and fittings of the DDA Allocation;

- 706 -
- (iii) Second Party acknowledges that First Party has made available to it all the desired information during the course of its due diligence and that all the issues pointed out by the Second Party during due diligence and the actual site inspections have been suitably rectified by the First Party to the satisfaction of Second Party.
- 3.1 First Party acknowledges and accepts that the DDA allocation has been sold by ~~Second Party as per DDA Housing Scheme 2004 and the Brochure thereof.~~
- 3.2 Second Party undertakes that the allotment/sale of the individual EWS units forming part of the DDA Allocation, to the individual allottees, shall, *inter alia*, subject to the following stipulations:
- (i) That the terms and conditions of this Sale Deed/Conveyance Deed, shall also form part of the Agreement to Sell/Final Conveyance Deed in respect of the individual EWS Units in the DDA Allocation.
 - (ii) Sale Deed/Lease Deed by Second Party in favour of its allottees shall be executed strictly as per provisions of DDA Housing Scheme, 2014 and the Brochure thereof.
 - (iii) Sale Deed/Lease Deed by the Second Party in favour of its allottees shall be executed only after the receipt of NOC from concerned RWA / Maintenance Agency of clearance of all lawful dues.
 - (iv) Second Party acknowledges and accepts that it's (including the allottees of DDA Allocation) rights, title and interest are limited to the DDA Allocation only and that the present sale is in respect of the units comprised in the DDA Allocation only. Neither the Second Party nor its allottees shall have any rights, title and interest in respect of the remaining area of the EWS/ CSP Housing or on any other area of the Residential Complex. Further, the allottees of the "First Party" and the "Second Party" in respect of EWS and CSP allocations shall not have any right or claim or access for use of the Club/Community Facilities Building (comprising of Convenient Shopping, Banquet Hall, Dispensary), Outdoor sports facilities and Swimming pools or any other facilities that may be provided by the First Party in the said Residential Complex.
- 3.3 Both Parties accept that pursuant to the sale of DDA Allocation to Second Party by this Conveyance Deed/Sale Deed and based on FIRST PARTY's Undertaking dated 8th of July, 2016 the First Party has fulfilled and complied with its obligations in terms of MPD 2021/Notifications.
- 4.1 That while allotting / transferring the DDA Allocation by the Second Party to its allottees, the Second Party shall ensure to *inter alia* incorporate the following terms in the agreement to be executed in favour of such allottees:

-705-

- (a) The Second Party and its allottees shall have any access to the terrace of the CSP/EWS Housing in emergency situations and only maintenance personnel authorized by RWA for the purpose of maintenance of utility services shall be allowed to access the terrace provided, however, that Second Party and/or its allottees shall have all such access to the terraces as is available to the owners/occupiers of the remaining component of EWS/CSP Housing in the Residential Complex. ~~The First Party shall not~~ carry out any construction on the terrace of the Towers comprising DDA Allocations.
- (b) That all the terms and conditions of DDA Housing Scheme, 2014 and the Brochure thereof (attached as Schedule-VIII), including but not limited to those pertaining to formation of RWA and membership by individual allottee shall be binding on all allottees of DDA Allocation. The said Association/RWA shall be entrusted with the maintenance and upkeep of the EWS/CSP Housing including DDA allocation.
- (c) The DDA Allocation allottees undertake to pay any fees, charges and complete such documentation and formalities as may be deemed necessary for the purpose of becoming the member of the Association/RWA.
- (d) The DDA Allocation allottees agree and undertake to pay the pro-rata share of maintenance charges on regular basis as and when demanded by the Association/RWA/maintenance agency. The failure to pay the maintenance charges shall attract interest as may be stipulated by the RWA / Association / maintenance agency or under the law.
- (e) The allottees of DDA Allocation shall execute the maintenance agreement in the form and manner as may be prescribed by the RWA.
- (f) "The Association/RWA" shall be represented by 8 (Eight) members (hereinafter called as Board of RWA), out of eight both the parties will have equal representation in the "Association/RWA i.e. 4 (four) members shall be nominated by the First Party and the 4 (four) members shall be nominated by the Second Party.
- (g) The Association/RWA, for the initial 5 (five) years, shall mandatorily appoint the same agency which has been appointed by the First Party for maintaining the Residential Complex unless decided otherwise by the RWA for CSP/EWS Housing. Post this initial period of 5 years, it is desirable that the agency maintaining the Residential Complex also maintains and operates the CSP/EWS Housing. The Association/RWA shall open and

maintain a separate bank account for providing maintenance services to the EWS/CSP Housing.

- (h) The Second Party agrees and confirms that the interest portion accrued on the "Maintenance Fund" created by the Second Party shall be transferred to the Association/RWA on a quarterly basis. In case, there is any shortfall in the maintenance expenses (including expenses such as management fee, manpower, consumables, common utility consumption, maintenance cost of landscape/common areas/services etc. and after adjusting the interest there from) for DDA Allocation, the concerned RWA will bridge the gap monthly / quarterly through contribution on a pro-rata basis from the allottees of the DDA Allocation.
- (i) It is agreed that the maintenance cost shall at all-time be reasonable and be directly based on the actual expenses incurred.
- (j) The individual allottees of DDA Allocation shall neither do not cause anything to be done in or around their respective EWS Unit which may cause or tend to cause or amount to cause any damage to any adjacent apartment/Unit or in any manner interfere with the rights and conforms of the fellow residents in other part of the said Residential Complex.
- (k) Second party agrees that the insurance policy (for earthquake, all sorts of fire perils or any other act of God) for DDA Allocation shall be the sole responsibility of the RWA of CSP/EWS Housing.
- (l) The individual allottees of DDA Allocation shall not encroach upon the common areas, terraces, earmarked refuge areas, Parking, etc. or the open/common/basement areas of the said Residential Complex. The individual allottees shall neither keep/store/dump/stack anything undesirable nor shall raise any permanent or temporary, kutcha or pucca constructions, grill wall, shed enclosures thereon or part thereof and always ensure that it is encroachment free. It is further agreed that no construction shall be carried out by the allottees of Second Party on the terrace of DDA allocation.
- (m) The individual allottees of DDA Allocation shall not make any such superstructure of additions/alternations/permanent/ temporary/false or of any nature whatsoever in their respective EWS Unit so as to cause blockage/ interruption/disruption in Fire and life safety systems and equipment installed in the said blocks or any other areas and facilities in the said Residential Complex and/or cause any structural damage to the building structure.

- 703 -

(n) The individual allottees of DDA Allocation shall not use their respective EWS Unit as a Boarding House, Club House, Nursing Home, eating or catering place, Dispensary or for any commercial or industrial activities whatsoever and/or for any illegal or immoral activity. The individual allottees further shall not use their respective EWS Unit for any activities which are likely to be of nuisance, annoyance or danger/disturbance or which are impermissible as per any law/bye-law or regulation of any government or authority.

(o) An individual allottee of DDA Allocation shall prior to his engaging in any permissible construction, demolition, addition, alternation, modification or doing any work with respect to interior or exterior in his EWS Unit or otherwise in the structural system, fire-fighting systems, sprinkler systems, HVAC Systems and any electric fixtures, obtain written permission from the RWA constituted as per the DDA Housing Scheme 2014/Brochure thereof. In the unlikely event of any mishap due to any tinkering with the present installations, the allottee shall be responsible for any loss/injury/damage of life and/or property and the consequences thereof;

(p) The individual allottees of DDA Allocation shall not do anything which may infringe the rights of First Party or the other occupants of the Residential Complex.

(q) That the RWA / maintenance agency will ensure that the individual allottees of CSP/EWS Housing shall consent to the rules / regulations and also the obligations as may be promulgated from time to time by RWA / maintenance agency for the same and further ensure that all such rules/regulations are not oppressive of the allottee.

(r) The ECS/Parking shall be at all times used only for the purpose of parking of vehicles and for no other purpose and Second Party/its allottees shall not create any hindrance or obstruction in any manner whatsoever in the use of the remaining parking area and/or in the services by the other occupants of the said Residential Complex.

4.2 For the CSP/EWS Housing the entry / exit gate from Karampura Residential Colony side has been provided besides the SBM Senior Secondary School building situated within the said Residential Complex (as earmarked on the Layout plans attached as Annexure - IX for the use of Second Party/its allottees of the DDA Allocation. The entry to the periphery road of the Residential Complex shall be used only for the purpose of fire tender movement/emergency situations. However, the allottees of the "First Party" and the "Second Party" in respect of EWS and CSP allocations shall use the access for Entry/Exit from the Karampura Residential Colony side only

as earmarked on the Layout Plan as Annexure – IX and will have no other access/claim/right in the remaining Residential Complex.

- 4.3 Both parties understand that a single point Water Supply, Sewage and Drainage connections have been provided to the Residential Complex by the Delhi Jal Board (DJB) and that separate water meters have been installed by First Party to measure the total water consumption within the ~~CSP/EWS Housing. Depending on the water consumption measured by~~ the separate water meters and prevailing DJB rates, the said RWA / maintenance agency shall calculate the consumption charges and raise a monthly invoice to the Second Party / respective allottees of DDA Allocation, after taking into account all rebates, adjustments, etc., as may be permissible in law, who shall be responsible to make timely payment of the same.
- 5.1 The parties understand that a single point HT Electricity Connection has been provided to the Residential Complex by BSES Rajdhani Power Ltd and that First Party, apart from installing a common meter to record the total electricity consumption for the entire EWS/CSP Housing covering the common areas therein and individual flats, has also installed "Energy/Electricity Meter" for each unit in the CSP/EWS Housing. Depending on the electricity consumption so measured by this separate common electricity meter and prevailing BSES rates, the said RWA/Maintenance Agency will calculate the consumption charges and raise monthly invoice to the individual allottees, after taking into account all rebates, adjustments, etc., as per law.
- 5.2 Furthermore, for electricity units so consumed by individual units, separate monthly invoice shall be raised by the RWA/Maintenance Agency to respective allottees. The Allottees shall be responsible for timely payment of the same.
- 6.0 Notwithstanding anything herein contained, this Conveyance Deed has been entered into by Second Party on the strength of the following representations, declaration, assurances and undertakings by First Party:
- (a) First Party is the lawful owner of the Land.
 - (b) First Party has constructed the EWS Housing including the said DDA Allocation in accordance with the sanctioned/completion plans therefore and in accordance with law;
 - (c) First Party has neither done or omitted to do nor shall it do or omit to do any act, deed or thing to affect the said DDA Allocation and ECS/Parking or the right, title and interest of Second Party or its allottees in the said DDA Allocation and ECS/Parking
 - (d) The said DDA Allocation and ECS/Parking is free from all sorts of encumbrances, i.e., mortgage, sale, lien, exchange, attachment, injunction, dispute, litigation, decree of a court of law, etc.

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- (e) First Party has not entered into any Agreement to Sell or sale/conveyance deed of any agreement of like nature with any person/party to sell/transfer the said DDA Allocation.
- (f) There is no notice of cancellation, acquisition, requisition or any other legal proceedings, in any court including in the revenue court or civil court or the High before any authority, in respect of the Land/Residential Complex in general and the said DDA Allocation in particular.
- (g) First party has a marketable title and that there is no legal impediment or fetter on the right of the first party to sell or transfer the said DDA Allocation of the ECS/Parking in favour of second party
- (h) First Party has not violated / shall not violate provisions of MPD 2021/Notifications specifically clause 4.4.3 (B) of MPD 2021.
- 7.0 Both parties acknowledge and agree that as per Master Plan of Delhi, or otherwise, if any balance / additional F.A.R. for Metro Corridor, Transport Oriented Development (TOD), etc. is either currently available or becomes available in future on the Said Land, which would necessitate / result in additional / increase in number of units in the Residential Complex, the First Party shall be entitled to avail such balance / additional FAR and construct / develop additional flats / units including proportionate EWS/CSP units, either on the existing buildings or construct new tower(s) in the said Residential Complex or any other land as sanctioned by the Statutory Authorities. Thereafter, the First Party shall sell and transfer such additional EWS/CSP units to the Second Party according to the statutory notifications mentioned herein above or as applicable at that point of time.
- 8.0 Each Party shall keep the other Party indemnified and harmless against all costs, losses, expenses, penalties, claims which the other Party may suffer or incur due to any act or omission of the Party or due to any breach by the Party of this Conveyance Deed or in the event of any representations, declarations or assurances as aforesaid being false or incorrect or on the failure of the Party to perform its obligations as herein contained.
- 9.0 Both parties shall execute such documents as may be required to effectuate the terms and conditions of this Conveyance Deed.
- 10.0 The expenses to be incurred for the execution of the Conveyance Deed(s) on stamp duty, registration fee and related expenses have been borne by Second Party alone. Second Party shall also be responsible for payment of VAT, Sales Tax if applicable which shall be over and above the Sale Consideration.
- 11.0 All dues, demands, taxes, levies or charges of whatever nature in respect of the DDA Allocation payable to any municipal or other authority/agency, for the

period upto the date of execution of this Conveyance Deed, shall be borne and paid by First Party and for the period thereafter it shall be paid and borne by Second Party or its allottees as the case may be.

12.0 The Court at the NCT of Delhi shall have exclusive jurisdiction over any and all disputes arising out of this Agreement.

IN WITNESS WHEREOF this Agreement has been signed, sealed and delivered on this day, month and year above written.

SIGNED AND DELIVERED BY
First Party

Signature:

Name:

Designation:

In the presence of Witness 1

Signature:

Address:

SIGNED AND DELIVERED BY
Second Party

Signature:

Name:

Designation:

In the presence of Witness 2

Signature:

Address:

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Annexed Schedule (I)

Copies of 3 Notification:

- a. Notification No. S.O.1215(E) dated 13.05.2013
- b. Notification No. S.O.2889(E) dated 23.09.2013
- c. Notification No. S.O.2895(E) dated 23.09.2013

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Annexed Schedule (II)

The Layout Plan Of Capital Green Residential Complex
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Annexed Schedule (III)

Copy of the Completion-cum-Occupation Certificate vide file No. D/EE(B)/KBZ/2016/104 dated 22/03/2016 issued by North Delhi Municipal Corporation.

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Schedule (IV)EWS Area Statement

Block Number	Number of Units	Floor Details	Specific Area	Super Area
3	96	7 th to 11 th	2714.440	3277.447
4	373	Ground Floor to 14 th Floor	10472.050	12446.450
5	303	Ground Floor to 14 th Floor	8525.940	10470.830
Total	772			

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Annexed Schedule (V)

Basement Area for EWS

location	Area
First (1 st) Level Basement	4192 Square Meter
<i>Delineated in the Layout Plan</i>	

Schedule (VI)PAYMENT SCHEDULE OF EWS FLATS

Sl. No.	Particulars	Rate & Measuring Unit	Rate/per unit (Total 772 flats)	Total Amount (Rs.)
1.	Cost of EWS Units wise (DDA Allocation)	26,156 Sq. Mtr.	Rs. 2.080 per sq. ft. Or Rs.22,389.12 per sq.mtr.	
2.	Cost of Parking (DDA Allocation)	4,192 Sq. Mtr.	25,163.00 per Sq. Mtr.	
3.	Proportionate share of Water Infrastructure Fund (Deposited to Delhi Jal Board)	5,21,100 Liters (5 persons per flat and 135 liters per person)	Rs. 30 per Liter	
4.	Proportionate share of Sewer Infrastructure Fund (Deposited to Delhi Jal Board)	8,76,220 Liters (5 persons per flat and 227 liters per person)	Rs. 8.20 per Liter	
5.	Proportionate share of HT Feeder demand from BSES Rajdhani Power Ltd.	1 MW Load for 772 Apartments Total Demand From BSES = Rs. 25,19,62,019 for 40 MW	Rs. 62.99 Lakh per MW	

6.	Electricity Meters Cost	772 Individual Meters and 4 Common Meters (1 Meter Per Flat plus 50% proportionate share of 4 common meters between EWS/CSP Housing)	Rs 1,315.00 (per Meter for each flat)	
	Total Sale Consideration (Rupees Seventy Two Crores Eighteen Lakhs Ninety Seven Thousand Twenty Six only)			

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Annexed Schedule (VII)

Layout Plans of EWS/CSP Complex and Common Areas Text Chart

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Annexed Schedule (VIII)

DDA Housing Scheme – 2014 Brochure

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Annexed Schedule (IX)

Entry / Exit gate of EWS/CSP Housing from Karampura Residential Colony side
delineated in the Layout Plan

ITEM NO. 75/2017

Subject: Modifications in Chapter-19 (Land Policy) of MPD-2021.
(File No. F.3(53)/2003-MP/ Vol.-II/ Pt.III)

1. Background:

- i. The Land Policy was notified by Government of India vide notification S.O. 2687 (E) dated 05/09/2013 as part of Chapter - 19 on "Land Policy" in MPD 2021. A copy of notified Policy is annexed (Annexure A). The Regulations for operationalization were approved by MoUD (now MoHUA) on 26/05/2015 with some modifications.
- ii. While preparing the Regulations, it was felt that certain modifications are required in the Land Policy. Accordingly, the modifications in the Policy were processed under Section 11-A, and after approval of the Authority, were sent to the Ministry for consideration and final notification on 24/07/2015.

Ministry vide letter dated 30/07/2015 asked for justifications for each and every modification. While processing justifications in DDA, it was felt that certain additional modifications in Policy and Regulations are required. The modifications in Policy were processed and considered by the Authority in its meeting held on 27/04/2016; thereafter public notice was issued on 04/05/2016 for calling objections/ suggestions.
- iii. Board of Enquiry & Hearing (BoEH) heard the filed objections/ suggestions in person. The Policy modifications, incorporating the recommendations of the Board, were put up for consideration of the Authority in its meeting held on 10/08/2016, in which it was deferred.
- iv. The modifications in Regulations were considered and approved in the Authority meeting held on 17/02/2017. These Regulations are pending for notification under Section 57 of DD Act 1957.
- v. The issues regarding operationalization of Land Policy were discussed in DDA and based on the deliberations, it was decided that the proposal already approved by the Authority dated 16/06/2015 and forwarded to MoUD vide letter dated 24/07/2015, for which Ministry has asked for justification on 30/07/2015, be sent to MoUD. Accordingly, the justification for each proposed modification to Chapter 19 on Land Policy was sent to the Ministry by DDA on 08/03/2017 with the approval of VC, DDA.
- vi. Simultaneously, to operationalize the Land Policy, various pre-requisites were taken up such as declaration of 89 villages as Urban Villages under Section 507 of Delhi Municipal Corporation Act 1957 (Notified on 16/05/2017), declaration of 95 villages as Development Area under Section 12 of Delhi Development Act 1957 (Notified on 16/06/2017), exemption from Stamp Duty (exempted 1st stage stamp duty & rejected 2nd stage stamp duty). Revenue Department, GNCTD is processing the authentication of base maps.
- vii. In a meeting held on 4/5/2017 at Raj Niwas to review the operationalization of Land Policy, it was decided that alternate options need to be examined to minimize land retention period of DDA and that this would require suitable modification in the Policy/Regulations (minutes of meeting given at Annexure B). A number of meetings

were held under the chairmanship of VC DDA to assess the constraints & limitations in the implementation of the existing Land Policy.

- viii. DDA signed a Memorandum of Understanding (MoU) with the National Institute of Urban Affairs (NIUA) in June 2017, in which part of the scope is review of Land Policy in order to make it implementable (MoU given at Annexure C)
- ix. A stakeholder consultation with landowners and developers was convened by NIUA on 05/07/2017 at DDA office to discuss the issues and seek their suggestions for implementation of Land Policy.
- x. A meeting was held at Raj Niwas on 22/09/2017 to discuss the issues of Land Policy, where officers from MoHUA, DDA and NIUA were present (minutes of meeting given at Annexure D). As a follow up, meetings were held with service providing agencies i.e. Delhi Transco, Delhi Jal Board and PWD on 28/09/2017, 03/10/2017 and 06/10/2017 respectively to assess their preparedness for development in land pooling zones (minutes of meetings given at Annexure E).
- xi. In a meeting held at MoHUA on 12/10/2017, it was decided that DDA will now act more as a facilitator and planner as against the role initially envisaged. DDA was further asked to immediately initiate spatial and services planning for the five zones covered under Land Policy so that the policy could be given immediate effect after finalization of Regulations (press release given at Annexure F).
- xii. A draft agenda item with inputs of the Legal and Finance departments of DDA and NIUA was submitted on 09/11/2017 for placing before the Authority. The matter was discussed at Raj Niwas on 23/11/2017, wherein it was observed that the agenda needs to be modified to make the policy implementable and an enabling instrument.
- xiii. A number of deliberations were held between DDA and NIUA and the proposed modifications in Land Policy were finalized in a meeting on 29/11/2017 with VC DDA wherein Director NIUA, Finance Member, Pr. Commissioner (LM)/ Land Pooling Policy, Chief Legal Advisor, Commissioner (Plg.), Director (Plg.) Land Pooling Policy, Director (Land Pooling) were present.
- xiv. In a discussion held on 1/12/2017 with CEO, DJB regarding assessment of water availability in land pooling areas, it emerged that in view of the scarcity of water in Delhi, alternative measures such as aquifer systems, water conservation measures like rainwater harvesting, natural recharge, recycling, etc. are required to meet the future water demand in land pooling areas. (Annexure G)

2. Examination:

Based on the above decisions, the major modifications and additions proposed in the Land Policy are as under:

- i. DDA will now act as facilitator, regulator and planner.
- ii. ZDPs will be revised as and when required for the new development areas, including delineation of sector boundaries.

- iii. A minimum of 70% contiguous land of the developable area within a sector, free of encumbrances, is required to be pooled for processing of development in a sector.
- iv. Sectors will be developed by Developer Entities (DEs), either individually or through a Consortium formed by multiple DEs.
- v. Differential land return in two categories has been replaced with uniform division of land on 60:40 basis. The DE/ Consortium will retain 60%. The remaining 40% pooled land will be kept by the Developer Entity (DE) for city level services and shall be surrendered encumbrance free to DDA/ Service Providing Agencies, as and when required.
- vi. Each DE will surrender land proportionate to the area of land pooled, irrespective of land uses assigned to their original land in the ZDP.
- vii. Layout plan of the land available with DE/ Consortium will be prepared by them as per sector plan, notified ZDP and prevailing MPD, clearly indicating the land share/ built space under residential, commercial and PSP uses to individual DEs.
- viii. Considering the scarcity of water, it may be imperative to undertake resource based planning in land pooling areas to align the development with availability of resources. Therefore, the FAR and density norms may be proposed as per prevailing Master Plan. Future revisions in FAR/density may be based on availability of infrastructure and resources, especially water.
- ix. Provision for fragmented land holdings needs to be removed. Since land pooling is restricted within the sector, the condition in existing policy with respect to return of land within 5 km of pooled land needs to be deleted.
- x. Any land which is essential for effectuating land pooling in any zone, may be acquired in accordance with law. The cost of acquisition shall be borne by the DEs/Consortium of the respective sector.
- xi. In case of un-pooled land parcels remaining in any sector, which come forward to participate at a later stage, the requirement for surrender of land for city level infrastructure shall be 45% or higher, as decided by the Authority from time to time.
- xii. Provisions for amalgamation and sub division of city level public semi-public plots & commercial plots is introduced, for ensuring that minimum area requirements as per norms of MPD are met.
- xiii. Provision for achieving a vertical mix of uses (residential, commercial, PSP) at building level is introduced.
- xiv. New concept of Form Based Codes in lieu of segregated land use controls has been introduced to regulate building and site level aspects of new developments.
- xv. 50% of the plots earmarked for neighbourhood level facilities for health and education, within gross residential use (53%) in a sector, to be returned to DDA for allotment to government agencies/ departments.
- xvi. Clauses have been introduced in the Policy for creation of i) a two stage Grievance Redressal Mechanism within DDA, ii) Single Window System facilitated by DDA for operationalization and implementation of the policy, and iii) An independent Land Pooling Appellate Authority

(LPAA) having quasi-judicial powers for resolving anomalies and disputes emerging from the implementation of the Policy.

3. Proposal:

The modified Chapter -19 (Land Policy) is as follows:-

19.0 Land Policy

Land acquisition and planned development in Delhi has not kept pace with the increasing demands of urbanisation during the last five decades. The prevailing large-scale Land Acquisition, Development and Disposal Policy of Delhi (1961), allows for development of land through acquisition and subsequent planning by DDA. Acquisition of land at such large scale could not be conducted in a time bound manner and this led to a mismatch between the pace of growth, and the demand and supply for built-up space and other physical, social and institutional infrastructure.

Land Pooling is a new paradigm for the urban development of Delhi, wherein the private sector will play an active role in assembling land and developing physical and social infrastructure. Under this concept, owners or groups of owners will pool land parcels for development as per prescribed norms and guidelines, making them partners in the development process. For integrated planning of a sector, the land required for development of roads, utilities, greens and other infrastructure shall be made available to the DDA and service providing agencies for development as per approved Zonal Development Plan (ZDP) and Sector Layout Plans. Planned development will increase the value of their land through provision of infrastructure and public facilities. The outcomes are expected to be world class 'smart' and sustainable neighbourhoods, sectors and zones, planned and executed as per the availability of water, power and other infrastructure.

This Policy is applicable in the urbanizable areas as notified by DDA/Government from time to time.

19.1 Guiding Principles

- i. A Developer Entity (DE) can participate in the scheme by pooling land parcels covered under a sector (as defined in the Regulations) as per Zonal Development Plan. The Developer Entity can be:
 - a. An individual land owner of one or more parcels of land in a delineated sector, adding up to a minimum of 2 hectares
 - b. A group of land owners who have voluntarily grouped together for this purpose, through a valid and legally enforceable agreement in a delineated sector, adding up to a minimum of 2 hectares
 - c. An entity (developer/business/corporate entity) representing a group of landowners who have pooled, through a legally binding agreement, contiguous land parcels having an area of 2 hectares or more.

Land parcels of any size can benefit from the policy by pooling. The limit of 2 hectares has been set to facilitate consolidated assembly of land.

- ii. In order to ensure unified planning, servicing and subdivision/share of the land for in a sector as per Land Policy and Regulations, a minimum of 70% contiguous land of the developable area within the sector, free of encumbrances, is required to be pooled for processing of development.

- iii. A DE must apply to DDA with a minimum pool of 70% contiguous land in a sector. Multiple DEs may also form a "Consortium" (duly registered in accordance with law), to collectively meet this requirement and apply to the DDA as a single legal entity under the Policy.
- iv. DE/Consortium may apply to DDA for development in more than one sector, provided that the sectors are adjacent and 70% contiguous land is pooled in each of the sectors.
- v. Of the pooled land, the DE/Consortium will retain 60% and hold the remaining 40% on behalf of DDA, to be surrendered (free of encumbrances) as and when required to DDA/ service providing agencies for development of city level physical infrastructure, recreational and public/semi-public (PSP) facilities as per the Zonal Development Plans (ZDPs) and Layout Plan of a sector. Each landowner/DE will surrender land proportionate to the area of land pooled, irrespective of land uses assigned to their original land in the ZDP.
- vi. The 60% land shall be utilized by the DE/Consortium for development of residential, commercial, public and semi-public facilities as per the Policy.
- vii. Adequate provision of EWS housing shall be ensured in the new development area as per the Master Plan.

19.2 Role of DDA and/or Government

- i. Ensure smooth and fair implementation of the Policy.
- ii. Overall planning with respect to ZDP and the land to be utilized by DDA and service providing agencies for provision of city level physical infrastructure, recreational and public/semi-public (PSP) facilities.
- iii. Revision of ZDPs as and when required for new development areas, including delineation of sector boundaries.
- iv. Facilitation of the entire process of development by DEs/Consortiums through a Single Window System, for application, verifications, approvals, licenses, etc. in a time bound manner.
- v. Overall monitoring of provision of relevant infrastructure for water supply, sewerage, drainage, power, transportation etc., by service providing agencies in a time bound manner.
- vi. Acquisition of any land, which has not been offered under land policy and is required for effectuating the policy in any sector, in accordance with law. The cost of such acquisition shall be borne by the DE/Consortiums.
- vii. Ensuring sale of EWS housing stock handed over by the DE/Consortium to DDA as per Policy.
- viii. Setting up and operation of a robust and credible dispute resolution mechanism to address grievances/disputes that may arise during the implementation of the Policy.

19.3 Role of the DE/Consortium

- i. Assembly of encumbrance free land as per Policy and surrender of encumbrance free land to DDA and service providing agencies as and when required.

- ii. Preparation of Layout Plans and detailed site plans for the remaining 60% land as per the provisions of the ZDP and prevailing MPD, through a consultative process involving all DEs/landowners.
- iii. The development of un-pooled land parcels that remain in any sector after licence for development has been granted to a DE/Consortium, may be allowed subject to:
 - a. workability of the proposed Layout Plan in terms of accessibility and other functional requirements.
 - b. making 45% land available for city level infrastructure/facilities or as determined by the Authority from time to time.
- iv. Timely payment of External Development Charges (EDC) to DDA and service providing agencies towards the cost of developing public infrastructure and services, through the Single Window System and as per timelines specified in the Regulations. EDC shall be payable on the total land pooled by the DE/Consortium.
- v. Seeking necessary approvals, inter-alia, of Layout Plans and detailed site plans, through the Single Window System established by DDA.
- vi. Time bound development of all internal roads and other related infrastructure such as water supply lines, power supply, rain water harvesting, sewage treatment plant, water treatment plant, and parking, including provision of multi-level parking facilities wherever required, falling in its share of the land, as per Policy and Regulations.
- vii. Time bound development and maintenance of the entire development as per approved Layout Plan, including all the neighbourhood level facilities i.e. open spaces, roads and services, till the area is handed over to the concerned Urban Local Body (ULB) for maintenance. The deficiency charges, if any, shall be borne by the DEs/Consortiums at the time of handing over of the services to the ULB.
- viii. Time bound transfer of the share of built-up space/land to constituent landowners/DEs as mutually agreed in the DE or Consortium agreement.
- ix. Ensure development of the prescribed built up space/dwelling units for EWS Housing component as per Clause 19.4(vi), adhering to mandatory specifications and quality standards, as per the Real Estate Regulatory Authority (RERA).
- x. Sell 50% of the EWS housing stock to DDA at a base cost prescribed by the latest CPWD index (plus cost of EWS parking), at the time of actual handing over. The DE/Consortium will develop such 50% housing stock as a separate block, and provide all necessary parking, commercial and PSP facilities for this separate housing pocket.
- xi. Dispose the remaining 50% of EWS housing stock only to the residents within the new development, at market rates, to house community service personnel working for the residents/owners. These will be developed by the DE/Consortium at the respective Group Housing site/premises or contiguous site. The DE/Consortium shall be allowed to undertake actual transfer/transaction of this 50% stock to the prospective buyers only after fulfilling the requirements mentioned in clause 19.3(x).
- xii. Bearing the cost of acquisition of land acquired by DDA as per law for the public purpose of ensuring the planned development of infrastructure in the Zones and sectors where the Land Policy is applicable.

19.4 Norms for Land Pooling and Development Control Norms

The proposed land pooling and development by DE/Consortium shall be based on the following norms:

- i. The Land Use distribution at the city level for the urbanisable areas in the Urban Extensions adopted for this Policy is as under:
 - o Gross Residential: 53%
 - o Commercial: 5%
 - o Industrial: 4%
 - o Recreational: 16% (does not include green areas within the various gross land use categories)
 - o Public & Semi- Public Facilities (PSP): 10%
 - o Roads & Circulation: 12%

- ii. The above land use distribution will split on a 40:60 basis. A minimum of 40% of pooled land in every sector shall be reserved for city level infrastructure (surrendered as and when required to DDA and service providing agencies for provision of infrastructure). A maximum of 60% of pooled land in every sector shall be available to DE/Consortium for development. The distribution of land uses shall be as follows:

Land Use	Area of Pooled Land	
	Minimum 40%	Maximum 60%
Gross Residential	--	53%
Commercial	--	5%
Industrial	4%	--
Recreational	16%	--
PSP	8%	2%
Roads and circulation	12%	--

- iii. Sub-division of Gross Residential areas and provision of facilities (local and city level) shall be as per the MPD. Land requirements for provision of neighbourhood level Internal Roads/ Infrastructure/ Services (including water supply lines, power supply, rain water harvesting, STP, WTP etc.) as earmarked in the Layout Plan will be met equitably by all the landowners/DEs.
- iv. 50% of the plots earmarked for neighbourhood level health and education facilities, within the Gross Residential Use (53%) in a sector, to be returned to DDA for allotment to government agencies/ departments.
- v. Amalgamation and sub-division of city level PSP plots as well as commercial plots shall be allowed. On the amalgamated/ subdivided plots, minimum area requirements/ norms of Master Plan shall be applicable for development of any use premise. In such cases, adherence to Master Plan requirements/norms shall be mandatory. The DE/Consortium may also adopt innovative ways for achieving a vertical mix of uses (residential, commercial, PSP) within a building. Application of vertical mix of uses shall be in adherence to the prescribed Form Based Codes and is restricted to developments under the Land Policy.
- vi. Development control norms under the Policy are:
 - a. FAR for Residential, City Level Commercial and City Level PSP shall be as per prevailing Master Plan. Future revisions in FAR will be based on availability of critical resources like water.
 - b. Net Residential land to be a maximum of 55% of Gross Residential land.

- c. For the purpose of providing EWS housing, the DE/Consortium shall utilize a mandatory FAR of 15% over and above the maximum permissible residential FAR. The resultant increase in density shall be considered over and above the permissible Density as per MPD.
- d. EWS Housing unit size shall range between 30-40 sq.m.
- e. Adequate parking shall be provided by the DE/Consortium as per MPD. In case of the EWS housing component, a norm of 0.5 ECS/100 sq.m. of BUA shall be followed.
- vii. The Consortium/DE shall be compensated in the form of Tradable FAR as per conditions specified in the Regulations, if it is unable to utilize the entire allowable FAR within the 60% land. DDA may identify receiving sites for such Tradable FAR, which would be based on availability of critical resources such as water, proximity to transport infrastructure, etc.
- viii. Additionally, specific Form Based Codes (FBCs), to be notified as part of the revised ZDP, shall also apply for all developments under the Policy. These FBCs will regulate building and site level aspects, and promote sustainable environment management systems through integration of blue and green infrastructure in the sector layout plans. The FBCs may also provide regulations for achieving variable intensities of development across sectors.

19.5 Framework for Implementation of the Policy

- i. A website, to serve as a Single Window System, will be created for the purpose of implementing the Land Policy. This Single Window System will provide the interface between DDA and participating DEs/Consortiums, host all the necessary information, and provide the appropriate interfaces with regulatory agencies through online forms and protocols.
- ii. The detailed Regulations for operationalisation of the Land Policy, including process and timeframe for participation, shall be formulated in a time bound manner. The Regulations shall be put up in public domain (online and through newspapers) for inviting views of the stakeholders within a period of 30 days.
- iii. A two-stage Grievance Redressal Mechanism will be constituted within DDA, to be overseen by an independent Land Pooling Appellate Authority (with quasi-judicial powers) for dealing with all disputes and anomalies emerging from the implementation of the Policy.
- iv. DDA will create dedicated multi-disciplinary teams for managing the Single Window System based implementation. These teams will be drawn from different divisions/departments within DDA and will manage documentation, coordination with other agencies, site inspection, approval of alignments and site layouts, and other matters that will be defined in the Regulations. The option of outsourcing certain parts of the operations (as required) may also be considered.

4. Recommendation:

The proposal given at Para 3 above is placed before Authority for approval for issuing public notice w.r.t Modification in Chapter-19 (Land Policy) of MPD-2021 under Section 11 (A) of DD Act 1957 for inviting objections/ suggestions.

RESOLUTION

After detailed discussions, the proposal contained in the agenda item was approved. Public notice inviting objections/suggestions may be issued immediately. The following observations were made for consideration:

- i) Instead of constituting an independent Land Pooling Appellate Authority, which would require amendment of D.D.Act, 1957, an Anomaly Committee may be constituted for the purpose.
- ii) The land pooling policy should be finalized on priority.

ANNEXURE-A

रजिस्ट्री सं० डी० एल०-33004/99

REGD. NO. D.L.-33004/99



भारत का राजपत्र The Gazette of India

असाधारण
EXTRAORDINARY

भाग II—खण्ड 3—उप-खण्ड (ii)
PART II—Section 3—Sub-section (ii)

प्राधिकार से प्रकाशित
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नई दिल्ली, शुक्रवार, सितम्बर 6, 2013/भाद्र 15, 1935
NEW DELHI, FRIDAY, SEPTEMBER 6, 2013/BHADRA 15, 1935

शहरी विकास मंत्रालय

(दिल्ली डिवीजन)

अधिसूचना

नई दिल्ली, 5 सितम्बर, 2013

का.आ. 2687(अ).—जबकि केन्द्र सरकार ने दिल्ली मुख्य योजना-2021 में कुछ संशोधन करने हेतु, जिन्हें दिल्ली विकास प्राधिकरण द्वारा दिल्ली विकास अधिनियम, 1957 (1957 का 61) की धारा 44 के प्रावधानों के अन्तर्गत अधिनियम की धारा 11-क की उप-धारा (3) द्वारा यथा-अपेक्षित उक्त सूचना की तिथि से प्रस्तावित आपत्तियाँ/मुद्दाव आमंत्रित करने के लिए सार्वजनिक सूचना के रूप में का.आ. सं. 990(अ) दिनांक 18-4-20 द्वारा भारत के असाधारण राजपत्र में प्रकाशित किया गया था।

2. जबकि प्रस्तावित संशोधनों के संबंध में प्राप्त की गयी आपत्तियाँ/मुद्दावों पर दिल्ली विकास प्राधिकरण द्वारा गठित 'जांच एवं सुनवाई बोर्ड' द्वारा विचार किया गया था और दिल्ली विकास प्राधिकरण की बैठक में अनुमोदित भी किया गया था।

3. जबकि केन्द्र सरकार ने मामले के सभी पहलुओं पर सावधानीपूर्वक विचार करने के बाद दिल्ली मुख्य योजना-2021 को संशोधित करने का निर्णय किया है।

4. अतः अब, उक्त अधिनियम की धारा 11-क की उपधारा (2) द्वारा प्रदत्त शक्तियों का प्रयोग करते हुए केन्द्र सरकार निम्नलिखित पत्रद्वारा भारत के राजपत्र में इस अधिसूचना के प्रकाशन की तिथि से उक्त दिल्ली मुख्य योजना-2021 को संशोधन करती है।

संशोधन

क्र. सं.	दि.मु.सं. 2021 का अध्याय पैरा उप-पैरा	संशोधन
1.	प्रस्तावना, योजना की मुख्य विशेषताएं, क.सं. 20, (क) अंगी नीति	भूमि संगठन, विकास सार्वजनिक और निजी उपलब्ध संसाधनों के आवास में मामलों में अत्यंत उपयोग

3834-GU/2013

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- iii. प्रत्येक अस्वास्थ्यी, अथवा अस्वास्थ्यी विकास योजना (वैकल्पिक) में उनकी भूमिका निर्धारित किए गए अनेक उपचारों पर विचार न करने हुए आवश्यक विस्थापन के साथ एक समान लागू करने को।
- करी की अद्यतन योजना।
- के अनुसार विकास है। भूमि का उप-विभाजन करने/अथ करने के उद्देश्य से भूमि का पूरा जमा उभारना, जो एकिकृत योजना बनाने, सेवारत देते तथा निर्धारित मानदंडों और निर्धारित योजना अनुसार सार्वजनिक बाजारों (अथवा एक विकासकर्ता द्वारा इसका बाद "विकासकर्ता" के रूप में) एक अस्वास्थ्यी, अथवा अस्वास्थ्यी का समूह (निम्नलिखित इस उद्देश्य के लिए स्वतंत्र) से स्वीकृत करके एक सुविधा प्रदान की भूमिका निभाए।
- i. स्थानिक नियोजित विकास करने और इसे प्रति प्रदान करने में सरकार/वि.वि.या. का भूमिका

19.1 निर्देशक सिद्धांत

लाभ की गई है।

सुविधाओं को अनुमति देने पर दिया गया है, उदाहरण के लिए विस्थापन के लिए योजनाओं को

को भूमि के कुछ हिस्से का स्थानिक विकास स्वीकृत करने दिया जाता है। यह नीति निम्न प्रकार

नियमित किया जाता है। इस भूमि को बाद में ऐसे क्षेत्रों का विकास करने देते हैं, जिन से अस्वास्थ्यी

निर्दिष्ट लक्ष्य प्राप्त करने के लिए आवश्यक है। अधिकार स्वीकृत करने के लिए को कानूनी रूप से

अनुमति है, जिसमें अलग-अलग व्यक्ति अथवा अनेक अस्वास्थ्यी द्वारा धारित भूमि-खंड को

एक समान रूप से चलाया जा रहा है। अतः बड़े भूमि खंड, पूर्णतः की अवधारणा पर

अनुमति की प्रक्रिया को बाजार मूल्य की तुलना में कम कर दिया जाये के कारण अस्वास्थ्यी

को अनुमति और स्थानिक विकास अनुमति प्रति लागू नहीं हो सके हैं। इसका अतिरिक्त

नीति अभी भी चल रही है। तथापि, पिछले पांच दशकों के दौरान शहरीकरण की बढ़ती हुई गति के

वर्ष 1961 में अनुमति देनी की गई। ध्यान पर भूमि अनुमति, विकास एवं विपणन की

19.2 भूमि-नीति

दिल्ली गृह्य योजना-2021 में एक नया अध्याय 19.0 भूमि नीति जोड़ा गया है, जो निम्नलिखित

<p>अथवा को लागू में रखते हुए।</p> <p>में दी गई भूमि नीति के अनुसार किया</p> <p>स्थानिक विकास के लिए अध्याय 19.0</p> <p>निम्नलिखित है: अधिनियम को समर्थन</p> <p>अनुमति को प्राप्त करने के लिए शहरी</p> <p>निम्नलिखित है: अधिनियम</p> <p>को प्राप्त करने के लिए शहरी</p> <p>अनुमति को प्राप्त करने के लिए शहरी</p> <p>अनुमति को प्राप्त करने के लिए शहरी</p>	<p>3.0 दिल्ली शहरी क्षेत्र, भाग 3.2</p> <p>..... से एक एक एक (1) एवं (1) के</p> <p>तकाल शहरी विकास में सकता है। शहरी विकास देते</p> <p>अनुमति भूमि का समर्थन स्थानिक विकास के लिए किया</p> <p>जाता है। को लागू में रखते हुए।</p>	<p>भूमि विकास, विकास और आवास के साथ में सामाजिक</p> <p>और निजी दोनों मामलों में भूमि नीति उपलब्ध</p> <p>समाधानों के अधिकतम उपयोग पर आधारित होगी।</p>
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- आवासीय इकाइयों को वि.वि.पा. को सौंपना।
- v. नीति के अनुसार विधित
- सुविधाओं, सड़कों, पार्कों आदि की विकसित करने की उम्मीदों की जाणी।
- ख) विकासकर्ता-समूह को समय प्राधिकार के अनुमोदन के अधीन रहते हुए प्र. अवसरवा
- आदि) का विकास करना।
- iv. क) इससे निम्न में आने वाली भूमि पर सैक्टर सड़कों/आंतरिक सड़कों/सड़कों (जगहों) वाडों, विद्युत आपूर्ति, बरसाती जल संग्रहण एस.टी.सी. इत्यादि की
- वि.वि.पा. से अनुमोदन प्राप्त करना।
- iii. रोडों के आरंभ में सड़कों का सीमांकन करना और रोडों के लंबाई/विस्तार लाने का
- करना।
- ii. मुख्य योजना के प्रावधानों और नीति के अनुसार रोडों के लंबाई/विस्तार लाने को ध्यान
- i. विविधता में संपूर्ण किए गए अनुसार एक विधित समग्र सीमा के अंतर्गत नीति के अनुसार
- 19.3 विकासकर्ता समूह (डी.ई.) की भूमिका
- v. यदि हुई भूमि परिकर्षण का समग्र तरीके से अधिग्रहण तथा किया जाएगा, जो लोग भूमि
- पूरा के आधुनिक से विकास में आगे बढ़ेंगे और वे आ रहे हों।
- iv. वि.वि.पा. एक समग्र तरीके से राष्ट्रीय विकास हेतु नियोजित होगा।
- आधुनिक संरचना एवं आवासीय एवं परिवहन आधारभूत संरचना का प्रावधान करना।
- iii. भू.प. सड़कों के साथ विधित भूमि का समग्र विकास करना, जगहों, सीमांकन और
- ii. अनुमोदित क्षेत्रों लाने पर राजस्व-तकनीकी अधिग्रहण करना।
- i. बैंक पूंजी के अंतर्गत क्षेत्रों को धारित करना और भूमि अधिग्रहण संरचना की उपलब्धता
- 19.2 वि.वि.पा./सरकार की भूमिका
- समग्र विकास को सुनिश्चित करना।
- v. मुख्य योजना की आधुनिक नीति के अनुसार इकाइयों एवं आवासीय का पूर्ण प्रावधान करके
- iv. मुख्य योजना सड़कों और अन्य आवश्यक भूमि एवं सामाजिक आधारभूत संरचना तथा
- आवासीय इकाइयों को सुनिश्चित करना।
- आवासीय इकाइयों को सुनिश्चित करना।

आवासीय इकाइयों को सुनिश्चित करना।

[भाग II—खण्ड 3(3)]

22/6/2016

॥ श्रीगणेशाय नमः ॥

- 3 -

உதாரணம்: தலைவர் அவர்களே, கருத்துரைக்கிறேன். கருத்துரைக்கிறேன். கருத்துரைக்கிறேன்.

ප්‍රකාශන විද්‍යා මධ්‍යස්ථාන 22/කොළඹ. දුරක 561

अथ का ५ पाठेन वि.वि.भा. धातु रज्जु चामरा ।

दिनांक 0-10 प्रतिशत के बीच, व्यवसायिक श्रेणी में 0-2 प्रतिशत के बीच और आम जनता को उपलब्ध

ॐ श्रीगणेशाय नमः । श्रीगणेशाय नमः । श्रीगणेशाय नमः । श्रीगणेशाय नमः । श्रीगणेशाय नमः ।

19.4.3 दि. वि. मा. एम. एम. जाले वाला एम. स्तर की एजेंसी (निर्देशिका) में दो बार आना, उसे छोड़ने

13 14 15 16 17 18

19.4.2. भारतीय जनता पार्टी के अध्यक्ष श्री लालू प्रसाद के अध्यक्षता में 19.4.2019 को आयोजित बैठक में उपस्थित सभी सदस्यों की सहमति से निम्नलिखित प्रस्ताव पारित किया गया-

- 12 වැනි පරිච්ඡේදය : 1982
- 10 වැනි පරිච්ඡේදය : 1980

91 : התעוררות :

• ॐ नमो भगवते वासुदेवाय ॥ ४ ॥

பிப்ரவரி 5 : சென்னை : 5

1 (3) الحج

अनु. १५, विधेय सं. ३५-१९७९, आचार्य के लिए वेतन: ५०,००० आचार्य के लिए वेतन: ५०,०००

* सक्ता अवाधायः 53 प्रशिक्षण (पूर्व) वाई माध्यक 1000 प्रशिक्षण (पूर्व) वाई माध्यक 1000

සාධක ප්‍රමාණය ප්‍රමාණයෙන් වැඩි වීම

19.4.1 शक्ति विस्तार में शक्तिगणना योजन क्षमता के लिए चरण स्तर पर गति सुधार। [पृष्ठ 38]

19.4. 1961

[illegible][illegible]

का साय ज्ञाने तत्र खलु स्थिता गच्छता गच्छता गच्छता गच्छता गच्छता गच्छता गच्छता गच्छता गच्छता गच्छता

॥ श्रीगणेशाय नमः ॥

1. क्र. सं.	2. वि. सं.	3. वि. सं.	4. वि. सं.	5. वि. सं.	6. वि. सं.	7. वि. सं.	8. वि. सं.	9. वि. सं.	10. वि. सं.	11. वि. सं.	12. वि. सं.	13. वि. सं.	14. वि. सं.	15. वि. सं.	16. वि. सं.	17. वि. सं.	18. वि. सं.	19. वि. सं.	20. वि. सं.	21. वि. सं.	22. वि. सं.	23. वि. सं.	24. वि. सं.	25. वि. सं.	26. वि. सं.	27. वि. सं.	28. वि. सं.	29. वि. सं.	30. वि. सं.	31. वि. सं.	32. वि. सं.	33. वि. सं.	34. वि. सं.	35. वि. सं.	36. वि. सं.	37. वि. सं.	38. वि. सं.	39. वि. सं.	40. वि. सं.	41. वि. सं.	42. वि. सं.	43. वि. सं.	44. वि. सं.	45. वि. सं.	46. वि. सं.	47. वि. सं.	48. वि. सं.	49. वि. सं.	50. वि. सं.	51. वि. सं.	52. वि. सं.	53. वि. सं.	54. वि. सं.	55. वि. सं.	56. वि. सं.	57. वि. सं.	58. वि. सं.	59. वि. सं.	60. वि. सं.	61. वि. सं.	62. वि. सं.	63. वि. सं.	64. वि. सं.	65. वि. सं.	66. वि. सं.	67. वि. सं.	68. वि. सं.	69. वि. सं.	70. वि. सं.	71. वि. सं.	72. वि. सं.	73. वि. सं.	74. वि. सं.	75. वि. सं.	76. वि. सं.	77. वि. सं.	78. वि. सं.	79. वि. सं.	80. वि. सं.	81. वि. सं.	82. वि. सं.	83. वि. सं.	84. वि. सं.	85. वि. सं.	86. वि. सं.	87. वि. सं.	88. वि. सं.	89. वि. सं.	90. वि. सं.	91. वि. सं.	92. वि. सं.	93. वि. सं.	94. वि. सं.	95. वि. सं.	96. वि. सं.	97. वि. सं.	98. वि. सं.	99. वि. सं.	100. वि. सं.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100

iii. श्री 1 (2-हैक्टर या लेकर 20 हैक्टर के आन्तर्गत) या विकासकर्ता (डीई) को वापिस दो वर्षे
श्रीम 48-प्रतिशत-शेरी और-दि.वि.प्र. द्वारा 52-प्रतिशत शेरी-रखी जाएगी।

[REDACTED]

লেখকগণ : এম. এ. এ. এ.

~~1/26/75~~

1. इस नीति के अनुसार राष्ट्रीय शहरी विकास के उच्च प्राथमिकता योग्य क्षेत्रों को सेंट्रल पूरिंग की अनुमति दी जाएगी जिसके लिए क्षेत्रीय योजनाएं अनुमोदित हो चुकी हैं। तथापि इन क्षेत्रों में टीओडी कोडिंग के साथ-साथ विकास टीओडी नीति के अनुसार होगा।

19.7. अन्य विवरण और शर्तें

iv. विकास हेतु डेवलपमेंट एकाउन्ट्स अंतर्गत है, तथापि आवेदनित उपयोग के मामले में डेवलपमेंट एकाउन्ट्स 20 फरवरी से अधिक की प्रयोक्ताओं के अनुमोदन/सहमति वाले उसी योजनाओं के अंतर्गत होंगे।

iii. स्थानीय स्तर सुविधाएं जिनमें 19.6 (i) में स्पष्ट उल्लेख के आधुनिक माली आवेदन।

द्वि. म. यो. 2021 के अनुसार होगा।

ii. सकल आवासीय क्षेत्रों के उप-खण्ड और सुविधाओं (स्थानीय एवं नगर स्तर) के प्रावधान

भीतर तक बेसमेंट अंतर्गत होगा।

बेसमेंट की गहराई के बावजूद नहीं किया जाए जहाँ भी लागू लागू हो।

(क) यदि भौतिक दृष्टिकोण उपलब्ध हो तो लिफ्टिंग लाइव से सेट तक लाइव से और आगे

के लिए प्रोत्साहित होगा।

(घ) इस नीति के तहत विकसित समूह आवास हेतु एमपीडी-2021 के अनुसार हरित आवास मानक

मैट्रिक्स के 0.5 इंसुलेशन/100वर्ग मीटर के मानकों पर मुफ्त कसया जाएगा।

(ङ) विकासकर्ता समूह द्वारा आवासीय विकास हेतु मैट्रिक्स के 2 इंसुलेशन/100 वर्ग मीटर के मानकों के अनुसार पर्याप्त पर्याप्त मुफ्त कसया की जाएगी। तथापि, डेवलपमेंट हेतु आवास के मामले में

अनुमति सकल आवासीय घनत्व के अधिनियम लागू होगा।

(च) डेवलपमेंट एकाउन्ट्स के लिए 15% एकाउन्ट्स का घनत्व 800-1000 व्यक्ति हेक्टेयर के

(ज) अधिकतम मुफ्त कवर 40% होगा।

(झ) नगर स्तर व्यावसायिक और नगर स्तर पी.एम.डी. के लिए एफ.ए.आर. 250 होगा।

मुफ्त, सकल आवासीय मुफ्त का अधिकतम 55 प्रतिशत होगा।

डेवलपमेंट आवास के लिए अनुमति 15 प्रतिशत एकाउन्ट्स के अधिनियम के अंतर्गत आवासीय

(क) समूह आवास के लिए आवासीय एफ.ए.आर. 400 निवल आवासीय मुफ्त पर लागू होगा, जो

1. नीति के अंतर्गत विकास नियमों मानक इस प्रकार होंगे:-

19.6 विकास नियमों मानक

***सुविधाओं के लिए 3 वर्ग मीटर प्रति व्यक्ति के द्वि. म. यो. 2021 मानकों के अनुसार आकांक्षित।

मुफ्त के आकार में डेवलपमेंट के लिए अनुमति 15% एकाउन्ट्स के घनत्व पर आकांक्षित।

***सकल आवासीय मुफ्त के 1000 व्यक्ति प्रति हेक्टेयर के अधिकतम घनत्व और 32 वर्ग मीटर के

19.8 प्रति का कागजात का प्रमाण

vii. निर्धारित अंश एवं आर्थिक रूप से पिछड़े वर्गों के लिए आवश्यकताओं को ध्यान में रखते हुए, निम्नलिखित बातों पर विचार करना चाहिए—

VI. विभाजनार्थ बात माना जाऊँ-क्या आप वक्त निकाल कर आया है और आपने भी बातें कही हैं।

डिजिटल आवास के पर्यवेक्षण हेतु विकासकर्ता द्वारा डिजिटल को बेटी जानें वाली विकसित 50% निवेशी एककों को डिजिटल/स्थानीय विकासकर्ता द्वारा डिजिटल को बेटी जानें वाली विकसित 50% डिजिटल/समाप्ति गतिमान गतिमान (सहित) 200 करोड़ प्रति वर्ष की कोलॉनियल सेवा के अनुसार जाणा जिसे वार्षिक रूप से साठ लाख के समग्र कोलॉनियल वृद्धि सेवा के अनुसार जा सकेंगे और सभी के वीकलियक स्थल पर विकासकर्ता द्वारा विकसित किया जा स 11 इस प्रकार आवसीय परियोजना के लिए विकासकर्ता द्वारा आवश्यक व्यावसायिक तथा प्रारम्भिक विवरण भी भेजेंगे कस्टोडियन।

iii. आर्थिक रूप से कमजोर वर्गों की आयुर्वीध इकाइयों का आकार 32 से 40 वर्ग मीटर होगा।

11. यदि समान योजना जोन में रौंड प्लानिंग हेतु छांट-छांट में गुड्डा-ही आ रहे हों तो भीम को उसी जोन में बड़े भू-खंड के क्षेत्र में ही वापस कर दी जाएगी। यदि किसी जोन अथवा श्रद्ध में भीम की कोई कमी / गिनती होगी, परिस्थितियों के कारण है तो विकासकर्ता सफाई नौटकरें भेजे भीम को उसे श्रद्ध में अग्रणीय समान निर्मित क्षेत्र को एकदम ही वापस कर देता तब कि विकासकर्ता सफाई को वापस नौटकरें भेजे वास्तविक भीम उसे देना भीम से कम हो।

ii. लैंड प्लानिंग आवेदनों के अनुमोदन से निषट्ता के लिए दि. वि. प्रा. में एक समर्पित इकाई का सृजन आवेदनों की वैधता की संवीक्षा के लिए बाससेवा (आउटसोर्सिंग) एवं भवन प्लानों के ऑनलाइन प्रस्तुतिकरण के लिए विशेषज्ञों से विचार विमर्श के विकल्प पर भी विचार किया जाएगा।

[सं. जे-13036/11/2007-डीडी-V]

अभिनीत नक्शी, उप-सचिव

MINISTRY OF URBAN DEVELOPMENT

(Delhi Division)

NOTIFICATION

New Delhi, the 5th September, 2013

S.O. 2687(3).—Whereas, certain modifications which the Central Government proposed to make in the Master Plan for Delhi-2021 as mentioned hereunder were published in the Gazette of India, Extraordinary, as Public Notice vide S.O. No. 990(E) dated 18-4-2013 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 forty five days from the date of the said notice.

2. Whereas, objections/suggestions received with regard to the proposed modifications have been considered by a Board of Enquiry and Hearing, set up by Delhi Development Authority and also approved at the meeting of the Delhi Development Authority.
3. Whereas the Central Government has, after carefully considering all aspects of the matter, decided to modify the Master Plan for Delhi-2021.
4. 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 modifications in the said Master Plan for Delhi-2021 with effect from the date of publication of this Notification in the Gazette of India.

Modifications:

S. No.	Chapter/Para/ Sub-para of MPD 2021	Modifications
1	Introduction, Major Highlights of the Plan, S. No. 20, (a) Land Policy The land policy would be based on the optimum utilisation of available resources, both, public and private in land assembly, development and housing.	The land policy based on the optimum utilisation of available resources, both, public and private in land assembly, development and housing to be as per Chapter 19.0.
2	3.0 Delhi Urban Area, Para 3.2 ... The immediate urban extension could be in the zones of J, to L, N & P (I&II). The land required for urban extension, will have to be assembled for planned development. Considering the The immediate urban extension could be in the zones of J, to L, N & P (I&II). In order to accommodate the additional population, the land required for urban extension, will have to be assembled for planned development as per the land policy given in Chapter 19.0. Considering the ...

3. A new Chapter 19.0 Land Policy is added to the MPD 2021 as under:

19.0 LAND POLICY

The large scale Land Acquisition, Development and Disposal Policy of Delhi approved in 1961 is still in operation. However, land acquisition and planned development has not kept pace with the increasing demands of urbanisation during the last five decades. Moreover, the process of acquisition is increasingly challenged by land owners due to low compensation as compared to the market value. Therefore, the new land policy is based on the concept of Land Pooling wherein the land parcels owned by individuals or group of owners are legally consolidated by transfer of ownership rights to the designated Land Pooling Agency, which later transfers the ownership of the part of land back to the land owners for undertaking of development for such areas. The policy is applicable in the proposed urbanisable areas of the Urban Extensions for which Zonal Plans have been approved.

19.1 Guiding Principles

- i. Govt. / DDA to act as a facilitator with minimum intervention to facilitate and speed up integrated planned development.
- ii. A land owner, or a group of land owners (who have grouped together of their own volition/will for this purpose) or a developer, hereinafter referred to as the "Developer Entity" (DE), shall be permitted to pool land for unified planning, servicing and subdivision / share of the land for development as per prescribed norms and guidelines.
- iii. Each landowner to get an equitable return irrespective of land use assigned to their land in the Zonal Development Plan (ZDP) with minimum displacement.
- iv. To ensure speedy development of Master Plan Roads and other essential Physical & Social Infrastructure and Recreational areas.
- v. To ensure inclusive development by adequate provision of EWS and other housing as per Shelter Policy of the Master Plan.

19.2 Role of DDA/Government

- i. Declaration of areas under land pooling and preparation of Layout Plans and Sector Plans based on the availability of physical infrastructure.
- ii. Superimposition of Revenue maps on the approved Zonal plans.
- iii. Time bound development of identified land with Master Plan Road, provision of Physical Infrastructure such as Water Supply, Sewerage and Drainage, provision of Social Infrastructure and Traffic and Transportation Infrastructure including Metro Corridors.
- iv. DDA shall be responsible for external development in a time bound manner.
- v. Acquisition of left out land pockets in a time bound manner shall or be taken up wherever the persons are not coming forward to participate in development through land pooling.

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19.3 Role of the Developer Entity (DE)

- i. Assembly and surrender of land as per policy in the prescribed time frame to be specified in the Regulations.
- ii. Preparation of the layout plans/detailed plans as per the provisions of Master Plan and the Policy.
- iii. Demarcate all the roads as per Layout Plan and Sector Plan and get the same verified from the concerned Authority within the assembled area and seek approval of layout plans/detailed plans from the DDA.
- iv. a) Develop Sector Roads/Internal Roads/ Infrastructure/Services (including water supply lines, power supply, rain water harvesting, STP, WTP etc.) falling in its share of the land.
b) DE shall be allowed creation of infrastructure facilities, roads, parks etc. at city level subject to approval of Competent Authority
- v. Return of the prescribed built up space/ Dwelling Units for EWS/LIG Housing component to the DDA as per the policy.
- vi. Timely completion of development and its maintenance with all the neighborhood level facilities i.e. open spaces, roads and services till the area is handed over to the Municipal Corporation concerned for maintenance. The deficiency charges if any, shall be borne by the DE at the time of handing over of the services to the Corporation.

19.4 Land Use Distribution:

19.4.1 The Land Use distribution at the city level for the urbanisable areas in the urban extension adopted for this policy is as under:

- Gross Residential : 53%. (For every 1000 ha. of Land pooled, the gross residential distribution provides approximately 50,000 DU's for EWS housing.)
- Commercial : 5%
- Industrial : 4%
- Recreational : 16%
- Public & Semi-Public Facilities : 10%
- Roads & Circulation : 12%

19.4.2 The Recreational Land Use does not include green areas within the various gross land use categories.

19.4.3 The share of city level remunerative land to be retained by DDA shall depend on the categories/size of land pooled under this policy. DDA's share in Residential land shall vary between 0-10%, Commercial Land shall vary between 0-2% and entire Industrial land of 4% shall be retained by DDA.

19.5 Norms for Land Assembly/Land Pooling

The Land Pooling Model proposed for land assembly & development with Developer Entities are as follows:

- i. The two categories of land pooling are Category I for 20 Ha and above and Category II for 2 Ha to less than 20 Ha.
- ii. The land returned to Developer Entity (DE) in Category I (20 Ha and above) will be 60% and land retained by DDA 40%.

- iii. The Land returned to Developer Entity (DE) in Category II (2 Ha to less than 20 Ha) will be 48% and land retained by DDA 52%.
- iv. The distribution of land returned to DE (60%) in terms of land use in Category I will be 53% Gross residential, 2% City Level Public/Semi-Public and 45% City Level Commercial. The distribution of land returned to DE (48%) in terms of land use in Category II will be 43% as Gross residential, 2% City Level Public/Semi-Public and 55% City Level Commercial.
- v. DE shall be returned land within 5 km radius of pooled land subject to other planning requirements.

Table 19.1: Land Assembly & Pooling Model

Category of Land Assembly (Ha)	Land Returned to DE	Land Retained by DDA	Land Returned to Developer Entity										Total BUA	Max Population		
			Gross Residential				City Level Commercial		City Level PSP							
			Land (Net Land)		Built Up Area (BUA)* (Ha)		Land		BUA		Land				BUA	
			%	Ha	Res. BUA	Facilities BUA	%	Ha	%	Ha	%	Ha			%	Ha
20 Ha & above	12Ha (60%)	8Ha (40%)	53	10.6 (53)	26.8	4.65***	5	1.0	2.5	2	0.4	1.0	34.9	5519**		
2 - under 20 Ha	0.96Ha (48%)	1.02 Ha (52%)	43	0.86 (43)	2.17	0.37***	3	0.06	0.15	2	0.04	0.1	2.79	256**		

~ Land-Pooled for the illustrative example

* Land-Pooled for the illustrative example is assumed at 20 Ha for Category I and 2 Ha for Category II.

* Residential BUA includes 15% of BUA for EWS Housing.

** Calculated at maximum density of 1000 persons per hectare of gross residential land density for 15% FAR reserved for EWS calculated at unit size of 32 sqm.

*** Calculated as per MPD-2021 norms of 3 sqm per person for facilities.

19.6 Development Control Norms:

i. Development Control Norms under the policy are:

- Residential FAR 400 for Group Housing to be applicable to net residential land which is exclusive of the 15% FAR reserved for EWS Housing. Net Residential land to be a maximum of 55% of Gross Residential land.
- FAR for City Level Commercial and City Level PSP to be 250.
- Maximum Ground Coverage shall be 40%.
- Density of 15% FAR for EWS population shall be considered over and above the permissible Gross Residential Density of 800-1000 ppp.
- Adequate parking as per norms of 2 ECS/100 sqm of BUA to be provided for Residential development by the DE. However, in case of the housing for EWS, the norms of 0.5 ECS/100 sqm of BUA to be provided.
- Incentives for Green Building norms as per MPD-2021 to be applicable to Group Housing developed under this policy.

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- g. Basement below and beyond building line up to setback line may be kept flushed with the ground in case mechanical ventilation is available. In case not prescribed, basement up to 2 mts from plot line shall be permitted.
- ii. Sub-division of gross residential areas and provision of facilities (local and city level) shall be as per MPD 2021.
- iii. Local level facilities to commensurate with the density specified at 19.6(i),(d) above.
- iv. Tradable FAR is allowed for development. However, in case of residential use, tradable FAR can only be transferred to another DE in the same planning Zones having approval/licence of projects more than 20 Ha.

19.7 Other terms and conditions

- i. Land Pooling to be permitted as per this policy in the urbanisable areas of entire urban extension for which Zonal Plans have been approved. However, development along TOD corridors in these areas will be as per TOD policy.
- ii. In case of fragmented land holdings coming forward for Land Pooling in the same Planning Zone, land shall be returned in the vicinity of the largest land holding within the same zone. If there is any shortfall / variation of land in any zone or category due to site conditions, the DE will be entitled to the entire built up area permissible to him in that category on the land returned, even though the actual land returned to DE may be lesser than due to him.
- iii. EWS Housing unit size to be ranging between 32-40 sqm.
- iv. 50% of the EWS Housing Stock shall be retained by Developer Entity (DE) and disposed only to the Apartment owners, at market rates, to house Community Service Personnel (CSP) working for the Residents / Owners of the Group Housing. These will be developed by DE at the respective Group Housing site / premises or contiguous site.
- v. Remaining 50% of DUs developed by DE to be sold to DDA for EWS housing purpose will be sold to DDA / Local Bodies at base cost of Rs. 2000/- per sq. ft. as per CPWD index of 2013 (plus cost of EWS parking) which shall be enhanced as per CPWD escalation index at the time of actual handing over and can be developed by DE at an alternate nearby site. Necessary commercial and PSP facilities shall also be provided by the DE for this separate housing pocket.
- vi. The EWS housing component created by the DE shall be subject to quality assurance checks, as prescribed in this regard by Govt./DDA. The final handing/taking over of this component shall be subject to fulfilling the quality assurance requirements.
- vii. The DE shall be allowed to undertake actual transfer/transaction of saleable component under its share/ownership to the prospective buyers only after the prescribed land and EWS housing component is handed over to the DDA.
- viii. External Development Charges and any other development charges incurred for the city infrastructure shall be payable by the DE on actual cost incurred by DDA.

19.8 Framework for Implementation of the Policy

- i. The detailed Regulations for operationalisation of the Land Pooling Policy including process and timeframe for participation shall be framed separately in a time bound manner. In order to make the Policy people friendly and transparent, the detailed Regulations shall be put up in Public domain for inviting views of the stakeholders giving 30 days time in the newspapers and website since it involves development through participation.
- ii. Creation of a dedicated Unit in DDA for dealing with approvals of Land Pooling applications. The option of outsourcing of the scrutiny for legality of applications and online submission of building plans to experts may also be considered.

[No. J-13036/11/2000-DD-V]

ABHJIT BAKSHI, L. y. Secy.

ANNEXURE-B



File No. F.3(53)/2003-MP/Vol-II/114

Annexure 3
दिल्ली विकास प्राधिकरण

लैंड पूलिंग सैल
तीसरी मजिल, विकास मीनार

आई. पी. एस्टेट, नई दिल्ली - 110002

फोन नः 011 - 23378518

Date: 9/05/2017

Subject: - Circulation of record note of discussion of the meeting taken by Hon'ble L.G. Delhi/ Chairman DDA at 2:30 pm on 04.05.2017 to discuss the priority actions for operationalization of Land Pooling Policy within DDA.

I am directed to enclose herewith a copy of the record note of discussion of the meeting held on 04.05.2017 taken by Hon'ble L.G. Delhi, for taking necessary action on the decisions taken during the meeting.

Encl.: As above


Rajesh Kumar Jain

Director (Plg) MP & LP

To

1. Engineer Member
2. Principal Commissioner (Land Disposal)
3. Principal Commissioner (Land Management)
4. Finance Member/ Chief Account Officer
5. Commissioner (Personnel)
6. Commissioner (System)
7. Commissioner (Planning)
8. Chief Architect
9. Additional Commissioner (Planning), GIS/ UTIPEC
10. Director (Planning), Area Planning - I
11. Director (Planning), Area Planning - II
12. Director (Planning), Dwarka/ Rohini/ Narela
13. Director (Planning), MP & DC/ Land Pooling Policy
14. Director (Land Pooling)
15. Director (Survey & Coordination)

Copy for information to:

1. P.S. to Secretary to L.G. Delhi
2. Sr. Architect, VC Office, DDA



दिल्ली विकास प्राधिकरण
लैंड पूलिंग सैल
तीसरी मंजिल, विकास मीनार
आई. पी. एस्टेट, नई दिल्ली - 110002
फोन नं: 011 - 23378518

No: F. 3(53)/2003-MP/Vol-II

Date: 19/05/2017

Record Note of Discussion

A meeting was held under the chairmanship of Hon'ble L.G. Delhi/ Chairman DDA at Raj Niwas on 04/05/2017 at 2.30 pm to discuss the priority actions for operationalization of Land Pooling Policy within DDA. The following officers from DDA attended the meeting, besides the officers of L.G. Office.

1. Vice Chairman, DDA
2. Engineer Member
3. Principal Commissioner (Land Disposal)
4. Principal Commissioner (Land Management)
5. Finance Member / Chief Account Officer
6. Commissioner (Planning)
7. Additional Commissioner (Planning), GIS/UTTIPEC
8. Director (Planning), Area Planning - I
9. Director (Planning), Area Planning - II
10. Director (Planning), Dwarka/ Rohini/ Narela
11. Director (Planning), MP & DC/ Land Pooling Policy
12. Director (Land Pooling)
13. Director (Survey & Coordination)
14. Assistant Director (Planning), Master Plan
15. Assistant Director (Planning), Land Policy

The Planning Department made a presentation on various issues that requires priority actions for operationalisation of Land Pooling Policy which were deliberated in detail and following actions were agreed upon:-

1. Modification in Master Plan 2021 in chapter 19 on Land Policy regarding Applicability of TOD Norms in Land Pooling Area.

It was explained that Land Pooling Policy has been prepared primarily for areas proposed for urbanization in MPD 2021 whereas Transit Orientated Development (TOD) Policy has been prepared for existing planned areas. The development control norms in both the policy are different. In Land Pooling Policy each land holder will get "equitable return irrespective of land uses assigned to their land in the Zonal Development Plan (ZDP) with minimum displacement", whereas TOD is basically an incentivize redevelopment almost on the same land. In case of TOD policy the approval of the MRTS corridors and 500m wide influence zone on both sides is a pre-requisite.

5/10/17 22/4/2017
In view of above submission, applicability of TOD in Land Pooling areas will need major modifications in MPD 2021 and corresponding regulations.

Hon'ble L.G. suggested that this can be discussed by V.C. DDA with Additional Secretary (UD), MoUD.

Action: Additional Comm. (UTTIPEC), Dir. (MP & LP)

2. Processing for inclusion of un-acquired land of Zone P-I in Land Pooling:-

The proposal regarding "Allowing development of un-acquired land measuring about 3500 ha out of which approximately 1800 ha vacant land, in Narela sub-city (Zone P-I) under the land pooling policy" was approved in the Authority Meeting held on 07/11/2014 and as per subsequent observations of Hon'ble L.G. regarding obtaining the details of un-acquired land from Revenue Department, GNCTD, Land Department has provided the requisite information after collecting it from GNCTD on 02.05.2017. The file with status note is being submitted for appraisal of Hon'ble L.G.

Action: Director - LP&MP

3. Preparation of base maps for zones J, K-I, L, N, P-II based on revenue records in coordination with GIS unit and Authentication by GNCTD:-

It was explained that DDA is preparing seamless revenue maps of villages on GIS platform falling in Land Pooling Area and 44 maps have already been prepared. Out of it, 21 have been sent to Revenue Department of GNCTD for authentication. SDM (Rohini) has authenticated 3 such village maps.

It was decided to follow up the matter with revenue department of GNCTD. The work regarding preparation of base map for remaining villages should be taken up on priority and completed in a time bound manner. A fix time is. Copies of the correspondence with GNCTD are to be provided to Secretary to L.G. for taking the issue with concerned department.

Action: Addl. Commissioner - GIS

4. Creation of Core Administrative Unit:-

I. Requirement of Manpower and creation/strengthening of Land Pooling Cell:-

It was informed that the immediate requisite manpower for the Land Pooling Cell will be provided by diverting the staff from existing staff strength for which the file will be sent to Raj Niwas for necessary approval. It was further informed that the proposal of creation of post of Pr. Commissioner (Land Pooling) has been taken up with MoUD and further follow up action is being taken by the Personnel Branch.

Action: Commissioner (Personnel) / Director (LP)

2016-05-11/262/c

II. Development of software, for inviting and processing of application at all stages:-

The processes of inviting application, land return, sanction of Layout Plans shall be through online system. In this regards various SOPs and Software have to be developed. It was decided that the matter will be taken up by the concerned Head of the Departments with the System Department of DDA on top priority.

Action: EM, FM, PC (LM), PC (LD), Commissioner (System)

III. Public awareness programme with the help of identified agencies for ensuring maximum participation on opening of the scheme.

It was informed that the process for hiring the agency who will assist DDA in public awareness programme for maximum participation of DE on opening of the scheme was initiated in April 2015 and it is on hold. It was opined that the public is aware about the policy as it was notified in September 2013. Whenever, the land Pooling Policy will be operationalised the same can be advertised through Newspapers and other modes by Public Relations Department based on the inputs from other departments.

IV. Appointment of Consultancy firm for Information and Communication Technology Enabled Services for processing of Land Pooling applications till issuances of Occupancy Certificate:-

As discussed in Para II above, this will be dealt in house.

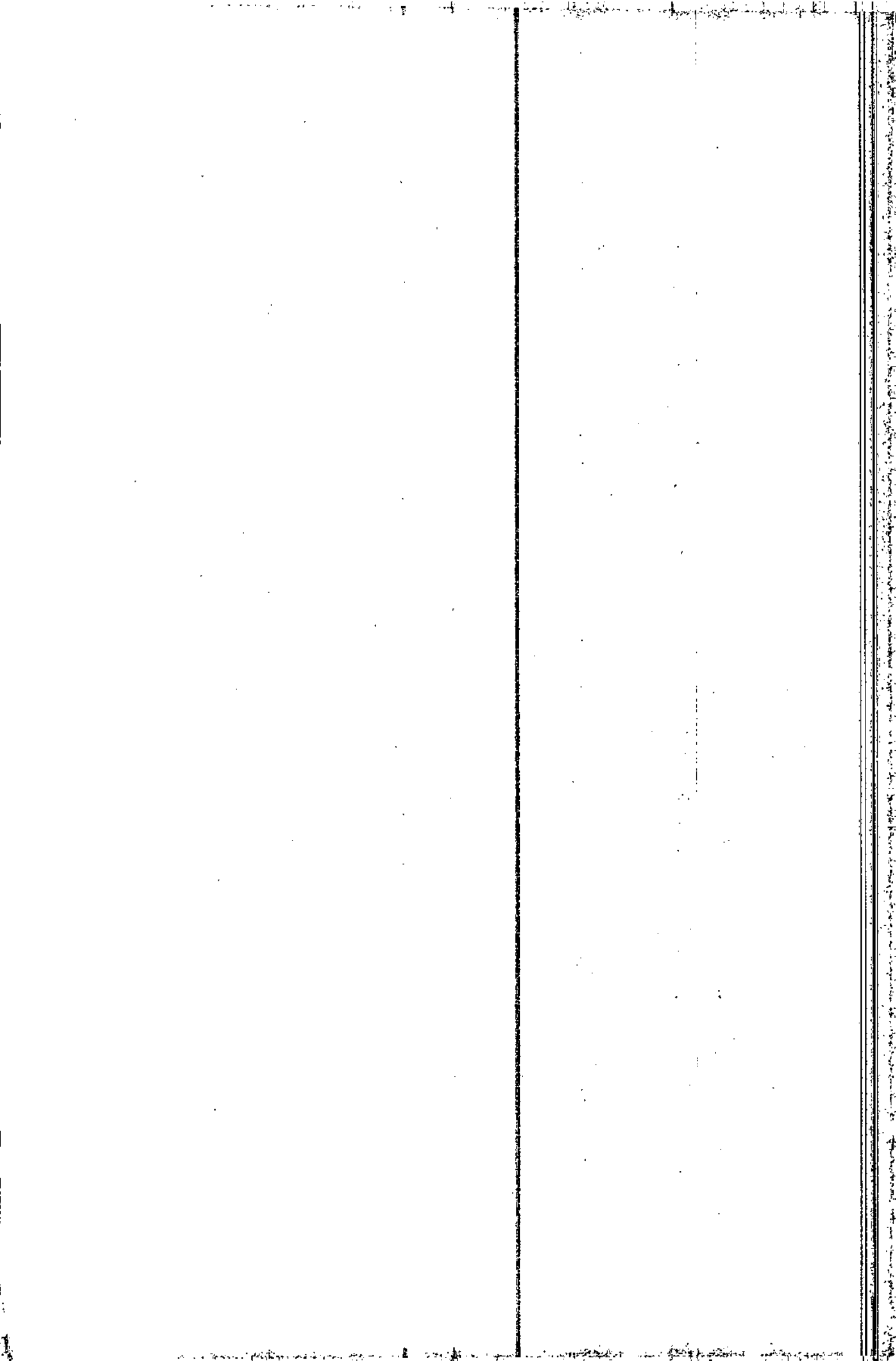
5. Land Management Wing:-

Various actions have to be initiated for protection of land retained by DDA as per the approved Layout Plans till the same is disposed/ utilised. Further, after declaration of development area under section 12 of DD Act 1957, DDA will be responsible for watch & ward to check any development in contravention of Master Plan / Zonal Development Plan.

The matter was discussed, considering the past experience it was observed that this involves large manpower with in DDA and therefore this needs to be reviewed. Thus, it was decided that DDA should act as a Regulator/ Facilitator and should not involve itself in protection of land for a longer period.

Therefore, it was decided that that an alternative options could be examined to minimize land retention period by DDA. Since it will be a major shift from the notified policy, this may require suitable modification in Master Plan 2021 and the regulations. This will involve simultaneous action for preparation of suitable land disposal policy for facility plots. Further, actions for Planning & Designing of the land under residential and commercial landuse need to be worked out by Engineering/ Architecture Wing.

Action: EM, PC (LD), Comm.(Plg), Chief Architect



-2011- 4/11-

6. Appointment of Project Management Consultant (PMC) for identification of vendors for various infrastructure works to be executed at ground:-

It was informed that the process for appointment of Project Management Consultant for identification of vendors for various infrastructure works to be executed at ground was selected in February 2015 and agreement is yet to be signed.

After discussion it was observed that this needs review by the Engineering Wing as the External Services can be provided by Service providing Agencies like DJB, Dilli Transco etc. The internal development will be the responsibility of Developer Entity.

Action: EM

7. Land Disposal Wing:-

It was informed that the Land Disposal Wing will prepare SOP for return of land to Developer Entity, various issues related to disposal of land falling under DDA's share of pooled land and Policy for taking over of EWS Housing from DE & its disposal etc.

Action: PC (LD)

8. Finance Wing:-

It was explained that the EDC shall be levied on DE and the entire project shall be ring fenced. Initially some money has to be allocated from the central funds of DDA. All the money taken as EDC shall be put in an Escrow account for further expenditure, for which finance department will make SOP to deal with.

Action: FM/CAO

9. Preparation of draft Sector Plans/ Layout Plans for the proposed Urbanizable zones of land pooling (land return calculations, sector designing, internal roads, facilities, etc.)

Hon'ble Lt. Governor suggested that the Layout Plan/ Sector Plan need to be prepared simultaneously to avoid any subjectivity on the part of DDA in allotting land to the DE.

Planning Officers explained that Zonal Development Plans have been notified by the Central Government and thus land uses have already been freezed. The regulation provides policies to minimize such subjectivity in allotment by granting priority number, allotment of land with minimum displacement etc.

Addl. Commissioner (GIS & UTTIPEC) informed that in the GIS & MIS, the broad layout plans can be prepared simultaneously.

Action: Addl. Commissioner (GIS & UTTIPEC)

The meeting ended with thanks to the chair.

XXXXXXXXXXXXXX

ANNEXURE-C



सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No.	: IN-DL92759933299392P
Certificate Issued Date	: 13-Jun-2017 02:01 PM
Account Reference	: IMPACC (IV) dl833403/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL83340386421509149009P
Purchased by	: DELHI DEVELOPMENT AUTHORITY DDA
Description of Document	: Article 5 General Agreement
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: DELHI DEVELOPMENT AUTHORITY DDA
Second Party	: NATIONAL INSTITUTE OF URBAN AFFAIRS NIUA
Stamp Duty Paid By	: DELHI DEVELOPMENT AUTHORITY DDA
Stamp Duty Amount (Rs.)	: 250 (Two Hundred And Fifty only)



Please write or type below this line.

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding is entered on this 14th day of the month of June, 2017 for a period of four years.

BETWEEN

Delhi Development Authority, (hereinafter referred to as "DDA" which expression shall unless repugnant of the context or meaning thereof be deemed to mean and include its

Page 1 of 23

Stationary Alert

1. The authenticity of this Stationary Certificate shall be verified at the time of stamping and any discrepancy in the details of this Certificate shall be reported to the Stationary Alert.
2. The stamping of this Stationary Certificate shall be done in the presence of the Stationary Alert.
3. In case of any discrepancy arising between the Stationary Alert and the Stationary Certificate, the Stationary Alert shall be reported to the Stationary Alert.

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- (d) "Applicable Laws" means the laws and any other instruments having the force of law in India as they may be issued and in force from time to time;
- (e) "Party" means the DDA or the NIUA, as the case may be, and Parties means both of them;
- (f) "Personnel" means persons hired/ appointed by the NIUA as employees and assigned to the performance of the Services or any part thereof;
- (g) "Services" means the work to be performed by the NIUA pursuant to this MoU, as described in the Technical Proposal (Annexure 'A') hereto;
- (h) "Third Party" means any person or entity other than the DDA and the NIUA.

All terms and words not defined herein shall, unless the context otherwise requires have the meaning assigned to them in the MoU.

- B. The following documents with all addenda issued thereto shall be deemed to form and be read and construed as integral parts of this MoU and in case of any contradiction between or among them the priority in which a document would prevail over another would be as laid down below beginning from the highest priority to the lowest priority:
- (a) Memorandum of Understanding;
- (b) Annexure 'A' of Memorandum of Understanding (Technical Proposal)

C. Relation between the Parties

Nothing herein contained shall be construed as establishing a relation of master and servant or of agent and principal as between the DDA and the NIUA. The NIUA shall, subject to this MoU, have complete charge of its Personnel performing the Services and shall be fully responsible for the Services performed by them or on their behalf hereunder.

The Parties have agreed to pursue their collaboration with objectives and methods as described hereunder, and enter into this Memorandum of Understanding hereby agreeing as follows:

1. Scope and Objectives

- 1.1 The purpose of this MoU is to establish a collaborative arrangement between the Parties so that NIUA can take up the work of preparing the Master Plan for Delhi 2041 given by the DDA and carry out all the necessary tasks thereunder.
- 1.2 This MoU provides a basis of cooperation for the activities as per the Scope of Work and Broad Methodology given in Annexure 'A' to this MoU, which may be finalized into the necessary Contracts / Work Orders from time to time upon agreement to the Parties.

2014/12/25/10

These are underlined by the need for capital investments, land resources and GIS based planning to ensure projects planned by the city during the Master Plan get realistically implemented during the plan period. A robust yet flexible framework for monitoring & evaluation is also needed to enable course corrections for the city agencies given the long period of plan implementation.

NIUA understands these complexities from its work nationally and globally and is therefore equipped to undertake the MPD 2041 process with the broad understanding to developing a realistic reform based plan for Delhi and assist DDA on formulation of various land related policies.

2. Scope of Work:

The broad scope of project covers:

- Preparation of the MPD 2041 as an enabling strategic plan of Delhi.
 - Understanding the review of the traditional master planning process for Delhi and the implementation progress of the previous plans. Also reviewing planning processes across the globe to map out the best practices and the gaps with respect to planning for Delhi.
 - Forming stakeholder groups and facilitating consultations across the groups to formulate planning principles and approaches to sectoral issues.
 - Developing outreach & communication strategies for diffusion of MPD 2041 across the city.
 - Coordinating with various city agencies to collect data and developing a unified GIS based data platform for Delhi. Develop analytical tools to visualize and reflect the provision of infrastructure across Delhi. Undertaking field verification trips to ensure the mapping platform matches with ground reality.
 - Presenting periodically the findings and next steps at various public platforms to receive feedback and refine the planning process.
- Developing a 5 year monitoring and evaluation framework to understand the progress of plan implementation.
- Developing a management framework to creating, operating and preservation of city assets.
- Adopting the MoUD's National Smart City Liveability Index to the MPD - 2041 exercise in Delhi and track outcomes relating to quality of life.
- Local Area Plans and policy for the areas which are not covered under land pooling policy
 - Developing capacities within the local bodies (municipal corporations) to develop local area plans in partnership with the communities.

- 257/c - 248/c -
- Review of the land pooling policy for Delhi
 - Developing a land pooling and a capital investment plan for the 20 year time period.
 - Develop value capture frameworks to incentivize land pooling mechanisms.
 - Policy for privately held lands in Delhi.
 - Any other policy issue related to land and implementation of MPD.

3. Methodology:

Approach:

- NIUA's suggested approach for this project consists of 4 phases, neither exclusive nor sequential, yet very distinct to one another.
 - Baseline phase: This will involve building a baseline quantitative understanding on Delhi both at local and regional level. This quantitative understanding will be gathered from historic data, secondary data from DDA and other city agencies and some primary data collection. The data will be overlaid on a GIS platform to understand linkages across various developmental themes in the city. The work of preparation of base layer for Master Plan- 2041 on GIS platform needs to be undertaken by DDA in house to avoid the difficulties of authenticating the same in future by DDA. NIUA will work with DDA to access the Delhi State Spatial Data Infrastructure (DSSDI) and build the base layers for the process.
 - Programmatic Sector Phase: The quantitative understanding in the baseline phase will be complemented by a qualitative understanding of the issues through a stakeholder consultation across other government agencies, parastatals, academia, sector experts, community groups and civil society organizations. The outcome of this phase will be a framework for overall city vision, sectoral planning principles, identified areas of deprivation, recommended interventions and intended impact of city investments within the sector. About 10-12 sectors combining traditional (housing, transportation, economy, infrastructure, placemaking, environment, solid waste management) and emerging (culture, heritage, digital empowerment, inclusion, renewable energy, disaster management) programmatic areas will be studied across stakeholder groups to develop an implementation and outcome map for Delhi till 2041.
 - Enabling Phase: The enabling phase of the project will look at the rollout strategy for neighbourhood redevelopment through development control regulations, land-use, land-pooling, land-tilling, local area planning and governance and coordination required to enable the implementation of the plan.

- 256/1
- **Implementation Phase:** The implementation phase will detail out the capital investment plan, and the monitoring, learning & evaluation plan with target outcomes for every 5-year period. Supporting policies for learning & capacity building will be detailed out in this phase.
 - NIUA will engage about 15 national and 1-2 international experts and draw upon their expertise for developing MPD 2041 and issues detailed in the scope of the work.
 - NIUA, based on its past work, will introduce training initiatives within DDA so that the final plan can be handed over at the end of the project period.

4. Implementation Method and Timelines (Table 1):

Assignment Inception	6 months	<ul style="list-style-type: none"> - Meeting with DDA to confirm objectives, scope and work-plan - Hiring and Setting up of team - Signing agreements with national and international experts - Mapping of stakeholders
Baseline and Data Preparation Phase	18 months	<ul style="list-style-type: none"> - Finalizing the list of datasets for master planning - Coordinating with city agencies, parastatals, academic institutions for data gathering - Identifying possible surveys for primary data collection - Finalizing the stakeholders consultation methodology (schedules, places to meet, agendas) - Developing content for MPD 2041 website for dissemination
Programmatic Sector Phase	18 months	<ul style="list-style-type: none"> - Holding stakeholder and community consultations regarding strategies for MPD 2041 - Conducting primary surveys for selected datasets - Developing GIS maps for ward deficiencies in each of the program areas
Enabling Phase	12 months	<ul style="list-style-type: none"> - Developing policy documents for local area planning/ governance, land-pooling, development

Indicative list of international institutions from which experts will be selected includes London School of Economics, Centre for Liveable Cities (CLC) Singapore, Lee Kuan Yew School of Public Policy (University of Singapore) etc.

		control regulations, privately held lands, lands/areas not covered under land pooling, any other related policies. Identifying rollout strategy for neighbourhood redevelopment.
Implementation and Monitoring	12 months	Developing Capital Investment Plan, Resource Mobilization Plan and monitoring and evaluation indicators for every 5 years

A project timeline depicting major activities and their likely time frame is provided at the end of this document.

5. Timelines, Deliverables and Payment Milestones (Table 2):

The duration of the project is 48 months from the date of issue of Work Order, with deliverables as follows:

No.	Item	Timeline
1	Inception Report (confirming Methods, Partners and Final Scope)	After 6 months
2	Baseline and Context Report	After 9 months
3	Contents for MPD-2041 website and GIS platform	After 12 months
4	Strategy documents and city vision document. Primary data collection results	Draft after 18 months, final after 24 months
5	Land pooling policy, policy for lands not covered under the land pooling policy, policy for privately held lands local area plans and governance	Draft after 30 months, final after 36 months
6	Monitoring and Evaluation Framework	42 months
7	MPD-2041	48 months

Milestones for payment for each year of the project will be as following:

1. Milestone 1: 50% of the total budget of the year- Upon issue of Award Letter for year 1 and upon commencement of 2nd, 3rd and 4th years
2. Milestone 2: Remaining 50% of the total budget of the year- Upon submission on Utilization Certificate for 70% of the amount received at Milestone 1 for that year along with details of works completed.

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ANNEXURE-D



दिल्ली विकास प्राधिकरण
लैंड पूलिंग सेल
तीसरी मंजिल, विकास मीनार
आई. पी. एस्टेट, नई दिल्ली - 110002
फोन नं: 011 - 23378518

No: F. 3(53)/2003-MP/Vol-II/287

Date: 27/11/2017

Subject: Minutes of the Meeting held under the chairmanship of Hon'ble L.G. Delhi / Chairman DDA at Raj Niwas on 22/09/2017 to discuss the issues of Land Pooling Policy

A meeting was held under the chairmanship of Hon'ble L.G. Delhi / Chairman DDA at Raj Niwas on 22/09/2017 at 11:00 AM to discuss the issues of Land Pooling Policy and its implementation. The following officers were present:

1. Vice Chairman, DDA
2. Additional Secretary, MoHUA, GoI
3. Principal Commissioner (Land Pooling Policy), DDA
4. Commissioner (Planning), DDA
5. Director, National Institute of Urban Affairs (NIUA)
6. Director (Planning), MP & DC
7. Director (Planning) Land Policy & Coordination
8. Director (Land Pooling), DDA
9. Dy. Director (Planning), Land Policy/ Zone K-I, L & N, DDA
10. Dy. Director (Planning), Land Policy, DDA

The Planning Department of DDA made a presentation on various issues related to Land Pooling Policy and the status of implementation of the Policy.

It was explained that 44 Seamless shajra maps have been prepared for Zone N (21 Villages) and Zone P-II (23 Villages). The maps have been submitted for authentication to Divisional Commissioner (Revenue), GNCTD; however, only 3 out of 44 maps have been authenticated by SDM (Rohini). The GIS unit of DDA is in the process of preparing the remaining base maps for zones J, K-I and L.

The major issues arising from the stakeholders Consultation organized by NIUA on behalf of DDA in July 2017 were also discussed in detail.

The following matters were decided at the meeting:

- i. As per the Land Pooling Policy notified in 2013, the Developer Entity (DE) was expected to surrender the pooled land to DDA. In order to avoid the possibility of pre-emptive and unauthorized encroachments by third parties on land in the custody of DDA, it was decided that the Developer Entity would retain the pooled land free from encumbrances, till DDA conveys it is ready to take over the land for providing infrastructure facilities, otherwise the Final License of the DE gets cancelled. Specific legal clauses to be provided in the Regulations.
- ii. Spatial and services planning for the different zones must be initiated immediately, in coordination with the different service-providing agencies such as Delhi Jal Board, Delhi Transco and PWD.

(Action: Director, NIUA; Engineering Deptt, LP, DDA)

- 1554 -
- iii. The existing clauses of the Policy/Regulations regarding fragmented land holdings and the criteria of 5 kms radius should be revisited from the perspective of implementation. DE may be allocated land within the sector where the land is located or in the adjacent sectors/other sectors subject to availability of land. These issues will be examined by NIUA and any modifications, if required, may be taken up in the Regulations and Policy.

(Action: Director, NIUA; Director (Plg) Land Pooling)

- iv. With regard to early completion of the verification of land records, it was decided to take up the matter with Revenue Department, GNCTD, on urgent basis.

(Action: Director, Land Pooling)

- v. Development of the online single-window system for processing DE applications must be commenced immediately.

(Action: Director, NIUA)

- vi. Before launching the land-pooling scheme, all landowners to be made fully aware about the scheme through engagement of suitable organizations to conduct outreach activities.

(Action: Dir. (LP) & Engineering Dept (LP), DDA)

The meeting ended with a vote of thanks for the Chairman.


Rajesh Kr. Jain
Director (Plg.) Land Pooling

Copy to:

1. Additional Secretary, MoHUA, GoI
2. Principal Commissioner (Land Pooling Policy), DDA
3. Commissioner (Planning), DDA
4. Director, (National Institute of Urban Affairs (NIUA))
5. Director (Planning) MP & DC
6. Director (Planning) Land Policy & Coordination
7. Director (Land Pooling), DDA
8. Dy. Director (Planning), Land Policy/Zone K-I, L & N, DDA
9. Dy. Director (Planning), Land Policy, DDA

Copy for information to:

1. Spl. Secretary to Hon'ble LG
2. Sr. Architect, Vice Chairman Secretariat


Rajesh Kr. Jain
Director (Plg.) Land Pooling

ANNEXURE-E



Annexure - E

दिल्ली विकास प्राधिकरण

लैंड पूलिंग सैल

तीसरी मंजिल, विकास मीनार

आई. पी. एस्टेट, नई दिल्ली - 110002

फोन नः 011 - 23378518

No: F. 25(2)/2014-MP/ 280

Date: 17/11/2017

Subject: Minutes of the Meeting held with CEO Delhi Jal Board, GNCTD on 3/10/2017 to discuss the water demand of areas under Land Pooling Policy

A meeting was held with CEO Delhi Jal Board, GNCTD at Delhi Secretariat on 3/10/2017 at 11:00 AM to assess the water demand of areas under Land Pooling Policy. The meeting was attended by officers of DJB, NIUA and DDA. The list of participants is annexed at Annexure 'A'.

At the outset, the Planning Department provided an overview of the areas where the policy is going to be applicable and the existing/proposed provisions utilities like Water Treatment Plant (WTP), Sewage Treatment Plant (STP) indicated in ZDPs of Land Pooling zones.

DJB highlighted that the water requirement for existing areas is presently being met by water received from River Ganga at Sonia Vihar, River Yamuna at Wazirabad Chandrawal and through Western Yamuna Canal besides extracting water from borewells. It further informed that there is existing deficit of smooth supply in some of the areas due to scarcity of water. It also emerged from the discussions that the additional demand of water can only be met once the new supply of raw water is arranged. DJB is working on various alternatives such as recycling of water, tapping of rain water etc. and has taken up some pilot projects in this regard. During subsequent deliberations, DJB informed the broad approach/practice adopted for planning & assessing the water requirements in green field developments such as areas falling under Land Pooling.

DJB stressed that for initiating planning & assessing the water demand requirements in areas falling under Land Pooling, the following aspects will be considered/ required:

- i. DDA to provide the zone wise Maps & projected population of areas covered under Land Pooling for initiating work on the supply network plans and for working out the evacuation capacity of the network.

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- ii. The water requirements of resident population and floating population to be accommodated in areas under Land pooling will determine the actual water demand.
- iii. The broad strategy and evacuation Plan for water supply to cater to the future water requirements in land Pooling areas will be worked out taking into consideration the existing ground water capacities, anticipated savings from transmission losses and required augmentation of existing sources of water.

The meeting ended with thanks to the chair.

Rajesh Kr. Jain
17/11/17

Rajesh Kr. Jain
Director (Plg.) Land Pooling,

4

Copy to:

1. P.S to CEO, Delhi Jal Board, GNCTD for information of the latter
2. Principal Commissioner (Land Pooling Policy), DDA
3. Commissioner (Planning), DDA
4. Director, (National Institute of Urban Affairs (NIUA) *9/11*
5. Director (Planning), MP & DC
6. Director (Planning), Land Policy & Coordination
7. Director (Land Pooling), DDA
8. Chief Engineer (Water) Projects, DJB
9. Suptd. Engineer (Plg) Water, DJB

Copy for information to:

1. Sr. Architect, Vice Chairman Secretariat

Rajesh Kr. Jain
17/11/17

Director (Plg.) Land Pooling



दिल्ली विकास प्राधिकरण
लैंड पूलिंग सैल
तीसरी मंजिल, विकास मीनार
आई. पी. एस्टेट, नई दिल्ली - 110002
फोन नं: 011 - 23378518

No: F. 25(2)/2014-MP/284

Date: 27/11/2017

Subject: Minutes of the Meeting held with Pr. Secretary (PWD), Govt. of NCT of Delhi on 06/10/2017 to discuss / assessment the possibility of creating road network in Land Pooling Areas.

A meeting was held with Pr. Secretary (PWD), Govt. of NCT at Delhi Secretariat on 06/10/2017 at 11:00 AM to discuss various issues related to preparation and creation of road network in Land Pooling Areas and to understand the mechanism as to how PWD take up these assignments. The meeting was attended by officers of PWD, NIUA and DDA. The list of participants is annexed at Annexure 'A'.

At the outset, the Planning Department, DDA provided an overview of the areas where the land pooling policy is going to be applicable and the existing/ proposed connectivity indicated in ZDPs of Land Pooling zones. The objective of the meeting is to share of the information between DDA and PWD w.r.t. existing road network & proposed networks & connectivity in the land pooling areas.

PWD, GNCTD informed that the existing & upcoming proposals of PWD have already been shared with the UTTIPEC. It was also informed that since land is privately owned in the land pooling areas, the development of roads in these areas can only be done once resources i.e. land & funding are made available to PWD. PWD also suggested that since it is a Greenfield Development, the provisions of utility ducts along the road cross section may be proposed to avoid the unnecessary digging / road cutting in the areas. Pr. Secretary, PWD inquired whether the landholders on whose land common utilities like roads are to come up may be incentivized for participation in land pooling so that the land for common utility infrastructure becomes available on priority.

It was informed by PWD that land acquisition for development is presently done by DDA. Hence, DDA may explore option for land acquisition on NHAI pattern for speedy

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development of infrastructure. It was also suggested that road should be developed from the edge of the ROW of road so that ROW could not be encroached.

In the meeting a set of Zonal Development Plans (Text and Land use Plan) of land pooling zones i.e. K-I, L, N & P-II were handed over to Engineer in Chief (PWD), GNCTD for making suggestions, if any.

The meeting ended with thanks to the chair.

Encl. As Above

Rajesh Kr. Jain
Director (Plg.) Land Pooling

Copy to:

1. PS to Principal Commissioner (Land Pooling Policy), DDA for information of latter
2. PS to Pr. Secretary (PWD), Govt. of NCT of Delhi for information of the latter
3. Commissioner (Planning), DDA
4. Director, (National Institute of Urban Affairs (NIUA)
5. Director (Planning), MP & DC
6. Director (Planning), Land Policy & Coordination
7. Director (Land Pooling), DDA

Copy for information to:

1. Sr. Architect, Vice Chairman Secretariat

R. K. Jain
24/11/17
Director (Plg.) Land Pooling



दिल्ली विकास प्राधिकरण
लैंड पूलिंग सैल
तीसरी मंजिल, विकास मीनार
आई.पी. एस्टेट, नई दिल्ली - 110002
फोन नं: 011 - 23378518

No: F. 25(2)2014MP

Date: 06/10/2017

Subject: Assessment the possibility of creating road network in Land Pooling Areas.

Venue: Chamber of Pr. Secretary (PWD), Govt. of NCT of Delhi at 5th Level, B - Wing,
Delhi Secretariat

Date: 06/10/2017 (Friday)

Time: 11:00 AM

ATTENDANCE SHEET

S.N.	Name of the Officer & Designation/ Dept.	Contact No. / Email ID	Signature
1			
2	N. N. ATEY SE/CC-I/DDA	9810223927	
3	Dr. K. S. Singh, DD(P&A) UTTIPL	8010509889	
4	KANAK TIWARI (NIUA)	9810190767	
5	LOVLESH SINGH (NIUA)	9582084190	
6	Mr. K. Mahabadi CE(8) PWD	9999538470	
7	PURNENDU KANT JN(LP), DDA	9891555269	
8	UMASH TIWARI CE, PWD	9711688405	
9	A-K GARG Pr. CE M. PWD	9910168758	
10	SARVASTHA SRIVASTHA Emc PUD	9810704614	
11	A-K Pandey, CE (North)	9811208067	
12	Manoj Pandey DDA (LP)	9810687769	
13			
14			
15			

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ANNEXURE-F

Land Pooling in Delhi further simplified; DDA now to act as only facilitator

Transfer of pooled land to DDA not required; Single Window approvals for speedy execution

DDA asked to prepare regulations in a month; Also to start spatial and service planning

HUA Minister Shri Hardeep Singh Puri and LG of Delhi discuss Policy in detail

Expected land pooling of 22,000 hectares to boost economic activity

Land pooling in Delhi, expected to meet the rising demand for residential and other needs besides stimulating economic growth is now further simplified for speedy execution. Delhi Development Authority (DDA) will now act more as a facilitator and planner as against the role initially envisaged for it as a part of simplification of execution of land pooling policy.

Minister of Housing & Urban Affairs Shri Hardeep Singh Puri and Lt. Governor of Delhi Shri Anil Baijal met in Nirman Bhawan and discussed various aspects of the Land Pooling Policy and decided to make some changes in the policy decided earlier. Shri Duga Shanker Mishra, Secretary (HUA) and Vice-Chairman of DDA also participated in the discussion.

Originally, land pooled under the Policy was to be transferred to DDA which was to act as the Developer Entity (DE) and undertake further sectoral planning and development of infrastructure in the pooled land. The Minister and LG today decided to do away with this requirement and land title continues to be with the original land owners.

DDA was asked to immediately initiate spatial and services planning for the five zones covered under Land Pooling Policy so that the policy could be given immediate effect after finalization of regulations under the Policy.

While both the Minister and LG expressed concern over delay in implementing Land Pooling Policy, Shri Puri thanked Shri Baijal for his initiative in having 89 villages declared as urban areas under the Delhi Municipal Act, 1957 and 95 villages as Development Areas, as required for the implementation of land pooling. DDA was directed to formulate necessary regulations under the Policy in accordance with the changes in a month time. DDA was also asked to ensure single window clearance mechanism for according necessary approvals for speedy implementation.

Land Pooling Policy covers the greenfield areas in five zones viz., J, K-1, L, N and P-II coming under the Master Plan of Delhi-2021. To incentivize dense development for effective utilization of scarce land resource in the national capital, the Policy permits enhanced FAR of 400 as against the present 150. To promote affordable housing, an additional FAR of 15% is also allowed.

About 22,000 hectares of land is expected to be pooled which could meet the needs of about 95 lakh people. Land pooling would catalyse economic, social and civic development of the national capital besides triggering substantial investments and employment generation.

- 249/- 286/-

Under the Land Pooling Policy, 60% of pooled land would be returned to land owners after infrastructure development; if the pooled land is 20 hectares and above and 48% if the land pooled is between 2 and 20 hectares. Of the 60% of returned land, 53% will be for residential purpose, 5% for city level commercial use and 2% for Public and Semi-public use. In the other case, the same would be 43%, 3% and 2% respectively.

Affordable houses for Economically Weaker Sections to be built under the Policy shall be of the size of 32-40 sq.mtres. Half of this housing stock shall be retained by the Developer Entity to house Community Service People working for the residents/owners of the Group Housing. These houses will be built at the site or at premises contiguous to the site allotted. The other half of affordable houses shall be sold to DDA at the base cost of Rs 2,000 per sq.ft for further sale to beneficiaries.

KM

October 12, 2017



landpooling cell <landpoolingcelldda@gmail.com>

ANNEXURE-G

Fwd: Landpolling and Water

1 message.

rkjaindda@yahoo.co.in <rkjaindda@yahoo.co.in>
To: landpoolingcelldda@gmail.com

Mon, Dec 11, 2017 at 10:32 AM

PFAD

----- Forwarded message -----

From: Sabyasachi Das <acplguttipecgisdda@gmail.com>

Date: Dec 11, 2017 10:13 AM

Subject: Fwd: Landpolling and Water

To: JAGAN A SHAH <jshah@niua.org>, Rajesh Jain <rkjaindda@yahoo.co.in>, manishag10@rediffmail.com

Cc: pccoordn@dda.org.in, Sabyasachi Das <dirgisdda@gmail.com>

Dear Shri Jagan Saha,

Please find attached the report of DJB for incorporation in the draft Land Pooling Policy and regulations, including the suggestions made during the meeting held in the chamber of VC, DDA where FM, PC (CLA, Commissioner (Plg.) & Rajesh Jain, Director(LP) were present.

Kindly resubmit the Draft agenda and regulations latest by 2.30 so that PC & VC, DDA can be briefed and final agenda for the authority on LP policy and regulations put up in file.

----- Forwarded message -----

From: KESHAV CHANDRA <keshavc3@gmail.com>

Date: Mon, Dec 11, 2017 at 9:48 AM

Subject: Landpolling and Water

To: rajeev.verma@nic.in

Cc: dirgisdda@gmail.com, acplguttipecgisdda@gmail.com

Dear Sir

I am enclosing the document with basic calculations.

Regards

Keshav chandra

Regards

Sabyasachi Das

Commissioner (Plg.)

Planning Department

Delhi Development Authority

2nd Floor, Vikas Minar, I.P. Estate, New Delhi - 110002

TeleFax: +91-11-23379042; Mobile No: +91-9650497958

Landpooling and Water.docx
4864K

- 249/-

Planning for Water in the proposed Land pooling areas

1. Background:

Land pooling policy is situated in urban planning paradigm which seeks to locate all essential services before the creation of habitational structures. Availability of water becomes the sine qua non for a sustainable sub-city which will attract a large population in the coming decade. In the present scenario where availability of the surface water has become precarious, other progressive, innovative and internationally acceptable means to create water has to be adopted to make these areas self-sustainable in coming years. At present, the total production of water from all the sources is 905 MGD against the demand of about 1200 mgd for the current population of 200 lacs. @ 60 lpcd. There is a remote possibility of water from the present resources in near future to meet the additional demand of water supply for the population likely to settle under Land Pooling Policy.

There are three ways in which water availability can be augmented:

- i. Increase in surface water availability
- ii. Increase in availability through improved supply mechanism
- iii. Creation of New Water by recharging the aquifer and extraction of water from there

a. Short Term Solution within next 5 years:

1. Aquifer Recharge and Water Extraction: There is a considerable possibility of aquifer recharge by utilizing tertiary treated water. In Delhi, fortunately, there are many plants which process water to the tertiary quality. In the northern and western side of the city two plants namely Nilothi and Pappankalan which are already producing treated water of bathing quality. One 70 mgd treatment plant is coming up at Coronation Pillar, which will deliver water to almost bathing quality.

Treated effluent for all STPs is the permanent and sustainable source of water and can be termed as an asset. Many STPs in Delhi Jal Board such as Pappankala Phase-II (20 MGD), Nilothi Phase-II (20 mgd), Delhi Gate (15 mgd), Keshopure Phase-I (12 mgd), Chilla (9mgd), Kapashera (5mgd) and Okhla Phase-VI are producing treated effluent of tertiary quality i.e. BOD < 10 & SS < 10 ppm. The treated effluent of this high quality can be further processed to bathing quality and stored in artificial water bodies. This water will be further purified by natural filtration which can be extracted through a battery of tube wells and used for drinking purpose. In the land pooling area, kapashera plant, Pappankalan plant, Nilothi plant, Keshopur phase-I plant, upcoming Coronation pillar plant can play a significant role. The treated water of these plants can be brought to an artificially created waterbody after initial polishing. The artificial waterbody can be designed in such a manner that it will recharge the aquifer. Water can be extracted from the aquifer as per the percolation rate and taken to the decentralized water treatment plant. The distribution lines can be laid from the treatment plants. It requires creation of some infrastructure like pump-house at STPs, rising mains from STP Pump House to the Water Bodies, Creation of artificial water bodies, boring of tube wells, Underground reservoirs, Booster Pumping stations and laying of distribution mains and water supply network, etc.

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DDA can purchase treated effluent from Delhi Jal Board @ Rs 7 per KI as per the DJB public notification and create rest of the infrastructure.

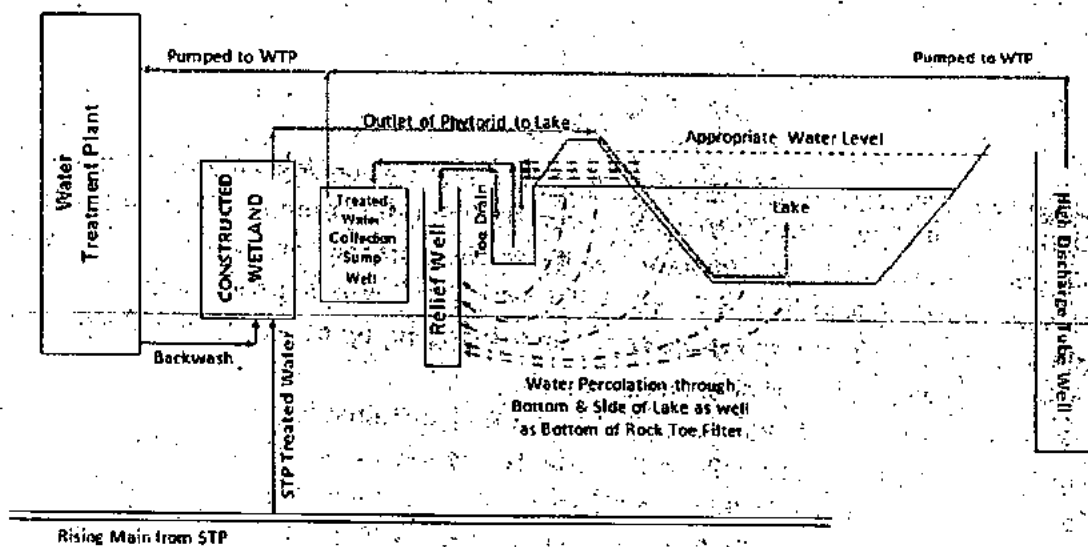
The exact availability of water from these plants will be known only after establishing the percolation rate of water to the aquifer from the artificial waterbodies. However, a significant quantum of water can be made through this mechanism.

There are two ongoing projects which can be taken over by DDA and expedited apart from planning new projects of the similar nature:

i. Pappankalan water and Dwarka plant: There is a plan to create artificial water-body inside Dwarka water treatment plant and bring treated water from Pappankalan plant. All preliminary planning has already been done. This project needs to be expedited which will also give a fair idea about all other similar projects. It is estimated that almost 5-7 mgd water can be utilized by DDA for its land pooling area.

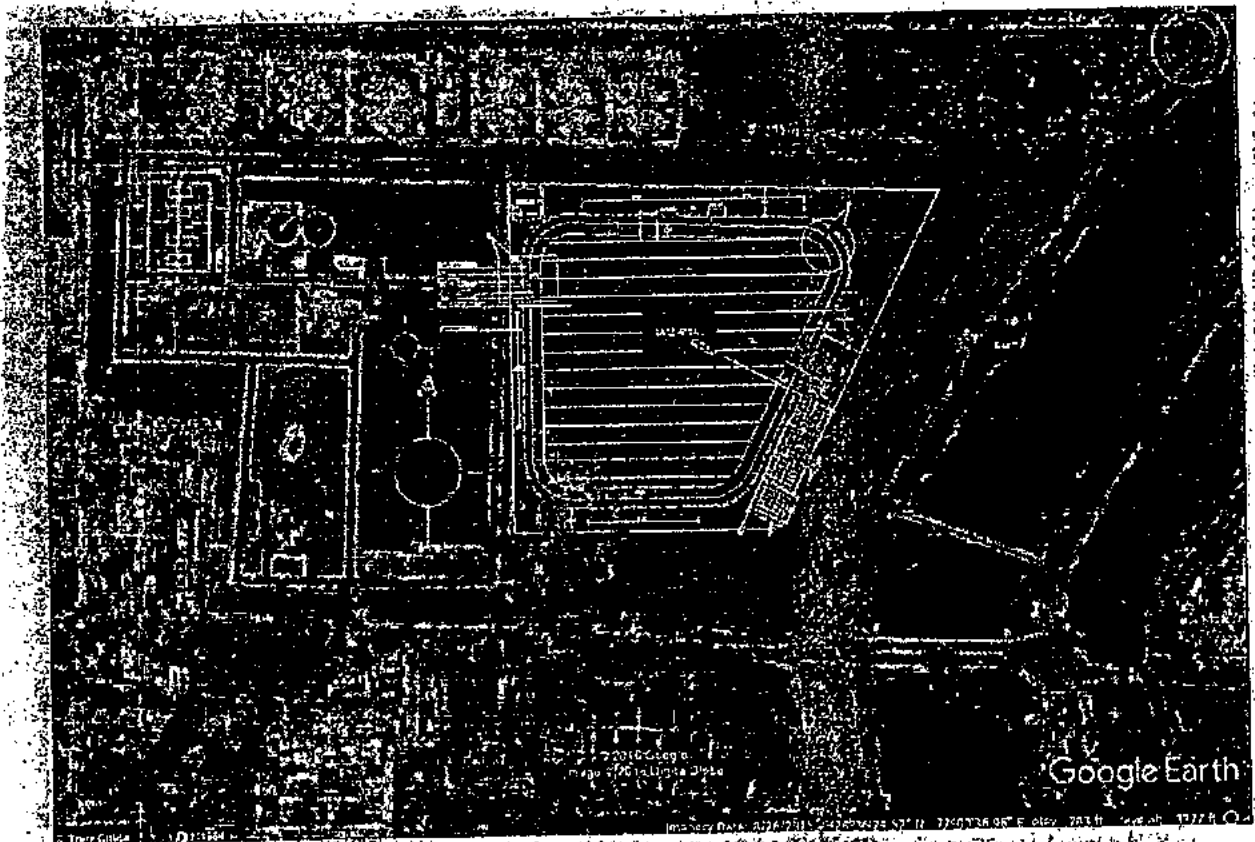
Schematic of Dwarka aquifer recharge plan and extraction:

1. Treat WTP backwash through a constructed wetland to create a artificial water body
2. Water percolation through bottom & side will enhance ground water
3. The enhanced ground water is then extracted through relief well and pumped back into the WTP



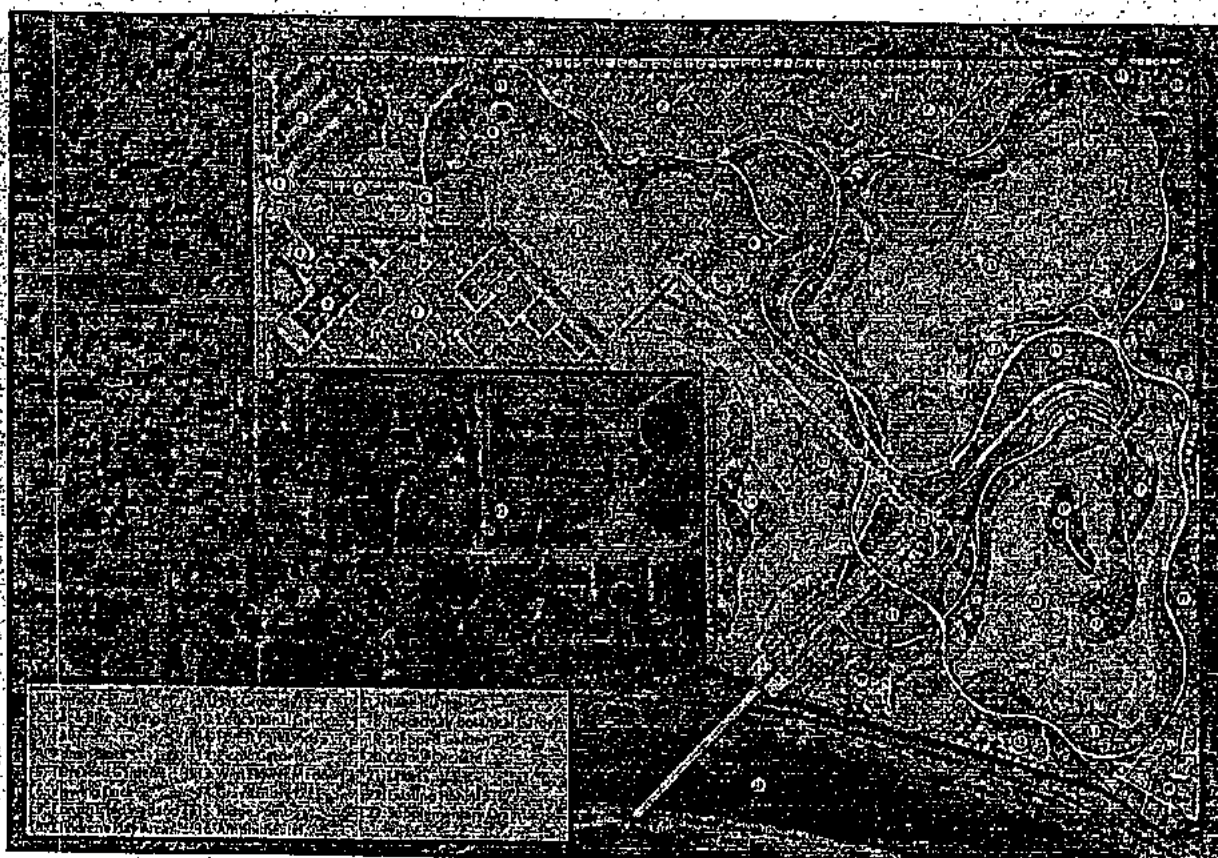
Site plan of the Dwarka water treatment plant where the waterbody is proposed

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(expected availability of water is five mgd in the command area)

ii. **Rohini Water and Waterbody:** There is another plan to utilize treated water coming out of Rohini plant. An excellent water polishing unit based on constructed wetland technology has already been planned. An artificial waterbody has also been designed there. Recharged aquifer due to this waterbody can be exploited for the additional availability of water in this command. A detailed planning needs to be based on the percolation rate. The conceptual plan of the artificial body for Rohini is as below. A team of consultants in DJB is already planning the waterbody.



(expected availability is two mgd in the command area)

iii. **Coronation Pillar plant and artificial water-body planning**

Coronation Pillar is being built as a plant tertiary which will start producing 70 mgd treated water after 2.5 years from now. It will be the most significant plant with the tertiary treatment capacity. Aquifer recharge and extraction plan can be initiated right from the beginning so that after completion of the plant considerable amount of water can be utilized for recharging the aquifer and extraction of water.

(expected availability is 15 mgd in the command area)

iv. **Kapashera and Keshopur phase II plant**: Similar plans can be drawn for the kapashera and keshopur phase II plant. These two plants fall in the command area of the newly proposed land pooling policy. Though Kapashera plant is at present working at 2.5 mgd capacity, however, the total production of the plant can easily be enhanced by trapping the drain passing next to it. Keshopur phase II plant can give a handsome yield of more than five mgd of raw water if the aquifer recharge and extraction is adequately planned.

(expected availability is two mgd and seven mgd respectively in the command area)

2. Sharing of raw water meant for irrigation from Haryana: As per the MoU signed among all the basin states of River Yamuna, the share of Delhi at Tajewalan : 330 cusecs for drinking need + 51 cusecs for Irrigation Component for Delhi. After accounting 13% losses from Tajewala to Munak, the residual allocation under irrigation, remains 45 cusecs at Munak Head works. As agriculture land is shrinking day by day due to fast urbanization, the irrigation need is also reducing. The remaining demand for irrigation can even be met

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with the treated effluent. Hence, around 45 Cusec or 20 mgd can be saved which can be utilized for Land Pooling. It can be managed by arranging a dialogue between Delhi and Haryana at Chief Ministers level.
(expected yield 20 mgd with low certainty)

3. Exploring additional groundwater from Yamuna River Flood Plain: As per the study of CGWB, there is a potential of extracting 92 MGD of groundwater from Yamuna floodplain. Against this, about 25 MGD of water is currently being utilized mainly upstream of Wazirabad barrage through 4 Ranney wells and 100 tube wells. In the report, it is mentioned that detailed investigations will be required to demarcate potential well-field in the floodplain. It is also stated in the report that the extraction potential has been extrapolated from the modeling study carried out at Palla area and a detailed modeling study is recommended in the down-stream side of Palla to Kalindi Kunj in the Southern part of the Yamuna floodplain to Delhi border so that more precise yield potential and pumping schedule can be worked out to sustain the aquifer system and quality of groundwater. The CGWB, therefore, has to work out the implementable plans for groundwater extraction in the floodplain of river Yamuna down-stream of Wazirabad barrage. Since, pollution level in the Yamuna after Wazirabad Barrage is very high, removal of groundwater has to be done in a regulated manner, and over-extraction of groundwater may result in contamination of groundwater.
(expected availability is 10 mgd in the command area)

4. Increasing yield of existing tube wells & Ranney Wells in Yamuna Flood Plain: Presently around 80 mgd of groundwater is being extracted from the ground to supplement drinking water. There are around 4000 Tube-wells and 16 Ranney wells. After 3 - 4 years, silt accumulates around the screens and filter media around the tube-wells and Ranney wells which chokes the pores resulting in the reduction of yield. Hence, DJB has taken up a drive of cleaning of tube-wells and Ranney wells on a large scale which will increase the yield of tube wells & Ranney wells by 50%.
(expected availability is two mgd in the command area)

Expected availability of water in the short term with high level of certainty: 43 mgd
With low level of confidence is 20 mgd (no population calculation done because of low certainty)

Population that can be tentatively planned for the first phase in all four areas subject to the completion of all these projects: 13.82 lakhs

b. Medium Term Solution within next ten years:

1. Improving conveyance system from Haryana to Delhi: Despite the construction of parallel Cement Lined Canal from Haryana to Delhi and reducing percolation loss of water up to 25%, there is still 30% loss in existing Kacha Delhi Sub Branch of Western Yamuna

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Canal between Munak Head Works and Delhi. Haryana has submitted the proposal of lining DSB at the cost of Rs 28 Crore. If this portion of Kacha Canal is lined, 25% water can be saved. At present, this canal is carrying around 350 to 400 cusec raw water. Saving of 25% fresh water will generate about 100 cusecs or 50 mgd raw water. If Haryana agrees to release this much quantity of reclaimed water after lining of this canal, Rs 28 Cr can be published, and saved water can be utilized for Land Pooling Policy. A similar step was taken from another canal (now called Cement Lined Canal). This canal was lined and the water saved was given to Delhi, though after protracted litigation. From experience, one can safely say that the entire project will take more than five years to complete (expected yield from this project is at least 25 mgd if Haryana shares half of the total saving)

6. Additional Raw water from Ravi Beas River: If Punjab state is pursued, some extra water can be arranged from Ravi Beas River. Delhi has the share of 0.2 MAF from Ravi Beas River. It can be increased to 0.60 MAF, 0.2 MAF coming each from share of Punjab, Haryana & Rajasthan. Delhi has already requested Ministry of Water Resources to co-ordinate. Possible additional water: 250 mgd. (Very low certainty.)

7. Storing rainwater or tertiary treated water in Bhati & Jaitpur mines: Rainwater harvesting on a large scale by storing flood & stormwater in Bhati & Jaitpur mines. DIB is encouraging installation of Rain Water Harvesting system in the individual houses and at a community level. However, there is a tremendous potential for storage of groundwater in Bhatti and Jaitpur mines in South district. A study is being carried out by M/s WAPCOS to explore the possibility of storing rainwater in these large pits which will increase sub-soil water level in the adjoining areas. Besides, the potential of saving rainwater by constructing check dams in Ridge areas is also being explored. The tertiary treated water to class-B quality from Okhla sewage treatment plant is also being proposed for storing in Bhati mines which is a perennial source of water. In this project, the treated effluent presently being treated at Okhla Sewerage Treatment Plant to the high standard of BOD<10 & SS< 10 ppm will be pumped to the Bhati mines and passed through the constructed Wetland System to further improve the quality of treated water up to class-B and will be stored in Bhati Mines. The water will thus percolate into the ground and also saved for lifting for further treatment for drinking purpose. Additional 10-15 mgd water can be raised and treated for the land pooling houses (expected saving could be at least 10mgd subject to the conveyance system to the land pooling area)

8. Extractions of groundwater along Najafgarh drain near Rauta, Daural, Chhawla & Najafgarh Jheel: Najafgarh drain starts from Dhansa and terminates into river Yamuna near Wazirabad barrage on its downstream side after traveling about 58 km. This drain has clear water between Dhansa and Chhawla. After that, the stormwater drain carrying sewerage from un-sewered area and outfalls into this more significant drain and pollute water. However, after completion of Interceptor sewer, the pollution in Najafgarh drain will be reduced to large extent. A battery of shallow tube wells can be installed along Najafgarh drain to explore raw water which can be directly used after disinfection. A study was carried out by M/s INTECH in 2004 which reveals that around 9 – 10 mgd of water can be explored through a battery of tube-wells along Najafgarh drain near Rauta, Daurala,

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Chhawla and Najafgarh Jheel. A further study is being carried out by M/s WAPCOS by conducting an actual survey of groundwater quantity and quality on a sustainable basis. (expected availability is around 10 mgd.)

Total expected availability in this phase subject to completion of the projects is 45 mgd
Population that can be planned on the basis of 140 lpcd : 14.46 lakhs

c. Long Term Solution within next 15 years:

1. Reduction in NRW: In various Asian countries like Japan and Singapore, Non-Revenue Water is hardly 5 - 6%, whereas, in Delhi, it is more than 50% which is highly unacceptable, objectionable and requires a lot of efforts to bring down it within permissible limit of at least 15%. "Water saves is water produced" principle is to be adopted by plugging leakages, using the best material for distribution network and by replacing old and leaking house service connection. From various studies conducted by HALCROW, Price Water House and World Bank, it has been proved that out of total water loss, 70 to 80% loss is contributed by the leaking house service connections. For reducing Non Revenue Water, water auditing is equally important which is being done in a phased manner. DJB has recently awarded three pilot projects for PPP model to World Renowned Companies for best management practices in the water supply. The contracts are based on achieving the Key Performance Indicators, i.e., reduction in Non-Revenue Water and improving collection efficiency, reducing power consumption, converting intermittent supply into regular supply at higher pressure, extending water facility in limited water areas and ensuring the quality of water. The baseline of the entire contract is that if water is saved, other parameters will be achieved. Besides, by setting up District meter areas (DMAs), i.e., dividing entire network into smaller and manageable segments, the water loss can be reduced.
(expected availability is at least 25 mgd if DMAs are in place)

2. Upper Storage Reservoirs: Renuka, Lakhwar Vyasi & Kishau dams: These are National Projects which may be expedited and additional demand for water can be met with.
Renuka Dam: Renuka dam is one of the three identified and planned upstream storage projects on various tributaries of river Yamuna.
As per an agreement of November, 1994, Delhi is to bear the cost of this project (excepting power component) and is to get the benefit of stored water. Delhi is likely to get additional 275 MGD from this project.
The project is to be executed by Himachal Pradesh. The project is yet to get Forest and Environmental clearances.

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There is already a Steering Committee, constituted under Secretary (Water Resources), Govt. of India, for deciding all issues relating to sharing of power, water and cost, etc. Govt. of India is coordinating and taking decisions in respect of Renuka Dam to start construction of the dam at the earliest. This project has been declared as National Project. Kishau Dam: The dam is to be built on River Tons in Uttaranchal. Live Storage is 1324 MCM.

Delhi share is 372 MGD (consumptive use-149MGD).

The cost of the Project is Rs. 4999.2 crores (As estimated in 2006)

The Kishau MOU has been signed by all basin states except Rajasthan.

Approval for the issue of TOR for EIA studies has been submitted to MOEF.

At least 40 mgd can be made available in the land pooling area if Delhi gets its due share)

3. **Legitimate share in Ganga Water:** From Upper Ganga Canal, additional water can be obtained, if pursued with U.P. State. Till today there is no sharing of Ganga water. Delhi is getting Ganga water for its Bhagirathi (100 mgd) & Sonia Vihar (140 mgd) WTPs as per bilateral agreements with the state of U.P. Delhi is part of Ganga basin & entitled for a share of Ganga water. GOI is to take up and decide the matter. Possible additional water: 500 mgd

This is a project with high degree of uncertainty, therefore, it hasn't been counted in the planning process)

Expected availability of water in this phase is 65 mgd

Population that can be planned based on 140lpcd is 20.89 lakhs

ITEM NO. 76/2017

Subject: Allowing development of un-acquired land in Narela sub city (Zone P-I) under the Land Pooling Policy.
(File no. F 25(1)/2014-MP)

1.0 Background:-

- i. The Land Policy has been notified by Government of India vide notification S.O. 2687 (E) dated 05/09/2013 as part of Chapter – 19 on "Land Policy" in MPD 2021 and applicable in the proposed urbanizable areas of the urban extension for which Zonal Plans have been approved.
- ii. Based on the Policy, the Regulations were framed which were approved by the Authority in its meeting on 10/01/2014 vide Item no. 07/2014. As a follow up to the decision of the Authority, a Public Notice was issued on 29.01.2014 for suggestion on Draft regulations.
- iii. The issue regarding the development of Planning Zone P-I was raised as part of the agenda deliberated vide item no. 165/2014 on 07/11/2014 wherein following is stated.
"In the Public Notice dt. 29.01.2014, issued for suggestion on the Draft regulations, Zone P-I was not included under Land Pooling Policy. In the meeting held under Hon'ble Lt. Governor, Delhi on 07.05.2014, a view was taken in principle that about 3500 Ha. of land which could not be acquired since 1996 for planned development of the Narela Sub-city which is part of Zone P-I may now be included under Land Pooling as now acquisition through the Right to Fair compensation and Transparency in land acquisition, Rehabilitation and Resettlement Act, 2013, is much more cumbersome and time consuming".

In principal, approval was accorded by Hon'ble Lt. Governor, Delhi to include un-acquired area of Zone P-I of Narela under Land Pooling.
- iv. The proposal for allowing development of un-acquired land in Narela Sub-city (Zone P-I) under Land Pooling Policy was approved in the Authority meeting held on 07/11/2014 vide Item No. 165/2014 as part B of the proposal. The agenda and minutes are placed as Annexure A & B respectively.

2.0 Follow up Actions:

- i. As a follow up to the decision of the Authority, Land Management wing was requested to provide shajra plans superimposed on zonal plan of Zone P-I for un-acquired portion. Since the desired information was not received from LM wing, a preliminary exercise was carried out with the help of GIS unit and the revenue staff in Land Pooling Cell. On the basis of this exercise, it was observed that approximately 1803.85 Ha. of vacant land in phase III and IV and 75 Ha. in phase I and II is available in Zone P-I which may be considered for development under Land Pooling Policy.
- ii. A Public Notice was issued on 18/11/2015 for inviting public observations/ suggestions regarding the inclusion of un-acquired vacant land of Zone P-I. Total 13 (thirteen) number of observations/ suggestions were received. While examining the observations/ suggestions received from the public, it was observed that all 13 of them were individualistic in nature and not related to the subject matter.

3.0 Examination:

- i. Dy. Director, NLE-I, DDA vide letter dated 02/05/2017 forwarded the details of private/ Gram sabha land of villages falling in Zone P-I, procured from Revenue Department of GNCTD. As per the details procured from GNCTD, the details of private and gram sabha land for 11 villages i.e., Jindpur, Budhpur-Bijapur, KheraKhurd, HolambiKalan, IradatNagraNaya Bans, Baknair, BhorGarh, Kuraini, MamurPur, Narela&Siraspur is as under:-

Private Land	: 25357 Bigha 13 Biswa
Gram Sabha/ Govt.	: 4861 Bigha 19 Biswa
Total	: 30219 Bigha 12 Biswa (6295.45 Ac./2538.60 Ha.)

- ii. It has also been intimated that the consolidation proceeding are going on in three villages, therefore, the specific area under private land and Gram sabha land cannot be given. However, the total area of the respective villages is as follows:-

Alipur	: 10138 Bigha 13 Biswa	(851.64 Ha.)
KheraKalan	: 9082 Bigha 06 Biswa	(762.93 Ha.)
Nanglipuna	: 3061 Bigha 07 Biswa	(257.14 Ha.)
		(1871.71)

- iii. While analyzing the above data, it has been noticed that part of the area of villages Jindpur, BudhpurBijapur, KheraKhurd, Siraspur, Alipur, NangliPuna and KheraKalan falls in other Zone i.e., P-II, M, N, etc., and broadly the total areas of the 14 villages falling in Zone P-I is almost the same i.e. 3500 Ha., as submitted by Planning Department. Further, about 1800 Ha. of vacant land has been identified based on the internal exercise carried out on satellite imagery (provided by National Remote Sensing Agency) by Planning Department.
- iv. The Land Policy and its Regulations are under process of modification. The land area in Zone P-I was earlier declared as Development Area no. 175 and 175 (A), 175(B) of DDA vide dated 14/02/1989 and 30/04/2007 respectively. However, the same stands De-notified vide notification dated 16/03/2011 and 04/06/2010 respectively.
- v. As of now there are 135 villages notified as Urban Village through various notification (as per information available on GNCTD website) and 89 villages notified through notification dated 16/05/2017, wherein the 14 villages as published vide Public notice dated 18/11/2015 are not part of the list of villages notified as Urban Villages.

4.0 Proposal:

Based on Examination at Para 3.0 above, un-acquired vacant land falling in following villages of Narela Sub-city (Zone P-I) is proposed for development as per provisions of notified Land Pooling Policy.

- | | |
|--------------------------------------|---------------------------|
| i. Mamoorpur (Part) | viii. Khera Kalan (Part) |
| ii. Narela (Part) | ix. Jind Pur (Part) |
| iii. Bankner (Part) | x. Budhpur Bijapur (Part) |
| iv. Alipur (Part) | xi. Nangli Puna (Part) |
| v. HolambiKalan (Part) | xii. Siraspur (Part) |
| vi. Iradat Nagar (Naya Bans), (Part) | xiii. Kureni (Part) |
| vii. Khera Khurd (Part) | xiv. Bhorgarh (Part) |

5.0 Recommendation:

The proposal given at Para 4.0 above is placed before Authority for approval. After approval of the proposal, the matter related to declare these areas as Development Area u/s 12 (A) of DD Act 1957 and Urban Area under Section 507 of DMC Act 1957, will be taken up with concern department of GNCTD.

RESOLUTION

The proposal contained in the agenda item was approved. The matter may be referred immediately to GNCTD for declaring these areas as Development Area under section 12(A) of D.D.Act, 1957 and Urban Area under section 507 of DMC Act, 1957.

Item No: 165/2014

File No. F. 3(53)2003/MP

Subject: Modifications to chapter 19.0 of MPD 2021**1.0 Background**

The Master Plan for Delhi 2021 notified on 07.02.2007, envisaged planned development in Delhi through assembly of land through private participation. Accordingly, a land policy based on public private participation in Delhi as an alternative to the large scale acquisition has been notified vide S.O. 2687 (E) dated 05.09.2013. As per MPD 2021, the planned development in the land measuring 20,000 to 24000 hac could be in urban extension zones of J to L, N & P (I & II). Presently, the planning zone J consists of 17 villages under the Regional park and another 15 villages under the Low Density Residential Area where land pooling policy is not to be applicable. Further, the planning zone K consists of Zone K-I and K-II. Zone K-II consist of Dwarka sub city which is already planned and developed by the DDA. Planning zone P-I consist Narela sub city which is partly developed and where about 3500 ha. of land could not be acquired in the last 10 years by GNCTD. This land is owned by the private persons. Therefore, Zone K-I, L, N, P-I (un-acquired private land) & Zone P-II are available for taking up development through this policy.

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2.0 Follow up action:

To operationalise this policy, draft regulations were approved by Authority in its meeting held on 10.01.2014 and put up on DDA website for inviting obj./sugg. In response, about 156 suggestions were received on planning, execution, infrastructure provision, legal, financial, administrative, social and environmental aspects of the Policy. Further, a series of deliberations and consultations were held under chairmanship of VC, DDA, with Real Estate Institutions of FICCI, CREDAI, ASSOCHAM, PHD Chamber, NAREDCO on 09.07.2014 & 12.9.14 towards finalization of the regulations for operationalisation of land Policy. In the objections/suggestions received, issues with respect to inclusion of Zone P-I & exclusion of Zone P-II in the land Policy were also raised.

3.0 Examination:

The issues considered and incorporated in the Regulations for operationalisation of Land Policy which require necessary amendments/additions to existing provisions of Chapter 19.0 of MPD 2021 are as follows:

- i Transfer of ownership rights on both transactions i.e. when Developer Entity pools land and transfer it to the DDA and thereafter when the DDA transfers the land back to the Developer Entity either 60% or 48% of its share will attract provisions of stamp duty Act. As such, during discussion with legal department and standing counsel of DDA; it was observed that word 'transfer' may be replaced with 'surrender' (modification to Para 19.0 of MPD 2021).
- ii As an alternative to acquisition of land through the new Right to fair compensation and Transparency in land acquisition, Rehabilitation and Resettlement Act, 2013, DDA proposes to acquire land which is required for effectuating land pooling in any zone and which has not been offered for land pooling through alternate mechanisms such as direct purchase / negotiation. (modification of Para 19.1(i) of MPD 2021)
- iii To allow use of TDR as an instrument to incentivize land holdings less than 2 ha to be part of the planned development efforts through land Pooling (modification to Para 19.6 (iv) of MPD 2021)
- iv To devise a mechanism for utilization of additional FAR availed through TDR. Accordingly, a detailed analysis was worked out for ascertaining the procedure and extent of FAR which can be allowed over and above the permissible FAR. The FAR as per Transfer of Development Rights (TDR) shall be transferable through TDR coupons to a DE having Approval/license on a final plot of not less than 2 ha. in the residential area of the same zone in which such land is situated (Details at Annexure 1) (modification to Para 19.6 (i) (a) of MPD 2021)
- v The land return share of the Developer Entity in public semi-public plots & commercial plots would be as small as 400 sq.mts in PSP plots and 600 sq. mts in commercial plots or large, and in varied sizes. Therefore, in order to make them in conformity to Master Plan norms, amalgamation and sub division of city level public semi-public plots & commercial plots may be necessary (addition of Clause (v) to Para 19.6 of MPD 2021).
- vi The development along Influence Zone of the MRTS and Major Public Transport Corridors in area designated under land pooling to be as per Master Plan in designated Facility Corridors. (modification to Para 19.7(i) of MPD 2021)

- vii. In case of fragmented land holdings, land to be returned in the vicinity of the largest land holding within the same zone subject to land availability failing which within a distance of not more than five kilometers provided all the fragmented land holdings are within a radius of 5 kms within one zone. (Modification to Para 19.7(ii) of MPD 2021).

Other issues:

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- i. In the public notice dated 29.01.2014, issued for suggestion on the Draft regulations, zone P-II was included under land pooling policy. However, one representation was received to exclude the Zone P-II due to its proximity to river Yamuna. In the meeting held under Hon'ble LG on 7.5.14, it was observed that as per notified MPD-2021, P-II is falling under Urbanisable area of NCT of Delhi which was delineated beyond the flood moderation Zone of river Yamuna. Therefore, a view was taken that it will remain as part of areas covered under Land Pooling.
- ii. Development in Planning Zone P-I/In the public notice dated 29.01.2014, issued for suggestion on the Draft regulations, zone P-I was not included under land pooling policy. In the meeting held under Hon'ble Lt. Governor, Delhi on 07.05.2014, a view was taken in principle that that about 3500 hac of land which could not be acquired since 1996 for planned development of the Narela Sub-city which is part of Zone P-I, may now be included under land pooling as now acquisition through the Right to fair compensation and Transparency in land acquisition, Rehabilitation and Resettlement Act, 2013, is much more cumbersome and time consuming.

4.0 Proposal

In view of para 3 above, the following proposal is placed for consideration of the Authority.

A. Modifications to MPD 2021: modifications to the relevant paras of chapter 19.0 of Land Policy of MPD 2021 are as under:

S. No.	Existing Provisions	Modifications
1	<p>19.0 LAND POLICY</p> <p>Therefore, the new land policy is based on the concept of Land Pooling wherein the land parcels owned by individuals or group of owners are legally consolidated by <u>transfer</u> of ownership rights to the designated</p>	<p>Therefore, the new land policy is based on the concept of Land Pooling wherein the land parcels owned by individuals or group of owners are legally consolidated by <u>surrender</u> of ownership rights to the designated Land Pooling Agency, which</p>

	Land Pooling Agency, which later transfers the ownership of the part of land back to the land owners for undertaking of development for such areas.	after reconstitution of surrendered land returns the land share back to land owners which may form part of the original plot or a parcel of land carved out within a land pool for undertaking development of such areas.
2	<p>19.1 Role of DDA/ Government</p> <p>i. Acquisition of left out land pockets in a time bound manner shall only be taken up wherever the persons are not coming forward to participate in development through land pooling.</p>	<p>i. Acquisition of any land which is required for effectuating land pooling in any zone and which has not been offered for land pooling shall be taken up in accordance with law.</p>
3	<p>19.6 Development Control Norms:</p> <p>i. Development Control Norms under the policy are:</p> <p>a. Residential FAR 400 for Group Housing to be applicable on net residential land which is exclusive of the 15% FAR reserved for EWS Housing. Net Residential land to be a maximum of 55% of Gross Residential land.</p> <p>iv. Tradable FAR is allowed for development. However, in case of residential use, tradable FAR can only be transferred to another DE in the same planning Zones having approval/licence of projects more than 20 Ha.</p>	<p>a. Residential FAR 400 for Group Housing (max permissible FAR of 450 increase of availing additional FAR through Transferable Development Rights) to be applicable on net residential land which is exclusive of the 15% FAR reserved for EWS Housing. Net Residential land to be a maximum of 55% of Gross Residential land.</p> <p>iv. Owner of a land whose size is less than 2 ha and which land is essential for infrastructure development in a particular sector, may otherwise be considered for issuance of Transferable of Development Rights @ 150 FAR in respect of such land provided such land and all rights therein are surrendered in whole to the Land Pooling Agency. The FAR as per Transfer of Development Rights (TDR) shall be transferable only to a DE having Approval/license on a final plot of not less than 2 ha. in the residential pockets of the</p>

	v. No provision	<p>same zone in which such land is situated.</p> <p>v. Amalgamation and subdivision of city level public semi-public plots & commercial plots shall be allowed. On the amalgamated/subdivided plots, minimum area requirements/norms of Master Plan shall be applicable for development of any use premise.</p>
4	<p>19.7 Other terms and conditions</p> <p>i. Land Pooling to be permitted as per this policy in the urbanisable areas of entire urban extension for which Zonal Plans have been approved. However, development along TOD corridors in these areas will be as per TOD policy.</p> <p>ii. In case of fragmented land holdings coming forward for Land Pooling in the same Planning Zone, land shall be returned in the vicinity of the largest land holding within the same zone.</p>	<p>i. Land Pooling to be permitted as per this policy in the urbanisable areas of entire urban extension for which Zonal Plans have been approved. However, development along Influence Zone of the MRTS and Major Public Transport Corridors in area designated under land pooling shall be as per Master Plan in designated Facility corridors.</p> <p>ii. In case of fragmented land holdings coming forward for Land Pooling in the same Planning Zone, land shall be returned in the vicinity of the largest land holding within the same zone subject to land availability failing which within a distance of not more than five kilometers provided all the fragmented land holdings are within a radius of 5 kilometers within one zone.</p>

The proposed modifications with respect to clause 19.0, 19.1, 19.6 19.7 shall be put up to the public domain for inviting objections/suggestions under section 11 A of Delhi Development Act 1957.

B. Allowing development of un-acquired land measuring about 3500 ha in Narela sub city (zone P I) under the land pooling policy.

5.0 Recommendation:

The Proposal as given in para 4 (A) & (B) is put up for consideration of the Authority

RESOLUTION

Proposal contained in the agenda item was approved:

Annexure - I

Analysis for built-up area in Transferable Development Rights (TDR) for lands < 2 Ha falling in Roads/Infrastructure facilities only					
area of plots (Ha)	1.95	1.5	1	0.5	0.2
built-up area (sq.m) TDR @ 150 FAR (residential)	29250	22500	15000	7500	3000
TDR certificate (no. of coupons @ 1000 sq.m. each)	29.25	22.5	15	7.5	3
rounded off	29	22	15	7	3
Notes: <ul style="list-style-type: none"> During issuance of TDR coupons, it will be difficult to handle smaller parcels of land, a dedicated unit as TDR Cell within Land Pooling department needs be formulated which will take care of TDR issuance and subsequent endorsements on its selling. TDR coupons are negotiable instrument and can be sold partly or whole and to all the categories (Developer Entity (DE) with original land 2 ha or more as per policy). TDR coupons can be purchased by DEs till the extent the overall FAR on the return plot comes out to be 450. 15% additional FAR for EWS shall be over and above FAR 450. To the return plot where no buying of TDR has taken place the FAR shall restrict to 400 only + 15% for EWS. Built-up area remaining after distributing it in 1000 sq.m. coupons shall be adjusted in any one coupon e.g. for built-up area of 29250 sq.m. there shall be total 29 coupons, out of which 28 coupons @ 1000sq.m. each and 29th coupon as 1250 sq.m. 					

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Area of the Plot (Ha)		Ha
Residential land return (43% of total land) (sq.m.)	8600	sq.m.
Net residential plot area (55% of gross residential)	4730	
Residential builtup area (55% of gross residential @ 400 FAR) (sq.m.)		
additional 15 % FAR EWS	18920	sq.m.
Total BUA	2838	sq.m.
	21758	sq.m.
	21700	sq.m.
Assuming 40% ground coverage is fully utilised		
Area at Ground floor (sq.m.)	3440	sq.m.
No. of floors		
No. of cars (Parking @ 2 ECS/100 sq.m.)	434	
Parking space (For basement 32.0 sqm per equivalent car space)	13888	sq.m.
No. of floors (parking)		
Total height of the Building (@ 3.5 m floor ht.)	36	m
If TDR loaded (additional 29250sq.m.), FAR comes out to be		
No. of floors	10.8	
No. of cars	15	
No. of floors (parking)	1028	
Total height of the Building (@ 3.5 m floor ht.)		m
To maintain an average FAR, maximum upto 500		
Total Builtup area @ 500 FAR	27198	
additional Builtup area	5440	
Coupons required @ 1000 sq.m. each	5	
To maintain an average FAR, maximum upto 450		
Total Builtup area @ 450 FAR		
additional Builtup area		
Coupons required @ 1000 sq.m. each		

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Area of the Plot (Ha)		
Residential land return (43% of total land)(sq.m.)	21500	Ha
Net residential plot area (55% of gross residential)	11825	sq.m.
Residential builtup area (55% of gross residential @ 400 FAR) (sq.m.)	47300	sq.m.
additional 15 % FAR EWS	7095	sq.m.
Total BUA	54395	sq.m.
	54250	sq.m.
Assuming 40% ground coverage is fully utilised		
Area at Ground floor (sq.m.)	8600	sq.m.
No. of floors		
No. of cars (Parking @ 2 ECS/100 sq.m.)	1085	
Parking space (For basement 32.0 sqm per equivalent car space)	34720	sq.m.
No. of floors (parking)		
Total height of the building (@ 3.5 m floor ht.)	36	m
If TOR loaded (additional 29250sq.m.), FAR comes out to be	7.1	
No. of floors	10	
No. of cars	1088	
No. of floors (parking)		
Total height of the building (@ 3.5 m floor ht.)	48	m
To maintain an average FAR, maximum upto 500		
Total Builtup area @ 500 FAR	67994	
additional Builtup area	13599	
Coupons required @ 1000 sq.m. each	13	
To maintain an average FAR, maximum upto 150		
Total Builtup area @ 150 FAR		
additional Builtup area		
Coupons required @ 1000 sq.m. each		

Area of the Plot (Ha)	12.00	Ha
Residential land return (43% of total land) (sq.m.)	43000	sq.m.
Net residential plot area (55% of gross residential)	23650	
Residential builtup area (55% of gross residential @ 400 FAR) (sq.m.)	94600	sq.m.
additional 15 % FAR EWS	14190	sq.m.
Total BUA	108790	sq.m.
	108500	sq.m.
Assuming 40% ground coverage is fully utilised		
Area at Ground floor (sq.m.)	17200	sq.m.
No. of floors		
No. of cars (Parking @ 2 ECS/100 sq.m.)	2170	
Parking space (For basement 32.0 sqm per equivalent car space)	69440	sq.m.
Net floors (parking)		
Total height of the Building (@ 3.5m floor h)	36	m
If TDR loaded (additional 29250sq.m.), FAR comes out to be		
No. of floors	5.8	
No. of cars		
No. of floors (parking)	5	
Total height of the Building (@ 3.5m floor h)	42	m
To maintain an average FAR, maximum upto 500		
Total Builtup area @ 500 FAR	135988	
additional Builtup area	27198	
Coupons required @ 1000 sq.m. each	27	
To maintain an average FAR, maximum upto 500		
Total Builtup area @ 500 FAR		
additional Builtup area		
Coupons required @ 1000 sq.m. each		

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Area of the Plot (Ha)	20.53	Ha
Residential land return (43% of total land) (sq.m.)	106000	sq.m.
Net residential plot area (55% of gross residential)	58300	
Residential builtup area (55% of gross residential @ 400 FAR) (sq.m.)	233200	sq.m.
additional 15 % FAR EWS	34980	sq.m.
Total BUA	268180	sq.m.
	217000	sq.m.
Assuming 40% ground coverage is fully utilised		
Area at Ground floor (sq.m.)	42400	sq.m.
No. of floors		
No. of cars (Parking @ 2 ECS/100 sq.m.)	4340	
Parking space (For basement 32.0 sqm per equivalent car space)	138880	sq.m.
No. of floors (Parking)		
Total height of the Building @ 3.5 m floor ht.		m
If TDR loaded (additional 29250sq.m.), FAR comes out to be	5.1	
No. of floors		
No. of cars		
No. of floors (Parking)		
Total height of the Building @ 3.5 m floor ht.		m
To maintain an average FAR, maximum upto 500		
Total Builtup area @ 500 FAR	335225	
additional Builtup area	67045	
Coupons required @ 1000 sq.m. each	67	
To maintain an average FAR, maximum upto 500		
Total Builtup area @ 500 FAR		
additional Builtup area		
Coupons required @ 1000 sq.m. each		

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- ii. लैंड प्लानिंग आवेदनों के अनुमोदनों से निपटने के लिए दि. वि. प्रा. में एक समर्पित इकाई का सृजन। आवेदनों की वैधता की समीक्षा के लिए बाह्यसेवा (आउटसोर्सिंग) एवं भवन प्लानों के ऑनलाइन प्रस्तुतिकरण के लिए विशेषज्ञों से विचार विमर्श के विकल्प पर भी विचार किया जाएगा।

[स. जे-13036/11/2007-डीडी-V]

अभिज्ञात यक्षों, उप-सचिव

MINISTRY OF URBAN DEVELOPMENT

(Delhi Division)

NOTIFICATION

New Delhi, the 5th September, 2013

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S.O. 2687(E).— Whereas, certain modifications which the Central Government proposed to make in the Master Plan for Delhi-2021 as mentioned hereunder were published in the Gazette of India, Extraordinary, as Public Notice vide S.O. No. 990(E) dated 18-4-2013 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 forty five days from the date of the said notice.

2. Whereas, objections/suggestions received with regard to the proposed modifications have been considered by a Board of Enquiry and Hearing, set up by Delhi Development Authority and also approved at the meeting of the Delhi Development Authority.

3. Whereas the Central Government has, after carefully considering all aspects of the matter, decided to modify the Master Plan for Delhi-2021.

4. 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 modifications in the said Master Plan for Delhi-2021 with effect from the date of publication of this Notification in the Gazette of India.

Modifications:

S. No.	Chapter/Para/ Sub-para of MPD 2021	Modifications
1	Introduction, Major Highlights of the Plan, S. No. 20, (a) Land Policy The land policy would be based on the optimum utilisation of available resources, both, public and private in land assembly, development and housing.	The land policy based on the optimum utilisation of available resources, both, public and private in land assembly, development and housing to be as per Chapter 19.0.
	3.0 Delhi Urban Area, Para 3.2 ... The immediate urban extension could be in the zones of J to L, N & P (I&II). The land required for urban extension, will have to be assembled for planned development. Considering the The immediate urban extension could be in the zones of J to L, N & P (I&II). In order to accommodate the additional population, the land required for urban extension, will have to be assembled for planned development as per the land policy given in Chapter 19.0. Considering the ...

3. A new Chapter 19.0 Land Policy is added to the MPD 2021 as under:

19.0 LAND POLICY

The large scale Land Acquisition, Development and Disposal Policy of Delhi approved in 1961 is still in operation. However, land acquisition and planned development has not kept pace with the increasing demands of urbanisation during the last five decades. Moreover, the process of acquisition is increasingly challenged by land owners due to low compensation as compared to the market value. Therefore, the new land policy is based on the concept of Land Pooling wherein the land parcels owned by individuals or group of owners are legally consolidated by transfer of ownership rights to the designated Land Pooling Agency, which later transfers the ownership of the part of land back to the land owners for undertaking of development for such areas. The policy is applicable in the proposed urbanisable areas of the Urban Extensions for which Zonal Plans have been approved.

19.1 Guiding Principles

- i. Govt. / DDA to act as a facilitator with minimum intervention to facilitate and speed up integrated planned development.
- ii. A land owner, or a group of land owners (who have grouped together of their own volition/will for this purpose) or a developer, hereinafter referred to as the "Developer Entity" (DE), shall be permitted to pool land for unified planning, servicing and subdivision / share of the land for development as per prescribed norms and guidelines.
- iii. Each landowner to get an equitable return irrespective of land uses assigned to their land in the Zonal Development Plan (ZDP) with minimum displacement.
- iv. To ensure speedy development of Master Plan Roads and other essential Physical & Social Infrastructure and Recreational areas.
- v. To ensure inclusive development by adequate provision of EWS and other housing as per Shelter Policy of the Master Plan.

19.2 Role of DDA/Government

- i. Declaration of areas under land pooling and preparation of Layout Plans and Sector Plans based on the availability of physical infrastructure.
- ii. Superimposition of Revenue maps on the approved Zonal plans.
- iii. Time bound development of identified land with Master Plan Roads, provision of Physical Infrastructure such as Water Supply, Sewerage and Drainage, provision of Social Infrastructure and Traffic and Transportation Infrastructure including Metro Corridors.
- iv. DDA shall be responsible for external development in a time bound manner.
- v. Acquisition of left out land pockets in a time bound manner shall only be taken up wherever the persons are not coming forward to participate in development through land pooling.

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19.3 Role of the Developer Entity (DE)

- i. Assembly and surrender of land as per policy in the prescribed time frame to be specified in the Regulations.
- ii. Preparation of the layout plans/detailed plans as per the provisions of Master Plan and the Policy.
- iii. Demarcate all the roads as per Layout Plan and Sector Plan and get the same verified from the concerned Authority within the assembled area and seek approval of layout plans/detailed plans from the DDA.
- iv. a) Develop Sector Roads/Internal Roads/Infrastructure/Services (including water supply lines, power supply, rain water harvesting, STP, WTP etc.) falling in its share of the land.
b) DE shall be allowed creation of infrastructure facilities, roads, parks etc. at city level subject to approval of Competent Authority
- v. Return of the prescribed built up space/ Dwelling Units for EWS/LIG Housing component to the DDA as per the policy.
- vi. Timely completion of development and its maintenance with all the neighborhood level facilities i.e. open spaces, roads and services till the area is handed over to the Municipal Corporation concerned for maintenance. The deficiency charges if any, shall be borne by the DE at the time of handing over of the services to the Corporation.

19.4 Land Use Distribution:

19.4.1 The Land Use distribution at the city level for the urbanisable areas in the urban extension adopted for this policy is as under:

- Gross Residential : 53%. (For every 1000 ha of Land pooled, the gross residential distribution provides approximately 50,000 DU's for EWS housing.)
- Commercial : 5%
- Industrial : 4%
- Recreational : 16%
- Public & Semi-Public Facilities : 10%
- Roads & Circulation : 12%

19.4.2 The Recreational Land Use does not include green areas within the various gross land use categories.

19.4.3 The share of city level remunerative land to be retained by DDA shall depend on the categories/size of land pooled under this policy. DDA's share in Residential land shall vary between 0-10%, Commercial Land shall vary between 0-2% and entire Industrial land of 4% shall be retained by DDA.

19.5 Norms for Land Assembly/Land Pooling

The Land Pooling Model proposed for land assembly & development with Developer Entities are as follows:

- i. The two categories of land pooling are Category I for 20 Ha and above and Category II for 2 Ha to less than 20 Ha.
- ii. The land returned to Developer Entity (DE) in Category I (20 Ha and above) will be 60% and land retained by DDA 40%.

- iii. The Land returned to Developer Entity (DE) in Category II (2 Ha to less than 20 Ha) will be 48% and land retained by DDA 52%.
- iv. The distribution of land returned to DE (60%) in terms of land use in Category I will be 53% Gross residential, 2% City Level Public/Semi-Public and 5% City Level Commercial. The distribution of land returned to DE (48%) in terms of land use in Category II will be 43% as Gross residential, 2% City Level Public/Semi-Public and 3% City Level Commercial.
- v. DE shall be returned land within 5 km radius of pooled land subject to other planning requirements.

Table 19.1: Land Assembly & Pooling Model

		Land Returned to Developer Entity												
		Gross Residential				City Level Commercial		City Level PSP						
		%	Ha	Resi. BUA	Facilities BUA	%	Ha	Ha	%	Ha	Ha			
2. Under 20 Ha	0.99Ha (48%)	1.02Ha (52%)	43	0.86 (0.47%)	2.17	0.37***	3	0.06	0.15	2	0.04	0.1	2.79	1258**

* Land Pooled for the illustrative example is assumed at 20 Ha for Category I and 2 Ha for Category II.

* Residential BUA includes 15% of BUA for EWS Housing.

** Calculated at maximum density of 1000 persons per hectare of gross residential land and density for 15% FAR reserved for EWS calculated at unit size of 32 sqm.

*** Calculated as per MPD-2021 norms of 3 sqm per person for facilities.

19.6 Development Control Norms:

- i. Development Control Norms under the policy are:

- a. Residential FAR 400 for Group Housing to be applicable on net residential land which is exclusive of the 15% FAR reserved for EWS Housing. Net Residential land to be a maximum of 55% of Gross Residential land.
- b. FAR for City Level Commercial and City Level PSP to be 250.
- c. Maximum Ground Coverage shall be 40%.
- d. Density of 15% FAR for EWS population shall be considered over and above the permissible Gross Residential Density of 800-1000 pph.
- e. Adequate parking as per norms of 2 ECS/100 sqm of BUA to be provided for Residential development by the DE. However, in case of the housing for EWS, the norms of 0.5 ECS/100 sqm of BUA to be provided.
- f. Incentives for Green Building norms as per MPD-2021 to be applicable to Group Housing developed under this policy.

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- g. Basement below and beyond building line up to setback line may be kept flushed with the ground in case mechanical ventilation is available. In case not prescribed, basement up to 2 mts from plot line shall be permitted.
- ii. Sub-division of gross residential areas and provision of facilities (local and city level) shall be as per MPD 2021.
 - iii. Local level facilities to commensurate with the density specified at 19.6 (i) (d) above.
 - iv. Tradable FAR is allowed for development. However, in case of residential use, tradable FAR can only be transferred to another DE in the same planning Zones having approval/licence of projects more than 20 Ha.

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19.7 Other terms and conditions

- i. Land Pooling to be permitted as per this policy in the urbanisable areas of entire urban extension for which Zonal Plans have been approved. However, development along TOD corridors in these areas will be as per TOD policy.
- ii. In case of fragmented land holdings coming forward for Land Pooling in the same Planning Zone, land shall be returned in the vicinity of the largest land holding within the same zone. If there is any shortfall / variation of land in any zone or category due to site conditions, the DE will be entitled to the entire built up area permissible to him in that category on the land returned, even though the actual land returned to DE may be lesser than due to him.
- iii. EWS Housing unit size to be ranging between 32-40 sqm.
- iv. 50% of the EWS Housing Stock shall be retained by Developer Entity (DE) and disposed only to the Apartment owners, at market rates, to house Community Service Personnel (CSP) working for the Residents / Owners of the Group Housing. These will be developed by DE at the respective Group Housing site / premises or contiguous site.
- v. Remaining 50% of DUs developed by DE to be sold to DDA for EWS housing purpose will be sold to DDA / Local Bodies at base cost of Rs. 2000/- per sq. ft. as per CPWD index of 2013 (plus cost of EWS parking) which shall be enhanced as per CPWD escalation index at the time of actual handing over and can be developed by DE at an alternate nearby site. Necessary commercial and PSP facilities shall also be provided by the DE for this separate housing pocket.
- vi. The EWS housing component created by the DE shall be subject to quality assurance checks, as prescribed in this regard by Govt./DDA. The final handing/taking over of this component shall be subject to fulfilling the quality assurance requirements.
- vii. The DE shall be allowed to undertake actual transfer/transaction of saleable component under its share/ownership to the prospective buyers only after the prescribed land and EWS housing component is handed over to the DDA.
- viii. External Development Charges and any other development charges incurred for the city infrastructure shall be payable by the DE on actual cost incurred by DDA.

19.8 Framework for Implementation of the Policy

- i. The detailed Regulations for operationalisation of the Land Pooling Policy including process and timeframe for participation shall be framed separately in a time bound manner. In order to make the Policy people friendly and transparent, the detailed Regulations shall be put up in Public domain for inviting views of the stakeholders giving 30 days time in the newspapers and website since it involves development through participation.
- ii. Creation of a dedicated Unit in DDA for dealing with approvals of Land Pooling applications. The option of outsourcing of the scrutiny for legality of applications and online submission of building plans to experts may also be considered.

[No. J-13036/11/2007-DD-V]

ABHIJIT BAKSHI, Dy. Secy.

प्रमाणित किया गया है कि
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Subject: Modifications in Chapter-19 (Land Policy) of MPD-2021.
(File No. F 3(53)/2003-MP/ Vol.-II/ Pt.III)

1. Background:

- i. The Land Policy was notified by Government of India vide notification S.O. 2687 (E) dated 05/09/2013 as part of Chapter - 19 on "Land Policy" in MPD-2021. The copy of notified Policy is annexed as Annexure - A. The regulations for operationalization approved by MoUD (Now MoHUA) on 26/05/2015 with some modifications.
- ii. While preparing the Regulations, it was felt that certain modifications in Land Policy are required to sync the Policy and Regulations. Accordingly, the modifications in Policy were processed under Section 11-A and after approval of the Authority, were sent to Ministry for consideration and final notification on 24/07/2015. Ministry vide letter dated 30/07/2015 asked justification for each and every modification. While processing justification in DDA, it was felt that certain additional modifications in Policy as well as in Regulations are required. Accordingly, the matter was processed for modifications in Policy and Regulations. The modifications in Policy were considered by the Authority in its meeting held on 27/04/2016; thereafter public notice was issued on 04/05/2016 for calling objections/ suggestions.
- iii. Board of Enquiry & Hearing (BoEH) heard the filed objections/ suggestions in person. The policy modifications incorporating the recommendations of the Board were put up for consideration of Authority in various meetings. The proposal was last considered in the Authority meeting held on 10/08/2016 in which it was deferred.
- iv. The modifications in Regulations were considered & approved in the Authority meeting held on 17/02/2017. These Regulations are pending for notification under Section 57 of DD Act 1957.
- v. The issues regarding operationalization of Land Policy were discussed in DDA and based on the deliberations, it was decided that the proposal already approved by the Authority dated 16/06/2015 and forwarded to MoUD vide letter dated 24/07/2015 for which Ministry has asked for justification on 30/07/2015, the same be sent to MoUD. Accordingly, the justification for each proposed modification to chapter 19 on Land Policy was sent to Ministry by DDA on 08/03/2017 with the approval of VC, DDA.
- vi. Simultaneously, to operationalize the Land Policy various pre-requisites were taken up such as declaration of 89 villages as Urban Villages under Section 507 of Delhi Municipal Corporation Act 1957 (Notified on 16/05/2017); declaration of 95 villages as Development Area under Section 12 of Delhi Development Act 1957 (Notified on 16/06/2017); Exemption from Stamp Duty (exempted 1st stage stamp duty & rejected 2nd stage stamp duty). The authentication of base maps by Revenue Department, GNCTD is under process.
- vii. In the meeting held on 4.5.2017 under chairmanship of Hon'ble LG to review the priority actions for operationalization of land Policy within DDA, it was decided that in view of past experiences w.r.t protection of land by DDA, alternate options need to be examined to minimize land retention period of DDA and would require suitable modification in the

Policy/Regulations. As a follow up various meetings were held under the chairmanship of VC DDA with the concerned officers of DDA to assess the constraints & limitations in the implementation of existing Land Policy.

- viii. DDA has signed a Memorandum of Understanding (MoU) with NIUA (National Institute of Urban Affairs) in June 2017 in which review of Land Policy is a part of the scope.
- ix. A stakeholder Consultation was convened by National Institute of Urban Affairs (NIUA) on 05/07/2017 in the Conference Hall at DDA office, Vikas Sadan to discuss the issues with respect to the implementation of Land Pooling Policy with various stakeholders and to seek their suggestions regarding the Land Pooling Policy and its Regulations so as to ensure effective implementation of the Policy.
- x. A meeting was held at Raj Niwas on 22/09/2017 to discuss the issues of Land Policy, where officers from DDA, NIUA, MoHUA besides Raj Niwas were present wherein certain decisions were taken w.r.t. *prevent illegal / unauthorized construction in the Development Area of DDA, Land share to be surrendered by the DE not be handed over to DDA and will remain with DE till land is required for providing services/infrastructure, Preparation of Spatial plan and Service Plans, Specific Modifications in existing clauses of the Policy/Regulations regarding allowing fragmented land holdings, criteria of 5 kms be revisited, Allocation of land to DE within the sector and to develop a dedicated online/computerized approval system for considering the DE applications under the scheme*.
- xi. As a follow up to the decisions taken in the meetings dated 22/09/2017 that Service Plans for the land pooling areas are to be prepared in consultation with Service Providing Agencies, meeting were held with Service providing Agencies i.e. Power, Delhi Jal Board and PWD on 28/09/2017, 03/10/2017 and 06/10/2017 respectively. During deliberations, it was informed by DJB that the broad strategy and evacuation Plan for water supply to cater to the future water requirements in land Pooling areas will be worked out taking into consideration the existing ground water capacities, anticipated savings from transmission losses and required augmentation of existing sources of water. Similarly, Delhi Transco Ltd., informed that the future demand of power will have to be met from Northern Grid for which the infrastructure i.e. transmission lines & ESS has to be built. Further, PWD was of the firm opinion that if land and resources are made available, PWD will construct the roads in Land Pooling areas.
- xii. As per the Press Release, a meeting was held between Minister of Housing & Urban Affairs and Lt. Governor of Delhi on 12.10.2017 to discuss various aspects of the Land Pooling Policy, it was decided to simplify the policy for speedy execution wherein DDA will now act more as a facilitator and planner as against the role initially envisaged. DDA was further asked to immediately initiate spatial and services planning for the five zones covered under Land Pooling Policy so that the policy could be given immediate effect after finalization of regulations under the Policy.
- xiii. Based on the decisions taken in the various meetings, a draft agenda was prepared in consultation with NIUA and the same was put up on 09/11/2017 for consideration of the Authority along with the inputs of the Legal and Finance department of DDA.

2. Follow Up Action:

- i. The draft agenda was discussed at Raj Niwas on 23/11/2017, wherein it was observed that the agenda be modified to make the policy implementable and an enabling instrument.
- ii. Based on the observations above, numbers of deliberations were held between DDA and NIUA to discuss the modifications in Land Policy. The proposed modifications in Land Policy were discussed and finalized in a meeting on 29/11/2017 with VC DDA wherein Director NIUA, Finance Member, Pr Commissioner (LM), Land Pooling Policy, Chief Legal Advisor, Commissioner (Plg.), Director (Plg.) Land Pooling Policy, Director (Land Pooling) were present.

3. Examination:

Based on the decision taken during the various deliberations held between DDA and NIUA as above, the major aspects as received from NIUA to make the Policy implementable and an enabling instrument are as under:-

- I. No land will be surrendered by the DE to DDA. This will help to prevent encroachment of land / unauthorized construction. The modified provisions provide that the land earmarked for services/facilities as per ZDP and Layout Plan in a sector to be made available to DDA/ Service providing agencies free from encumbrances. Such land will remain with DE till it is taken over by service providing agency/DDA for providing services/ infrastructure.
- II. For unified planning and to accelerate the pace of development, the modified provisions stipulate that any DE/Consortium must apply to DDA with minimum 70 percent contiguous land in a sector for development of the sector as per prescribed norms and guidelines.
- III. For ease of implementation, provisions of fragmented land holdings have been removed. Since land pooling is restricted within the sector, the condition of 5 km distance has been deleted.
- IV. DDA will now act as a facilitator, regulator and planner. The modified provisions provide that each DE will contribute land on equitable basis, as needed for public purpose/city level infrastructure in a sector irrespective of land uses assigned to their original land in the Zonal Development Plan (ZDP). The remaining land shall be shared on equitable basis in proportion to the contribution of individual DEs for development as per approved Layout Plan.
- V. DDA proposes to acquire land which is essential for effectuating land pooling in any zone under the new Right to fair compensation and Transparency in land acquisition, Rehabilitation and Resettlement Act, 2013, the cost of which shall be borne and paid/shared by the Consortium or DEs of the respective sector.
- VI. In case of un-pooled land parcels remaining in any sector coming forward at later stage will be required to reserve 45 % land for city level infrastructure/facilities or decided by the Government time to time.
- VII. The preparation of layout plan will be the responsibility of the DE/ Consortium which will indicate the land share/ built space under residential, commercial and PSP Uses to individual Des as per their entitlement and allied facilities such as road, green, other neighborhood facilities etc as per MPD 2021.

- VIII. Each land owner/ DE will share a uniform 40% of pooled land in any sector for development of city level infrastructure i.e roads, utilities, greens and other infrastructure called the "Public Component". In return for their voluntary contribution of land, and in proportion to the amount of land that they contribute, the landowners shall be entitled to receive serviced land/built space on the balance 60% pooled land called the "Private Component".
- IX. Land requirements for provision of neighbourhood level Internal Roads/ Infrastructure/ Services (including water supply lines, power supply, rain water harvesting, STP, WTP etc.) as earmarked in the Layout Plan are to be collectively shared/ contributed by all the landowners/DEs.
- X. Provisions for amalgamation and sub division of city level public semi-public plots & commercial plots and applications of vertical mix are introduced.
- XI. A provision has been introduced allowing 50% of the space earmarked for neighbourhood level facility plots of health and education sector at neighbourhood level to be returned back to DDA for allotment to government agencies as per their requirements and guidelines in this regard.
- XII. In cases, where the lands notified under the Land Pooling Policy fall within identified TOD influence zones, it shall be mandatory to undertake land pooling as per the provisions of this policy.
- XIII. Clauses have been introduced in the Policy for creation of i) two stage grievance redressal mechanism ii) single window approval system facilitated by DDA for approval of layout plans/detailed plans.

4. Proposal:

The above proceedings at Para 1 & 2, and examination at Para 3 above have been worked out based on the inputs of NIUA, and accordingly the modifications proposed in the chapter -19 (Land Policy), are as follows:-

19.0 Land Policy

Land acquisition and planned development in Delhi has not kept pace with the increasing demands of urbanisation during the last five decades. The prevailing large-scale Land Acquisition, Development and Disposal Policy of Delhi (1961), allows for development of land through acquisition and subsequent planning by DDA. However, compulsory acquisition of land at such scale could not be conducted within a predictable time-frame, and this has led to a mismatch between the pace of growth and demand for built-up space, on the one hand, and the pace of land acquisition and supply of built space, on the other.

Land Pooling is a new paradigm for the urban development of Delhi, wherein the private sector will play an active role in assembling land and developing spatial and physical infrastructure. Under this concept, willing individuals or groups of owners will legally assemble or 'pool' land parcels for development as per prescribed norms and guidelines, making them partners in the development process. For integrated planning of a sector, the land required for development of roads, utilities, greens and other infrastructure shall be made available to the DDA and service providing agencies for development as per approved Zonal Development Plan (ZDP) and sector Layout Plans. The remaining serviced land will be developed through private sector innovation, where they can create housing stock, incubate businesses, and create integrated townships. Planned development will increase the value of their land through provision of

infrastructure and public facilities. The outcomes are expected to be world class 'smart' neighbourhoods, sectors and zones, planned and executed as per good practices of sustainable urban development.

This Policy is applicable in the proposed Urbanizable Areas of the Urban Extensions. However, in addition to planned development of urbanisable lands, this Policy will set a precedent for the whole city and DDA will strive to enable redevelopment of already existing developed areas of Delhi on a similar pattern. It will also unlock opportunities for creation of large-scale projects for commerce, education, healthcare, sports, conventions, recreation and transportation, that will benefit the entire city.

19.1 Guiding Principles

- i. Land parcels of any size can benefit from the Policy, and a "Developer Entity (DE)" can participate in the scheme by pooling land parcels covered under a planned sector (as delineated by DDA). The Developer Entity can be:
 - a. An individual land owner of one or more parcels of land in a delineated sector.
 - b. A group of land owners who have voluntarily grouped together for this purpose, through a valid and legally enforceable agreement.
 - c. A developer (business/corporate entity) who represents a group of land owners willing to pool their lands together, through a valid and legally enforceable agreement.In order to ensure unified planning, servicing and subdivision/share of the land for development of sectors as per prescribed norms and guidelines, the DE must apply to DDA with a minimum pool of 70% contiguous land in a sector.
- ii. Multiple DEs shall form a "Consortium", duly registered in accordance with law, for meeting the mandatory requirement of 70% contiguous land in a sector, and apply to the DDA as a single legal entity under the Policy. There should be a valid and legally enforceable consortium agreement among all the constituent DEs of the Consortium.
- iii. Consortium/DE can apply for more than one sector, provided that they are adjacent and 70% contiguous land is pooled for each of the sectors. In such cases, all the constituent DEs of all the sectors applying together shall be part of the same Consortium.
- iv. Each landowner/DE will contribute land on equitable basis, as needed for public purpose/city level infrastructure in a sector, irrespective of land uses assigned to their original land in the ZDP. DDA and the service providing agencies will develop city level physical infrastructure, recreational and public/semi-public (PSP) facilities on approximately 40% of the pooled land (hereafter called the "Public Component").
- v. In return for their voluntary contribution of land, and in proportion to the amount of land that they contribute, the landowners shall be entitled to receive serviced land/built space (hereafter called the "Private Component"). The Consortium/DE applying under the Policy will ensure that each one of the constituent DEs/landowners receive their due entitlements.
- vi. The roll out of this land policy may be phased depending upon the availability of infrastructure and services.
- vii. Ownership of underlying lands in the Private Component will continue to remain with the constituent DEs, unless otherwise transferred to the individual DEs as per their agreement. Lands that are consumed under the Public Component will be transferred to the DDA or relevant service providing agencies.

viii. Sectors will be delineated as part of the ZDP.

ix. Adequate provision of EWS/housing shall be ensured in the new development area as per the Master Plan.

19.2 Role of DDA and/or Government

i. Overall planning with respect to ZDP and the land under Public Component of sectors, and regulation of the entire process after receipt of applications from Consortiums/DEs, to ensure smooth and fair implementation of the Policy.

ii. Revision of ZDPs (as required), including delineation of sector boundaries for the new development area opened up for land pooling.

iii. Facilitation (with minimum intervention) of the entire process of development by Consortiums/DEs through a single window system for application, verifications, approvals, licenses etc. in a time bound manner.

iv. Time bound development of identified land with Master Plan Roads, provision of Physical Infrastructure such as Water Supply, Sewerage and Drainage, provision of Social Infrastructure and Traffic and Transportation Infrastructure including Metro Corridors, by concerned service providing agencies under the overall coordination of DDA.

v. Acquisition of any land that is required for effectuating land policy in any sector, and which has not been offered under land policy in accordance with law. The cost of such acquisition shall be borne by the Consortium/DEs.

vi. Ensuring sale of EWS housing stock handed over by the DE as per Clause 19.3(xi) to EWS beneficiaries through a draw of lots. DDA shall utilise the stock to provide housing to EWS beneficiaries as per Policy.

vii. Setting up and operation of a robust and credible dispute resolution mechanism to address grievances/disputes that may arise during the implementation of the Policy.

19.3 Role of the Consortium/DE

i. Assembly of encumbrance free land as per Policy, and maintenance/protection of land in encumbrance free condition during the entire process of development.

ii. Making available to DDA and service providing agencies (as required), all land earmarked for services/facilities as per ZDP and Layout Plan in a sector, free from encumbrances. Such land will remain with Consortium/DE till it is taken over by DDA and service providing agencies for providing infrastructure and services as per requirement.

iii. Preparation of Layout Plans and detailed site plans for the Private Component as per the provisions of Master Plan and the Policy, through a consultative process involving all DEs/landowners. The Layout Plan prepared by the consortium shall indicate the distribution and location of land/built space to individual DEs/landowners, in proportion to the land contributed and after deducting land/built space required for neighbourhood facilities such as roads, greens, etc. as per MPD 2021.

- iv. The planning process/ Layout Plans for the un-pooled land parcels remaining in any sector coming forward later may be allowed, subject to:
 - a. making 45% land available for city level infrastructure/facilities or as determined by the Government from time to time
 - b. workability of the overall plan in terms of accessibility and other factors required for unified/integrated planning.
- v. Timely payment of External Development Charges (EDC) to DDA and service providing agencies towards the cost of constructing and installing the public infrastructure and services, through the single window system and as per timelines specified in the Regulations.
- vi. Seeking necessary approvals, inter-alia, of Layout Plans and detailed site plans, through the single window system established by DDA.
- vii. Time bound development of all internal roads and infrastructure such as water supply lines, power supply, rain water harvesting, sewage treatment plant (STP), water treatment plant (WTP) etc. falling in its share of the land.
- viii. Time bound development and maintenance of the entire development as per approved Layout Plan, including all the neighbourhood level facilities, i.e. open spaces, roads and services till the area is handed over to the Urban Local Body (ULB) concerned for maintenance. The deficiency charges, if any, shall be borne by the Consortium/DEs at the time of handing over of the services to the ULB.
- ix. Time bound transfer of the share of built-up space/land to constituent landowners/DEs as mutually agreed in the DE or Consortium agreement.
- x. Ensure development of the prescribed built up space/dwelling units for EWS Housing component as per Clause 19.5, adhering to mandatory specifications and quality standards (As per the RERA (Real Estate Regulatory Authority)).
- xi. Sell 50% of the EWS housing stock to DDA at a base cost prescribed by the latest CPWD index (plus cost of EWS parking), which shall be enhanced as per CPWD escalation index at the time of actual handing over. The Consortium/DE will develop such 50% housing stock as a separate block, and provide all necessary parking, commercial and PSP facilities for this separate housing pocket.
- xii. Dispose the remaining 50% of EWS housing stock only to the residents within the new development, at market rates, to house Community Service Personnel (CSP) working for the residents/owners of the Group Housing. These will be developed by the Consortium/DE at the respective Group Housing site/premises or contiguous site. The Consortium/DE shall be allowed to undertake actual transfer/transaction of this 50% stock to the prospective buyers only after the prescribed land and EWS housing component is handed over to the DDA.

19.4 Norms for Land Pooling

The proposed land pooling and development by Consortium/DE shall be based on the following norms:

- i. 40% of pooled land in every sector shall be reserved for city level infrastructure i.e. roads, utilities, greens, industrial, PSP and other infrastructure. Each landowner/DE will contribute land on equitable basis needed for public purpose/city level infrastructure in a sector. DDA may also develop city level facilities for commerce, education, healthcare, other Public and Semi Public Facilities (PSP), recreational, transportation uses at identified strategic locations as part of the Public Component.
- ii. Each Consortium/DE shall be allowed development/utilization on land share equivalent to 60% of the original pooled land under residential, commercial and institutional uses as per Policy and approved Layout Plan (this includes residential (53%), commercial (5%) and PSP (2%)).
- iii. Land requirements for provision of neighbourhood level Internal Roads/ Infrastructure/ Services (including water supply lines, power supply, rain water harvesting, STP, WTP etc.) as earmarked in the Layout Plan are to be collectively shared/ contributed by all the landowners/DEs.
- iv. The Land Use distribution at the city level for the urbanisable areas in the Urban Extensions adopted for this Policy is as under:
 - o Gross Residential: 53%
 - o Commercial: 5%
 - o Industrial: 4%
 - o Recreational: 16%
 - o Public & Semi Public Facilities: 10%
 - o Roads & Circulation: 12%
- v. The Recreational Land Use does not include green areas within the various gross land use categories.
- vi. Amalgamation and sub-division of city level PSP plots as well as commercial plots shall be allowed. The Consortium/DE may also adopt innovative ways for achieving a vertical mix of uses (residential, commercial, PSP) within a building/block. In both cases, adherence to Master Plan requirements/norms shall be mandatory. Application of vertical mix of uses shall be in adherence to the prescribed Form Based Codes and is restricted to developments under the Land Policy.
- vii. Tradable FAR shall be allowed under the Policy as per conditions specified in the Regulations.
- viii. In cases, where the lands notified under the Land Pooling Policy fall within identified TOD influence zones, it shall be mandatory to undertake land pooling as per the provisions of this policy. Thereafter, for the area falling within the TOD influence zone, the Layout Plans shall adhere to Development Control Regulations (DCR) of TOD policy.

19.5 Development Control Norms

- i. Development control norms under the Policy are:
 - a. Residential FAR 400 for housing to be applicable on net residential land which is exclusive of the FAR reserved for EWS housing. Net Residential land to be a maximum of 55% of Gross Residential land.
 - b. FAR for City Level Commercial and City Level PSP to be 250.
 - c. Density of 15% FAR for EWS population shall be considered over and above the permissible Gross Residential Density of 800-1000 pph.

- d. Ground Cover shall be as per Form Based Codes.
- e. EWS Housing unit-size shall range between 30-40 sq.m.
- f. For the purpose of providing EWS housing, the Consortium/DE shall utilize a mandatory FAR of 15% over and above the maximum permissible residential FAR.
- g. Adequate parking shall be provided by the Consortium/DE as per Master Plan norms. In case of the EWS housing component, a norm of 0.5 ECS/100 sq.m. of BUA shall be followed.
- ii. Sub-division of gross residential areas and provision of facilities (local and city level) shall be as per the MPD.
- iii. Local level facilities shall be commensurate with the density specified at 19.5 (i) (c) above. 50% of space earmarked for neighbourhood level facilities shall be returned to DDA as plots for allotment to health, education etc. as per the requirements and guidelines in this regard.
- iv. Additionally, specific green building norms and Form Based Codes shall also apply for all developments under the Policy as prescribed in the Regulations.


19.6 Framework for Implementation of the Policy

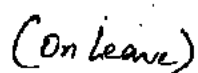
- i. DDA will manage the implementation of the entire Policy through a website that will serve as a 'single-window' specially created for the purpose. This single-window will provide the interface between DDA and the Consortiums/DEs who will participate, host all the necessary information, and provide the appropriate interfaces with regulatory agencies through online forms and protocols.
- ii. The detailed Regulations for operationalisation of the Land Pooling Policy including process and timeframe for participation shall be formulated in a time bound manner. In order to make the Policy people friendly and transparent, the detailed Regulations shall be put up in public domain for inviting views of the stakeholders giving 30 days' time in the newspapers and website since it involves development through participation.
- iii. A two-stage grievance redressal mechanism will be constituted.
- iv. DDA will create dedicated multi-disciplinary teams for managing the single-window implementation. These teams will be drawn from different divisions/departments within DDA and will manage documentation, coordination with other agencies, site inspection, approval of alignments and site layouts, and other matters that will be defined in the Regulations. The option of outsourcing certain parts of the operations (as required) may also be considered.

5. Recommendation:

The proposal given at Para 4 above is placed before Authority for approval for issuing public notice w.r.t Modification in Chapter-19 (Land Policy) of MPD-2021 under Section 11 (A) of DD Act 1957 for inviting objections/ suggestions.


Dy. Director (Plg.) LP


Dy. Director (Plg.) LP
Zone K-I, L & N/ Policy


(On leave)
Director (Plg.) LP

ITEM NO. 77/2017

Subject: Modifications in approved Regulations for operationalization of Land Policy.
(File No. F 15(6)/2012-MP/Pl.II)

I. BACKGROUND:

- i. The Land Policy was notified by Government of India vide notification S.O. 2687 (E) dated 05/09/2013 as part of Chapter - 19 on "Land Policy" in MPD 2021.
- ii. While preparing the Regulations, it was felt that certain modifications are also required in the Land Policy. Accordingly, the modifications in Policy were processed under Section 11-A of DD Act 1957. The modifications approved by the Authority were sent to Ministry of Housing & Urban Affairs (MoHUA). The same are under consideration & final notification of MoHUA.
- iii. The regulations for operationalization of the Land Policy were approved by MoUD (Now MoHUA) on 26/05/2015 with some modifications. The copy of the approved Regulations is annexed as Annexure -A. Further during deliberation in DDA, it was felt that certain additional modifications in Regulations are required. Accordingly, the modifications in Regulations were proposed and the same were considered & approved in the Authority meeting held on 17/02/2017. These Regulations are pending for notification under Section 57 of DD Act 1957.
- iv. Simultaneously, to operationalize the Land Policy various pre-requisites were taken up such as declaration of 89 villages as Urban Villages under Section 507 of Delhi Municipal Corporation Act 1957 (Notified on 16/05/2017), declaration of 95 villages as Development Area under Section 12 of Delhi Development Act 1957 (Notified on 16/06/2017), Exemption from Stamp Duty (exempted 1st stage stamp duty & rejected 2nd stage stamp duty). Revenue Department, GNCTD is processing the authentication of base maps.
- v. In a meeting held on 4.5.2017 at Raj Niwas to review the operationalization of land Policy, it was decided that alternate options need to be examined to minimize land retention period with DDA and that this would require suitable modification in the Policy/Regulations (minutes of meeting given at Annexure B). A number of meetings were held under the chairmanship of VC DDA to assess the constraints & limitations in the implementation of the existing Land Policy.
- vi. DDA signed a Memorandum of Understanding (MoU) with the National Institute of Urban Affairs (NIUA) in June 2017, in which part of the scope is review of Land Policy in order to make it implementable (MoU given at Annexure C).
- vii. A stakeholder consultation with landowners and developers was convened by NIUA on 05/07/2017 at DDA office, to discuss the issues and seek their suggestions for implementation of Land Policy.
- viii. A meeting was held at Raj Niwas on 22/09/2017 to discuss the issues of Land Policy, where officers from MoHUA, DDA and NIUA were present

(minutes of meeting given at Annexure D). As a follow up, meetings were held with service providing agencies i.e. Delhi Transco, Delhi Jal Board and PWD on 28/09/2017, 03/10/2017 and 06/10/2017 respectively to assess their preparedness for development in land pooling zones (minutes of meetings given at Annexure E).

- ix. In a meeting held at MoHUA on 12/10/2017, it was decided that DDA will now act more as a facilitator and planner as against the role initially envisaged. DDA was further asked to immediately initiate spatial and services planning for the five zones covered under Land Policy so that the policy could be given immediate effect after finalization of Regulations (press release given at Annexure F)
- x. A draft agenda item containing the revised regulations for operationalization of Land Policy in line with the modifications proposed in Chapter 19 of MPD 2021 with inputs of the Legal and Finance department of DDA and NIUA was submitted on 09/11/2017 for placing before the Authority. The matter was discussed at Raj Niwas on 23/11/2017, wherein it was observed that the agenda needs to be modified to make the policy implementable and an enabling instrument.
- xi. A number of deliberations were held between DDA and NIUA and the proposed modifications in Land Policy and Regulations were finalized in a meeting on 29/11/2017 with VC DDA wherein Director NIUA, Finance Member, Pr. Commissioner (LM)/ Land Pooling Policy, Chief Legal Advisor, Commissioner (Plg.), Director (Plg.) Land Pooling Policy, Director (Land Pooling) were present.
- xii. In a discussion held on 1/12/2017 with CEO, DJB regarding assessment of water availability in land pooling areas, it emerged that in view of the scarcity of water in Delhi, alternative measures such as aquifer systems, water conservation measures like rainwater harvesting, natural recharge, recycling, etc. are required to meet the future water demand in land pooling areas. (Annexure G)
- xiii. An agenda item containing the revisions to existing provisions of Chapter – 19 of MPD-2021 is put up for consideration of the Authority.

II. EXAMINATION:

The major modifications and additions proposed in the Policy, based on which revisions have been taken up in the Regulations for operationalization of land policy are as under:

- I. DDA will now act as a facilitator, regulator and planner.
- II. ZDPs will be revised as and when required for the new development areas, including delineation of sector boundaries.

- III. A minimum of 70% contiguous land of the developable area within a sector, free of encumbrances, is required to be pooled for processing of development in a sector.
- IV. Sectors will be developed by Developer Entities (DEs), either individually or through a Consortium formed by multiple DEs.
- V. Differential land return in two categories has been replaced with uniform division of land on 60:40 basis. The DE/ Consortium will retain 60%. The remaining 40% pooled land will be kept by the Developer Entity (DE) for city level services and shall be surrendered encumbrance free to DDA/ Service Providing Agencies, as and when required.
- VI. Each DE will surrender land proportionate to the area of land pooled, irrespective of land uses assigned to their original land in the ZDP.
- VII. Layout plan of the land available with DE/ Consortium will be prepared by them as per sector plan, notified ZDP and prevailing MPD, clearly indicating the land share/ built space under residential, commercial and PSP uses to individual DEs.
- VIII. Considering the scarcity of water, it may be imperative to undertake resource based planning in land pooling areas to align the development with availability of resources. Therefore, the FAR and density norms may be proposed as per prevailing Master Plan. Future revisions in FAR/density may be based on availability of infrastructure and resources, especially water.
- IX. Provision for fragmented land holdings needs to be removed. Since land pooling is restricted within the sector, the condition in existing policy with respect to return of land within 5 km of pooled land needs to be deleted.
- X. Any land which is essential for effectuating land pooling in any zone, may be acquired in accordance with law. The cost of acquisition shall be borne by the DEs/Consortium of the respective sector.
- XI. In case of un-pooled land parcels remaining in any sector, which come forward to participate at a later stage, the requirement for surrender of land for city level infrastructure shall be 45% or higher, as decided by the Authority from time to time.
- XII. Provisions for amalgamation and sub division of city level public semi-public plots & commercial plots is introduced, for ensuring that minimum area requirements as per norms of MPD are met.
- XIII. Provision for achieving a vertical mix of uses (residential, commercial, PSP) at building level is introduced.

- XIV. New concept of Form Based Codes in lieu of segregated land use controls has been introduced to regulate building and site level aspects of new developments.
- XV. 50% of the plots earmarked for neighbourhood level facilities for health and education, within gross residential use (53%) in a sector, to be returned to DDA for allotment to government agencies/ departments.
- XVI. Clauses have been introduced in the Policy for creation of i) a two stage Grievance Redressal Mechanism within DDA, ii) Single Window System facilitated by DDA for operationalization and implementation of the policy, and iii) An independent Land Pooling Appellate Authority (LPAA) having quasi-judicial powers for resolving anomalies and disputes emerging from the implementation of the Policy.

III. PROPOSAL:

The modified Regulations for operationalization of the Land Policy are as follows:-

In exercise of powers conferred by Section 57 of the Delhi Development Act, 1957 (61 of 1957), the Delhi Development Authority with the previous approval of the Central Government, hereby makes the following regulations in pursuance to Notification No. S.O. (to be notified).....

1. **SHORT TITLE AND COMMENCEMENT**

- I. These regulations shall be called the "Land Pooling Regulations, 2017".
- II. These regulations shall come into force with effect from the date of publication of this Notification in the Gazette of India.
- III. Any words and expressions that are used in these regulations but not defined shall have the same meaning as assigned to them in the Delhi Development Act, 1957 or the Master Plan prepared and approved under the said Act or the Delhi Municipal Corporation Act, 1957 as the case may be.
- IV. If any question arises relating to the interpretation of these regulations, it shall be referred to the Central Government whose decision thereon shall be final.
- V. The Competent Authority may amend any terms and conditions in the forms of applications, agreements, fees, required documents, and other relevant conditions as may be necessary from time to time particularly in the overall interest and efficacy of the Land Policy.

2. **DEFINITIONS**

In these regulations, unless the context otherwise requires,

- I. "Act" means the Delhi Development Act, 1957 as amended from time to time.
- II. "Authority" or "DDA" means the Delhi Development Authority constituted under Section 3 of the Act.
- III. "Competent Authority" means the Chairman/Vice Chairman, Delhi Development Authority or any other officer nominated by him.

- IV. **"Consortium"** means a duly registered association having rights, duties & obligations in accordance with law, consisting of multiple Developer Entities who have come together to pool land for unified planning, servicing and subdivision/share of the land or any other defined action for development of sectors under the Land Policy as per prescribed norms and guidelines.
- V. **"Developer Entity (DE)"** means:
- An individual land owner of one or more parcels of land in a delineated sector, adding up to a minimum of 2 hectares
 - A group of land owners who have voluntarily grouped together for this purpose, through a valid and legally enforceable agreement in a delineated sector, adding up to a minimum of 2 hectares.
 - An entity (developer/business/corporate entity) is representing a group of landowners who have pooled, through a legally binding agreement, contiguous land parcels having an area of 2 hectares or more.
- VI. **"Developable Area"** means the areas available for development as per Clause 3.
- VII. **"Development Agreement"** means a valid and legally enforceable agreement between DDA and DE/Consortium to jointly undertake the planning and development of the land pooled as per provisions in the land Policy and these Regulations.
- VIII. **"Development Area"** means the area notified under Section 12 of the DD Act, 1957 for the purpose of the said Act.
- IX. **"Encumbrance"** means any legal or physical impediment that can adversely impact the transferability of the property and restrict its free use until the encumbrance is removed.
- X. **"External Development Charges (EDC)"** mean the charges to be paid by DE/Consortium towards the cost of constructing, laying and installing the public infrastructure and services, including inter-alia roads, water supply, sewerage and drainage systems, electricity supply, greens etc.
- XI. **"Final Development License"** means the license issued pursuant to Clause 8.
- XII. **"Land"** shall have the same meaning as in the Transfer of Property Act, 1882.
- XIII. **"Land Policy"** means the Land Policy as set out in Chapter 19 of Master Plan – 2021 as applicable from time to time.
- XIV. **"Land Pool"** means land legally consolidated for purpose of land pooling in accordance with these Regulations.
- XV. **"Land Pooling"** means the legal consolidation of land parcels by the DE/Consortium for utilization of such land parcels as per Land Policy and these Regulations.
- XVI. **"Entitlement Certificate"** means the certificate issued pursuant to Clause 7(IV).
- XVII. **"Master Plan"** means the Master Plan for Delhi, prepared and approved under the Delhi Development Act, 1957 for the time being in force.
- XVIII. **"Provisional Development License"** means a license issued pursuant to Clause 7(V).
- XIX. **"Sector"** means a pocket in the ZDP bounded by existing or proposed roads or physical features such as high tensions lines, railway lines, drains etc. as per approved ZDP.
- XX. **"Service Providing Agency"** means respective agency responsible for providing services such as water supply, sewerage disposal, solid waste, electricity supply, construction of roads, communication and other distributive services, which will develop trunk infrastructure in the land pooling areas.
- XXI. **"Single Window System"** means the online facility developed by DDA for providing an interface between DDA and the DE/Consortium/landowner for managing the implementation of the Land Policy.
- XXII. **"Tradable FAR"** means the right of a DE/Consortium to utilize the surplus FAR generated due to various conditions as specified in Clause 5 (IV).

XXIII. "Land Pooling Appellate Authority" means the Authority with the quasi-judicial powers for resolving anomalies/ disputes emerging from the implementation of the Policy.

3. APPLICABILITY OF THE POLICY

- I. The policy will be applicable in the urbanizable areas as notified by DDA/Government from time to time, except the:
 - a. land/villages notified under Low Density Residential Area (LDRA), green belt;
 - b. land under unauthorized colonies (which are yet to be regularized);
 - c. built up Lal Dora areas (abadi), notified extended Lal Dora of villages;
 - d. lands under litigation including lands under acquisition proceedings, till the case is settled;
 - e. land where DDA or any other government agency has issued NOC or where the plan stands approved for development by any other government agency at the time of notification of these regulations;
 - f. land under notified forests/government land (use undetermined) and any other scheme of Government of NCT of Delhi for which change of land use is under process under section 11A of the Act at the time of notification of these regulations;
 - g. pre-existing institutions which have been considered for regularization or are still under examination by the Government;
 - h. land under natural drains, natural water bodies, heritage sites, flood and irrigation department, railways and airport.
- II. If any of the land owners who have land listed under excluded categories as per Clause 3(II) - b and g, wish to participate in the Land Policy, they must clear all encumbrances before filing their application for inclusion.
- III. All the remaining lands, other than those mentioned in Clause 3(II), shall form the "Developable Area" that can be taken up for pooling.
- IV. Notified ZDPs will form the basis of planned development. The ZDPs shall delineate the Sectors for land pooling and all pooling shall be in reference to such Sectors.

4. ELIGIBILITY

- I. A DE/Consortium that has pooled together a minimum 70% of the Developable Area in a Sector, can apply for development to DDA as per the process prescribed in Clause 6. The 70 % pooled land in the sector must meet the following criteria.
 - a. The pooled land parcels must be contiguous.
 - b. The entire pooled land must be bounded on at least one side by a road of minimum 30m ROW as per ZDP.
- II. The DE/Consortium shall satisfy the following conditions to be eligible for participation in land pooling:
 - a. Each DE or landowner (where DE represents a group of landowners) participating in the pool shall have a valid and lawful ownership and physical possession of the land parcel proposed for pooling.
 - b. Each constituent land parcel in the pool shall be free of all Encumbrances.
 - c. Each constituent DE shall pool a minimum of 2 hectares in a Sector as per the provisions of Clause 19.1(ii) of the Land Policy.
 - d. The DE/Consortium (except where DE is a single landowner) shall have a valid and legally enforceable agreement between all the DEs/landowners, setting out the terms of participation, and confirming to abide by the terms and conditions of land pooling.

5. PLANNING POSTULATES OF LAND POOLING

Subject to the other provisions of these regulations and Land Policy, land pooling process shall be governed by the following guidelines

- I. Each landowner/DE will surrender land equitably, free of encumbrances as and when required for city level services, as needed for city level infrastructure in a sector, irrespective of land uses assigned to their original land in the ZDP. DDA and the service providing agencies will develop city level physical infrastructure, recreational and public/semi-public (PSP) facilities on minimum 40% of the pooled land on payment of EDC charges on the total pooled land by the DE/Consortium.
- II. The remaining 60% land shall be utilized by the DE/Consortium for development of residential (53%) (including neighbourhood level facilities), commercial (5%) and public/semi-public facilities (2%) as per sector plan, notified ZDP and prevailing Master Plan.
- III. The FAR for the entire development will be as per the Development Control Norms stipulated in Para 19.4 (vii) of the Land Policy the Policy. The DE/Consortium shall be compensated in the form of Tradable FAR, if it is unable to utilize the entire allowable FAR. Some of the cases where Tradable FAR could be generated are as follows:
 - a. There is a shortfall/reduction of plot size/land in any Sector due to site conditions.
 - b. Mandatory buffer zones near heritage sites, environmentally sensitive sites, high tension lines etc.
 - c. Height restrictions prescribed by Airports Authority of India
 - d. Density restrictions on account of infrastructure availability in particular sectors or any other limitation as identified by the ZDP.
 - e. In strategic sectors as identified under the ZDP, the area under residential use zone may be smaller leading to insufficient return of residential land to the DE/Consortium.
- IV. Tradable FAR as allowed by the Authority can only be used on the sites identified by the Authority from time to time. Such Tradable FAR will accrue to the landowner in perpetuity, and can be utilised by him or transferred to other parties through the Single Window System, which shall be the official trading platform for all Tradable FAR generated under the Land Policy.
- V. Receiving sites for such Tradable FAR as identified in the ZDP shall be eligible for receiving such Tradable FAR only after Provisional Development License has been granted by the Authority. The resultant FAR of the receiving sites cannot exceed maximum FAR as prescribed on the basis of proposed intensity of development within the Sector.
- VI. Any un-pooled land imposes a cost on public infrastructure, as services have to be provided to all land parcels in the Sectors. Therefore, the following regulations shall apply to such un-pooled lands:
 - a. The planning process/ Layout Plans for the un-pooled land parcels remaining in any sector coming forward later may be allowed, subject to:
 - i. workability of the overall plan in terms of accessibility and other factors required for unified/integrated planning
 - ii. making minimum 45% land available for city level infrastructure/facilities or higher as determined by the Authority from time to time
 - b. Payment of updated applicable external development charges (EDC) for infrastructure and services.

6. APPLICATION PROCESS

- I. The Land Pooling Policy shall be implemented simultaneously in the entire Urbanizable Area of the Urban Extensions. If required, roll out of the Land Policy may be phased

depending upon the availability of resources and action plan for provision of infrastructure and services by the concerned Service Providing Agencies

- II. The entire process will be operated through an online Single Window System established by DDA, specifically for this purpose. DDA shall phase the application process through announcement of "Application Window" from time to time. Such Application Window shall be opened for inviting applications for a fixed duration of time, providing detailed information on the process to be followed. The first Window shall be closed in the specified time and applications received shall be processed as the first round of applications. The same process shall apply as the Window is opened for subsequent rounds. Applications for each round shall be invited by DDA through an announcement published on its website, and in newspapers in Hindi and English.
- III. Any DE/Consortium complying with the eligibility criteria prescribed in Clause 4, can register for participation in land pooling during the validity of the Application Window, by submitting the prescribed application form along with payment of a Registration Fee as prescribed in the Single Window System. All constituent DEs/landowners who are willing to participate in the land pooling process shall have to exercise their options in writing on the prescribed application form.
- IV. A DE/Consortium can apply for more than one sector, provided that the sectors are adjacent and 70% contiguous land is pooled for every sector. In such cases, all the constituent DEs of all the pooled sectors applying together shall be part of the same Consortium.
- V. The application shall contain a plan of the pooled land, on a scale of 1:1000. The plan shall include the boundaries and dimensions of the said land, the locations of existing streets, buildings and premises, along with certified copies of documents as may be prescribed by the Single Window System. These will include inter-alia documents related to ownership, DE/Consortium agreement etc.
- VI. The documents shall be self-attested by all the members of a DE/Consortium who shall at all times remain liable for any false information, misrepresentation, or error of any nature whatsoever. In addition to being proceeded against, in accordance with law, the application of such DE/Consortium shall be deemed to be void *ab initio* and shall automatically stand rejected. Any action that has been taken pursuant to such application shall stand automatically revoked and the registration amount will be forfeited.
- VII. DDA shall facilitate verification of pooled lands by the Revenue Department, GNCTD. On receiving a verification from the Revenue Department, the Single Window System shall indicate that the application has been accepted for further processing.
- VIII. DDA may in its sole discretion reject any application considering the overall efficacy of land pooling in a particular zone based on planning parameters and requirements.
- IX. After registering through the Single Window System, if any constituent DE/landowner who is part of an application received by DDA exits the pool (within a period of 30 days of registration), then that application will still be processed, provided all eligibility conditions given in Clause 4 continue to be fulfilled. Where such exit affects the eligibility of the application or happens after 30 days of registration, the same would be rejected, forfeiting the registration fee and no further actions will be taken on it. The DE/Consortium can re-apply, following the same procedure, through the Single Window System.
- X. On acceptance of the application, there will be three further stages before the DE/Consortium can undertake development of the land available with the DE/Consortium. These are:
 - a. Issue of Provisional Development License (as per Clause 7)
 - b. Issue of Final Development License (as per Clause 8)
 - c. Approval of Layout Plan and Building Plan by the concerned Agencies (as per Clause 9)

7. PROVISIONAL DEVELOPMENT LICENSE

- I. Once an application is accepted, DDA will prepare a plan at the sector level specifying the location of 40% land required for development of city level physical infrastructure, roads, industrial, recreational and public/semi-public (PSP) facilities, and the location of 60% land available with the DE/Consortium for development.
- II. DDA will also identify sites/locations to be earmarked for necessary buffers, land that may be required to be taken up under acquisition, extent of Tradable FAR likely to be generated, other terms and conditions and applicable External Development Charges, etc. as the case may be.
- III. Based on the above, DDA shall issue a provisional "Entitlement Certificate" to DE/Consortium through the Single Window System, containing all of the above details.
- IV. The DE/Consortium may represent to the DDA in case of any grievance during a period as prescribed. All such grievances shall be considered through a Grievance Redressal Mechanism constituted by DDA as per Clause (12) of the Regulations. The decisions shall be binding on the DE/Consortium.
- V. After issue of provisional Entitlement Certificate, DDA will issue a final Entitlement Certificate to the DE/Consortium. Based on this the DE/Consortium shall prepare a layout plan indicating the neighbourhood level facilities as per MPD 2021, location of land share (wherever land is being given back to constituent DEs/landowners), for approval by DDA. The Consortium shall also indicate the share of built space amongst the remaining constituent DEs/landowners. The entire distribution of land/built space shall be in accordance with the mutually agreed DE/Consortium agreement.
- VI. DDA shall enter into a Development Agreement with the DE/Consortium after approving the layout plan, and issue a "Provisional Development License" (PDL).
- VII. The Development Agreement will include the Final Entitlement Certificate, all the documents provided by the DE/Consortium at the time of application, the approved layout plan and the agreed share of land/built space within the 60% land remaining with the DE/Consortium, amongst the constituent DEs/landowners.
- VIII. The Development Agreement will include an undertaking from the DE/Consortium that it shall comply with the following conditions:
 - a. Apply for a Final Development License (FDL) with all details as per Clause 8 within a prescribed time.
 - b. Deposit in an escrow account, the External Development Charges as may be prescribed at the time of applying for FDL.
 - c. Handover the Encumbrance-free physical possession and ownership of the land required by DDA and the Service Providing Agencies for infrastructure and other development, as and when required. In case of non compliance the FDL will be automatically revoked.

8. FINAL DEVELOPMENT LICENSE

- I. Within twelve (12) months of receipt of Provisional Development License, DE/Consortium shall submit an application in the prescribed form for issuance of the Final Development License.
- II. The application shall comprise of:
 - a. Copies of Provisional Development License against which Final Development License is being sought.
 - b. Detailed Layout Plan on a scale of 1:1000 showing the existing and proposed means of access, the width of roads and streets, size and type of plots, sites reserved for open spaces, community facilities with area under each, proposed land use distribution, building lines, Landscape Plan and Transportation/Parking Plan shall also be prepared and submitted along with the layout plan. (Such a plan shall only be

for purposes of issuing a Final Development License and not for according any sanction for actual construction.)

- c. The detailed Layout Plan shall be based on,
 - i. Development Control Norms as per the Land Policy
 - ii. Specific Form Based Codes (FBCs) as prescribed by the ZDPs shall be applied on all new developments, in order to ensure high quality built environment with safer neighbourhoods, based on principles of universal design and fostering a vibrant public realm. The FBCs will regulate building type, building frontage type, vertical mixing of land uses, density restrictions and variations within the sectors, street design and street network, ratio of built and open spaces, paved public spaces, universal accessibility, plantation, etc.
 - iii. MPD 2021 norms for provision of neighbourhood level commercial and public semi-public component and other common facilities.
 - d. An explanatory report (including maps) indicating physical infrastructure development works to be executed in phases including arrangements for disposal and treatment of waste water, rain water harvesting, solid waste management, storm water drainage, water recycling, etc.
 - e. Various undertakings as prescribed by Single Window System.
 - f. Scrutiny/Processing Fee as prescribed and compliance with the various requirements of Entitlement Certificate and Provisional Development License.
 - g. Bank Guarantee equivalent to 25% (Revolving) of the External Development Charges as may be prescribed.
 - h. Proof of having the financial capability of undertaking the development of the final plot particularly to the extent of the proposed FAR calculated as per latest CPWD index (to be enhanced as per CPWD escalation index).
- III. After receipt of the application in the prescribed form complete in all respects, DDA shall examine the same from the point of view of all relevant aspects including:
- a. conformity with the Development Agreement
 - b. conformity with the land use, development controls and prescribed Form Based Codes;
 - c. compliance with the provisions of the Master Plan, ZDP and other planning parameters and requirements;
 - d. proposed plan regarding infrastructure development works to be executed
- IV. Based on satisfactory compliance of Clause 8(III), DDA will issue the Final Development License to DE/Consortium upon payment of the first instalment equivalent to 20% of the EDC as may be prescribed before the grant of the Final Development Licence. The EDC shall be payable on the total land pooled by the DE/Consortium.
- V. A constituent DE/landowner entitled to land as part of the DE/Consortium agreement, may be issued a separate FDL. In such cases the constituent DE/landowner shall bear proportionate share of EDC.
- VI. The balance External Development Charges to be paid by DE/Consortium/landowner (excluding the first instalment) shall be payable either in lump sum within 90 days from the date of issuance of FDL or in 8 six-monthly instalments spread over 48 months along with interest @ 12% per annum on each instalment.

- VII. The Final Development License shall be valid for a specific time period for development, subject to extension as per Clause 10(III) of the Regulations. However, issue of FDL does not provide a sanction for actual construction, which can begin only after obtaining all the layout plan and building plan approvals and NOCs from various Service Providing Agencies as prescribed in Clause 9 of the Regulations.

9. LAYOUT PLAN APPROVAL AND BUILDING PLAN APPROVAL

- I. The Single Window System shall be used by the DE/Consortium to submit Layout Plans with detailed Service Plans and Building Plans as per Building bye-laws to the regulatory agencies like DUAC, DJB, DFS, AAI, etc., for obtaining necessary Layout Plan level and premise (building plan) level approval / clearances, with the following details:
 - a. location and extent of the land;
 - b. conformity with the land use, prescribed Form Based Codes and development controls;
 - c. proposed layout plan of the area with respect to the Master Plan;
 - d. proposed plan regarding infrastructure development works to be executed;
 - e. plans showing the cross-sections of the proposed roads indicating, in particular the width of the proposed drainage ways, cycle tracks and footpaths, green areas, positions of electric poles any other works connected with such roads;
 - f. services plans indicating the positions of sewers, storm water channels, water supply (including strategies to reduce water demand) and any other public health services;
 - g. detailed specifications and designs of sewerage, storm water and water supply schemes with estimated cost of each;
 - h. detailed specifications and designs for disposal and treatment of storm and sewage water with estimated cost of each;
 - i. solid waste management and disposal plan (zero waste strategies);
 - j. detailed specification and designs for electric supply including street lighting;
 - k. Fire-fighting scheme; and
 - l. Other such information/document as may be prescribed.
- II. Considering planning parameters and norms including the provision of laying of infrastructure services, DDA shall have the right/discretion to resize the final plot given to a DE/Consortium, provided no construction has taken place thereon.
- III. After obtaining approval/clearance from DUAC, DJB, DFS, AAI and other agencies as may be required for the layout plan, DE/Consortium shall submit revised plans to DDA, incorporating the observations/suggestions if any, as may be made by such authorities/agencies for final Layout and premise level building plan approvals.
- IV. DE/Consortium shall be responsible for obtaining all statutory and regulatory approvals and permissions from all authorities/agencies concerned through the Single Window System and complying with the directions issued by them. DE/Consortium shall ensure that all approvals/clearances are obtained within a period of two years from the date of issuance of the Final Development License and the remaining validity period is available for DE/Consortium to carry out the required construction.

- V. The validity of Final Development License so as to complete all development and obtain a completion certificate from DDA in accordance with law shall be ten years from the date of its issuance during which period all the prescribed infrastructure development works shall be completed and certificate of completion shall be obtained.

10. DEVELOPMENT TERMS AND CONDITIONS

- I. DE/Consortium shall execute and complete the development in accordance with the Provisional Development License and Final Development License, the Land Policy, these Regulations, the MPD, the approved layout plan and premise level building plan.
- II. Service Providing Agencies and DDA shall ensure the completion of external development within a period of five years from the issue of Final Development License to DE/Consortium subject to availability of land, utilizing the External Development Charges deposited in pooling process. DDA may explore alternative financing mechanism in order to ensure smooth implementation of infrastructure and services as part of the Land Policy.

- III. In case the DE/Consortium is unable to complete the development, the following shall apply:

- i. In case DE/Consortium fails to complete the required development within the prescribed period for reasons beyond its control, it may apply to the DDA for extension of FDL in the prescribed form, at least 30 days before expiry thereof and the said application shall be accompanied by prescribed fees, clearances and documents in support evidencing the status of development and reasons for non-completion of the development.

- ii. After receipt of the application for extension, Competent Authority, if satisfied, may extend the FDL up to maximum of three extensions of one year each, subject to payment of the extension charges fixed by the DDA/Government from time to time. The suggested rates are as under:

Extension	Extension charges to be paid
First	5% of EDC
Second	10% of EDC
Third	15% of EDC

- iii. The EDC shall be as applicable at the time of applying for extension of FDL or as per the last installment of EDC paid, whichever is more.
- iv. In the event of non-completion of the project beyond the permissible extension period, DE/Consortium shall be liable to pay 15% of the EDC for each year's delay beyond the extension period irrespective of the reasons thereof.
- v. The EDC collected will be kept in escrow account and will be utilized by the Service Providing Agencies on proportionate basis/ as per actual expenditure incurred.
- vi. DE/Consortium shall undertake development in a time bound manner and maintain all the neighbourhood level facilities i.e. open spaces, roads and services, etc. till the area is handed over to the Urban Local Body (ULB) responsible for maintenance. The "Deficiency Charges", if any, shall be borne by the DE/Consortium at the time of handing over of the services to the ULB.

IV. Completion/Occupancy Certificate:

- a. After the areas have been laid out according to approved layout plan and development works have been executed as per phases shown in the layout plan according to approved designs and specifications, DE/Consortium shall make an application to DDA for issuance of part/full Completion Certificate for the infrastructure developed and buildings constructed of such phases subject to payment of all applicable charges
- b. Completion/occupancy Certificate, part completion/occupancy certificate for premise level plan within the approved phase of development may be granted as per the Building Bylaws in force at the relevant time subject to completion of infrastructure development works of that phase and after obtaining the part/full Completion Certificate for the same.

11. OTHER PLANNING CONTROLS

- I. All new developments under the Land Policy, shall be planned in accordance with the Development Control Norms prescribed in the Land Policy (Clause 19.5 of MPD 2021)/ MPD 2021.
- II. New developments under the Land Policy shall comply with the mandatory green building norms as prescribed in the MPD 2021 and Building Bye Laws. Additionally, 10% of all energy consumption in the new developments shall be through solar fittings or through other renewable energy sources, prescribed for greenfield developments under the Smart Cities Mission of the Ministry of Housing and Urban Affairs.
- III. In order to ensure predictable built results, ensure safer neighbourhoods built on principles of universal accessibility and fostering a vibrant public realm, all the developments under the Land Policy shall also additionally comply with specific Form Based Codes (FBCs) as prescribed by the ZDPs.
- IV. The FBCs will regulate both building level and site level aspects of new developments. The ZDPs will prescribe FBCs for the following aspects:
 - a. *Building type*: Building types will include perimeter blocks (including Podium typology), detached high rise towers, detached medium rise towers, various mixed-use types and row houses. Use of building typologies shall be linked to intensity of usage of the Sectors and abutting width of roads. In order to minimize boundary walls and setbacks of compounds, all buildings along arterial roads (30m and above) shall follow the perimeter typology. In such cases the buildings will not maintain front or side setbacks and will be built-to-edge
 - b. *Building frontage type*: Specifications for use of different building frontages such as colonnades, shop-fronts, porch, fore-courts, overhangs etc. related to abutting uses like open greens, width of abutting roads etc. This will regulate the manner in which built-form engages with the public realm, and will also include prescriptions for building heights.
 - c. *Ground cover and vertical mixing of land uses*: Specifications of permissible ground cover and conditions under which vertical mixing of land uses shall be permitted.
 - d. *Density restrictions within the Sectors*: Prescriptions regarding variable densities that can be permitted with respect to the width of abutting roads, proximity to ecological features etc.
 - e. *Street design and street network*: Regulations governing typological street sections, inclusion of cycling, walking and short-term parking facilities, density of road network, frequency of intersections and mid-block crossings, development of Multi-Utility Zones (MUZ) along Collector and Arterial Roads to accommodate bus stops, street vendors, street utilities, trees, street furniture, planting for storm water management, etc.

- f. *Plantation*: Type, location and frequency of tree cover along various road typologies. Specific guidelines for design of large paved public areas shall also be prescribed.
- g. *Open spaces and greens*: Specifications for regulating open space to built-form relationships, location and walkability, lighting and surveillance requirements etc.
- h. *Universal Accessibility*: All public facilities and amenities, and public areas like open spaces and greens, sidewalks, footpaths, pedestrian crossing, road intersection, subways and FOB shall be in line with the harmonized guidelines published by the MoHUA for the elderly and the differently abled.
- v. The ZDPs shall classify Sectors under different typologies depending upon the proposed land use and intensity of usage. Different combinations of typologies and regulations prescribed under the FBCs shall be applicable for different Sector types.

12. GRIEVANCE REDRESSAL MECHANISM

- i. A two-stage Grievance Redressal Mechanism will be constituted by the DDA for resolving disputes/grievances at any stage of the land pooling process.
 - a. First stage Grievance Redressal Committee headed by the Principal Commissioner(Land pooling) consisting of Chief Engineer (HQ), Addl Chief Legal Advisor, Director (Land Costing), Director (Building), Director (Plg) Land Pooling, Director (Land Pooling) and representatives of concerned service providing agencies.
 - b. If any land owner/DE/Consortium is aggrieved by the decision of the first stage Grievance Redressal Committee, the same may be represented before the second Grievance Redressal Committee within 30 days. This Committee will be headed by Vice Chairman, DDA consisting of Finance Member, Engineering Member, Commissioner (Plg), Chief Legal Advisor of DDA and concerned representatives of service providing agencies. The Committee may co-opt other members, as it may require for resolution of grievances
- ii. If any party is aggrieved by the decision of the second stage Grievance Redressal Committee, it may appeal within a period of 30 days, before an independent Land Pooling Appellate Authority (with quasi-judicial powers), to be constituted by the Government.

IV. RECOMMENDATION:

- a. The proposal contained in Para IV above is placed before the Authority for approval. Considering that it is a major Policy, these Regulations shall be brought into public domain for inviting observations/ suggestions giving 30 days' time. The revised regulations also require legal vetting clause by clause, so that the regulations are legally sustainable in the court of law. These Regulations will again be put for final approval of Authority. Approved Regulations will be sent to MoHUA for concurrence and thereafter the Regulations will be notified under Section 57 of DD Act 1957.
- b. The application forms and various other agreements, undertakings required for applying under the land pooling shall also be modified and get the approval of the Authority once the Policy and Regulations are finalized.

RESOLUTION

It was intimated that the typographical error in para 12. Recommendation of the agenda item "The Proposal contained in Para IV", should be read as "The Proposal contained in Para III".

The proposal contained in the agenda item was approved. Public Notice inviting observations/suggestions for 30 days period may be issued immediately.

In exercise of powers conferred by Section 57 of the Delhi Development Act, 1957 (61 of 1957, the Delhi Development Authority with the previous approval of the Central Government, hereby makes the following regulations in pursuance to Notification No. S.O. 2687 (E) dated 5th September, 2013:-

**CHAPTER 1
GENERAL**

1. SHORT TITLE AND COMMENCEMENT:

- i. These regulations shall be called the "Land Pooling Regulations, 2014".
- ii. These regulations shall come into force with effect from the date of publication of this Notification in the Gazette of India.
- iii. All words and expressions used in these regulations but not defined shall have the meaning assigned to them in the Delhi Development Act, 1957 or the Master Plan prepared and approved under the said Act or the Delhi Municipal Corporation Act, 1957 as the case may be.
- iv. If any question arises relating to the interpretation of these regulations, it shall be decided by the Central Government.

2. Definitions:

In these regulations, unless the context otherwise requires,

- i. "Act" means the Delhi Development Act, 1957 as amended from time to time.
- ii. "Authority" or "Delhi Development Authority" means the Delhi Development Authority constituted under section 3 of the Act.
- iii. "Competent authority" means the Vice Chairman, Delhi Development Authority or any other officer nominated by him.
- iv. "Developer Entity" means an individual land owner or a group of land owners voluntarily agreeing to participate pursuant to an agreement.
- v. "Final Development License" means the license issued pursuant to regulation 17.
- vi. "Final Plot" means the parcel of land forming part of the original plot or a parcel of land carved out within a Land Pool which shall constitute the share of Developer Entity as per the Land Share Certificate.
- vii. "land" shall have the same meaning as in the Transfer of Property Act, 1882.
- viii. "Land Policy" means the Land Policy as set out in Chapter 19 of Master Plan as applicable from time to time.
- ix. "land pool" means land legally consolidated for purposes of land pooling in accordance with these regulations.

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- x. "land pooling" means the legal consolidation of land parcels received by Land Pooling Agency from the Developer Entity for utilization of such land parcels as per Land Policy and these regulations.
 - xi. "Land Pooling Agency" means the Delhi Development Authority which may act through a dedicated cell constituted within it with the competent authority as its head.
 - xii. "Land Share Certificate" means the certificate issued pursuant to Regulation 11 and 12.
 - xiii. "Master Plan" means the Master Plan for Delhi, prepared and approved under the Act, for the time being in force.
 - xiv. "Original Plot" means the parcel or parcels of land of not less than 2 Ha each owned by Developer Entity in a zone and made available in its entirety by Developer Entity to Land Pooling Agency for land pooling.
 - xv. "Provisional Development License" means a license issued pursuant to regulation 13.
 - xvi. "sector" means a pocket in the Zonal Development Plan bounded by existing or proposed roads/physical features like high tension line, railway line, drains etc., as per the approved Zonal Development Plan.
 - xvii. "Scheme" means a scheme for land pooling in any zone or zones as may be announced by Land Pooling Agency from time to time.
 - xviii. "Transferrable Development Rights" mean rights granted to a landowner as provided in sub-para (xi) of regulation 6.
 - xix. "Website" means the official website of Delhi Development Authority or any website specifically dealing with land pooling by Land Pooling Agency.

CHAPTER 2 LAND POOLING AND APPLICATION

Land Pooling

3. Land Pooling Agency may announce a scheme from time to time for land pooling in urbanizable areas of any particular zone in NCT of Delhi with such terms and conditions as may be necessary.
4. (1) To participate in any Scheme, a Developer Entity shall surrender the original plot to Land Pooling Agency and shall be entitled to receive a final plot for development by the Developer Entity. The original plot, or such part thereof which is not constituted in the final plot, shall stand surrendered to Land Pooling Agency for utilization for development based on planning parameters and requirements.
- (2) The size of the final plot and the land to be surrendered to Land Pooling Agency shall be as prescribed in the Land Policy in Master Plan for Delhi.
5. (1) The original plot owned by a Developer Entity shall be part of the urbanizable area

of urban extension for which the Zonal Development Plan has been approved except the following areas:

- i. land/villages notified under low density residential area, green belt;
 - ii. land under unauthorized colonies (which are yet to be regularized), built up abadi areas, notified extended jal dora of villages, lands under litigation, lands under acquisitions proceedings under litigation till the case is settled; however, a special dispensation may be given in case of lands released from litigation after the expiry of time of opening of the Scheme for the concerned area.
 - iii. land where Delhi Development Authority or any other government agency has issued NOC or where the plan stands approved for development by any other government agency at the time of notification of these regulations;
 - iv. land under notified forests/government land (use undetermined), any other scheme of Government of NCT of Delhi for which change of land use is under process under section 11A of the Act at the time of notification of these regulations;
 - v. pre-existing institutions which have been considered for regularization or are still under examination;
 - vi. land under natural drains, natural water bodies, heritage sites, flood and irrigation department, railways and airport.
- (2) Transit Oriented Development (TOD) policy would not be applicable to the influence zone of MRTS corridors lying within the land pooling areas.

6. Subject to the other provisions of these regulations and the Land Policy, land pooling shall be governed by the following guidelines:

- i. The final plot shall be carved out either within the sector or nearby sector in the concerned zone in which the application for participation in land pooling has been made and it may or may not constitute part of the original plot. The final plot given to Developer Entity by Land Pooling Agency shall be as per approved layout plan of the concerned sector and shall be subject to sub-para (vi) and (xii) of regulation 6.
- ii. Land Pooling Agency shall undertake land pooling only in respect of that sector in a zone whose at least sixty percent of total land is available for land pooling. In the event such sixty percent of total land is not available in a particular sector, any Developer Entity may request that its application be retained for consideration in any subsequent Scheme for that particular zone. In the event such application is desired by Developer Entity to be retained, it shall, subject to compliance with conditions as may be stipulated in the subsequent Scheme be deemed to have been made on the first day of the commencement of such Scheme.
- iii. The sectors which qualify for land pooling as per sub-para (ii) above, shall be taken up by the Land Pooling Agency and/or the Developer Entity as the case

may be, for planning and design as per land available based on eligible applications, norms specified in the Land Policy, Master Plan and these regulations.

iv.

a. Land Pooling Agency will, subject to the draw of lots, endeavor to allot the final plot, as far as possible, within the same sector; failing which in the closest sector to the original plot; failing which, within a distance of not more than five kilometers from the original plot.

b. In case of fragmented land holdings applying for land pooling in the same zone, the final plot shall be in the vicinity of the largest holding within the same zone subject to land availability failing which the final plot to a Developer Entity shall be within a distance of not more than five kilometres provided all the fragmented land holdings are within a *radius of 5 kilometers within one zone*.

v. While preparing Layout Plan of a sector, modular concept of minimum size module and its multiples may be adopted as far as possible keeping in view the size of final plots to be returned. Neighbourhood commercial and public semi-public component shall be planned accordingly as per the Master Plan norms by Land Pooling Agency. Amalgamation and subdivision of city level public semi-public plots and commercial plots shall be allowed. On the amalgamated/subdivided plots, minimum area requirements/norms of Master Plan shall be applicable for development of any use premise.

vi. To ensure holistic planning and uniformity in the size of final plots returned in a particular sector, Land Pooling Agency may adopt the methodology of grouping. For such grouping, there may be up to five percent adjustment in the size of Final Plot but the Developer Entity shall be entitled to utilize the entire FAR applicable to land to be returned as per Land Share Certificate.

viii. The planning of the sectors with respect to the placement of carved out plots shall be as per Master Plan norms for locating plots for group housing on roads facing a minimum width of 18 m ROW. In case of a final plot of an area more than 10 hectares, the possibility of its location on zonal development plan roads with access from two sides may be considered.

ix. The allocation of final plot shall be by a draw of lots in the respective categories based on month wise priority listing of applications.

x. Applicants in a scheme will be grouped chronologically month-wise following the opening of the Scheme with each applicant being allotted a unique identity number. Draw of lots shall be held for assigning priority numbers to such monthly grouping of applications after the closure of the scheme. Applicants of first month will have priority over the subsequent month and so on. An applicant as per priority number of a draw (in ascending order) may exercise the right to choose a plot as per his entitlement from the available category of the plots.

DDA shall devise a computerized system wherein the received applications are registered and priority numbers shall be allocated through the

computerized algorithm itself on the basis of month wise grouping. Thereafter, before draw of lots, DDA shall prepare the layout plan of the areas which have been pooled by the DEs, and offer sufficient number of preferences (upto 20) to the applicants to give their preferences for the plots as per the layout plan. The returned land shall thereafter be allotted through computerized draw of lots considering the priority numbers and the preferences given by the applicants.

- xi. Owner of a land whose size is less than 2 Ha and which land is essential for roads, utilities/physical infrastructure such as water, sewerage, drainage, power and solid waste management development in a particular sector, may otherwise be considered for issuance of Transferable of Development Rights @ 150 FAR in respect of such land provided:
 - (a) such land and all rights therein are surrendered in whole to the Land Pooling Agency;
 - (b) such owner shall satisfy the same conditions in respect of such land as are applicable to a Developer Entity pursuant to these regulations;
 - (c) the Transferable of Development Rights shall be transferable only to a Developer Entity having a Final Plot of not less than 2 Ha. in the residential area of the same zone in which such land is situate;
 - (d) such owner shall make an application in the prescribed form for availing the Transferable of Development Rights;
 - (e) any such application shall be considered by the Land Pooling Agency with reference to the Planning requirements and its decision in this respect shall be final.
- xii. Considering planning parameters and norms including the provision of laying of infrastructure services, Land Pooling Agency shall have the right in its discretion to resize/exchange the final plot given to a Developer Entity provided no construction has taken place thereon.
- xiii. Status of Land Share Certificate/Provisional Development License shall be updated regularly on the Website.
- xiv. *The Developer Entities participating in land pooling with less than five Ha. Land, shall have the option to cede a part of returnable residential land as provided for in the Land Pooling Policy, in lieu of the External Development Charges. In such cases, the Developer Entity would be entitled for 35% of returnable residential land instead of 43%. For such Developer Entities, no External Development Charges will be charged by the Land Pooling Agency. This option will have to be exercised by the Developer Entity at the time of submitting the application for participation in land pooling.*

Application for Participation in Land Pooling

7. Any Developer Entity satisfying the prescribed eligibility criteria shall be entitled to apply for participation in land pooling.
8. The Developer Entity shall satisfy the following conditions to be eligible for participation in land pooling:

- i. The Developer Entity shall have valid and lawful title to, and be in lawful physical possession of, the land offered by it for participation in the land pooling;
 - ii. in the case of a group of land owners,
 - a. each one of them shall have a valid and lawful title to, and be in lawful physical possession of, his respective land which is offered for land pooling;
 - b. there should be a valid and legally enforceable agreement between all the land owners constituting Developer Entity to participate in apply for and abide by and be bound by the terms and conditions of land pooling;
 - iii. Developer Entity shall submit an application for participation in land pooling in the prescribed format and submit the requisite documents as prescribed there under to Land Pooling Agency;
9. The Land Pooling Agency may in its sole discretion reject any application considering the overall efficacy of land pooling in a particular zone based on planning parameters and requirements.
10. The Developer Entity shall within the time as may be prescribed by the Scheme submit 2 sets of the prescribed application form along with payment of the fee as may be prescribed and a dimensioned plan of the land coming forward under the proposed land pooling on a scale of 1: 1000 showing the boundaries and dimensions of the said land, the locations of existing streets, buildings and premises for participating in the land pooling in respect of a particular zone along with certified copies of the documents as may be prescribed. The documents shall be self-attested by Developer Entity who shall at all times remain liable for any false information, misrepresentation, or error of any nature whatsoever and in addition to being proceeded against in accordance with law, the application of Developer Entity shall be deemed to be void *ab initio* and shall automatically stand rejected and any action that has been taken pursuant to the such application shall stand automatically revoked.

CHAPTER 3 LAND SHARE CERTIFICATE AND PROVISIONAL DEVELOPMENT LICENSE

Land Share Certificate

11. Land Pooling Agency shall issue to Developer Entity a Land Share Certificate which shall specify the percentage/size of land share of Developer Entity and the percentage or size of land which shall stand surrendered to Land Pooling Agency for development. The land which shall constitute the share of Developer Entity shall be identified in the Provisional Development License to be issued as per regulation 13.
12. (1) Land Pooling Agency will for purposes of land pooling, plan for the development of a zone including identification of the Master Plan / Zonal Development Plan / Sub-zonal Plan land uses, road network and utility land within the parameters of the Zonal Development Plan of the said zone.
- (2) Land Pooling Agency may in accordance with law acquire any land which is required for effectuating land pooling in any zone and which has not been offered for land pooling.

Provisional Development License

13. Land Pooling Agency shall upon finalization of the layout plans of qualifying sectors for purposes of land pooling issue to a Developer Entity a Provisional Development License which shall, *inter alia*, include the details of the actual land being Developer Entity's share, a map showing such actual land on sub-zonal/sector/layouts plans, and other terms and conditions as may be prescribed.
14. The Provisional Development License shall be issued to a Developer Entity subject to Developer Entity complying with the following conditions:
 - i. Developer Entity shall execute with Land Pooling Agency the Development Agreement at the time of applying for Final Development License;
 - ii. Developer Entity shall hand over to Land Pooling Agency the vacant physical possession of the original plot to Land Pooling Agency for development by Land Pooling Agency, free from any encroachment, encumbrance or construction of any nature whatsoever;
 - iii. Developer Entity shall apply for a Final Development License within the prescribed time.

Chapter 4

Final Development License, Layout Plan Approval, Building Plan Approval

Final Development License

15. (1) Developer Entity shall within twelve (12) months of receipt of Provisional Development License, prepare a layout plan for development of the final plot as per terms and conditions in Provisional Development License and Master Plan and apply to Land Pooling Agency for scrutiny thereof based on planning criteria and for issuance of Final Development License.
- (2) Developer Entity shall submit an application in the prescribed form for issuance of the Final Development License to develop the final plot as Residential (Group Housing)/City Level Commercial/City Level PSP under Land Policy and the layout plan. Developer Entity shall at the time of submission of the application pay such fee as may be prescribed and submit the following documents:
 - i. One set of the layout plan and documents to be submitted by Developer Entity for grant of Final Development License containing following:
 - a) Undertakings by Developer Entity.
 - b) Scrutiny / processing fee of the prescribed fee based on the area of the Final Plot and compliance with the various requirements of Land Share Certificate and Provisional Development License.
 - c) Bank Guarantee equivalent to twenty-five percent of the External Development Charges as may be prescribed.

- d) Undertaking to pay the first instalment equivalent to twenty percent of the External Development Charges as may be prescribed before the grant of the Final Development Licence.
 - e) Proof of having the financial capability of undertaking the development of the final plot particularly to the extent of the proposed FAR calculated @ a minimum of Rs. 4000 per square foot (Rs. 43,040/sq.m.) as per CPWD index of 2013 (to be enhanced as per CPWD escalation index).
 - f) Copies of Land Share Certificate/contiguous multiple Land Share Certificates and Provisional Development License of the Final Plot for which Final Development License is being sought.
 - g) Layout plan on a scale of 1:1000 showing the existing and proposed means of access, the width of roads and streets, sized and type of plots, sites reserved for open spaces, community facilities, with area under each and proposed building lines, Landscape Plan and Transportation / Parking plan shall also be prepared and submitted along with the layout plan. (Such a plan shall only be for purposes of issuing a final development licence and not for according any sanction for actual construction.)
 - h) A proposal with layout plan and an explanatory note report indicating physical infrastructure development works to be executed in phases including arrangements and sites for disposal and treatment of storm and sewage water, rain water harvesting, solid waste management, water recycling, etc.
16. After receipt of the application in the prescribed form complete in all respects, Land Pooling Agency shall examine the same from the point of view of all relevant aspects including:
- a) location and extent of the land;
 - b) conformity with the land use and development controls;
 - c) proposed layout plan of the area with respect to the Master Plan;
 - d) proposed plan regarding infrastructure development works to be executed
17. Land Pooling Agency will issue to a Developer Entity the Final Development License subject to:
- i. Compliance with the conditions as mentioned in these regulations;
 - ii. Compliance with the provisions of the Master Plan, Zonal Development Plans, layout plan of the sector and other planning parameters and requirements. (Such a plan shall only be for purposes of issuing a final development licence and not for according any sanction for actual construction);
 - iii. Proposal to construct Residential / Commercial / PSP shall be as per the application submitted and within the permissible development rights mentioned in the Provisional Development License;

Layout Plan Approval and Building Plan Approval

- 18.(1) Developer Entity shall submit four sets of Layout Plan with detailed service plans and Building Plans as per Building bye-laws, for being forwarded to the regulatory agencies like DUAC, DJB, DFS, AAI for obtaining necessary Layout Plan level and premise (building plan) level approval/clearances, with the following details:
- a) Location and extent of the land;
 - b) conformity with the land use and development controls;
 - c) proposed layout plan of the area with respect to the Master Plan;
 - d) proposed plan regarding infrastructure development works to be executed;
 - e) plans showing the cross-sections of the proposed roads indicating, in particular the width of the proposed drainage ways, cycle tracks and footpaths, green areas, positions of electric poles any other works connected with such roads;
 - f) services plans indicating the positions of sewers, storm water channels water supply and any other public health services;
 - g) detailed specifications and designs of sewerage, storm water and water supply schemes with estimated cost of each;
 - h) detailed specifications and designs for disposal and treatment of storm and sewage water with estimated cost of each;
 - i) solid waste management and disposal plan;
 - j) detailed specification and designs for electric supply including street lighting;
 - k) Fire-fighting scheme; and
 - l) such other information/document as may be prescribed.
- (2) Land Pooling Agency shall create a single window system with the cooperation of other authorities/agencies for according expeditious clearances and approval of Layout/Building Plans.
19. After obtaining approval/clearance from DUAC, DJB, DFS, AAI and other agencies as may be required for the layout plan, Developer Entity shall submit revised plans incorporating the observations/suggestions if any, as may be made by such authorities/agencies to Land Pooling Agency for final Layout and premise level building plan approvals.
20. After the areas have been laid out according to approved layout plan and development works have been executed as per phases shown in the layout plan according to approved designs and specifications, Developer Entity shall make an application to Land Pooling Agency for issuance of part/full completion certificate for infrastructure development and building construction work of such phases subject to payment of all applicable charges to the scheme.
- 21.(1) The validity of Final Development License so as to complete all development and obtain a completion certificate from Land Pooling Agency in accordance with law with respect to the Final Plot shall be eight years from the date of its issuance in the case of a original plot of up to 20 hectares and ten years from the date of its issuance in the case of original plot of more than 20 hectares during which period all the prescribed infrastructure development works shall be completed and certificate of completion shall be obtained.

- (2) Developer Entity shall be responsible for obtaining all statutory and regulatory approvals and permissions from all authorities/agencies concerned and for complying with the directions issued by them. Developer Entity shall ensure that all approvals/clearances are obtained within a period of two years from the date of issuance of the Final Development License and the remaining period is available for Developer Entity to carry out the required construction.
- (3) Considering that any delay in completion of the development by Developer Entity shall undermine the Land Policy,
- i. In case Developer Entity fails to complete the required development within the prescribed period for reasons beyond his control, he may apply to the Competent Authority for extension of Final Development License in the prescribed form, at least thirty days before expiry thereof and the said application shall be accompanied by prescribed fees, clearances and documents in support evidencing the status of development and reasons for non-completion of the development.
 - ii. After receipt of the application the competent authority, if satisfied, that the reasons of delay were in fact beyond the control of Developer Entity, may extend the Final Development License up to maximum of three extensions of three years each subject to payment of the following extension charges applicable on the un-built portion of the total FAR to be developed. However, the suggested rates are as under:

<u>Extension</u>	<u>Extension Charges to be paid</u>
First	5 % of EDC
Second	10 % of EDC
Third	15 % of EDC

The External Development charges shall be as applicable at the time of applying for Final Development License or as per the last instalment of EDC paid, whichever is more.

- iii. In the event of non-completion of the project beyond the permissible extension period, Developer Entity shall be liable to pay fifteen percent of the EDC for every year's delay beyond the extension period irrespective of the reasons there for.
22. Developer Entity shall execute and complete the development in accordance with, *inter alia*, the Provisional Development License and Final Development License, the Land Policy, these regulations, the Master Plan and the approved layout plan.
23. Land Pooling Agency shall try to complete the external development within a period of five years from the issue of Final Development License to Developer Entity with the utilisation of External Development Charges deposited in pooling process.
- i. Considering that any delay in completion of the development by Land Pooling Agency shall undermine the objectives of Land Pooling Policy, the Land Pooling Agency shall pay a penalty of 2% of EDC per year for first two years and 3% of EDC per year thereafter to DE for delay beyond the date of

completion of the construction by DE or five years whichever is later till the External Development works are completed.

24. The balance External Development Charges to be paid by Developer Entity (excluding the first instalment equal to 20% of External Development Charges) shall be payable either in lump sum within ninety days from the date of grant of Final Development License or in eight six-monthly instalments spread over forty eight months along with interest @ twelve percent per annum on each instalment.
25. (1)a. Developer Entity shall comply with all applicable laws, rules, regulations, bylaws, and the Master Plan including the Development Control Norms and terms and conditions as stipulated in Paras 19.6 and 19.7 thereof.
- b. Developer Entity shall develop the EWS housing and sell the share of Land Pooling Agency/Local Bodies and its own share as provided in Para 19.7 of the Master Plan. *The Developer Entity shall ensure that mandatory FAR of 15% over and above the maximum permissible residential FAR shall be constructed for EWS category. The EWS housing will be constructed as an independent block.*
- c. *The Developer Entity shall ensure that entire FAR for residential purposes i.e. 400 shall be utilized.*
- (2) In respect of the development to be undertaken by the Developer Entity, adequate solid waste management facilities (preferably zero waste), rainwater harvesting, and waste water recycling shall be mandatory with provision for storage for surface run-off water to improve the depleting ground water levels.
26. Part completion / occupancy certificate for premise level plan within the approved phase of development may be granted as per the Building Bylaws in force at the relevant time subject to completion of infrastructure development works of that phase and after obtaining the part / full completion for infrastructure development of that phase.
27. Grievances at any stage shall be sorted out through the Grievance Redressal Committee as may be constituted by Competent Authority and decision of the Committee in this regard shall be final. The redressal committee headed by VC, DDA, shall consist of Commissioner (Plg), Commissioner (LM), Engineer Member or its nominee, Director (MoUD) Delhi Division, Director (Land Costing), Director (Building), Public representative as a nominated member of the Authority. The Committee shall address all grievances related to land ownership disputes, location of return of land, approval of layout / building plan including applicability of development control norms and any other matters related to development.
28. The competent authority may amend any terms and conditions in the forms of applications, agreements, fees, required documents, and other relevant conditions as may be necessary from time to time particularly in the overall interest and efficacy of the Scheme and the Land Policy.

ANNEXURE-B



Annexure - 'B'
दिल्ली विकास प्राधिकरण

लैंड पूलिंग सैल
तीसरी मंजिल, विकास मीनार
आई. पी. एस्टेट, नई दिल्ली - 110002
फोन नं: 011 - 23378518
Date: 9/05/2017

File No. F.3(53)/2003-MP/Vol-II/114

Subject: - Circulation of record note of discussion of the meeting taken by Hon'ble L.G. Delhi/ Chairman DDA at 2:30 pm on 04.05.2017 to discuss the priority actions for operationalization of Land Pooling Policy within DDA.

I am directed to enclose herewith a copy of the record note of discussion of the meeting held on 04.05.2017 taken by Hon'ble L.G. Delhi, for taking necessary action on the decisions taken during the meeting.

Encl.: As above


Rajesh Kumar Jain

Director (Plg) MP & LP

To

1. Engineer Member
2. Principal Commissioner (Land Disposal)
3. Principal Commissioner (Land Management)
4. Finance Member/ Chief Account Officer
5. Commissioner (Personnel)
6. Commissioner (System)
7. Commissioner (Planning)
8. Chief Architect
9. Additional Commissioner (Planning), GIS/ UTTIPEC
10. Director (Planning), Area Planning - I
11. Director (Planning), Area Planning - II
12. Director (Planning), Dwarka/ Rohini/ Narela
13. Director (Planning), MP & DC/ Land Pooling Policy
14. Director (Land Pooling)
15. Director (Survey & Coordination)

Copy for information to: -

1. P.S. to Secretary to L.G. Delhi
2. Sr. Architect, VC Office, DDA



दिल्ली विकास प्राधिकरण
लैंड पूलिंग सैल
तीसरी मंजिल, विकास मीनार
आई. पी. एस्टेट, नई दिल्ली - 110002
फोन नं: 011-23378518

No: F-3(53)/2003-MP/Vol-II

Date: 19/05/2017

Record Note of Discussion

A meeting was held under the chairmanship of Hon'ble L.G. Delhi/ Chairman DDA at Raj Niwas on 04/05/2017 at 2:30 pm to discuss the priority actions for operationalization of Land Pooling Policy within DDA. The following officers from DDA attended the meeting, besides the officers of L.G. Office.

1. Vice Chairman, DDA
2. Engineer Member
3. Principal Commissioner (Land Disposal)
4. Principal Commissioner (Land Management)
5. Finance Member / Chief Account Officer
6. Commissioner (Planning)
7. Additional Commissioner (Planning), GIS/ UTTIPEC
8. Director (Planning), Area Planning - I
9. Director (Planning), Area Planning - II
10. Director (Planning), Dwarka/ Rohini/ Narela
11. Director (Planning), MP & DC/ Land Pooling Policy
12. Director (Land Pooling)
13. Director (Survey & Coordination)
14. Assistant Director (Planning), Master Plan
15. Assistant Director (Planning), Land Policy

The Planning Department made a presentation on various issues that requires priority actions for operationalisation of Land Pooling Policy which were deliberated in detail and following actions were agreed upon:-

1. Modification in Master Plan-2021 in chapter 19 on Land Policy regarding Applicability of TOD Norms in Land Pooling Area:-

It was explained that Land Pooling Policy has been prepared primarily for areas proposed for urbanization in MPD-2021 whereas Transit Orientated Development (TOD) Policy has been prepared for existing planned areas. The development control norms in both the policy are different. In Land Pooling Policy each land holder will get "equitable return irrespective of land uses assigned to their land in the Zonal Development Plan (ZDP) with minimum displacement", whereas TOD is basically an incentivize redevelopment almost on the same land. In case of TOD policy the approval of the MRTS corridors and 500m wide influence zone on both sides is a pre-requisite.

In view of above submission, applicability of TOD in Land Pooling areas will need major modifications in MPD 2021 and corresponding regulations.

Hon'ble L.G. suggested that this can be discussed by V.C. DDA with Additional Secretary (UD), MoUD.

Action: Additional Comm. (UTTIPEC), Dir. (MP & LP)

2. Processing for inclusion of un-acquired land of Zone P-I in Land Pooling:-

The proposal regarding "Allowing development of un-acquired land measuring about 3500 ha out of which approximately 1800 ha vacant land, in Narela sub-city (Zone P-I) under the land pooling policy" was approved in the Authority Meeting held on 07/11/2014 and as per subsequent observations of Hon'ble L.G. regarding obtaining the details of un-acquired land from Revenue Department, GNCTD, Land Department has provided the requisite information after collecting it from GNCTD on 02.05.2017. The file with status note is being submitted for appraisal of Hon'ble L.G.

Action: Director - LP & MP

3. Preparation of base maps for zones J, K-I, L, N, P-II based on revenue records in coordination with GIS unit and Authentication by GNCTD:-

It was explained that DDA is preparing seamless revenue maps of villages on GIS platform falling in Land Pooling Area and 44 maps have already been prepared. Out of it, 21 have been sent to Revenue Department of GNCTD for authentication. SDM (Rohini) has authenticated 3 such village maps.

It was decided to follow up the matter with revenue department of GNCTD. The work regarding preparation of base map for remaining villages should be taken up on priority and completed in a time bound manner. Copies of the correspondence with GNCTD are to be provided to Secretary to L.G. for taking the issue with concerned department.

Action: Addl. Commissioner - GIS

4. Creation of Core Administrative Unit:-

I. Requirement of Manpower and creation/strengthening of Land Pooling Cell:-

It was informed that the immediate requisite manpower for the Land Pooling Cell will be provided by diverting the staff from existing staff strength for which the file will be sent to Raj Niwas for necessary approval. It was further informed that the proposal of creation of post of Pr. Commissioner (Land Pooling) has been taken up with MoUD and further follow up action is being taken by the Personnel Branch.

Action: Commissioner (Personnel) / Director (LP)

II. Development of software, for inviting and processing of application at all stages:-

The processes of inviting application, land return, sanction of Layout Plans shall be through online system. In this regards various SOPs and Software have to be developed. It was decided that the matter will be taken up by the concerned Head of the Departments with the System Department of DDA on top priority.

Action: EM, FM, PC (LM), PC (LD), Commissioner (System)

III. Public awareness programme with the help of identified agencies for ensuring maximum participation on opening of the scheme.

It was informed that the process for hiring the agency who will assist DDA in public awareness programme for maximum participation of DE on opening of the scheme was initiated in April 2015 and it is on hold. It was opined that the public is aware about the policy as it was notified in September 2013. Whenever, the land Pooling Policy will be operationalised the same can be advertised through Newspapers and other modes by Public Relations Department based on the inputs from other departments.

IV. Appointment of Consultancy firm for Information and Communication Technology Enabled Services for processing of Land Pooling applications till issuances of Occupancy Certificate:-

As discussed in Para II above, this will be dealt in house.

5. Land Management Wing:-

Various actions have to be initiated for protection of land retained by DDA as per the approved Layout Plans till the same is disposed/ utilised. Further, after declaration of development area under section 12 of DD Act 1957, DDA will be responsible for watch & ward to check any development in contravention of Master Plan / Zonal Development Plan.

The matter was discussed, considering the past experience it was observed that this involves large manpower with in DDA and therefore this needs to be reviewed. Thus, it was decided that DDA should act as a Regulator/ Facilitator and should not involve itself in protection of land for a longer period.

Therefore, it was decided that that an alternative options could be examined to minimize land retention period by DDA. Since it will be a major shift from the notified policy, this may require suitable modification in Master Plan 2021 and the regulations. This will involve simultaneous action for preparation of suitable land disposal policy for facility plots. Further, actions for Planning & Designing of the land under residential and commercial land use need to be worked out by Engineering/ Architecture Wing.

Action: EM, PC (LD), Comm.(Plg), Chief Architect

6. Appointment of Project Management Consultant (PMC) for identification of vendors for various infrastructure works to be executed at ground:-

It was informed that the process for appointment of Project Management Consultant for identification of vendors for various infrastructure works to be executed at ground was selected in February 2015 and agreement is yet to be signed.

After discussion it was observed that this needs review by the Engineering Wing as the External Services can be provided by Service providing Agencies like DJB, Dilli Transco etc. The internal development will be the responsibility of Developer Entity.

Action: EM

7. Land Disposal Wing:-

It was informed that the Land Disposal Wing will prepare SOP for return of land to Developer Entity, various issues related to disposal of land falling under DDA's share of pooled land and Policy for taking over of EWS Housing from DE & its disposal etc.

Action: PC (LD)

8. Finance Wing:-

It was explained that the EDC shall be levied on DE and the entire project shall be ring fenced. Initially some money has to be allocated from the central funds of DDA. All the money taken as EDC shall be put in an Escrow account for further expenditure, for which finance department will make SOP to deal with.

Action: FM/CAO

9. Preparation of draft Sector Plans/ Layout Plans for the proposed Urbanizable zones of land pooling (land return calculations, sector designing, internal roads, facilities, etc.)

Hon'ble Lt. Governor suggested that the Layout Plan/ Sector Plan need to be prepared simultaneously to avoid any subjectivity on the part of DDA in allotting land to the DE.

Planning Officers explained that Zonal Development Plans have been notified by the Central Government and thus land uses have already been freezed. The regulation provides policies to minimize such subjectivity in allotment by granting priority number, allotment of land with minimum displacement etc.

Addl. Commissioner (GIS & UTIPEC) informed that in the GIS & MIS, the broad layout plans can be prepared simultaneously.

Action: Addl. Commissioner (GIS & UTIPEC)

The meeting ended with thanks to the chair.

xxxxxxxxxxxxxx



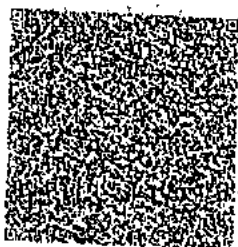
सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No.	IN-DL92759933289392P
Certificate Issued Date	13-Jun-2017 02:01 PM
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Please write or type below this line

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding is entered on this 14th day of the month of June, 2017 for a period of four years.

BETWEEN

Delhi Development Authority, (hereinafter referred to as "DDA" which expression shall unless repugnant of the context or meaning thereof be deemed to mean and include its

Page 1 of 23

Statutory Alert:

- The authenticity of this Stamp Certificate should be verified at www.stampcertificates.gov.in. Any discrepancy in the dates of this Certificate shall be treated as a void.
- The date of issuing the certificate shall be the date of the certificate.
- In case of any discrepancy in the dates of the Certificate, the date of the Certificate shall prevail.

- (d) "Applicable Laws" means the laws and any other instruments having the force of law in India as they may be issued and in force from time to time;
- (e) "Party" means the DDA or the NIUA, as the case may be, and Parties means both of them;
- (f) "Personnel" means persons hired/ appointed by the NIUA as employees and assigned to the performance of the Services or any part thereof;
- (g) "Services" means the work to be performed by the NIUA pursuant to this MoU, as described in the Technical Proposal (Annexure 'A') hereto;
- (h) "Third Party" means any person or entity other than the DDA and the NIUA.

All terms and words not defined herein shall, unless the context otherwise requires have the meaning assigned to them in the MoU.

- B. The following documents with all addenda issued thereto shall be deemed to form and be read and construed as integral parts of this MoU and in case of any contradiction between or among them the priority in which a document would prevail over another would be as laid down below beginning from the highest priority to the lowest priority;

- (a) Memorandum of Understanding;
- (b) Annexure 'A' of Memorandum of Understanding (Technical Proposal)

C. Relation between the Parties

Nothing herein contained shall be construed as establishing a relation of master and servant or of agent and principal as between the DDA and the NIUA. The NIUA shall, subject to this MoU, have complete charge of its Personnel performing the Services and shall be fully responsible for the Services performed by them on their behalf hereunder.

The Parties have agreed to pursue their collaboration with objectives and methods as described hereunder, and enter into this Memorandum of Understanding hereby agreeing as follows:

1. Scope and Objectives

- 1.1 The purpose of this MoU is to establish a collaborative arrangement between the Parties so that NIUA can take up the work of preparing the Master Plan for Delhi 2041 given by the DDA and carry out all the necessary tasks thereunder.
- 1.2 This MoU provides a basis of cooperation for the activities as per the Scope of Work and Broad Methodology given in Annexure 'A' to this MoU, which may be finalized into the necessary Contracts / Work Orders from time to time upon agreement to the Parties.

These are underlined by the need for capital investments, land resources and GIS based planning to ensure projects planned by the city during the Master Plan get realistically implemented during the plan period. A robust yet flexible framework for monitoring & evaluation is also needed to enable course corrections for the city agencies given the long period of plan implementation.

NIUA understands these complexities from its work nationally and globally and is therefore equipped to undertake the MPD 2041 process with the broad understanding to developing a realistic reform based plan for Delhi and assist DDA on formulation of various land related policies.

2. Scope of Work:

The broad scope of project covers:

- Preparation of the MPD 2041 as an enabling strategic plan of Delhi.
 - Understanding the review of the traditional master planning process for Delhi and the implementation progress of the previous plans. Also reviewing planning processes across the globe to map out the best practices and the gaps with respect to planning for Delhi.
 - Forming stakeholder groups and facilitating consultations across the groups to formulate planning principles and approaches to sectoral issues.
 - Developing outreach & communication strategies for diffusion of MPD 2041 across the city.
 - Coordinating with various city agencies to collect data and developing a unified GIS based data platform for Delhi. Develop analytical tools to visualize and reflect the provision of infrastructure across Delhi. Undertaking field verification trips to ensure the mapping platform matches with ground reality.
 - Presenting periodically the findings and next steps at various public platforms to receive feedback and refine the planning process
- Developing a 5 year monitoring and evaluation framework to understand the progress of plan implementation.
- Developing a management framework to creating, operating and preservation of city assets.
- Adopting the MoUD's National Smart City Liveability Index to the MPD - 2041 exercise in Delhi and track outcomes relating to quality of life.
- Local Area Plans and policy for the areas which are not covered under land pooling policy
 - Developing capacities within the local bodies (municipal corporations) to develop local area plans in partnership with the communities.

- Review of the land pooling policy for Delhi
 - Developing a land pooling and a capital investment plan for the 20 year time period.
 - Develop value capture frameworks to incentivize land pooling mechanisms.
- Policy for privately held lands in Delhi.
- Any other policy issue related to land and implementation of MPD.

3. Methodology:

Approach:

- NIUA's suggested approach for this project consists of 4 phases, neither exclusive nor sequential, yet very distinct to one another.
 - Baseline phase: This will involve building a baseline quantitative understanding on Delhi both at local and regional level. This quantitative understanding will be gathered from historic data, secondary data from DDA and other city agencies and some primary data collection. The data will be overlaid on a GIS platform to understand linkages across various developmental themes in the city. The work of preparation of base layer for Master Plan- 2041 on GIS platform needs to be undertaken by DDA in house to avoid the difficulties of authenticating the same in future by DDA. NIUA will work with DDA to access the Delhi State Spatial Data Infrastructure (DSSDI) and build the base layers for the process.
 - Programmatic Sector Phase: The quantitative understanding in the baseline phase will be complemented by a qualitative understanding of the issues through a stakeholder consultation across other government agencies, parastatals, academia, sector experts, community groups and civil society organizations. The outcome of this phase will be a framework for overall city vision, sectoral planning principles, identified areas of deprivation, recommended interventions and intended impact of city investments within the sector. About 10-12 sectors combining traditional (housing, transportation, economy, infrastructure, placemaking, environment, solid waste management) and emerging (culture, heritage, digital empowerment, inclusion, renewable energy, disaster management) programmatic areas will be studied across stakeholder groups to develop an implementation and outcome map for Delhi till 2041.
 - Enabling Phase: The enabling phase of the project will look at the rollout strategy for neighbourhood redevelopment through development control regulations, land-use, land-pooling, land-titling, local area planning and governance and coordination required to enable the implementation of the plan.

- o **Implementation Phase:** The implementation phase will detail out the capital investment plan, and the monitoring, learning & evaluation plan with target outcomes for every 5-year period. Supporting policies for learning & capacity building will be detailed out in this phase.
- NIUA will engage about 15 national and 1-2 international experts and draw upon their expertise for developing MPD 2041 and issues detailed in the scope of the work.
- NIUA, based on its past work, will introduce training initiatives within DDA so that the final plan can be handed over at the end of the project period.

4. Implementation Method and Timelines (Table 1):

Assignment Inception	6 months	<ul style="list-style-type: none"> - Meeting with DDA to confirm objectives, scope and work-plan - Hiring and Setting up of team - Signing agreements with national and international experts - Mapping of stakeholders
Baseline and Data Preparation Phase	18 months	<ul style="list-style-type: none"> - Finalizing the list of datasets for master planning - Coordinating with city agencies, parastatals, academic institutions for data gathering - Identifying possible surveys for primary data collection - Finalizing the stakeholders consultation methodology (schedules, places to meet, agendas) - Developing content for MPD 2041 website for dissemination
Programmatic Sector Phase	18 months	<ul style="list-style-type: none"> - Holding stakeholder and community consultations regarding strategies for MPD 2041 - Conducting primary surveys for selected datasets - Developing GIS maps for ward deficiencies in each of the program areas
Enabling Phase	12 months	<ul style="list-style-type: none"> - Developing policy documents for local area planning/ governance, land-pooling, development

Indicative list of international institutions from which experts will be selected includes London School of Economics, Centre for Liveable Cities (CLC) Singapore, Lee Kuan Yew School of Public Policy (University of Singapore) etc.

		control regulations, privately held lands, lands/areas not covered under land pooling, any other related policies. Identifying rollout strategy for neighbourhood redevelopment.
Implementation and Monitoring	12 months	Developing Capital Investment Plan, Resource Mobilization Plan and monitoring and evaluation indicators for every 5 years

A project timeline depicting major activities and their likely time frame is provided at the end of this document.

5. Timelines, Deliverables and Payment Milestones (Table 2):

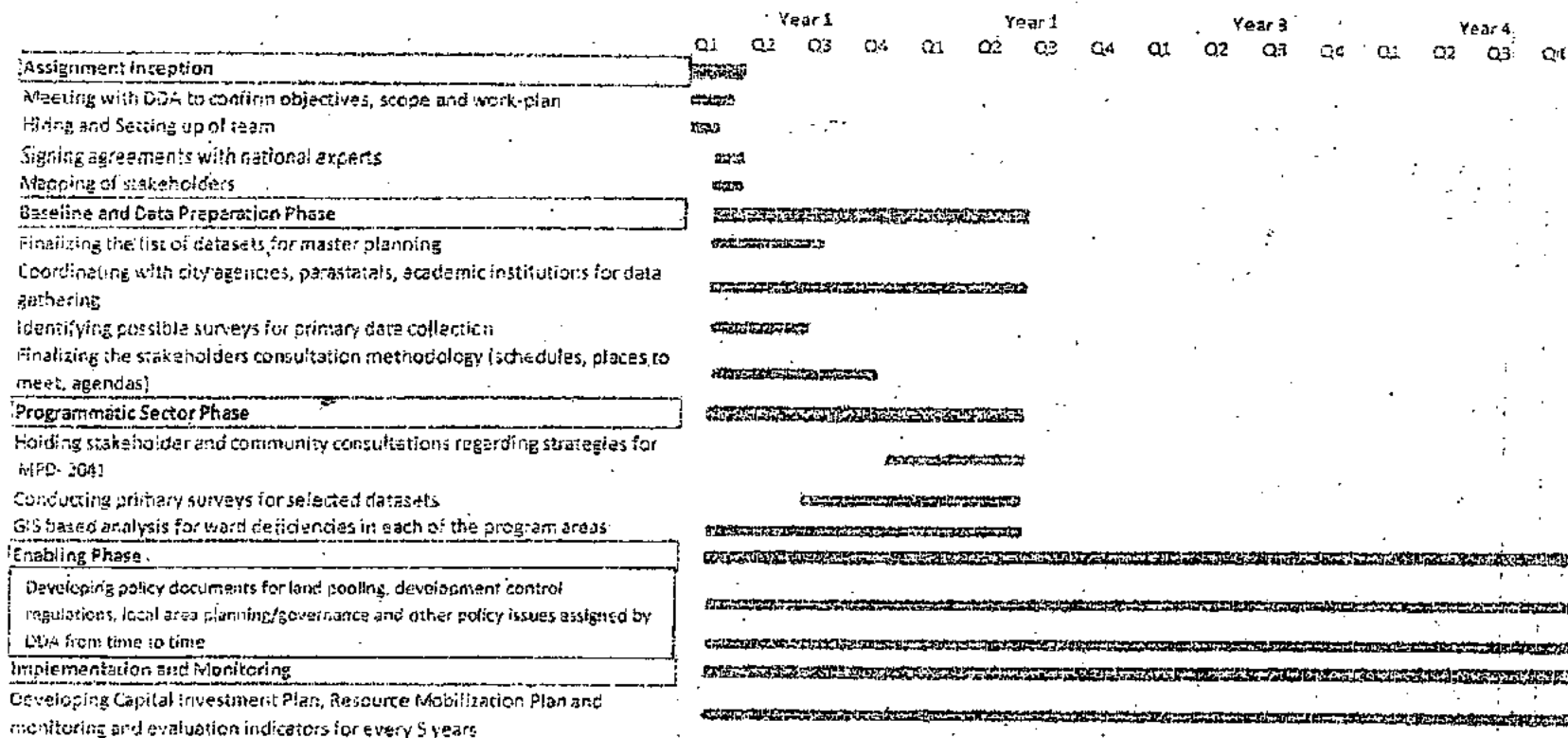
The duration of the project is 48 months from the date of issue of Work Order, with deliverables as follows:

No.	Item	Timeline
1	Inception Report (confirming Methods, Partners and Final Scope)	After 6 months
2	Baseline and Context Report	After 9 months
3	Contents for MPD-2041 website and GIS platform	After 12 months
4	Strategy documents and city vision document, Primary data collection results	Draft after 18 months, final after 24 months
5	Land pooling policy, policy for lands not covered under the land pooling policy, policy for privately held lands local area plans and governance	Draft after 30 months, final after 36 months
6	Monitoring and Evaluation Framework	42 months
7	MPD-2041	48 months

Milestones for payment for each year of the project will be as following:

1. Milestone 1: 50% of the total budget of the year- Upon issue of Award Letter for year 1 and upon commencement of 2nd, 3rd and 4th years
2. Milestone 2: Remaining 50% of the total budget of the year- Upon submission on Utilization Certificate for 70% of the amount received at Milestone 1 for that year along with details of works completed.

Project Timeline as worked out by NIUA:



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ANNEXURE-D



दिल्ली विकास प्राधिकरण

लैंड पूलिंग सेल

तीसरी मंजिल, विकास मीनार

आई. पी. एस्टेट, नई दिल्ली - 110002

फोन नं: 011 - 23378518

Annexure 'D'

No: F. 3(53)/2003-MP/Vol-II/287

Date: 27/11/2017

Subject: Minutes of the Meeting held under the chairmanship of Hon'ble L.G. Delhi / Chairman DDA at Raj Niwas on 22/09/2017 to discuss the issues of Land Pooling Policy

A meeting was held under the chairmanship of Hon'ble L.G. Delhi / Chairman DDA at Raj Niwas on 22/09/2017 at 11:00 AM to discuss the issues of Land Pooling Policy and its implementation. The following officers were present:

1. Vice Chairman, DDA
2. Additional Secretary, MoHUA, GoI
3. Principal Commissioner (Land Pooling Policy), DDA
4. Commissioner (Planning), DDA
5. Director, National Institute of Urban Affairs (NIUA)
6. Director (Planning), MP & DC
7. Director (Planning), Land Policy & Coordination
8. Director (Land Pooling), DDA
9. Dy. Director (Planning), Land Policy/ Zone K-I, L & N, DDA
10. Dy. Director (Planning), Land Policy, DDA

The Planning Department of DDA made a presentation on various issues related to Land Pooling Policy and the status of implementation of the Policy.

It was explained that 44 Seamless shajra maps have been prepared for Zone N (21 Villages) and Zone P-II (23 Villages). The maps have been submitted for authentication to Divisional Commissioner (Revenue), GNCTD; however, only 3 out of 44 maps have been authenticated by SDM (Rohini). The GIS unit of DDA is in the process of preparing the remaining base maps for zones J, K-I and L.

The major issues arising from the stakeholders Consultation organized by NIUA on behalf of DDA in July 2017 were also discussed in detail.

The following matters were decided at the meeting:

- i. As per the Land Pooling Policy notified in 2013, the Developer Entity (DE) was expected to surrender the pooled land to DDA. In order to avoid the possibility of pre-emptive and unauthorized encroachments by third parties on land in the custody of DDA, it was decided that the Developer Entity would retain the pooled land free from encumbrances till DDA conveys it is ready to take over the land for providing infrastructure facilities, otherwise the Final License of the DE gets cancelled. Specific legal clauses to be provided in the Regulations.
- ii. Spatial and services planning for the different zones must be initiated immediately, in coordination with the different service-providing agencies such as Delhi Jal Board, Delhi Transco and PWD.

(Action: Director, NIUA; Engineering Deptt, LP, DDA)

- iii. The existing clauses of the Policy/Regulations regarding fragmented land holdings and the criteria of 5 kms radius should be revisited from the perspective of implementation. DE may be allocated land within the sector where the land is located or in the adjacent sectors/other sectors subject to availability of land. These issues will be examined by NIUA and any modifications, if required, may be taken up in the Regulations and Policy.

(Action: Director, NIUA; Director (Plg.) Land Pooling)

- iv. With regard to early completion of the verification of land records, it was decided to take up the matter with Revenue Department, GNCTD, on urgent basis.

(Action: Director, Land Pooling)

- v. Development of the online single-window system for processing DE applications must be commenced immediately.

(Action: Director, NIUA)

- vi. Before launching the land-pooling scheme, all landowners to be made fully aware about the scheme through engagement of suitable organizations to conduct outreach activities.

(Action: Dir. (LP) & Engineering Dept (LP), DDA)

The meeting ended with a vote of thanks for the Chairman.

Rajesh Kr. Jain
27/11/17

Rajesh Kr. Jain
Director (Plg.) Land Pooling,

Copy to:

1. Additional Secretary, MoHUA, GoI
2. Principal Commissioner (Land Pooling Policy), DDA
3. Commissioner (Planning), DDA
4. Director, (National Institute of Urban Affairs (NIUA)
5. Director (Planning), MP & DC
6. Director (Planning), Land Policy & Coordination
7. Director (Land Pooling), DDA
8. Dy. Director (Planning), Land Policy/Zone K-I, L & N, DDA
9. Dy. Director (Planning), Land Policy, DDA

Copy for information to:

1. Spl. Secretary to Hon'ble LG
2. Sr. Architect, Vice Chairman Secretariat

G/E

Rajesh Kr. Jain
27/11/17

Rajesh Kr. Jain
Director (Plg.) Land Pooling,

ANNEXURE-E



दिल्ली विकास प्राधिकरण
लैंड पूलिंग सैल
तीसरी मंजिल, विकास मीनार
आई. पी. एस्टेट, नई दिल्ली - 110002
फोन नः 011 - 23378518

No: F. 25(2)/2014-MP/ 280

Date: 17/11/2017

Subject: Minutes of the Meeting held with CEO Delhi Jal Board, GNCTD on 3/10/2017 to discuss the water demand of areas under Land Pooling Policy

A meeting was held with CEO Delhi Jal Board, GNCTD at Delhi Secretariat on 3/10/2017 at 11:00 AM to assess the water demand of areas under Land Pooling Policy. The meeting was attended by officers of DJB, NIUA and DDA. The list of participants is annexed at Annexure 'A'.

At the outset, the Planning Department provided an overview of the areas where the policy is going to be applicable and the existing/proposed provisions utilities like Water Treatment Plant (WTP), Sewage Treatment Plant (STP) indicated in ZDPs of Land Pooling zones.

DJB highlighted that the water requirement for existing areas is presently being met by water received from River Ganga at Sonia Vihar, River Yamuna at Wazirabad Chandrawal and through Western Yamuna Canal besides extracting water from borewells. It further informed that there is existing deficit of smooth supply in some of the areas due to scarcity of water. It also emerged from the discussions that the additional demand of water can only be met once the new supply of raw water is arranged. DJB is working on various alternatives such as recycling of water, tapping of rain water etc. and has taken up some pilot projects in this regard. During subsequent deliberations, DJB informed the broad approach/practice adopted for planning & assessing the water requirements in green field developments such as areas falling under Land Pooling.

DJB stressed that for initiating planning & assessing the water demand requirements in areas falling under Land Pooling, the following aspects will be considered/required:

- i. DDA to provide the zone wise Maps & projected population of areas covered under Land Pooling for initiating work on the supply network plans and for working out the evacuation capacity of the network.

- ii. The water requirements of resident population and floating population to be accommodated in areas under Land pooling will determine the actual water demand.
- iii. The broad strategy and evacuation Plan for water supply to cater to the future water requirements in land Pooling areas will be worked out taking into consideration the existing ground water capacities, anticipated savings from transmission losses and required augmentation of existing sources of water.

The meeting ended with thanks to the chair.

Rajesh Kr. Jain
17/11/17
Rajesh Kr. Jain
Director (Plg.) Land Pooling,

Copy to:

1. P.S to CEO, Delhi Jal Board, GNCTD for information of the latter
2. Principal Commissioner (Land Pooling Policy), DDA.
3. Commissioner (Planning), DDA
4. Director, (National Institute of Urban Affairs (NIUA) G/F
5. Director (Planning), MP & DC
6. Director (Planning), Land Policy & Coordination
7. Director (Land Pooling), DDA
8. Chief Engineer (Water) Projects, DJB
9. Suptd. Engineer (Plg) Water, DJB

Copy for information to:

1. Sr. Architect, Vice Chairman-Secretariat

Rajesh Kr. Jain
17/11/17
Director (Plg.) Land Pooling



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लैंड पूलिंग सैल
तीसरी मंजिल, विकास मीनार
आई. पी. एस्टेट, नई दिल्ली - 110002
फोन नः 011 - 23378518

No: F. 25(2)/2014-MP/284

Date: 24/11/2017

Subject: Minutes of the Meeting held with Pr. Secretary (PWD), Govt. of NCT of Delhi on 06/10/2017 to discuss / assessment the possibility of creating road network in Land Pooling Areas.

A meeting was held with Pr. Secretary (PWD), Govt. of NCT at Delhi Secretariat on 06/10/2017 at 11:00 AM to discuss various issues related to preparation and creation of road network in Land Pooling Areas and to understand the mechanism as to how PWD take up these assignments. The meeting was attended by officers of PWD, NIUA and DDA. The list of participants is annexed at Annexure 'A'.

At the outset, the Planning Department, DDA provided an overview of the areas where the land pooling policy is going to be applicable and the existing/ proposed connectivity indicated in ZDPs of Land Pooling zones. The objective of the meeting is to share of the information between DDA and PWD w.r.t. existing road network & proposed networks & connectivity in the land pooling areas.

PWD, GNCTD informed that the existing & upcoming proposals of PWD have already been shared with the UTTIPEC. It was also informed that since land is privately owned in the land pooling areas, the development of roads in these areas can only be done once resources i.e. land & funding are made available to PWD. PWD also suggested that since it is a Greenfield Development, the provisions of utility ducts along the road cross section may be proposed to avoid the unnecessary digging / road cutting in the areas. Pr. Secretary, PWD inquired whether the landholders on whose land common utilities like roads are to come up may be incentivized for participation in land pooling so that the land for common utility infrastructure becomes available on priority.

It was informed by PWD that land acquisition for development is presently done by DDA. Hence, DDA may explore option for land acquisition on NHAI pattern for speedy

development of infrastructure. It was also suggested that road should be developed from the edge of the ROW of road so that ROW could not be encroached.

In the meeting a set of Zonal Development Plans (Text and Land use Plan) of land pooling zones i.e. K-I, L, N & P-II were handed over to Engineer in Chief (PWD), GNCTD for making suggestions, if any.

The meeting ended with thanks to the chair.

Encl: As Above.

Rajesh Kr. Jain
Director (Plg.) Land Pooling

Copy to:

1. PS to Principal Commissioner (Land Pooling Policy), DDA for information of latter.
2. PS to Pr. Secretary (PWD), Govt. of NCT of Delhi for information of the latter
3. Commissioner (Planning), DDA
4. Director, (National Institute of Urban Affairs (NIUA)
5. Director (Planning), MP & DC.
6. Director (Planning), Land Policy & Coordination
7. Director (Land Pooling), DDA

Copy for information to:

1. Sr. Architect, Vice Chairman Secretariat

Rajesh Jain
24/11/17
Director (Plg.) Land Pooling

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लैंड पूलिंग सैल
तीसरी मजिल, विकास मीनार
आई. पी. एस्टेट, नई दिल्ली - 110002
फोन नं: 011 - 23378518

No: F. 25(2)2014MP

Date: 06/10/2017

Subject: Assessment the possibility of creating road network in Land Pooling Areas.

Venue: Chamber of Pr. Secretary (PWD), Govt. of NCT of Delhi at 5th Level, B - Wing,
Delhi Secretariat

Date: 06/10/2017 (Friday)

Time: 11:00 AM

ATTENDANCE SHEET

S.N.	Name of the Officer & Designation Dept.	Contact No. / Email ID	Signature
1			
2	N. N. ATEJ, SE/CC-I/DDA	9810223922	
3	Om K. Singh, DD(P/A) UTIFEC	8010509889	
4	KANAK TIWARI (NIUA)	9810190767	
5	LOULESH SINGH (NIUA)	9582084190	
6	M. K. Mahabadi, CE(8) PWD	9999538470	
7	PURNENDU KANT, Jv(LP), DDA	9891555269	
8	UMESH KUMAR, CE, PWD	9711168840	
9	A. K. GARG, P, CE M, PWD	9910168758	
10	SARVASTA SRIVASTAVA, E-m C PWD	9810704614	
11	A. K. Pandey, CE (NORTH)	9811208067	
12	Mangli Pandey, D. L. (LP) DDA	9810687769	
13			
14			
15			

ANNEXURE-F

Land Pooling in Delhi further simplified; DDA now to act as only facilitator

Transfer of pooled land to DDA not required; Single Window approvals for speedy execution

DDA asked to prepare regulations in a month; Also to start spatial and service planning

HUA Minister Shri Hardeep Singh Puri and LG of Delhi discuss Policy in detail

Expected land pooling of 22,000 hectares to boost economic activity

Land pooling in Delhi, expected to meet the rising demand for residential and other needs besides stimulating economic growth is now further simplified for speedy execution. Delhi Development Authority (DDA) will now act more as a facilitator and planner as against the role initially envisaged for it as a part of simplification of execution of land pooling policy.

Minister of Housing & Urban Affairs Shri Hardeep Singh Puri and Lt. Governor of Delhi Shri Anil Baijal met in Nirman Bhawan and discussed various aspects of the Land Pooling Policy and decided to make some changes in the policy decided earlier. Shri Duga Shanker Mishra, Secretary (HUA), and Vice-Chairman of DDA also participated in the discussion.

Originally, land pooled under the Policy was to be transferred to DDA which was to act as the Developer Entity (DE) and undertake further sectoral planning and development of infrastructure in the pooled land. The Minister and LG today decided to do away with this requirement and land title continues to be with the original land owners.

DDA was asked to immediately initiate spatial and services planning for the five zones covered under Land Pooling Policy so that the policy could be given immediate effect after finalization of regulations under the Policy.

While both the Minister and LG expressed concern over delay in implementing Land Pooling Policy, Shri Puri thanked Shri Baijal for his initiative in having 89 villages declared as urban areas under the Delhi Municipal Act, 1957 and 95 villages as Development Areas, as required for the implementation of land pooling. DDA was directed to formulate necessary regulations under the Policy in accordance with the changes in a month time. DDA was also asked to ensure single window clearance mechanism for according necessary approvals for speedy implementation.

Land Pooling Policy covers the greenfield areas in five zones viz., J, K-1, L, N and P-II coming under the Master Plan of Delhi-2021. To incentivize dense development for effective utilization of scarce land resource in the national capital, the Policy permits enhanced FAR of 400 as against the present 150. To promote affordable housing, an additional FAR of 15% is also allowed.

About 22,000 hectares of land is expected to be pooled which could meet the needs of about 95 lakh people. Land pooling would catalyse economic, social and civic development of the national capital besides triggering substantial investments and employment generation.

Under the Land Pooling Policy, 60% of pooled land would be returned to land owners after infrastructure development, if the pooled land is 20 hectares and above and 48% if the land pooled is between 2 and 20 hectares. Of the 60% of returned land, 53% will be for residential purpose, 5% for city level commercial use and 2% for Public and Semi-public use. In the other case, the same would be 43%, 3% and 2% respectively.

Affordable houses for Economically Weaker Sections to be built under the Policy shall be of the size of 32-40 sq. metres. Half of this housing stock shall be retained by the Developer Entity to house Community Service People working for the residents/owners of the Group Housing. These houses will be built at the site or at premises contiguous to the site allotted. The other half of affordable houses shall be sold to DDA at the base cost of Rs. 2,000 per sq. ft. for further sale to beneficiaries.

KM

October 12, 2017

Fwd: Landpolling and Water

1 message

rkjaindda@yahoo.co.in <rkjaindda@yahoo.co.in>
To: landpoolingcelidda@gmail.com

Mon, Dec 11, 2017 at 10:32 AM

PFAD

Forwarded message

From: Sabyasachi Das <acplguttipecgisdda@gmail.com>
Date: Dec 11, 2017 10:13 AM
Subject: Fwd: Landpolling and Water
To: JAGAN A SHAH <jshah@niua.org>, Rajesh Jain <rkjaindda@yahoo.co.in>, manishag10@rediffmail.com
Cc: pccoordn@dda.org.in, Sabyasachi Das <dirgisdda@gmail.com>

Dear Shri Jagan Saha,

Please find attached the report of DJB for incorporation in the draft Land Pooling Policy and regulations, including the suggestions made during the meeting held in the chamber of VC, DDA where FM, PC, CLA, Commissioner (Plg.) & Rajesh Jain, Director(LP) were present.

Kindly resubmit the Draft agenda and regulations latest by 2.30 so that PC & VC, DDA can be briefed and final agenda for the authority on LP policy and regulations put up in file.

Forwarded message

From: KESHAV CHANDRA <keshavc3@gmail.com>
Date: Mon, Dec 11, 2017 at 9:48 AM
Subject: Landpolling and Water
To: rajeev.verma@nic.in
Cc: dirgisdda@gmail.com, acplguttipecgisdda@gmail.com

Dear Sir


I am enclosing the document with basic calculations.

Regards

Keshav chandra

Regards

Sabyasachi Das
Commissioner (Plg.)
Planning Department
Delhi Development Authority
2nd Floor, Vikas Minar, I.P. Estate, New Delhi - 110002
TeleFax: +91-11-23379042, Mobile No. +91-9650497958

 Landpooling and Water.docx
4864K

Planning for Water in the proposed Land pooling areas

1. Background:

Land pooling policy is situated in urban planning paradigm which seeks to locate all essential services before the creation of habitational structures. Availability of water becomes the sine qua non for a sustainable sub-city which will attract a large population in the coming decade. In the present scenario where availability of the surface water has become precarious, other progressive, innovative and internationally acceptable means to create water has to be adopted to make these areas self-sustainable in coming years.

At present, the total production of water from all the sources is 905 MGD against the demand of about 1200 mgd for the current population of 200-lacs @ 60 lpcd. There is a remote possibility of water from the present resources in near future to meet the additional demand of water supply for the population likely to settle under Land Pooling Policy.

There are three ways in which water availability can be augmented:

- i. Increase in surface water availability
- ii. Increase in availability through improved supply mechanism
- iii. Creation of New Water by recharging the aquifer and extraction of water from there

a. Short Term Solution within next 5 years:

1. Aquifer Recharge and Water Extraction: There is a considerable possibility of aquifer recharge by utilizing tertiary treated water. In Delhi, fortunately, there are many plants which process water to the tertiary quality. In the northern and western side of the city two plants namely Nilothi and Pappankalan which are already producing treated water of bathing quality. One 70 mgd treatment plant is coming up at Coronation Pillar, which will deliver water to almost bathing quality.

Treated effluent for all STPs is the permanent and sustainable source of water and can be termed as an asset. Many STPs in Delhi Jal Board such as Pappankala Phase-II (20 MGD), Nilothi Phase-II (20 mgd), Delhi Gate (15 mgd), Keshopure Phase-I (12 mgd), Chilla (9mgd), Kapashera (5mgd) and Okhla Phase-VI are producing treated effluent of tertiary quality i.e. BOD<10 & SS<10 ppm. The treated effluent of this high quality can be further processed to bathing quality and stored in artificial water bodies. This water will be further purified by natural filtration which can be extracted through a battery of tube wells and used for drinking purpose. In the land pooling area, kapashera plant, Pappankalan plant, Nilothi plant, Keshopur phase-I plant, upcoming Coronation pillar plant can play a significant role. The treated water of these plants can be brought to an artificially created waterbody after initial polishing. The artificial waterbody can be designed in such a manner that it will recharge the aquifer. Water can be extracted from the aquifer as per the percolation rate and taken to the decentralized water treatment plant. The distribution lines can be laid from the treatment plants. It requires creation of some infrastructure like pump-house at STPs, rising mains from STP Pump House to the Water Bodies, Creation of artificial water bodies, boring of tube wells, Underground reservoirs, Booster Pumping stations and laying of distribution mains and water supply network, etc.

DDA can purchase treated effluent from Delhi Jal Board @ Rs. 7 per Kl as per the DJB public notification and create rest of the infrastructure.

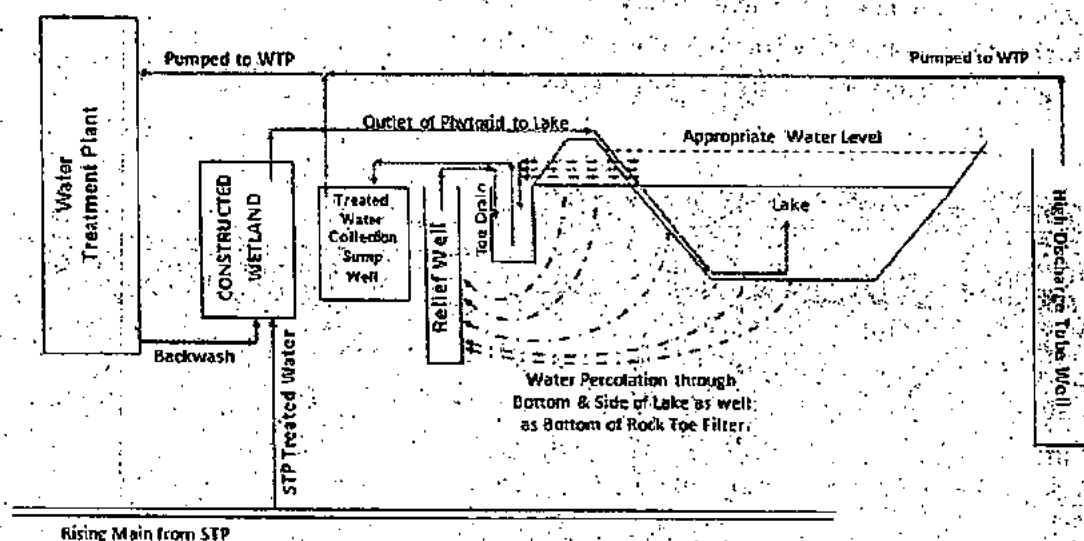
The exact availability of water from these plants will be known only after establishing the percolation rate of water to the aquifer from the artificial waterbodies. However, a significant quantum of water can be made through this mechanism.

There are two ongoing projects which can be taken over by DDA and expedited apart from planning new projects of the similar nature:

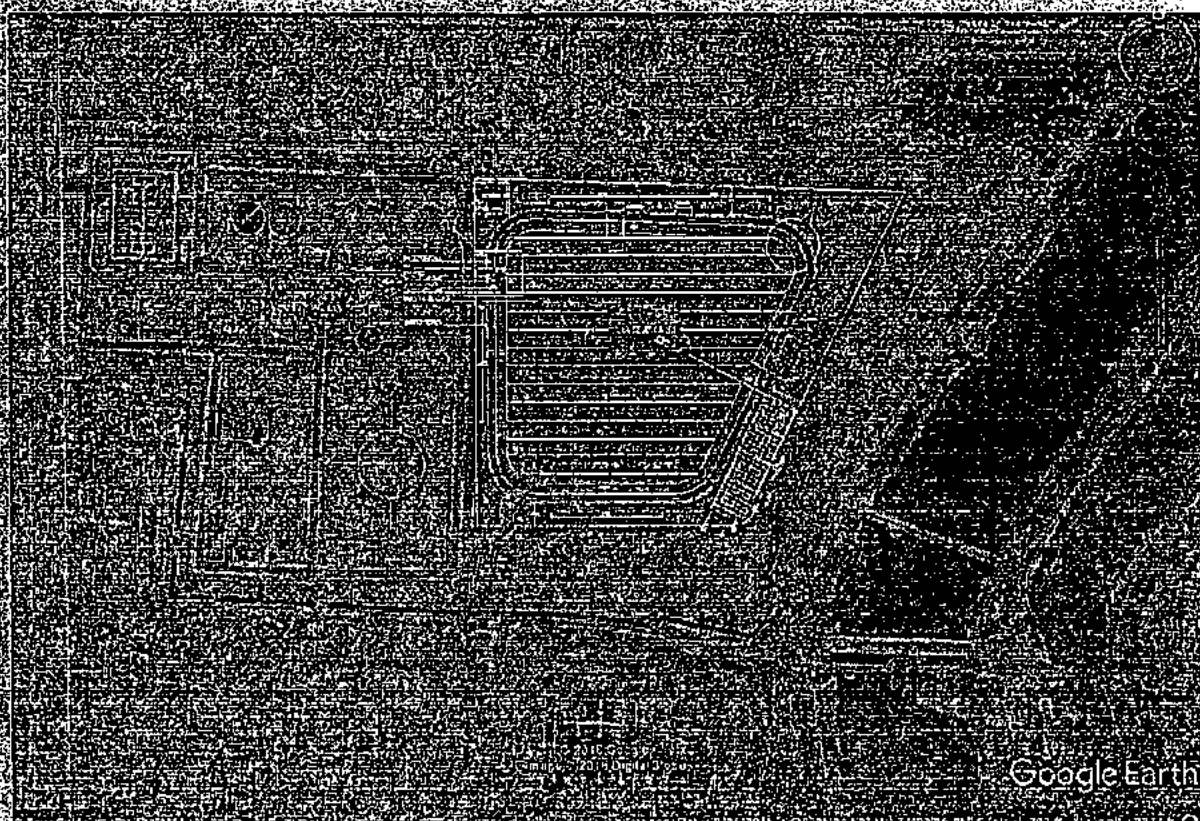
1. **Pappankalan water and Dwarka plant:** There is a plan to create artificial water-body inside Dwarka water treatment plant and bring treated water from Pappankalan plant. All preliminary planning has already been done. This project needs to be expedited which will also give a fair idea about all other similar projects. It is estimated that almost 5-7 mgd water can be utilized by DDA for its land-pooling area.

Schematic of Dwarka aquifer recharge plan and extraction:

1. Treat WTP backwash through a constructed wetland to create a artificial water body
2. Water percolation through bottom & side will enhance ground water
3. The enhanced ground water is then extracted through relief well and pumped back into the WTP



Site plan of the Dwarka water treatment plant where the waterbody is proposed



(expected availability of water is five mgd in the command area)

ii. **Rohini Water and Waterbody:** There is another plan to utilize treated water coming out of Rohini plant. An excellent water polishing unit based on constructed wetland technology has already been planned. An artificial waterbody has also been designed there. Recharged aquifer due to this waterbody can be exploited for the additional availability of water in this command. A detailed planning needs to be based on the percolation rate. The conceptual plan of the artificial body for Rohini is as below. A team of consultants in DJB is already planning the waterbody.



(expected availability is two mgd in the command area)

iii. **Coronation Pillar plant and artificial water-body planning :**

Coronation Pillar is being built as a plant tertiary which will start producing 70 mgd treated water after 2.5 years from now. It will be the most significant plant with the tertiary treatment capacity. Aquifer recharge and extraction plan can be initiated right from the beginning so that after completion of the plant considerable amount of water can be utilized for recharging the aquifer and extraction of water.

(expected availability is 15 mgd in the command area)

iv. **Kapashera and Keshopur phase II plant:** Similar plans can be drawn for the kapashera and keshopur phase II plant. These two plants fall in the command area of the newly proposed land pooling policy. Though Kapashera plant is at present working at 2.5 mgd capacity, however, the total production of the plant can easily be enhanced by trapping the drain passing next to it. Keshopur phase II plant can give a handsome yield of more than five mgd of raw water if the aquifer recharge and extraction is adequately planned.

(expected availability is two mgd and seven mgd respectively in the command area)

2. **Sharing of raw water meant for irrigation from Haryana:** As per the MoU signed among all the basin states of River Yamuna, the share of Delhi at Tajewalan : 330 cusecs for drinking need + 51 cusecs for Irrigation Component for Delhi. After accounting 13% losses from Tajewala to Munak, the residual allocation under irrigation, remains 45 cusecs at Munak Head works. As agriculture land is shrinking day by day due to fast urbanization, the irrigation need is also reducing. The remaining demand for irrigation can even be met

with the treated effluent. Hence, around 45 Cusec or 20 mgd can be saved which can be utilized for Land Pooling. It can be managed by arranging a dialogue between Delhi and Haryana at Chief Ministers level.

(expected yield 20 mgd with low certainty)

3. Exploring additional groundwater from Yamuna River Flood Plain: As per the study of CGWB, there is a potential of extracting 92 MGD of groundwater from Yamuna floodplain. Against this, about 25 MGD of water is currently being utilized mainly upstream of Wazirabad barrage through 4 Ranney wells and 100 tube wells. In the report, it is mentioned that detailed investigations will be required to demarcate potential well-field in the floodplain. It is also stated in the report that the extraction potential has been extrapolated from the modeling study carried out at Palla area and a detailed modeling study is recommended in the down-stream side of Palla to Kalindi Kunj in the Southern part of the Yamuna floodplain to Delhi border so that more precise yield potential and pumping schedule can be worked out to sustain the aquifer system and quality of groundwater. The CGWB, therefore, has to work out the implementable plans for groundwater extraction in the floodplain of river Yamuna down-stream of Wazirabad barrage. Since, pollution level in the Yamuna after Wazirabad Barrage is very high, removal of groundwater has to be done in a regulated manner, and over-extraction of groundwater may result in contamination of groundwater.

(expected availability is 10mgd in the command area)

4. Increasing yield of existing tube wells & Ranney Wells in Yamuna Flood Plain:

Presently around 80 mgd of groundwater is being extracted from the ground to supplement drinking water. There are around 4000 Tube-wells and 16 Ranney wells. After 3 – 4 years, silt accumulates around the screens and filter media around the tube-wells and Ranney wells which chokes the pores resulting in the reduction of yield. Hence, DJB has taken up a drive of cleaning of tube-wells and Ranney wells on a large scale which will increase the yield of tube wells & Ranney-wells by 50%.

(expected availability is two mgd in the command area)

Expected availability of water in the short term with high level of certainty: 43 mgd

With low level of confidence is 20 mgd(no population calculation done because of low certainty)

Population that can be tentatively planned for the first phase in all four areas subject to the completion of all these projects: 13.82 lakhs

b. Medium Term Solution within next ten years:

1. Improving conveyance system from Haryana to Delhi: Despite the construction of parallel Cement Lined Canal from Haryana to Delhi and reducing percolation loss of water up to 25%, there is still 30% loss in existing Kacha Delhi Sub Branch of Western Yamuna

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Canal between Munak Head Works and Delhi. Haryana has submitted the proposal of lining DSB at the cost of Rs 28 Crore. If this portion of Kacha Canal is lined, 25% water can be saved. At present, this canal is carrying around 350 to 400 cusec raw water. Saving of 25% fresh water will generate about 100 cusecs or 50 mgd raw water. If Haryana agrees to release this much quantity of reclaimed water after lining of this canal, Rs 28 Cr can be published, and saved water can be utilized for Land Pooling Policy. A similar step was taken from another canal (now called Cement Lined Canal). This canal was lined and the water saved was given to Delhi, though after protracted litigation. From experience, one can safely say that the entire project will take more than five years to complete. (expected yield from this project is at least 25 mgd if Haryana shares half of the total saving)

6. Additional Raw water from Ravi Beas River: If Punjab state is pursued, some extra water can be arranged from Ravi Beas River. Delhi has the share of 0.2 MAF from Ravi Beas River. It can be increased to 0.60 MAF, 0.2 MAF coming each from share of Punjab, Haryana & Rajasthan. Delhi has already requested Ministry of Water Resources to coordinate. Possible additional water: 250 mgd (Very low certainty).

7. Storing rainwater or tertiary treated water in Bhati & Jaitpur mines: Rainwater harvesting on a large scale by storing flood & stormwater in Bhati & Jaitpur mines. DJB is encouraging installation of Rain Water Harvesting system in the individual houses and at a community level. However, there is a tremendous potential for storage of groundwater in Bhatti and Jaitpur mines in South district. A study is being carried out by M/s WAPCOS to explore the possibility of storing rainwater in these large pits which will increase sub-soil water level in the adjoining areas. Besides, the potential of saving rainwater by constructing check dams in Ridge areas is also being explored. The tertiary treated water to class-B quality from Okhla sewage treatment plant is also being proposed for storing in Bhati mines which is a perennial source of water. In this project, the treated effluent presently being treated at Okhla Sewerage Treatment Plant to the high standard of BOD<10 & SS< 10 ppm will be pumped to the Bhati mines and passed through the constructed Wetland System to further improve the quality of treated water up to class-B and will be stored in Bhati Mines. The water will thus percolate into the ground and also saved for lifting for further treatment for drinking purpose. Additional 10-15 mgd water can be raised and treated for the land pooling houses. (expected saving could be at least 10mgd subject to the conveyance system to the land pooling area)

8. Extractions of groundwater along Najafgarh drain near Rauta, Daurala, Chhawla & Najafgarh Jheel: Najafgarh drain starts from Dhansa and terminates into river Yamuna near Wazirabad barrage on its downstream side after traveling about 58 km. This drain has clear water between Dhansa and Chhawla. After that, the stormwater drain carrying sewerage from un-sewered area and outfalls into this more significant drain and pollute water. However, after completion of Interceptor sewer, the pollution in Najafgarh drain will be reduced to large extent. A battery of shallow tube wells can be installed along Najafgarh drain to explore raw water which can be directly used after disinfection. A study was carried out by M/s INTECH in 2004 which reveals that around 9 – 10 mgd of water can be explored through a battery of tube-wells along Najafgarh drain near Rauta, Daurala,

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Chhawla and Najafgarh Jheel. A further study is being carried out by M/s. WAPCOS by conducting an actual survey of groundwater quantity and quality on a sustainable basis. (expected availability is around 10 mgd.)

Total expected availability in this phase subject to completion of the projects is 45 mgd
Population that can be planned on the basis of 140 lpcd : 14.46 lakhs

c. Long Term Solution within next 15 years:

1. **Reduction in NRW:** In various Asian countries like Japan and Singapore, Non-Revenue Water is hardly 5 – 6%, whereas, in Delhi, it is more than 50% which is highly unacceptable, objectionable and requires a lot of efforts to bring down it within permissible limit of at least 15%. "Water saved is water produced" principle is to be adopted by plugging leakages, using the best material for distribution network and by replacing old and leaking house service connection. From various studies conducted by HALCROW, Price Water House and World Bank, it has been proved that out of total water loss, 70 to 80% loss is contributed by the leaking house service connections. For reducing Non Revenue Water, water auditing is equally important which is being done in a phased manner. DJB has recently awarded three pilot projects for PPP model to World Renowned Companies for best management practices in the water supply. The contracts are based on achieving the Key Performance Indicators, i.e., reduction in Non-Revenue Water and improving collection efficiency, reducing power consumption, converting intermittent supply into regular supply at higher pressure, extending water facility in limited water areas and ensuring the quality of water. The baseline of the entire contract is that if water is saved, other parameters will be achieved. Besides, by setting up District meter areas (DMAs), i.e., dividing entire network into smaller and manageable segments, the water loss can be reduced.

(expected availability is at least 25 mgd if DMAs are in place)

2. **Upper Storage Reservoirs:** Renuka, Lakhwar Vyasi & Kishau dams: These are National Projects which may be expedited and additional demand for water can be met with.

Renuka Dam: Renuka dam is one of the three identified and planned upstream storage projects on various tributaries of river Yamuna.

As per an agreement of November, 1994, Delhi is to bear the cost of this project (excepting power component) and is to get the benefit of stored water. Delhi is likely to get additional 275 MGD from this project.

The project is to be executed by Himachal Pradesh. The project is yet to get Forest and Environmental clearances.

There is already a Steering Committee, constituted under Secretary (Water Resources), Govt. of India, for deciding all issues relating to sharing of power, water, and cost, etc.

Govt. of India is coordinating and taking decisions in respect of Renuka Dam to start construction of the dam at the earliest. This project has been declared as National Project.

Kishau Dam: The dam is to be built on River Tons in Uttaranchal. Live Storage is 1324 MCM.

Delhi share is 372 MGD (consumptive use-149MGD).

The cost of the Project is Rs. 4999.2 crores (As estimated in 2006).

The Kishau MOU has been signed by all basin states except Rajasthan.

Approval for the issue of TOR for EIA studies has been submitted to MOEF.

At least 40 mgd can be made available in the land pooling area if Delhi gets its due share.)

3. Legitimate share in Ganga Water: From Upper Ganga Canal, additional water can be obtained, if pursued with U.P. State. Till today there is no sharing of Ganga water. Delhi is getting Ganga water for its Bhagirathi (100 mgd) & Sonia Vihar (140 mgd) WTPs as per bilateral agreements with the state of U.P. Delhi is part of Ganga basin & entitled for a share of Ganga water. GOI is to take up and decide the matter. Possible additional water: 500 mgd.

This is a project with high degree of uncertainty, therefore, it hasn't been counted in the planning process).

Expected availability of water in this phase is 65 mgd.

Population that can be planned based on 140 lpcd is: 20.89 lakhs.

ITEM NO. 78/2017

SUB: DRAFT POLICY TO ENABLE THE PLANNED DEVELOPMENT OF PRIVATELY OWNED LANDS

File No. F.3(33)2012/MP/Pt.II

1.0 BACKGROUND & NEED FOR THE POLICY

- 1.1 Planned development in Delhi has followed the paradigm of large scale acquisition of land and subsequent planning and development by the DDA. While Zonal Development Plans (ZDPs) were prepared for entire zones, the layout plans were prepared by DDA only for the acquired land pockets. The responsibility of preparing and approving local-level layout plans has also been split between the DDA (in the 'development areas') and the respective ULBs (in 'non-development areas').
- 1.2 This approach has led to the exclusion of isolated privately-owned land pockets, which have thereby remained outside the purview of planned development due to various reasons such as denotification from acquisition, exclusion from acquisition, and legal encumbrances.
- 1.3 In order to include such isolated pockets into the overall fabric of the city and ensure their planned development as per MPD 2021/ ZDP, it is important to involve the owners of such lands in the development process. This approach is well-aligned with critical reforms envisaged under MPD 2021, where similar private participation is being facilitated by the DDA through policies such as the Land Pooling Policy.
- 1.4 For this purpose, the DDA has proposed to implement a **"Policy to enable the Planned Development of Privately Owned Lands"**. A draft policy paper in this regard was prepared and circulated to all the concerned departments of DDA and National Institute of Urban Affairs (NIUA) for comments/observations on 01.06.2017.
- 1.5 During an earlier mid-term review exercise of MPD 2021 (in the year 2012), the policy and modifications to the MPD 2021 for permitting activities existing prior to notification of MPD-1962 on privately owned lands was formulated. After its consideration and approval by the Authority the same was forwarded to the Ministry of Urban Development, Government of India (now Ministry of Housing and Urban Affairs) for approval and notification.

However, while approving the same, Ministry directed DDA to submit the proposal in the form of regulations as contained in proviso to Section 14 of Delhi Development Act, 1957. The same was incorporated in the draft policy paper shared with all the concerned departments of DDA and NIUA on 01.06.2017 (refer point 1.4).

- 1.6 A revised draft, incorporating the information/inputs received from concerned departments of DDA and NIUA, was put up for the approval of the Authority in its meeting held on 12.09.2017 vide Item No. 39/2017. The same was approved by the Authority for issuance of public notice inviting objections/suggestions on the draft policy.
- 1.7 The Public Notice was published in the daily newspapers on 04.10.2017, inviting observations/views/suggestions on the draft policy within 30 days from the date of issuance.
- 1.8 A total of 28 representations (including duplicate) were received in response within the stipulated time period of 30 days. Following is the gist of major issues raised and DDA's observations on the same:

Sl. No.	Gist of the issues raised in representations	Observations of DDA
1.	The applicability of draft policy is silent for the areas falling in LDRA, Facility Corridors, etc.	The areas exempted from the policy are as mentioned in the Para 2.2 of the proposed policy annexed.
2.	Whether it is applicable to any of the planned developed areas prior to 1962 and clarity on the applicable land use is required.	Privately owned lands with pre-MPD 1962 activity/use, can choose to continue with the same activity/use, provided all provisions specified in the Regulations are met. The landowner can also opt to develop as per the use specified in the prevailing MPD/ ZDP/ approved layout plan subject to payment of requisite charges.
3.	It does not explain whether it would be applicable on vacant plots or undeveloped plots or all plots in any of the categories of land in Delhi as per MPD-2021.	Vacant or undeveloped plots are also covered under the Policy, provided they meet the eligibility criteria prescribed in the Policy.
4.	No clarity on the responsible agencies for preparation of layout plans.	The landowner shall be responsible for the preparation of internal Layout Plans of their respective land parcels as per provisions of

		<p>prevailing MPD/ ZDP or as specified in the Regulations.</p> <p>Master planning for external development of the plots i.e. provisions for roads and linkages required for peripheral infrastructure services shall be the responsibility of the Authority/ ULB under whose jurisdiction the area falls.</p>
5.	It will be appropriate to make policy applicable to all unacquired green areas/ barren lands, with percentage of portion of land required to be specified.	<p>In case of land parcels that are demarcated under 'Recreational' land use in the MPD / ZDP / layout plan, the owner shall be allowed to develop a portion of the land with certain mandatory conditions (as specified in the Regulations). This provision shall not be applicable to Recreational uses such as Regional Parks and Historical Monuments as per MPD 2021.</p> <p><i>This provision will need specific approval from the Ministry w.r.t. its letter dated 11.01.1996 (given at Annexure A).</i></p>
6.	Will 'Change of land use' (CLU) be applicable to Private land parcels and specify the details of NOC required for the same.	<p>CLU for private land parcels under the policy is being limited to eligible parcels falling in 'Recreational' use as stated in Sl. no. 5 above. The requirement of NOCs may vary on a case to case basis and accordingly shall be examined by DDA/ concerned ULB while granting permission/ approval for the development.</p>
7.	The purpose and all legal formalities with which concerned authorities needs to be clearly stated to avoid the harassment to the concerned people of the area covered under this scheme.	<p>Details of application procedure, necessary NOCs, and other legal formalities are detailed out in the Regulations.</p>
8.	In case of acquisition proceedings, it will be appropriate if DDA files additional affidavit to dispose-off the matter in view of this policy.	<p>Disputed land parcels wherein the land acquisition proceedings are pending/ matter is sub judice are not covered under this policy. The owner can apply under this policy after getting the land free from all encumbrances and legal implications.</p>

9.	In some cases land locked, un-acquired land pockets/ parcels surrounded by developments, shall not be dealt as per Clause 3.5 of the policy due to enforcement of courts order/ filed affidavits /stand illustrated by DDA in courts.	The provisions given under this policy shall not supercede the orders of the Hon'ble Courts if issued in any particular case and the development of the same shall be in conformity with the court orders.
10.	Will the villages not declared as urbanized under DMC Act but notified in the master plan as urban extension be covered under this policy.	This policy has no such distinction of privately owned lands. The areas exempted from the policy are as mentioned in the Para 2.2 of the proposed policy annexed.
11.	In addition to the above, a number of queries are regarding detailing of permissible uses/activities, development control norms, DCRs applicable on lands in facility corridor, timelines, requisite NOCs, various charges, etc. in the policy.	The same shall be detailed out in the Regulations.

1.9 Additionally, the following comments / suggestions were received from Land Disposal Branch, DDA and North DMC.

Sl. No.	Comment	Observations
1.	Land Disposal Branch, DDA in its suggestions forwarded vide note no. F1(141)/2017/LD/Coordn./396 dated 28.11.2017 has submitted the following: <i>"Ministry of Urban Development & Employment, Govt. of India had vide their letter dated 11.01.1996 issued directions that 'Recreational' land use shall not allowed to be converted into any other use. The Agenda may be revised accordingly and the Ministry's direction may also be considered to be placed before the Authority.</i>	The Policy allows for partial development (as per mandatory conditions specified in the Regulations) of land parcels that are demarcated under Recreational land use in the MPD / ZDP / layout plan. This provision shall not be applicable to Recreational uses such as Regional Parks and Historical Monuments as per MPD 2021. This provision will need specific approval from the Ministry w.r.t. its letter dated 11.01.1996 (given at Annexure A).

2.	<p>Sr. Town Planner, North DMC vide letter No. TP/G/7563/17 dated 22.11.2017 gave the following suggestions w.r.t. 3.10 of the draft policy (placed in the public domain on 04.10.2017):</p> <p><i>"As per the above provision DDA shall be authorized to approve the layout plan for the area under the jurisdiction of North DMC in case of unreasonable delay. This provision is against the laid down policy vide which the building activity vis-à-vis approval of layout plan is carried out by the concerned local body in the respective area of jurisdiction/ area denotified and handed over to local body by DDA. Unreasonable delay is not defined in the policy and further the applicant is entitled to seek redressal of the unreasonable delay from the concerned authority"</i></p>	<p>The same has been duly considered and the said Clause has been removed in the revised draft of the proposed Policy.</p>
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2.0 PROPOSAL

- 2.1 Considering the above observations / views / suggestions of the general public and stakeholders received, the detailed draft policy proposal is prepared and annexed (Annexure B). The proposed policy may be approved.
 - 2.2 After approval the draft policy shall be forwarded to the Ministry of Housing and Urban Affairs, Govt. of India for its consideration and approval.
- 3.0 The proposal as contained in para 2.0 above is placed before the Authority for its approval.

RESOLUTION

The proposal contained in the agenda item was approved with the following modification:

Part of the line in Para 2.1.4 i.e. "Land parcels that were assigned 'Recreational' land use as per MPD 2021 " be replaced with

"Land parcels assigned 'Recreational use' in the layout plan,"

The matter may be referred immediately to the Minister of Housing and Urban Affairs, Govt. of India for its consideration and approval.

No. K-13011/11/92-BDIE
Government of India
of Urban Affairs & Employment
(Delhi Division)

New Delhi, dated 14th January, 1996

The Vice Chairman
Delhi Development Authority
Vikas Sadan, INA
New Delhi.

Subj: Change of land use in respect of areas in Delhi developed as 'Green' in recreational zones, etc.

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I am directed to say that the proposal for change of land use in respect of land in INA near office of BDA was considered by this Ministry and it was noted that BDA had recommended change of land use from "Recreational" to "Residential". In respect of pockets of land earmarked and developed as "Recreational" in respect of Minister of Urban Development has directed that in future the boundhood pockets or in other recreational zones in the city shall not be allowed to be converted into any other use as in this city has been directed that the city shall be developed in accordance with the plan while planning and finalising the proposals for change of land use.

Yours' faithfully,

Under Secretary (DD)

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दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY

**DRAFT POLICY TO ENABLE THE PLANNED DEVELOPMENT OF
PRIVATELY OWNED LANDS**

1.0 GENESIS

- 1.1 Planned development in Delhi has followed the paradigm of large scale acquisition of land and subsequent planning and development by the DDA. While Zonal Development Plans (ZDPs) were prepared for entire zones, the layout plans were prepared by DDA only for the acquired land pockets. Thus, the overall land use and planning norms for all lands are determined by the DDA as per MPD 2021 and ZDPs, while the responsibility of preparing and approving local-level layout plans has been handled both by the DDA (in the 'development areas') and the respective ULBs (in 'non-development areas').
- 1.2 This approach has led to the exclusion of isolated privately owned land pockets due to various reasons such as denotification from acquisition, exclusion from acquisition and legal encumbrances, which have thereby remained outside the purview of planned development. In order to include such isolated pockets into the overall fabric of the city and ensure their planned development as per MPD 2021 and applicable ZDP, it is important to involve the owners of such lands in the development process.
- 1.3 For this purpose, the DDA has proposed to implement this Policy to enable the Planned Development of Privately Owned Lands. The Policy is proposed as an instrument for DDA to integrate such land parcels, neither covered under Land Pooling nor acquired by DDA, with the overall development of Delhi through spatial planning and facilitation of basic infrastructure and services.
- 1.4 It lays down the guidelines that will enable the participation of owners of privately owned lands, who were otherwise deprived of the legitimate and rightful use of their property. It is recognized that the planned development of such land parcels is in the interest of the larger public good and is aligned with DDA's goal of planned and sustainable development of the national capital.

2.0 APPLICABILITY

- 2.1 This policy shall **APPLY** to the following types of privately owned land parcels:
 - 2.1.1 Land parcels having activities/ uses that were already in existence before the notification of MPD 1962.

2.1.2 Land parcels that were left out and could not form a part of any layout plan/ planned development during the implementation of the MPD.

2.1.3 Land parcels that could not be acquired by DDA because:

- a) Acquisition proceedings were challenged by the land owners and quashed by the courts
- b) Acquisition lapsed as per sub-section 2 of section 24 of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 (the 'New Land Acquisition Act')

2.1.4 Land parcels that were assigned 'Recreational' land use as per MPD 2021 resulting in restricting their development are also included (except for notified or reserved forest area, Regional Park and Monument Regulated Zones as per MPD 2021).

2.2 This policy shall **NOT BE APPLICABLE** on the following types of land parcels:

2.2.1 Land parcels in Zone 'O'

2.2.2 Land parcels in Notified Green Belt

2.2.3 Land parcels covered under water bodies

2.2.4 Land parcels in the Ridge, Regional Park, Reserved Forest areas

2.2.5 Land parcels in Monument Regulated Zones

2.2.6 Land parcels eligible for land pooling as per the notified Land Policy.

2.2.7 Disputed land parcels wherein the land acquisition proceedings are pending/ matter is sub judice. The owner can apply under this policy after getting the land free from all legal encumbrances.

3.0 GUIDING PRINCIPLES

3.1 DDA shall be the regulator as well as facilitator to ensure the planned development of all privately owned land parcels covered under this Policy.

3.2 DDA (in the 'development area')/ ULB (in the 'non-development area') shall take up the master planning for external development of the plots i.e. roads

and linkages required for provision of infrastructure and services (subject to payment of applicable external development charges by the land owner).

- 3.3 Where land is required for providing such infrastructure, the owner shall surrender the portion(s) of land as determined by DDA/ ULB/ concerned agency, for development to the respective agency. In such cases, the owner shall continue to be eligible to consume the entire FAR permissible on the original plot.
- 3.4 The landowners shall be responsible for preparing all detailed plans (covering inter-alia, aspects such as site layout, buildings, services), as per the prevailing MPD and ZDP and applicable development controls, for undertaking internal development within their land parcel. Landowners will also be responsible for obtaining all requisite NOCs from concerned agencies and procuring necessary services (electricity, sewerage, water supply, etc.) upon payment of applicable charges to respective service providing agencies.
- 3.5 The land use/ uses and development controls (such as density, FAR, height) of any land parcel taken up for development under this Policy will be in conformity with the prevailing MPD/ ZDP/ use defined in the approved layout plan of the area.
- 3.6 In order to maintain the integrity of approved or already developed schemes of DDA/ ULBs/other government bodies, any undeveloped privately-owned land parcels within these schemes shall be developed in conformity with the surrounding development, irrespective of applicable development control norms.
- 3.7 In case of privately owned land parcels that are demarcated under Recreational land use (except for notified or reserved forest area, Regional Park and Monument Regulated Zones as per MPD 2021) in the MPD/ ZDP/ layout plan, the owner shall be allowed to develop a portion of the land with certain mandatory conditions as specified in the Regulations.
- 3.8 Privately owned lands with pre-MPD 1962 activities/use, can choose to continue with the same activity/use provided that all provisions specified in the Regulations are met. The landowner can also opt to develop as per the use specified in the prevailing MPD/ ZDP/ approved layout plan, subject to payment of requisite charges.
- 3.9 DDA will set up a Grievance Redressal Mechanism to address all grievances/disputes that may arise during the implementation of the Policy.

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ITEM NO. 79/2017

**SUB: DRAFT REGULATIONS FOR ENABLING THE PLANNED
DEVELOPMENT OF PRIVATELY OWNED LANDS**

File No. F.15(12)2017/MP

1.0 BACKGROUND

- 1.1 The draft "Policy to enable the Planned Development of Privately Owned Lands" was approved by the Authority in its meeting held on 12.09.2017 vide Item No. 39/2017. As per the decision of the Authority, the draft policy was put up in public domain vide Public Notice dated 04.10.2017 for inviting observations/suggestions.
- 1.2 A number of observations/suggestions were received in response. These were duly considered and a revised draft of the Policy has been prepared incorporating the same.
- 1.3 In the meantime, during meetings held at the Ministry of Housing and Urban Affairs, Government of India and Raj Niwas, Delhi, it was decided that in order to avoid any delay in the matter, DDA shall expedite the finalization of policy by taking up formulation of Regulations simultaneously.
- 1.4 Accordingly, detailed "**Regulations for enabling the Planned Development of Privately Owned Lands**" were drafted and sent along with the revised draft policy to the concerned departments of DDA (Land, Finance and Legal) and NIUA for their observations / comments.

2.0 PROPOSAL

- 2.1 A detailed draft of the Regulations, incorporating the information/inputs received has been prepared and is given at **Annexure A**. The above proposed Regulations may be approved for processing under Section 57 of Delhi Development Act, 1957.
 - 2.2 In order to make the Regulations people friendly, widely acceptable and transparent, the same shall be put up in Public domain for inviting views of all stakeholders giving 30 days' time in the newspapers and website.
- 3.0 The proposal as contained in para 2.0 above is placed before the Authority for its approval.

RESOLUTION

RESOLUTION

The proposal contained in the agenda item was approved with the following modification:

Part of the line in Para 3.1.4 i.e. "Land parcels that were assigned 'Recreational' land use as per MPD 2021" be replaced with

"Land parcels assigned 'Recreational use' in the layout plan,"

Public Notice inviting views of all stake holders for 30 days period may be issued immediately.

**DELHI DEVELOPMENT AUTHORITY
NOTIFICATION**

S. O. - In exercise of the powers conferred by sub-section (1) of Section 57 of the Delhi Development Act, 1957, the Delhi Development Authority, with the previous approval of Central Government, hereby makes the following Regulations:

1. SHORT TITLE AND COMMENCEMENT

- 1.1 These Regulations shall be called "**Regulations for Enabling the Planned Development of Privately Owned Lands**".
- 1.2 These Regulations are to be read along with the prevailing Master Plan for Delhi (MPD) and Unified Building Bye Laws (UBBL).
- 1.3 These Regulations shall be applicable to privately owned lands (as per applicability set out in Clause 3.1 of these Regulations) in National Capital Territory of Delhi and shall come into force with effect from the date of notification.
- 1.4 All words and expressions used in these Regulations, but not defined shall have the meaning as assigned to them in the Delhi Development Act, 1957 or the MPD prepared and approved under the said Act or the Delhi Municipal Corporation (DMC) Act, 1957 or the UBBL, as the case may be.
- 1.5 In case of conflict the provisions / stipulations of prevailing MPD shall prevail and these Regulations shall not supercede orders of the Hon'ble Courts, if issued in any specific case.
- 1.6 Any issues relating to the interpretation of these Regulations, shall be referred to the Authority for necessary directions and appropriate action.

2. DEFINITIONS

- 2.1 In these Regulations, unless anything repugnant in the subject or context:
 - 2.1.1 "**Act**" means the Delhi Development Act, 1957 as amended from time to time.
 - 2.1.2 "**Authority**" or "**Delhi Development Authority**" or "**DDA**" means the Delhi Development Authority constituted under section 3 of the Act.

2.1.3 **"Private Land / Privately Owned Land"** means any unacquired / freehold land or property, which is not open to the use and enjoyment of the public and the ownership of the said land vests with an individual land owner or a company or a society or a group of land owners voluntarily agreeing to participate pursuant to an agreement. This is subject to applicability set out in Clause 3.1 of these Regulations.

2.1.4 **"Master Plan" or "MPD"** means the Master Plan for Delhi, prepared and approved under the Act, for the time being in force.

2.1.5 **"Competent Authority"** means the Vice Chairman or any other officer/ Committee as nominated by the Vice Chairman in this regard, for grant of permission in notified development areas of the Authority. In case of other local bodies, the Competent Authority would be as notified by the concerned local body as per provisions of the relevant act and orders of the local body for approval of layout plans.

2.2 Other definitions shall be in accordance with the relevant Acts, MPD, Zonal Development Plan (ZDP), UBBL, etc.

3. APPLICABILITY

3.1 These regulations shall **APPLY** to the following types of privately owned land parcels:

3.1.1 Land parcels having activities/uses that were already in existence before the notification of MPD 1962.

3.1.2 Land parcels that were left out and could not form a part of any layout plan/ planned development during the implementation of the MPD.

3.1.3 Land parcels that could not be acquired by DDA because:

- a) Acquisition proceedings were challenged by the land owners and quashed by the courts
- b) Acquisition lapsed as per sub-section 2 of section 24 of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 (the 'New Land Acquisition Act')

3.1.4 Land parcels that were assigned 'Recreational' land use as per MPD 2021 resulting in restricting their development are also included (except for notified or reserved forest area, Regional Park and Monument Regulated Zones as per MRD 2021).

3.2 These regulations shall **NOT BE APPLICABLE** on the following types of land parcels:

3.2.1 Land parcels in Zone 'O'

3.2.2 Land parcels in Notified Green Belt

3.2.3 Land parcels covered under water bodies

3.2.4 Land parcels in the Ridge, Regional Park, Reserved Forest areas

3.2.5 Land parcels in Monument Regulated Zones

3.2.6 Land parcels already eligible for land pooling as per the notified Land Policy

3.2.7 Disputed land parcels wherein the land acquisition proceedings are pending/ matter is sub judice. The owner can apply after getting the land free from all legal encumbrances.

3.3 These regulations shall not entitle any land owner for regularization of any already existing unauthorized / illegal development on its property.

4. PRE-REQUISITES AND PLANNING REGULATIONS

4.1 Development on the privately owned land shall be in consonance with the land use as notified in prevailing MPD / ZDP or land use / use premise mentioned in already approved layout plans / schemes, if any or as specified in these Regulations.

4.2 DDA (in the 'development area') / ULB (in the 'non-development area') shall take up the master planning for external development of the plots i.e. roads and linkages required for provision of infrastructure and services (subject to payment of applicable external development charges by the land owner).

4.3 Where land is required for providing infrastructure, the owner shall surrender the portion(s) of land as determined by DDA/ ULB/ concerned agency, for development to the respective agency. In such cases, the owner shall continue to be eligible to consume the entire FAR permissible on the original plot.

4.4 Amalgamation, reconstitution and subdivision of plots within the same land use category will be permitted as per the prevailing MPD for the planning purpose.

- 4.5 The layout plans / schemes along with the infrastructure planning shall be prepared by the DDA / ULBs in a time bound manner.
- 4.6 The landowners shall be responsible for preparing all detailed plans (covering inter-alia, aspects such as site layout, buildings, services), as per the prevailing MPD and ZDP and applicable development controls, for undertaking internal development within their land parcel. Landowners will also be responsible for obtaining all requisite NOCs from concerned agencies and procuring necessary services (electricity, sewerage, water supply, etc.) upon payment of applicable charges to respective service providing agencies.
- 4.7 Request of NOC shall be processed by the respective government department / Urban Local Body / service providing agency in a time bound manner on payment of requisite charges, if any.
- 4.8 Land pocket/s required for effectuation of any approved layout plan / scheme / infrastructure development in an area shall be acquired by the concerned implementing agency under the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 and appropriate compensation to be paid accordingly by the agency concerned.

5. DEVELOPMENT CONTROL NORMS

- 5.1 Land owner shall abide by the development control norms as prescribed in the prevailing MPD and UBBL or specifically mentioned in these regulations, if any.
- 5.2 Planning and development of privately owned land falling within facility corridors shall be as per the development control norms specified in prevailing MPD/ZDP for Public Semi-Public facilities and District / Commercial Centres (in case of Commercial / Industrial use) with maximum FAR 150 and Ground Coverage 50%. Of the remaining 50% plot area, 30% shall be developed as Green/ Open Spaces, and 20% for Transportation (roads, parking etc.).
- 5.3 The land parcels falling under "Residential" land use, within Low Density Residential Area (LDRA) shall be governed as per the provisions given under Para 4.4.3 (G) Low density Residential Plot of Chapter 4 in MPD-2021.
- 5.4 Any land pocket being utilized for any specific commercial/ PSP activity, for which no development controls have been specified, shall be permitted FAR 120, Ground Coverage of 30% and Height not restricted, subject to approval of statutory authorities or as per surrounding development, whichever is lower. Rest of the development control norms shall be as per prevailing MPD / ZDP and UBBL.

- 5.5 Land parcels falling within the already approved or developed schemes of DDA/ ULBs/ other government bodies shall be in conformity with the surrounding development, irrespective of applicable development control norms. The development of such lands will be governed by the use/activity and the development control norms of the surrounding development (subject to availability of required infrastructure services), maintaining the urban form, design and planned development around the land parcel.
- 5.6 Privately owned land falling within a layout plan, which has been assigned the use premise namely "Government" or "Utility", the owner shall be allowed to develop any compatible PSP use as per requirement of the neighbourhood with prevailing development control norms. The same shall be subject to NOC from the concerned government agency/ authority and change in the layout plan as per standard operating procedure.
- 5.7 Privately owned lands with pre-MPD-1962 activities/use, can choose to continue with the same activity/use provided that all provisions specified in the Regulations are met. The landowner can also opt to develop as per the use specified in the prevailing MPD/ ZDP/ approved layout plan subject to payment of requisite charges.
- 5.8 Any activities / uses existing on privately owned land prior to MPD-1962 will be allowed to continue, irrespective of the land use specified in prevailing MPD/ ZDP, provided their purpose and extent (dimensions, area, FAR, height etc.) remain the same, subject to documentary proof thereof, as contained in proviso to Section 14 of Delhi Development Act, 1957, with the following controls:
- 5.8.1 Activities / uses existing / permitted prior to MPD-1962 for such areas shall be allowed to continue in all compatible land use categories including those the provision stipulated under Chapter 15.0 on Mixed Use Regulations in MPD-2021, if any.
- 5.8.2 Any portion of land if required for infrastructure development (like road, drainage, sewerage, drinking water supply, etc.); has to be surrendered by the owner to the concerned implementing agency. In such cases, the owner shall continue to be eligible to consume the entire FAR permissible on the original plot.
- 5.8.3 Individual cases based on documentary proof and scrutiny shall be approved by the DDA / concerned Local Body.
- 5.8.4 Charges for use conversion shall not be applicable if the use prior to Master Plan 1962 is continued.

5.8.5 Local body may levy any other charges to the beneficiaries for the continuation of pre - MPD 1962 activities/ uses, if any addition/ alteration is proposed.

5.9 Land parcels falling in more than one land use category mentioned in MPD / ZDP, the land owner shall be permitted to utilize the land as an integrated development proportionately as per built-up space permissible in the specific land use category.

5.10 Land parcel being proposed to be used for multiple use premises shall be considered only for activities permitted in the same specific land use / use category in which the property falls, subject to payment of mixed use charges prescribed by the Government from time to time.

5.11 Owners of privately owned land parcels shown under "Recreational" land use as per ZDP/ approved layout plan shall be permitted to utilize their land as per the following provisions.

5.11.1 The owner shall develop such land based as follows:

Sl. No.	Extent	Percentage to be dedicated / maintained as Green (through tree plantation)	Percentage to be developed by the owner as a remunerative component in accordance with these regulations
1.	Up to 2000 sq. mtr. (including the first 2000 sq.mts. of the larger plot)	-	100*
2.	0.2 to 5.0 ha.	57	43
3.	5.0 ha. to 10 ha.	65	35
4.	Over 10 ha.	68	32

* Open spaces within the plot to be maintained as "Green"

5.11.2 The change of land use in ZDP or use premise in layout plans (only for the area / portion of land proposed for building development) shall be taken up as laid down procedure, subject to payment of charges and meeting the requirements of compensatory plantation as prescribed by the Government from time to time.

5.11.3 Afforestation / tree plantation on the portion of land to be maintained as green, shall be taken up by the land owner as per guidelines of Forest Deptt., GNCTD/ Central Government for compensatory plantation w.r.t. percentage of land brought under development.

6. PROCEDURE FOR GRANT OF PERMISSION FOR DEVELOPMENT

- 6.1 Owner satisfying the prescribed applicability and conditions laid down in the Regulations, shall submit an application of intent for development on its land to DDA (in 'development areas) or respective ULB (in non-development areas'), along with dimensioned survey plan on a scale of 1:1000 showing the boundaries and dimensions of its land, the locations of existing streets, surrounding buildings and premises etc.
- 6.2 The application shall be processed by DDA/ ULB and the owner/ applicant shall be informed about the details of requisite NOCs/ permissions, documents, applicable charges etc.
- 6.3 Upon granting of permission by DDA/ ULB to develop a privately owned land parcel recognized under these regulations and after the owner has obtained the requisite NOCs from all concerned agencies, DDA / ULB will make the necessary amendments in land use plan, wherever applicable, as per the procedure laid down for 'change of land use' under Delhi Development Act, 1957 or to the layout plans, as the case may be.
- 6.4 Thereafter, the landowner shall prepare the layout plan of their respective land parcels within the provisions of prevailing MPD/ ZDP/ approved layout plans or as specified in these Regulations, as the case may be.
- 6.5 The proposal shall be submitted to the plan sanctioning authority for approval along with all the requisite documents and NOCs from statutory bodies / service providing agencies etc. as the case may be.
- 6.6 The approval of the layout plan submitted by the land owner shall be processed by the concerned plan sanctioning authority in a time bound manner as per its standard operating procedure.
- 6.7 DDA, concerned local bodies and government departments / agencies shall take up necessary amendments in the statutory documents like allotment letters, sale deeds etc. for incorporation of the appropriate use/ use premise as per approval granted under these regulations, wherever required.

7. APPLICABLE CHARGES

- 7.1 All requisite charges for the provision of infrastructure which inter alia would include external development charges shall be payable by the owner to the service providers on cost prevailing at the time of development.
- 7.2 The owner shall have to pay conversion charges and all other charges, if any, applicable and prescribed by the Government from time to time.
- 7.3 Payment of all the requisite charges i.e. development / betterment charges, conversion charges etc. as applicable, shall be made by the land owner at the time of processing the case and before taking up of any development activity on its land, or as may be prescribed by the Government from time to time.

8. CONDITION FOR DENIAL / WITHDRAWAL OF PERMISSION

Permission or registration granted under these Regulations can be revoked or suspended by the Authority or the concerned local body in case of violation of any of the conditions under which such permissions / registration was granted.

9. PENAL ACTION

In case of violation of the above said provisions, action shall be taken under the relevant provisions of the Delhi Development Act or Delhi Municipal Corporation Act or any other relevant applicable statute.

(-----)
Commissioner - cum - Secretary / DDA
[F.15(12)2017/MP]

ITEM NO. 80/2017

Sub: Permissibility of Group Housing in Public & Semi-Public Facilities' (PS) Use Zone under Sub clause 8(2) of MPD-2021 for construction of around 500 residential flats ranging from Type-II to Type VI at Mayur Vihar, Chilla Gaon, New Delhi.

File No. F.3(9)2017/MP

1.0 Background

- i. A request from Government of India dated 11.10.2017 was received regarding construction of around 500 residential flats ranging from Type-II to Type VI at Mayur Vihar, Chilla Gaon, New Delhi.

2.0 EXAMINATION

- i. The site under reference falls in Planning Zone-E and the landuse of the site under reference is "Public and Semi-Public (Transmission site) as per the Zonal Development Plan of Zone E. (Refer Annexure – 'A')
- ii. As per the Sub clause 8(2) of MPD-2021, the Residential plot- Group Housing is permissible use premise in 'Public & Semi Public Facilities' (PS) Use Zone. (Refer Annexure – 'B')
- iii. The development control norms with respect to 'Residential plot-Group Housing' as per MPD-2021 are given below :

- | | | |
|----------------------------|---|---|
| a. Minimum size of plot | : | 3000 sq.m. |
| b. Maximum Ground Coverage | : | 33.3% (in case of addition/ alteration of existing DUs for availing balance FAR, ground coverage upto 40% may be allowed) |
| c. Maximum FAR | : | 200 |
| d. Height | : | NR (Subject to clearance from AAI/Fire Department and other statutory bodies. |
| e. Parking | : | 2.0 ECS/100 sqm built up area (and |
| | | 0.5 ECS PER 100 Sq m. for EWS/Service Personnel Housing) |

3.0 FOLLOW UP ACTION

The said proposal was placed before the Technical Committee in its meeting held on 13.12.2017 vide Item No. 41/TC/2017. The decision of the Technical Committee is reproduced as below:

"The proposal was presented by Director (Plg.) AP-II. After detailed deliberation, the proposal as contained in para 3.0 of the agenda was approved by Technical Committee to process the same under sub clause 8(2) of MPD-2021 for approval of the Authority".

(The Technical Committee agenda alongwith decision is at Annexure 'C')

4.0 PROPOSAL

In view of the decision of the Technical Committee in its meeting held on 13.12.2017 vide item No. 41/TC/2017, the proposal is placed before the Authority for seeking permission under sub-clause 8(2) of MPD-2021 - **"Permission of Use Premises in Use Zones (As part of approval of layout plan or as a case of special permission from the Authority)"** for permitting 'Residential plot- Group Housing in 'Public & Semi Public Facilities' (PS). Once the Authority approves the proposal the matter will be referred to the local body i.e. East Delhi Municipal Corporation for modification in the layout plan.

5.0 RECOMMENDATION

The proposal as given in para 4.0 above is placed before the Authority for approval.

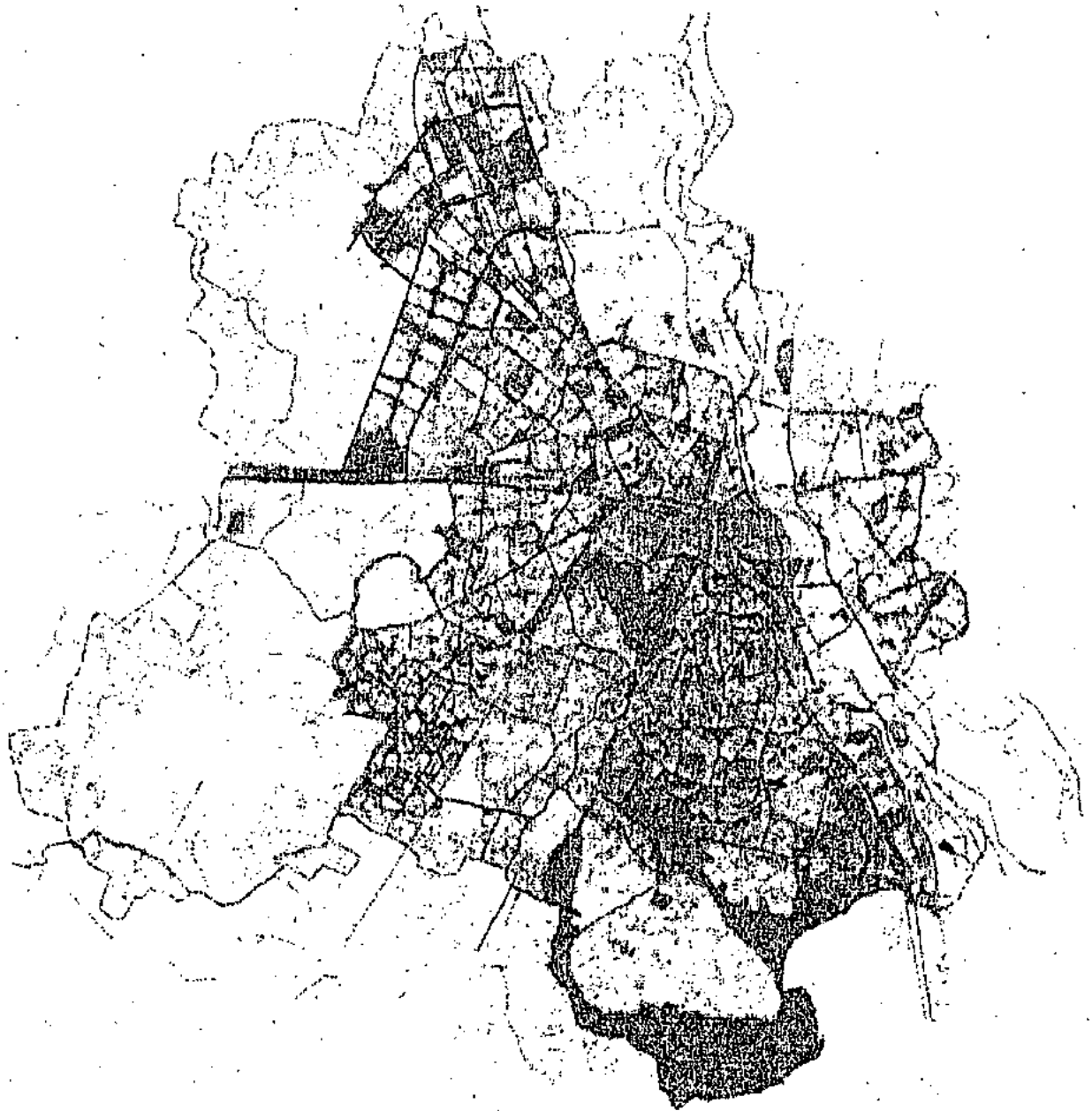
RESOLUTION

The proposal contained in the agenda item was approved. The matter may be referred immediately to East Delhi Municipal Corporation for incorporation in the layout plan.

ANNEXURE-B

Master Plan for Delhi-2021

(Incorporating modifications up to 31st March, 2017)



DELHI DEVELOPMENT AUTHORITY

Draft compilation for reference only

CLAUSE 6.0 LOCATION AND BOUNDARIES FOR USE ZONES

- 6(1) Any one of the use zones may be located at one or more than one places as shown in the Land Use Plan.
- 6(2) The boundaries of various pockets of use zones are defined in land Use Plan by features like roads, railway tracks, drains etc.

CLAUSE 7.0 LOCATION AND BOUNDARIES OF USE PREMISES

- 7(1) The location and boundaries of each use premises shall conform to as specified in the layout plan with reference to important bench mark like road, drain or other physical features.
- 7(2) Any change in the location, boundaries and predominant use of use premises due to any reason whatsoever and duly approved shall be incorporated in layout plan.

CLAUSE 8.0 SUB DIVISION OF USE ZONES, PERMISSION OF USE PREMISES IN USE ZONES AND CONTROL OF BUILDINGS

8(1) SUB-DIVISION OF USE ZONES INTO USE PREMISES

The objective of these regulations is to guide the preparation of layout plans for residential and industrial use zones. These regulations include norms for provision of facilities and circulation system. The service plans corresponding to these layout plans for provision of physical infrastructure like water supply, sewerage, drainage, etc., shall conform to municipal byelaws.

The use zone other than residential and industrial shall have integrated plans governed by respective building control regulations.

Integrated plan differs from customary layout plan as in the former the regulations are for the total plot and sub-divisions are done for the development purpose. The norms for sub-division of residential and manufacturing use zone into use premises are given in respective chapters.

SUB / CLAUSE 8(2) PERMISSION OF USE PREMISES IN USE ZONES

(As part of approval of layout plan or as a case of special permission from the Authority)

Permission of selected Use Premises in Use Zones RD, C₁, C₂, M, PS

Sl. No.	Use Premises	Use Zones				
		RD	C ₁	C ₂	M	PS
RD	RESIDENTIAL					
i	Residential plot – Plotted Housing	P	P**	NP	NP	NP
¹ [ii]	Residential plot – Group Housing	P	P	NP	P	P
² [iii]	Studio Apartment	P	NP	NP	NP	P NP]

¹ Modified vide S.O. 1215(E) dated 13-05-2013

² Added vide S.O. 2895(E) dated 23-09-2013

MPD-2021 modified upto 31/03/2017

iv	Residence - cum - Work Plot	P	P	NP	NP	NP
v	Foreign mission	P	P	NP	NP	NP
vi	Hostel / Old age home	P	P	NP	NP	NP
¹ [vii]	Short term Accommodation – Hostel / Guest house / Lodging & Boarding House / Sarai / Working Women-Men Hostel, Dharamshala and its equivalent / Service Apartment	P	P	NP	P	P]
viii	Community Hall / Barat Ghar					
ix	Night Shelter	P	P	NP	NP	P
x	Community / Recreational Hall, Library, Reading Room, Society Office, Crèche and Day Care Centre.	P	P	P	P	P
C	COMMERCIAL					
i.	Local Level (Convenience / Local shopping centre)	P	P	P	P	P
ii	Cinema / Multiplexes	NP	P	P	P*	NP
iii	Service markets / Informal Bazaars	P	P	P	P	NP
iv	Wholesale Trade	NP	P	P	NP	NP
v	Storage, godown and warehousing, cold storage & Ice factory, gas godown.	NP	NP	P	P	NP
R	RECREATIONAL					
	Recreational (Park, Play grounds, Swimming Pool) / Sports Complex/ Stadium/ Amusement parks/ Recreational Clubs etc.	P	P	P	P	P
M	INDUSTRY					
i	Industrial plot, flatted group industry	NP	NP	NP	P	NP
ii	Service centre & Service industry	NP	P	P	P	NP
T	TRANSPORTATION					
	Circulation (Road network with street furniture, Bus terminal, MRTS stations, Parking etc.	P	P	P	P	P
	Bus depot & Workshop	NP	NP	NP	P	NP
G	GOVERNMENT					
i	Local / Government maintenance Offices	P	P	P	P	P
ii	Offices of utility services providing agencies	P	P	P	P	P
PS	PUBLIC AND SEMI PUBLIC FACILITIES					
¹ [i]	Hospital (0.2 ha. to 1.5 ha.)	P	P	NP	P	P

¹ Modified vide S.O. 2895(E) dated 23-09-2013

excess shall be regularized subject to payment of appropriate charges as approved by the Government.

- b) The local body concerned shall carry out a survey within a period of two months from the date of notification of all such projections eligible to be regularized and put such list in public domain for objections from the occupiers / owners and any person of the public against inclusion / exclusion of such projection in the list and the list thereafter will be finalized within a period of one month after considering such objections received in writing.]
- xviii. Every applicant seeking sanction or regularization of additional FAR and/ or height shall submit a certificate of structural safety obtained from a structural engineer. Where such certificate is not submitted or the Building is otherwise found to be structurally unsafe, formal notice shall be given to the owner by the local body concerned, to rectify the structural weakness within a reasonable stipulated period, failing which the building shall be declared unsafe by the local body concerned and shall be demolished by owner or the local body.
- xix. **Standard Plans:** There are a number of standard building plans designed and approved by the Authority. Such plans shall continue to operate whenever applicable. Such plans shall be modified as per the applicable development controls.
- xx. ¹[Amalgamation of the two plots upto 64 sq.m maximum will be permitted with following conditions:
- Local Body will simultaneously modify the Layout Plan.
 - The maximum Ground Coverage, setbacks, parking, Dwelling Units etc. shall be for the amalgamated plot size.
 - The maximum FAR permissible shall not be less than the permissible in case of two individual plots.]

B. Residential Plot – Group Housing

Minimum size of plot	3000 sq.m.
Maximum Ground Coverage	33.3% ² [(in case of addition/ alteration of existing DUs for availing balance FAR, ground coverage upto 40% may be allowed)]
Maximum FAR	200
Height	NR (Subject to clearance from AAI/Fire Department and other statutory bodies.
Parking	2.0 ECS/100 sqm built up area ³ [and 0.5 ECS/100 sqm. for EWS/Service Personnel housing]

- i. ⁴[The upper limit of density be taken as 200 DUs/ha. (900pph) with flexible Dwelling Unit sizes to achieve optimal utilization of land. The density for Slum & JJ clusters (In-situ up-gradation/ Rehabilitation/ Redevelopment of Slum & JJ Clusters, Resettlement Colonies) and EWS Public Housing Schemes be maximum 900 DUs/ha.]

¹ Added vide S.O. 2894(E) dated 23-09-2013

² Added vide S.O. 2690 (E) dated 11-08-2016

³ Added vide S.O. 2889(E) dated 23-09-2013

⁴ Substituted vide S.O. 1215(E) dated 13-05-2013 and S.O. 2894(E) dated 23-09-2013

- ii. ¹[Plots for group housing should be located on roads facing a minimum width of 18 m ROW (7.5m ROW for Redevelopment Areas/Rehabilitation area//Special Area/Village (Lal Dora/Firni)/Extended Lal Dora)]
- iii. ²[Additional floor area minimum 400 sq.m or at the rate 0.6% of permissible FAR shall be allowed free from FAR to cater to community needs such as community / recreational hall, crèche, library, reading room, senior citizen recreation room / club and society office]
- iv. The Central Government in consultation with the DDA may relax density and other norms for public housing and projects of national importance.
- v. ³[The developer shall ensure that minimum 15% of the proposed FAR to be constructed for Community-Service Personnel / EWS and lower category. Such flats should have a area between ⁴{25 to 40 sqm.}]. ⁵[This 15% of the proposed FAR for Community Service Personnel / EWS and lower category housing would be over and above 200 Permissible FAR and density of 200 DUs.] Employer Housing of Central Government, State Government and other Government Agencies are not required to follow the requirement of FAR or Dwelling Units for Community Service Personnel / EWS and lower income category. ⁶[50% of the EWS Housing Stock shall be retained retained by Developer Entity (DE) and disposed only to the Apartment owners, at market rates, to house Community Service Personnel (CSP), working for the Residents/Owners of the Group Housing. These will be developed by DE at the respective Group Housing site/premises or contiguous site. Remaining 50% of DUs developed by DE to be sold to DDA for EWS housing purpose will be sold to DDA/ Local Bodies at base cost of Rs. 2000 per sq. ft. as per CPWD index of 2013 (plus cost of EWS parking) which shall be enhanced as per CPWD escalation index at the time of actual handing over and can be developed by DE at an alternate nearby site. Necessary commercial and PSP facilities shall also be provided by the DE for this separate housing pocket. The EWS housing component created by the DE shall be subject to quality assurance checks, as prescribed in this regard by Govt./DDA. The final handing/taking over of this component shall be subject to fulfilling the quality assurance requirements. The DE shall be allowed to undertake actual transfer/transaction of saleable component under its share/ownership to the prospective buyers only after the prescribed land and EWS housing component is handed over to the DDA.]
- vi. Ground coverage up to 40% may be allowed to achieve low-rise high-density housing without lifts.
- vii. Levy on additional FAR shall be at rates notified with the approval of Government from time to time.
- viii. Stilts: If the building is constructed with stilt area of non- habitable height and is proposed to be used for parking, landscaping etc. the stilt floor need not be included in FAR and shall be counted towards height.

¹ Modified vide S.O. 2894(E) dated 23-09-2013

^{2,3} Modified vide S.O. 1215(E) dated 13-05-2013

⁴ Modified vide S.O. 2895(E) dated 23-09-2013

⁵ Added vide S.O. 1277(E) dated 19-05-2009 and modified vide S.O. 1215(E) dated 13-05-2013

⁶ Added vide S.O. 2889(E) dated 23-09-2013

ANNEXURE-C



DELHI DEVELOPMENT AUTHORITY

MASTER PLAN SECTION

6th Floor, VikasMinar

I.P. Estate, New Delhi - 110002

F.1 (07)/2017/MP/272

Date: 18.12.2017

Subject: Minutes of the 7th Technical Committee meeting of DDA for the year 2017 held on 13.12.2017.

The 7th Technical Committee meeting of DDA for the year 2017 was held under the chairmanship of V.C., DDA on Wednesday, 13.12.2017. The list of the participants is annexed as Annexure-I. Please find enclosed herewith a copy of the minutes of the same for information and further necessary action.

[Signature]
18/12/17

(Rajesh Kumar Jain)

Director (MP&DC)

To:

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

Agenda Item No.	Issue	Discussion / Recommendations	Remarks
37/2017	Confirmation of the 6th Technical Committee meeting held on 13.11.2017 F1(06)/2017/MP	Since no observations/comments were received, the minutes of the 6th Technical Committee meeting held on 13.11.2017 were confirmed as circulated.	
38/2017	Action Taken Report of the decisions taken during the previous T.C. meetings.	The Action Taken Report of the decisions taken during the previous T.C. meetings was noted.	
39/2017	Regularization of Additional FAR and Modification in LOP for plots allotted to Educational, Institutes/Societies/Trusts for Educational Institutes in Institutional Areas. F7 (09)2017/Bldg.	The proposal was presented by Director (Building). After detailed deliberation, the item was deferred. The Technical Committee observed that the issue needs to be addressed as a part of modification in MPD-2021. Accordingly, the same be examined by the Master Plan Section of DDA by obtaining all the required information / documents from the various affiliated institutes with the minimum land requirement for various courses/institutes.	Action: Director(Master Plan)
40/2017	Relaxation of abolishing the Setbacks between institutional portion of the plot and hostel portion of the plot and allow the integrated building having vocational training and residential use together on the PSP use plot allotted to Society/Young Working	The proposal was presented by Director (Building). It was observed that the institute is engaged in imparting various type of vocational training to the women. After detailed deliberation Technical	Action: Director(Building)

	Women Christian Association of Delhi (YWCA) for the training cum working women hostel, Sector-10, Dwarka, New Delhi-110075. F.13(33)2010/Bldg/	Committee taking a lenient view and agreed to the proposal subject to the payment of additional charges by the YWCA to DDA. The proposal is approved as the case of fate accompli as the building has already been constructed.	
41/2017	Permissibility of Group Housing in the Public & Semi-Public Facilities' (PS) Use Zone under Sub Clause 8(2) of MPD-2021 for construction of around 500 flats ranging from Type-II to Type VI at Mayur Vihar, Chilla Gaon, New Delhi. F.3(9)2017/MP	The proposal was presented by Director (Plg.) AP-II. After detailed deliberation, the proposal as contained in Para 3.0 of the agenda was approved by Technical Committee to process the same under sub clause 8(2) of MPD-2021 for approval of the Authority.	Action: Director(Plg.) AP-II

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

ANNEXURE-I

List of participants of 7th meeting for the year 2017 of Technical Committee on 13.12.2017

DELHI DEVELOPMENT AUTHORITY

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Finance Member, DDA
4. Commissioner (Plg) DDA
5. Addl. Commissioner (Land Scape) DDA
6. Sr. Architect, VC Sect., DDA
7. Director (Building) DDA
8. Director (Plg) AP-II, DDA
9. Director (Plg) Dwarka, Rohini, Narela Project
10. Dy. Director (Plg) MP & DC DDA
11. Dy. Director (Building) DDA
12. Tehsildar, LM/SEZ/ DDA
13. Kanungo, LM/SEZ/ DDA

OTHER ORGANIZATIONS

1. Chief Town Planner (North DMC)
2. Chief Town Planner (South DMC)
3. Sr. Town Planner (North DMC)
4. Dy. CPM, DMRC
5. Dy. Architect, CPWD
6. Dy. Architect, CPWD

DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Delhi Development Authority held on 21st December, 2017 at 3.00 p.m. at Raj Niwas, Delhi.

Following were present:

CHAIRMAN

Shri Anil Baijal
Lt. Governor, Delhi

VICE CHAIRMAN

Shri Udai Pratap Singh

MEMBERS

- 1 Shri K Vinayak Rao
Finance Member, DDA
- 2 Dr. Mahesh Kumar
Engineer Member, DDA
- 3 Shri Manoj Kumar
Addl. Secretary, Ministry of Housing & Urban Affairs
- 4 Shri Vijender Gupta, MLA &
Leader of Opposition in the Legislative Assembly of NCT of Delhi
- 5 Shri Somnath Bharti, MLA
- 6 Shri S K Bagga, MLA
- 7 Shri O P Sharma, MLA
- 8 Smt. Veena Virmani
Municipal Councillor, North Delhi Municipal Corporation
- 9 Smt. Bhavna Malik
Municipal Councillor, East Delhi Municipal Corporation

SECRETARY

Shri D Sarkar
Commissioner-cum-Secretary, DDA

SPECIAL INVITEES

- 1 Shri Anshu Prakash
Chief Secretary, GNCTD
- 2 Smt. Renu Sharma
Principal Secretary (UD), GNCTD
- 3 Dr. G. Narendra Kumar
Pr. Secretary (L&B), GNCTD
- 4 Shri Rajeev Verma
Principal Commissioner (LD, LM & LP), DDA
- 5 Shri Puneet Goel
Commissioner, South Delhi Municipal Corporation
- 6 Shri Madhup Vyas
Commissioner, North Delhi Municipal Corporation
- 7 Dr. Ranbir Singh
Commissioner, East Delhi Municipal Corporation
- 8 Shri J P Agrawal
Principal Commissioner (Housing, CWG, Sys. & PMAY), DDA
- 9 Shri Shripal
Principal Commissioner (Pers., Hort. & LS), DDA

LT. GOVERNOR'S SECRETARIAT

- 1 Shri Vijay Kumar,
Principal Secretary to Lt. Governor, Delhi
- 2 Smt. Swati Sharma
Special Secretary to Lt. Governor, Delhi
- 3 Shri R.N.Sharma
Special Secretary to Lt. Governor, Delhi
- 4 Shri Ravi Dhawan
Joint Secretary to Lt. Governor, Delhi

I. Hon'ble Lt. Governor, Delhi/Chairman, DDA welcomed all the Members of the Authority, Special Invitees and senior officers present in the meeting of the Authority.

Item No.67/2017

Confirmation of minutes of the meeting of the Delhi Development Authority held on 20.11.2017 at Raj Niwas.

F. 2(2)2017/MC/DDA

Minutes of the meeting of the Authority held on 20.11.2017 were confirmed as circulated except Item No.55/2017 regarding "Rehabilitation of JJ clusters of Block BG, BH & BJ Shalimar Bagh" which is to be re-examined in the light of letter dated 19.12.2017 of CEO, DUSIB to DDA regarding price of flats, as pointed out by Pr. Secy UD, GNCTD.

Item No. 68/2017

Proposed change of land use of an area measuring 0.55 ha. (1.354 acres) from 'Commercial' to 'Government (G2)' allotted to the Ministry of Skill Development & Entrepreneurship (MSDE), Government of India for the construction of Kaushal Bhawan at New Moti Bagh Residential Complex, New Delhi, falling in Planning Zone-D.

F.20(10)2016/MP

The proposal contained in the agenda item was approved. The matter may be referred immediately to Ministry of Housing & Urban Affairs, Government of India for issuance of final notification.

Item No. 69/2017

Proposed change of land use of an area measuring 1.775 ha. (4.388 acres) from 'Public & Semi-Public Facilities (PS1)' to 'Government (G2)' for the construction of office of the Department of Commerce (DGS&D/Supply), Ministry of Commerce & Industry at plot No.16-A, Akbar Road, New Delhi falling in Planning Zone-D.

F.20(04)2008/MP

The proposal contained in the agenda item was approved. The matter may be referred immediately to Ministry of Housing & Urban Affairs, Government of India for issuance of final notification.

Item No. 70/2017

Proposed change of land use of land measuring 9132.35 sq.m. (approx.) from 'Recreational' (P2-District Park) to 'Transportation' (T2) for the three pockets of land acquired by DMRC for "Okhla NSIC Metro Station" near Aastha Kunj at tri-junction of Outer Ring Road and Bhakti Vedant Swami Marg in Zone-F.
F.20(11)2016-MP

The proposal contained in the agenda item was approved. The matter may be referred immediately to Ministry of Housing & Urban Affairs, Government of India for issuance of final notification.

Item No. 71/2017

Proposed change of land use of DDA land measuring 4240 sq.m. (approx.) located at Govind Puri in Planning Zone-F from 'Recreational' (District Park) to 'Public & Semi-Public' facilities (PS1 - Police Station).
F.20(04)/2017-MP

The proposal contained in the agenda item was approved. The matter may be referred immediately to Ministry of Housing & Urban Affairs, Government of India for issuance of final notification.

Item No. 72/2017

Proposal for change of land use of an area measuring 61.546 acres (24.91 ha.) 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.
F.3(60)2005-MP/Pt.

The proposal contained in the agenda item was approved. Public Notice inviting objections / suggestions may be issued immediately.

Item No. 73/2017

Purchase of 772 EWS category flats and 4192 sq.m. parking space (equivalent to 131 ECS in 1st basement) at Swatantra Bharat Mill, Shivaji Marg from Developer Entity i.e. M/s DLF Home Developers (Pvt.) Ltd.
F.2(07)2017/EWS/Janta/DDA/Pt.1

After detailed discussions, the proposal contained in the agenda item was approved.

Item No. 74/2017

**Grant of selection grade to Mates.
F.7(01)2003/P&C(P)/Pt.IV**

The proposal contained in the agenda item was approved.

Item No. 75/2017

**Modifications in Chapter-19 (Land Policy) of MPD-2021.
F.3(53)2003-MP/Vol.II/Pt.III**

After detailed discussions, the proposal contained in the agenda item was approved. Public notice inviting objections/suggestions may be issued immediately. The following observations were made for consideration:

- i) Instead of constituting an independent Land Pooling Appellate Authority, which would require amendment of D.D.Act, 1957, an Anomaly Committee may be constituted for the purpose.
- ii) The land pooling policy should be finalized on priority.

Item No. 76/2017

**Allowing development of un-acquired land in Narela sub city (Zone P-1) under the Land Pooling Policy.
F.25(1)2014-MP**

The proposal contained in the agenda item was approved. The matter may be referred immediately to GNCTD for declaring these areas as Development Area under section 12(A) of D.D.Act, 1957 and Urban Area under section 507 of DMC Act, 1957.

Item No. 77/2017

**Modifications in approved Regulations for operationalization of Land Policy.
F.15(6)2012-MP/Pt.II**

It was intimated that the typographical error in para IV Recommendation of the agenda item "The Proposal contained in Para IV", should be read as "The Proposal contained in Para III".

The proposal contained in the agenda item was approved. Public Notice inviting observations/suggestions for 30 days period may be issued immediately.

Item No. 78/2017

Draft Policy to enable the planned development of privately owned lands.

F.3(33)/2012/MP/Pt.II

The proposal contained in the agenda item was approved with the following modification:

Part of the line in Para 2.1.4 i.e. "Land parcels that were assigned 'Recreational' land use as per MPD 2021" be replaced with

"Land parcels assigned 'Recreational use' in the layout plan,"

The matter may be referred immediately to the Minister of Housing and Urban Affairs, Govt. of India for its consideration and approval.

Item No. 79/2017

Draft Regulations for enabling the planned development of privately owned lands.

F.15(12)2017/MP

The proposal contained in the agenda item was approved with the following modification:

Part of the line in Para 3.1.4 i.e. "Land parcels that were assigned 'Recreational' land use as per MPD 2021" be replaced with

"Land parcels assigned 'Recreational use' in the layout plan,"

Public Notice inviting views of all stake holders for 30 days period may be issued immediately.

Item No. 80/2017

Permissibility of Group Housing in Public & Semi-Public Facilities' (PS) Use Zone under Sub clause 8(2) of MPD-2021 for construction of around 500 residential flats ranging from Type-II to Type-VI at Mayur Vihar, Chilla Gaon, New Delhi
File No.F.3(9)2017/MP

The proposal contained in the agenda item was approved. The matter may be referred immediately to East Delhi Municipal Corporation for incorporation in the layout plan.

Other Points raised by Members of the Authority:

1. Shri Vijender Gupta raised the following issues:

- a) DDA has issued demand for recovery of approximately Rs. 34 crores for regularization of Guru Tegh Bahadur Institute of Technology. Since an educational institute cannot afford to pay such huge damages, DDA could consider the matter sympathetically and put up its view in the next meeting of the Authority.
- b) Development of Socio Cultural Centre at Rohini be expedited.
- c) Toilets built by DDA in parks are not maintained properly and DDA should frame a policy in this regard.
- d) DDA land is being encroached at Mubarakpur Dabas. A representation in this matter was also handed over by Shri Vijender Gupta during the meeting.
- e) DDA should intimate timeline for its e-governance project.
- f) On the issue of increase in FAR in DDA markets, it was decided that since DDA markets are already very congested, additional FAR should not be allowed till adequate parking is made available.

2. Shri Som Nath Bharti raised the following issues:

- a) DDA should make a proper estimation of the number of slum dwellers on its lands who need to be rehabilitated and expedite rehabilitation schemes.
- b) DDA is not protecting its lands properly due to which haphazard unauthorized construction has come up throughout the city. DDA should implement its policies in a time bound manner for the development of the city.
- c) All DDA markets are in poor condition and lack toilets and other public facilities.
- d) The DDA road near Malviya Nagar Police Station should be provided with proper street lighting.
- e) School buses of Mother's International School totally block the road to Sarvodaya Enclave during school hours.
- f) There are several encroachments by unauthorized shops and restaurants along the boundary wall of DDA's Deer Park.
- g) A Socio Cultural Centre should also be developed in his constituency. This issue was also raised by Shri O.P. Sharma.
- h) Appreciated the new models of open gym equipment introduced in some DDA parks and suggested that such equipment be installed in all other DDA parks. This issue was also mentioned by Shri O.P. Sharma.
- i) DDA has not challenged the four sale deeds pertaining to khasra No.277 of Hauz Khas Village in the High Court of Delhi.

3. Shri O.P. Sharma raised the following issues:

- a) Cross River mall has several liquor outlets. The gate to the mall has been broken and people have opened unauthorized shops in the area.
- b) Schools for which land has been allotted by DDA should be directed to have separate entry and exit gates for their buses, as the buses cause traffic congestion near the schools.
- c) Sneh International School at Geeta Colony has made an entry gate on PWD road which gets blocked during school hours. NOCs were also not obtained for construction of the school building.
- d) Parmanand Charitable Hospital whose lease has expired, has built several unauthorized storeys in its building.
- e) Several small DDA roads in his constituency are not maintained. Though the joint inspection of the DDA market at Vishwas Nagar had been conducted with East Delhi Municipal Corporation, DDA has not yet paid the deficiency charges and the market is not being maintained.

4. Shri S. K. Bagga raised the following issue:

- a) DDA lands at Rani Garden near Geeta Colony should be protected from encroachment. Though several DDA plots in his constituency are encumbrance free and there are no stay orders of courts, DDA is not developing these for their intended purpose.

5. Smt. Veena Virmani raised the following issues:

- a) The green area developed at Swatantra Bharat Mills should be allowed to be utilized by the public.
- b) In Ramesh Nagar and Moti Nagar areas several DDA plots are available for rehabilitation purpose which should be properly fenced. A list of these lands was also handed over during the meeting.
- c) The temporary DDA office at Kirti Nagar should be shifted and the land developed for its intended purpose.
- d) Permission be granted for construction of parking on the land which was earlier allotted for a slaughter house at Idgah.
- e) DDA should consider the proposal of Jhandewalan temple management for adopting a park in its neighbourhood.
- f) Issue of damage properties at Sadar Bazar be examined.

6. Smt. Bhavna Malik raised the following issue :

- a) Alternative allotment of plots to individuals for land acquired by DDA at Dwarka be expedited.

All these issues raised by the Members of the Authority would be examined by the concerned officials of DDA and status report/action taken would be reported to the Authority in its next meeting.

Since meetings of the Delhi Development Authority are structured, not more than two items beyond the agenda be raised by each Member during meetings of the Authority.

Further, as requested by all the members, following was agreed upon:

- (i) A synopsis of the issues contained in each agenda item should be prepared.
- (ii) Agenda for the meeting of Authority should be circulated atleast 7 days in advance.

Hon'ble Lt. Governor, Delhi thanked all the Members, Special Invitees and senior officers for participating in the meeting.

The meeting ended with a vote of thanks to the Chair.
