

2016	Sub Division Plan of CS/OCF Pocket between B-2 & B-3 (Residential Pocket) w.r.t. Sub- Division of Plot earlier proposed for Multipurpose Community Hall + C.S.C., Sector-XVII, Rohini, Phase- I&II. File No.-Dir(plg)R/1003-17/CS/OCF/2014	The proposal was presented by Dir.(Plg.) Rohini. After detailed deliberation, the proposal as reflected in the agenda was approved.	Action: 1.Dir(Plg) R 2.Engg. Wing 3.LM Wing 4.LD wing
137:2016	Modification in Layout Plan of Sector-27, Ph.-IV w.r.t. allocation of site for construction of Under Ground Reservoir (UGR) of 433175 gallon capacity in Pocket -IV, Block-C, Sector-27, Rohini, Phase-IV File No.PPR/4001/2001/Ph.-IV-V	The proposal was presented by Dir.(Plg.) Rohini. After detailed deliberation, the proposal as reflected in the agenda was approved.	Action: 1.Dir(Plg) R 2.Engg. Wing 3.Elect. Wing 4.LM Wing 5.LD wing 6.Landscape Unit
138:2016	Development of vacant land for new housing in Pocket IV, Sector-14, Dwarka to be taken up on "design and built" basis. File No. F/23/SA/DWK/HUPW/016	The proposal was presented by SA(Dwk). After detailed deliberation, the proposal as reflected in the agenda was approved.	Action: 1.SA(Dwk) 2.Engg. Wing
✓ 139:2016	Development of vacant land for new housing Pocket in between Vegas Mall & MIG Flats, Sector-14, Dwarka to be taken up on "design and built" basis. File No. F/24/SA/DWK/HUPW/016	The proposal was presented by SA(Dwk). After detailed deliberation, the proposal as reflected in the agenda was approved.	Action: 1.SA(Dwk) 2.Engg. Wing
14:2016	Development of vacant land for new housing Pocket opposite SPS, Sector-19B, Dwarka to be taken up on "design and built" basis. File No. F/25/SA/DWK/HUPW/016	The proposal was presented by SA(Dwk). After detailed deliberation, the proposal as reflected in the agenda was approved.	Action: 1.SA(Dwk) 2.Engg. Wing

DELHI DEVELOPMENT AUTHORITY
HUPW-CO-ORDINATION UNIT
Approved in..... 345th Screening
Committee Meeting..... 09.12.2016
Vide item No. 139:2016
Dy. Director (A. N.) Co-ordn.

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Agenda for Screening Committee

File No. F/24/SA/Dw14/K400/016

Screening Committee 345th

Item No. 139 of 2016

Sub: Development of vacant land for new housing Pocket in between Vegas Mall & MIG flats, Sector 14, Dwarka to be taken up on "design and built" basis.

Synopsis: Proposal regarding development of vacant land for new housing Pocket in between Vegas Mall & MIG flats, Sector 14, Dwarka to be taken up on "design and built" basis.

1.0 Background:

- 1.1 The layout plan of Sector -14 Dwarka was prepared by the Planning Wing, it was approved in the 129th SCM vide item No.79:1993 dated 14.09.93. The modification to the layout plan of Sector -14 Dwarka was prepared by the Planning Wing and approved in the 298th SCM vide item No.20:2011 dated 26.04.2011.

The above has been verified by Director (Plg.) Dwarka on 22.11.2015.

- 1.2 In a meeting which was held in the office of EM/DDA on 9.11.2016 regarding Planning and Realisation of proposed Group Housing Schemes in Dwarka Zone, it was decided that two vacant pockets earmarked for Residential/ Housing in Sector-14 and one in Sector-19B in Dwarka Zone (K-II) be taken up for development on Design and Built Model.

Accordingly, the proposal for the following pocket u/r identified by Engineering Wing in Dwarka, has been prepared and is placed below:

2.0 Location:

	Site:		Location
2.	Pocket in between Vegas Mall & MIG flats, Sector 14, Dwarka	1.53 Ha (3.825 Acre)	The site is located near Sector-14 Metro Station along 45.0M R/W road and a 20m R/W on opposite side. The site is bound by District Centre on south side and DDA housing pockets on the north side.

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3.0 Examination:

- The development control norms for the Residential Pocket in between Vegas Mall & MIG flats, Sector-14, Dwarka (1.53 Ha) are as per the provisions of MPD-2021 and its amendments till date.
- Site dimensions and areas are as per the approved LOPs of Sector-14, Dwarka, as provided by Planning Wing.
- The housing pocket identified by Engineering Wing have been broadly examined w.r.t. MPD Norms, feasibility, applicability of TOD etc. as under:
 - a. The site has excellent connectivity to the rest of the city, fronting on a 45.0M R/W road on east side and a 20m R/W on west side. The site u/r is within 5-minute walking distance from Sec-14 Metro station and appears to fall within the 500m influence zone of the MRTS corridor therefore TOD norms shall be applicable for this site, as verified by UTTIPEC dt.22.11.16. (refer Annexure B)
 - b. The site is bound by District Centre on south side and DDA housing pockets on the north side. It is situated adjacent to the upcoming Vegas Mall and has an existing MIG housing complex on the north side. Therefore it is suitable to be developed as a mixed-use project with daily amenities, local commercial and other facilities provided on the ground level and mix of studio apartments and 2-3 BHK apartments above. A combination of podium and basement parking may be suitable.
 - c. The applicable Architectural Development Control norms as per provisions of MPD-2021 and its amendments till date shall be as under:

ARCHITECTURAL DEVELOPMENT CONTROL NORMS

(As per MPD-2021 and its amendments till date)

Landuse (as per ZDP)		Residential
Applicability of TOD Zone		Yes
Overall Mix of uses		Minimum 50% of total FAR shall be as per ZDP landuse; other norms as per prevailing MPD.
1.	Maximum Ground Coverage	40%
2.	Maximum permissible FAR	400
3.	Maximum permissible Density	2000 PPH
4.	Minimum FAR for CSP/EWS housing	60 [15% over and above permissible FAR to be constructed for Community-Service

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		Personnel / EWS and lower category. Such flats should have an area between 25 to 40 sq.m.]
5.	Height	NR (Subject to clearance from AAI/Fire Department and other statutory bodies.
6.	Minimum setbacks (edge of plot facing existing public ROW >18 m shall be considered as "front")	0, 0, 12, 12 m.
7.	Parking	(i) 1.33 ECS/100 sqm built up area (ii) 0.5 ECS/100 sqm. for EWS/Service Personnel housing

4.0 PROPOSAL

The following is proposed for the project site at Pocket in between Vegas Mall & MIG flats, Sector-14, Dwarka (1.53 Ha):

It is proposed that the scheme for Residential use in pocket u/r be taken up as per TOD norms, on Design & Build Model based on the architectural development control norms as follows:

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Total area of the Plot		1.53 Ha
Landuse (ZDP)		Residential
Applicability of TOD Zone		Yes
Overall Mix of uses		Minimum 50% of total FAR shall be under residential use; other norms as per prevailing MPD.
1.	Maximum Ground Coverage	6120 sq.m.
2.	Maximum permissible FAR	61,200 sq.m.
3.	Maximum permissible Density	3060 Persons
4.	Minimum FAR for CSP/EWS housing	9180 sq.m. [15% over and above permissible FAR to be constructed for Community-Service Personnel / EWS and lower category. Such flats should have an area between 25 to 40 sq.m.]
5.	Height	NR (Subject to clearance from AAI/ Fire Department and other statutory bodies
6.	Minimum setbacks (edge of plot facing existing public ROW >18 m shall be considered as "front")	0, 0, 12, 12 m.

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7.	Parking		814* ECS
	(i)	1.33 ECS/100 sq.m. built up area	
	(ii)	0.5 ECS/100 sq.m. for EWS/Service Personnel housing	46* ECS
			*Other relevant norms as per MPD

General Conditions:

- * This 15% of the proposed FAR for Community Service Personnel / EWS and lower category housing would be over and above the maximum permissible FAR and density for each site.
- The above Architectural Development Controls to be followed w.r.t. MPD 2021, UBBL-2016 and other mandatory norms/parameters.
- Necessary approvals from all statutory local bodies like DDA, DUAC, DJB/MCD, CFO, EIA, AAI etc. will have to be taken by the tenderer for scheme.
- Scheme shall confirm to UBBL- 2016, MPD-2021 and notification issued by MOUD regarding barrier free environment.
- The circulation pattern should include segregation of pedestrian and vehicular traffic, entry control, access of emergency vehicles to every block, provision of adequate parking etc.
- The public roads and green areas surrounding the site as well as those providing access to the project site, shall be developed from nearest junction to junction, and upto the nearest metro station by developer, as per MPD-2021 and UTTIPEC Street Design guidelines.
- The developer shall propose to maximise consolidated green areas within the schemes to be programmed for active sports facilities. Remaining green areas should provide dense tree plantation as per site conditions.
- To cater to community needs, facilities such as community / recreational hall, crèche, library, reading room, senior citizen recreation room / club / swimming pool and society office shall be provided.
- Developer shall propose retail shops of confectionery, grocery & general merchandise, books and stationery, Chemist, Barber, Laundry, Tailor, Vegetable Shop (on ground floor with an area of 20 sq.m.. each) along with space for Milk booth & fruit & vegetable shop, in addition to any other local requirements identified from time to time.
- The retail and community facilities shall be provided facing the street/ footpath/ setback line in a linear way, so as to be accessible to other local residents as well. Setbacks to be kept as public roads to provide better access and circulation around the site.
- Basement or podium if constructed and used only for parking, utilities and services shall not be counted towards FAR. Stack parking and any other modern forms of parking may be provided in the projects to meet the parking

- Basement or podium if constructed and used only for parking, utilities and services shall not be counted towards FAR. Stack parking and any other modern forms of parking may be provided in the projects to meet the parking requirement. Cycle parking, two wheeler parking and bus-parking shall also be provided as per the guidelines provided in MPD-2021.

- 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.

- Space to be provided for ESS as per NDPL / BRPL norms.
- Scheme should confirm to minimum three-star GRIHA rating.
- The developer shall submit two alternative unit designs and Layout Plans to be placed before the SCM for consideration.
- To make the construction activity more environment friendly, the choice of alternative materials and techniques have to be prioritized for construction activity.
- Recycling of treated waste water with separate lines for potable water and recycled water. Dual piping system to be provided.
- Ground water recharge through rain water harvesting and regulating ground water abstraction. Landscape areas within the scheme are also to be utilized for this purpose as working landscapes. No additional run-off shall be discharged out of the site.
- Utilities, such as, underground water storage tank, roof top water harvesting system, separate dry and wet dustbins etc. are to be provided within the plot, as per requirement.
- Provisions for decentralized sewage treatment plant and segregated waste disposal shall be made where centralized system is not available/ possible. It shall be ensured that no untreated effluent is allowed to exit/spill out of the scheme area. Treated sewage effluent should be recycled for non potable uses like gardening, washing of vehicles, toilet-flushing, cooling towers, etc.
- Electric substation shall be provided as per requirement.
- Provision of cavity walls, atriums, shading devices in buildings will be encouraged to make them energy efficient.
- Non-Conventional sources i.e. solar energy is recommended. Solar heating system will be provided on all plots with roof area of 300sq.m and above.

5.0 Financial liabilities and social gains:

The housing schemes shall provide planned housing units along with other social infrastructure. Disposal of housing units will also generate revenue. Financial liability is to be seen by Engineering Wing.

6.0 Recommendation:

- The case is put up for the consideration and approval of the Screening Committee to take up this housing on "Design and Built" basis.

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7.0 Follow up action:

The proposal after approval of Screening committee shall be forwarded to Engineering Wing to ensure feasibility w.r.t. confirmation of the site areas and its dimensions, encroachment, status of de-notification, status of land, site demarcation, existing services, AMSL as well as verification of site area w.r.t. approved layout plan prepared by Planning Wing and preparation of Preliminary Estimate and NIT document subsequently.

13/9/2016

Deefankar Singh

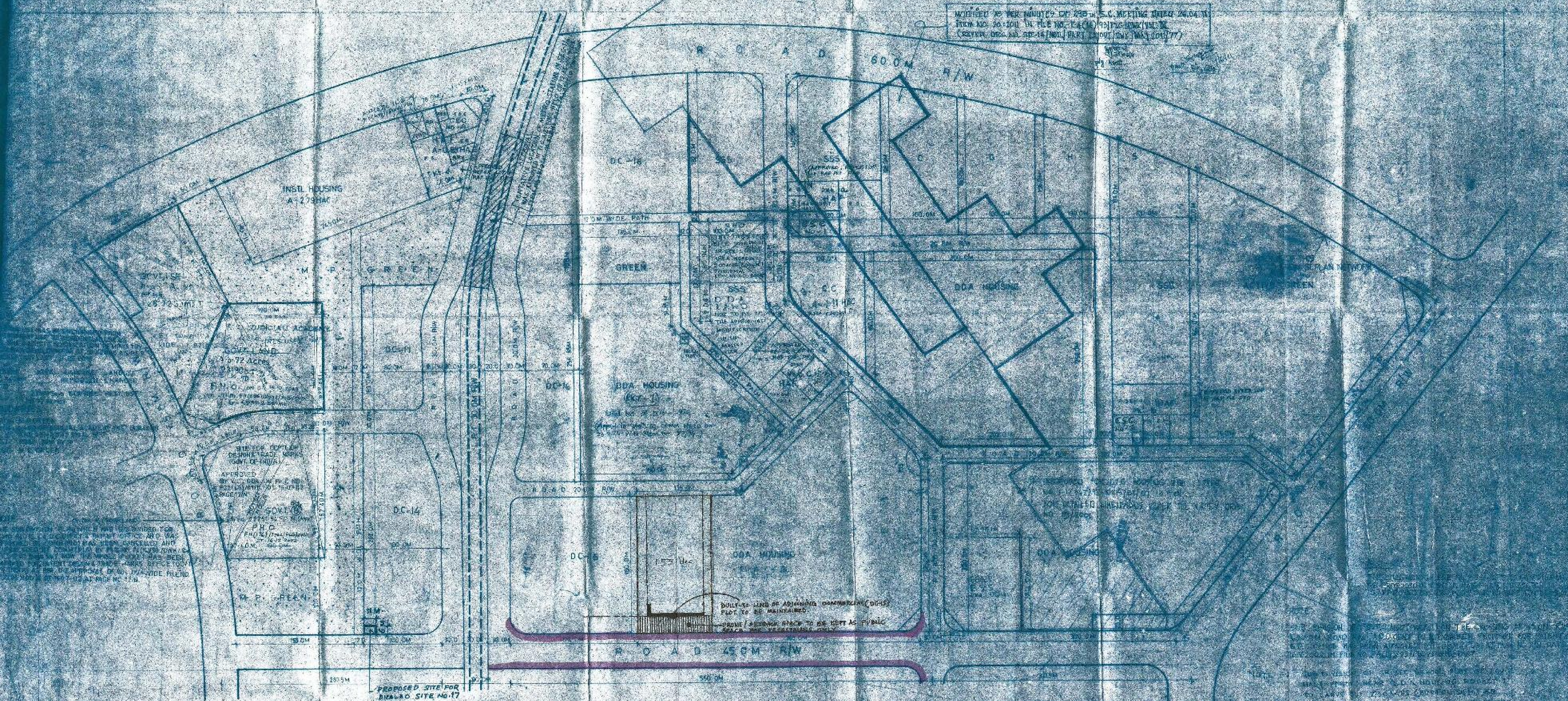
Senior Architect (Dwarka)

P. Anand

Dy. Director (Arch.), Dwarka

DELHI DEVELOPMENT AUTHORITY
HUPW-CO-ORDINATION UNIT
Approved in..... 345th Screening
Committee Meeting dated 09-12-2016
Vide Item No... 135 of 2016.....
P. Anand
Dy. Director (Arch.) Co-ordin.

MINUTED AS PER MINUTES OF 298th S.C. MEETING DATED 26.04.11
 ITEM NO. 20-2011 IN FILE NO. P-4(4)92/PS/HRK/101-12
 (RETRIEVED ON 05-14/NOV/2011 BY: [REDACTED] DATE: 10/11/2011/77)



LOCATION OF DUALAG SITE NO. 17 HAS BEEN
APPROVED BY THE 554TH SCREENING COMMITTEE
MEETING HELD ON 23.02.2016 VIDE ITEM NO. 06.204
IN FILE NO. 07553

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DWARAKA SUB-CITY (PAPANKALA)