



दिल्ली विकास प्राधिकरण
मुख्या योजना विभाग
छठी मंजिल, विकास मीनार
आई. पी. एस्टेट, नई दिल्ली - ११०००२
फ. नो. : ०११-२३३७०५०७

इ-फाइल संख्या.: PLG/MP/0002/2025/F-1/-O/o
DY DIRECTOR (PLG)MP AND DC/94
कंप्यूटर संख्या.: 101471

दिनांक: 22.10.2025

बैठक का कार्य-वृत्त

विषय: Minutes of the 2nd Technical Committee Meeting of DDA for the year 2025 held on 16.10.2025.

The 2nd Technical Committee Meeting of DDA for the year 2025 was held on 16.10.2025 (Thursday) at 10:30 A.M. under the Chairmanship of Vice Chairman, DDA in the Conference Hall at B-Block, 1st Floor, Vikas Sadan, I.N.A., New Delhi - 110023. The list of the participants is annexed. Please find enclosed herewith a copy of the minutes of the same for information and further necessary action.

[Signature]
22/10/2025
अतिरिक्त आयुक्त (योजना) - I

To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner (Housing)
4. Pr. Commissioner (LM)
5. Pr. Commissioner (LD)
6. Commissioner (Plg.), DDA
7. Chief Planner, TCPO
8. Chief Architect, HUPW, DDA
9. Chief Architect, NDMC
10. Chief Engineer (Property Development), DMRC
11. Addl. Commr. (Plg.)-I, DDA
12. Addl. Commr. (Plg.)-II, DDA
13. Addl. Commr. (Plg.) - III, DDA
14. Addl. Commr. (Plg.)-IV, DDA
15. Addl. Commr. (Landscape), DDA
16. Secretary, DUAC
17. Chief Town Planner, MCD
18. Chief Architect (Delhi), CPWD
19. Dy. Commr. of Police (Traffic), Delhi
20. Land & Development Officer, (L&DO)
21. Director, Fire Service, GNCTD

Special Invitees:

1. Pr. Commissioner (Hort.)
2. Additional Chief Architect, V.C. Office, DDA
3. Principal, Hansraj College, University of Delhi
4. Chief General Manager, PGCIL

Item No. 07/2025

Confirmation of the Minutes of 1st Technical Committee meeting for the year 2025 held on 01.07.2025.

PLG/MP/0001/2025/F-1

Since no observations/comments were received, the minutes of the 1st Technical Committee for the year 2025 dated 01.07.2025 were confirmed as circulated.

Item No. 08/2025

Proposed Change of Landuse for land measuring approx. 2.53 acres along the Ring Road at Kalindi Aviral (Part-B)

LS/PROJ/0003/2022/ZN-O/-O/o DIRECTOR(LANDSCAPE)

The agenda was presented by the Director (Landscape). It was discussed that the word 'acquired' in para 1.4 to be replaced by 'repossessed' and the correction in the area statement in the proposal for factual accuracy. It was informed that out of the 3.45 acres area earlier allotted to PWD and now under possession of DDA, an area of 0.92 acres falls under Road Right of Way of Ring road. Accordingly, the change of landuse is proposed for an area measuring 2.53 acres. It was also clarified that the site falls in the 1:25 year floodplain. After detailed deliberations, and in view of the site falling under 1:25 year floodplain, the proposal for Change of Land Use as contained in the agenda item was approved, subject to all statutory approvals, and recommended for further processing under Section 11A of DD Act, 1957.

Item No. 09/2025

Proposal and request from the Principal, Hansraj College, University of Delhi, Delhi-07 for approval of revised layout plan of Hansraj College on the basis of development control norms of 'General College' instead of 'Old College' as per MPD-2021.

PLG/MP/0001/2025/F-3/-AD(PLG-ZONE C)AP-III

The agenda was presented by the Chief Town Planner, MCD. The agenda item was approved for granting the development control norms of General College in place of 'Old College' as per MPD-2021.

Item No. 10/2025

Regarding proposed change of land use of land measuring 1.754 ha from 'Recreational (District Park)' to 'Transportation (Multilevel Parking)' located near Tis Hazari Court at New Delhi falling in Planning Zone-C.

PLG/MP/0003/2024/F-20/-AD(PLG-AP(III))

MCD vide its letter dt. 16.10.2025 has conveyed that a decision has been taken to develop the said site into a park. Hence, the agenda item was withdrawn by MCD.

Item No. 11/2025

Agenda received from MCD for placing before the Technical Committee for allowing

Jkt,

norms as stipulated in MPD-1962 for five (05) Warehousing plots.

PLG/MP/0014/2020/F-3/-AD(PLG-MP AND DC)-III

The agenda was presented by Consultant (HQ), MCD. After detailed deliberations, the Agenda Item was approved, subject to the fulfillment of the Terms and Conditions of the Lease agreement between DDA and Central Warehousing Corporation (CWC) and no violation of the same whatsoever.

Item No. 12/2025

Planning permission for proposed alignment of 400 KV Double Circuit Jhatikara- Dwarka Transmission line falling in Planning Zone L, K-I and K-II.

PLG/DWK/0004/2024/GEN/-O/o DY DIRECTOR (PLG)DWARKA

The agenda was presented by Director (Plg.) Dwarka Project and Director(Plg.) Land Pooling. After detailed deliberations, the proposal contained in the agenda item was approved subject to the condition that charges shall be levied by DDA for the land earmarked for pylon structure/transmission tower as well as for the area falling under RoW of HT line (30m) affecting DDA plots which was agreed upon by PGCIL.

Item No. 13/2025

Proposal for Change of Land Use of the Land Pooling area of Sector-8B, Zone P-II of an area measuring 40.23 Ha.

PLG/LP/0002/2022/P-II/S-8-O/o DY.DIRECTOR (PLG)LAND POOLING-I

The agenda was presented by Director (Plg.) Land Pooling. The proposal for Change of Land Use as contained in the agenda item was approved and recommended for further processing under Section 11A of DD Act, 1957.

Item No. 14/2025 (Laid on Table)

Regarding relaxation in Ground Coverage in special circumstances with respect to the Commercial plots (C2-Wholesale/Warehousing) in Sector 36, Rohini.

PLG/RZ/0001/2024/MISC/-O/o DY.DIRECTOR(PLG)ROHINI

The agenda was presented by Director (Plg.) Rohini. After detailed deliberations, the proposal contained in the agenda item for relaxation of Ground Coverage from 30% to 60% was approved.

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



DELHI DEVELOPMENT AUTHORITY
Master Plan Section, 6th Floor, Vikas Minar
ITO, IP Estate, New Delhi

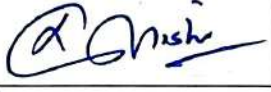
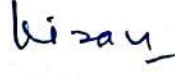
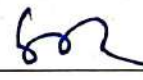
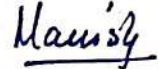
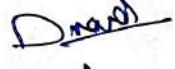
इ-फाइल : PLG/MP/0002/2025/F-1

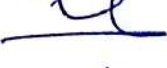
दिनांक: 16.10.2025

Subject: 2nd Technical Committee Meeting of DDA for the year 2025
Date: 16.10.2025 (Thursday)
Time: 10:30 A.M.

ATTENDANCE SHEET

SL. NO.	NAME / DESIGNATION	TEL. NO. / E-MAIL	SIGNATURE
1.	Vice Chairman, DDA		In Chair
2.	Ravi Shankar	8447927961	
3.	P. Anish, CTP/MCD	9717788889	
4.	ANIL KUMAR, ACP/Traffic	9810950913	
5.	DHARAMBIL KUMAR GGM POWER (CD)	8757374644	
6.	Rajesh Kumar Ch. Mgr. POWER GRID	9868515100	
7.	Chandee Agam Babbar	9717890179 LDO	
8.	Sonjay Yadav SE, MCD	9643440153	
9.	S.K. Prabhakar (Asstt) HQ MCD	9717788345	
10.	अनिल कुमार CE, CWC	9773790903	
11.	पवन कुमार, Sr GM, CWC	7838061442	
12.	Manish B.R, A.M, CWC	8891442122	
13.	Bhavesh Tokas Manager, CWC	9773794026	

Subject: 2nd Technical Committee Meeting of DDA for the year 2025			
Date: 16.10.2025 (Thursday)			
Time: 10:30 A.M.			
SL. NO.	NAME / DESIGNATION	TEL. NO. / E-MAIL	SIGNATURE
14.	Prof. Lokesh chandra Mishra PIO, Hansraj College, DU	9873486270	
15.	A. Kiran (Shelter Consultant Hansraj)	9873079073	
16.	Sunil (Shelter Consultant Hansraj)	9210424270	
17.	Chittaranjan Dash, PC(H)	8801227127	
18.	Vijay Aggarwal PC(H)	9928411110	
19.	Manish Gupta	9811008901	
20.	Amit Kumar	8810671090	
21.	Ashwani Kumar	9910201720	
22.	Alok Mahabul	9211644802	
23.	Sanjay Kujur, DD(P/B) LP	8527331118	
24.	Anand Kumar Dir. (Pg.) LP	9891214231	
25.	SUDHIR KR. KATHI ADDL. COMM. (PLG) - II	9650779393	
26.	Manish Verma AC (PLG) - III	9818726121	
27.	Harleen Bahl Chief Architect, MDA		
28.	N.R. Aravind AC (PLG) IV		
29.	SHIKHA BHARGAVA, DIR (PLG) MPMR II.		
30.	Manji Paul, Comm (Pg)	9810687769	
31.	Rohini Dugg, OSD to VC		

32. Brijesh Kumar SE/MCI 8588889010 
33. S K KHARKE EM/DDA 9414035262 
34. B.K. Meena Sr DM 9601897013 
35. POWERGRID

दिल्ली विकास प्राधिकरण
मुख्या योजना विभाग
छंठी मंजिल, विकास मीनार
आई. पी. एस्टेट, नई दिल्ली - ११०००२
फ. नो. : 23370507

इ-फाइल संख्या.: PLG/MP/0002/2025/F-1/-O/o
DY DIRECTOR (PLG)MP AND DC/93
कंप्यूटर संख्या.: 101471

दिनांक: 13.10.2025

बैठक सूचना

The 2nd Technical Committee Meeting of DDA for the year 2025 is scheduled to be held on **16.10.2025 (Thursday) at 10:30 A.M.** under the Chairmanship of Vice Chairman, DDA in the Conference Hall at B-Block, 1st Floor, Vikas Sadan, I.N.A., New Delhi - 110023.

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

शिरवा भार्गव
13/10/2025
निदेशक (योजना),
एम.पी.एम.आर - II

To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner (Housing)
4. Pr. Commissioner (LM)
5. Pr. Commissioner (LD)
6. Commissioner (Plg.), DDA
7. Chief Planner, TCPO
8. Chief Architect, HUPW, DDA
9. Chief Architect, NDMC
10. Chief Engineer (Property Development), DMRC
11. Addl. Commr. (Plg.)-I, DDA
12. Addl. Commr. (Plg.)-II, DDA
13. Addl. Commr. (Plg.) - III, DDA
14. Addl. Commr. (Plg.)-IV, DDA
15. Addl. Commr. (Landscape), DDA
16. Secretary, DUAC
17. Chief Town Planner, MCD
18. Chief Architect (Delhi), CPWD
19. Dy. Commr. of Police (Traffic), Delhi
20. Land & Development Officer, (L&DO)
21. Director, Fire Service, GNCTD

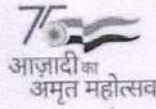
Special Invitees:

1. Pr. Commissioner (Hort.), DDA
2. Additional Chief Architect, V.C. Office, DDA
3. Principal, Hansraj College, University of Delhi
4. Chief General Manager, PGCIL

INDEX

2nd Technical Committee Meeting of DDA for the year 2025

Sl. No.	Item No.	Subject	Page No.
1.	07/2025	Confirmation of the Minutes of 1 st Technical Committee meeting for the year 2025 held on 01.07.2025. PLG/MP/0001/2025/F-1	1 - 5
2.	08/2025	Proposed Change of Landuse for land measuring approx. 3.45 acres along the Ring Road at Kalindi Aviral (Part-B) LS/PROJ/0003/2022/ZN-O/-O/o DIRECTOR(LANDSCAPE)	6 - 61
3.	09/2025	Proposal and request from the Principal, Hansraj College, University of Delhi, Delhi-07 for approval of revised layout plan of Hansraj College on the basis of development control norms of 'General College' instead of 'Old College' as per MPD-2021 PLG/MP/0001/2025/F-3/-AD(PLG-ZONE C)AP-III	62 - 74
4.	10/2025	Regarding proposed change of land use of land measuring 1.754 ha from 'Recreational (District Park)' to 'Transportation (Multilevel Parking)' located near Tis Hazari Court at New Delhi falling in Planning Zone-C. PLG/MP/0003/2024/F-20/-AD(PLG-AP(III))	75 - 113
5.	11/2025	Agenda received from MCD for placing before the Technical Committee for allowing norms as stipulated in MPD-1962 for five (05) Warehousing plots. PLG/MP/0014/2020/F-3/-AD(PLG-MP AND DC)-III	114 - 129
6.	12/2025	Planning permission for proposed alignment of 400 KV Double Circuit Jhatikara- Dwarka Transmission line falling in Planning Zone L, K-I and K-II. PLG/DWK/0004/2024/GEN/-O/o DY DIRECTOR (PLG)DWARKA	130 - 136
7.	13/2025	Proposal for Change of Land Use of the Land Pooling area of Sector-8B, Zone P-II of an area measuring 40.23 Ha. PLG/LP/0002/2022/P-II/S-8-O/o DY.DIRECTOR(PLG)LAND POOLING-I	137-155
8.	14/2025	Regarding relaxation in Ground Coverage in special circumstances with respect to the Commercial plots (C2-Wholesale/Warehousing) in Sector 36, Rohini. (Laid on Table) PLG/RZ/0001/2024/MISC/-O/o DY.DIRECTOR(PLG)ROHINI	156-223



दिल्ली विकास प्राधिकरण
मुख्या योजना विभाग
छठी मंजिल, विकास मीनार
आई. पी. एस्टेट, नई दिल्ली - ११०००२
फ. नो. : ०११-२३३७०५०७

ई. फाइल PLG/MP/0001/2025/F-1/ 62

दिनांक: 03.07.2025

बैठक का कार्य-वृत्त

विषय: Minutes of the 1st Technical Committee Meeting of DDA for the year 2025 held on 01.07.2025.

The 1st Technical Committee Meeting of DDA for the year 2025 was held on 01.07.2025 (Tuesday) at 04:00 P.M. under the Chairmanship of Vice Chairman, DDA in the Conference Hall at B-Block, 1st Floor, Vikas Sadan, I.N.A., New Delhi - 110023. The list of the participants is annexed. Please find enclosed herewith a copy of the minutes of the same for information and further necessary action.

श्रीराम भार्गव
०३/०७/२०२५
निदेशक (योजना),
एम.पी.एम.आर - II

To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner (Housing)
4. Pr. Commissioner (LM)
5. Pr. Commissioner (LD)
6. Commissioner (Plg.), DDA
7. Chief Planner, TCPO
8. Chief Architect, HUPW, DDA
9. Chief Architect, NDMC
10. Chief Engineer (Property Development), DMRC
11. Addl. Commr. (Plg.)-I, DDA
12. Addl. Commr. (Plg.)-II, DDA
13. Addl. Commr. (Plg.) - III, DDA
14. Addl. Commr. (Plg.)-IV, DDA
15. Addl. Commr. (Landscape), DDA
16. Secretary, DUAC
17. Chief Town Planner, MCD
18. Chief Architect (Delhi), CPWD
19. Dy. Commr. of Police (Traffic), Delhi
20. Land & Development Officer, (L&DO) Director, Fire Service, GNCTD

Special Invitees:

1. Additional Chief Architect, V.C. Office, DDA
2. Executive Engineer, CPWD
3. Principal, Miranda College, Delhi
4. Principal, Hindu College, Delhi

Item No. 01/2025

Confirmation of the Minutes of 4th Technical Committee meeting held on 20.12.2024.

PLG/MP/0003/2024/F-1

Since no observations/comments were received, the minutes of the 4th Technical Committee held on 20.12.2024 were confirmed as circulated.

Item No. 02/2025

Proposal for considering the case of Miranda House College, University of Delhi, in the category of 'General College' for facilitating/up-gradation of infrastructure instead of 'Old College' norms as per MPD-2021.

PLG/MP/0001/2025/F-3/-AD(PLG-ZONE C)AP-III

The agenda was presented by the Superintendent Engineer cum Project Director, CPWD. The agenda item was approved for granting the development control norms of General College to Miranda House College, University of Delhi in view of the recommendations of CPWD i.e. plan sanctioning authority. The plan sanctioning body shall ensure that the proposed development shall take cognizance of any heritage structures existing on site and all necessary approvals from the concerned authorities such as Heritage Conservation Committee (HCC) shall be taken before execution of project on site.

Item No. 03/2025

Proposal and request from the Principal, Hindu College, Delhi University, North Campus, Delhi-07 for approval of revised layout plan of Hindu College on the basis of development control norms of 'General College' instead of 'Old College' as per MPD-2021.

PLG/MP/0001/2025/F-3/-AD(PLG-ZONE C)AP-III

The agenda was presented by the Sr. Town Planner, MCD. The agenda item was approved for granting the development control norms of General College to the Hindu College, Delhi University, North Campus, Delhi-07 in view of the recommendations of the MCD i.e. plan sanctioning authority. The plan sanctioning body shall ensure that the proposed development shall take cognizance of any heritage structures existing on site and all necessary approvals from the concerned authorities such as Heritage Conservation Committee (HCC) shall be taken before execution of project on site.

Item No. 04/2025

Proposal for Change of Land Use of land measuring 4.33 ha / 10.71 Acres from "Residential" to "PSP" for development of universities in sector G-7 / G-8 as part of the University Hub in Narela Sub-City (Zone P-I).

PLG/MP/0009/2021/F-19/-O/o ADDL. COMM(R) (PLG-PROJ) MPMR

The agenda was presented by Director (Plg) Narela Project. After detailed deliberations, the proposal for Change of Land Use as contained in the agenda item was approved and recommended for further processing under Section 11A of DD Act, 1957.

Shr.

Item No. 05/2025

Proposal for Change of Land Use of land measuring 30.35 ha (75 acres) from "Residential" & "Commercial" to PSP" for development of Multi Sports Integrated Stadium and Sports Complex in sector G-3 / G-4 in Narela Sub-City (Zone P-I).

PLG/NP/0001/2025/CLU/-O/o DIRECTOR (PLG)NARELA PROJECTS

The agenda was presented by Director (Plg) Narela Project. After detailed deliberations, the proposal for Change of Land Use as contained in the agenda item was approved and recommended for further processing under Section 11A of DD Act, 1957.

Item No. 06/2025

Planning permission for Fuel Station (Petrol Pump) on Private Land Khasra No. 30/14, Village - Singhola, Narela, G. T. Karnal Road, Delhi in view of notified regulations dated 08.03.2019, which was withdrawn in the 3rd Technical Committee Meeting held on 10.07.2024.

PLG/NP/0001/2023/F7/-O/o ADDL COMMISSIONER(PLG)-II

The agenda was presented by Director (Plg) Narela Project. After detailed deliberations, the proposal contained in the agenda item was approved subject to the general conditions approved in the 1st and 3rd Technical Committee meeting of 2024.

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

SP



DELHI DEVELOPMENT AUTHORITY
Master Plan Section, 6th Floor, Vikas Minar
ITO, IP Estate, New Delhi

इ-फाइल : PLG/MP/0001/2025/F-1/

दिनांक: 01.07.2025

Subject: 1st Technical Committee Meeting of DDA for the year 2025
Date: 01.07.2025 (Tuesday)
Time: 04:00 P.M.

ATTENDENCE SHEET

SL. NO.	NAME / DESIGNATION	TEL. NO. / E-MAIL	SIGNATURE
1.	Vice Chairman, DDA		In Chair
2.	1 RAJESH KUMAR ARCHITECT HINDU COLLEGE	9868928951	
3.	ANJU SRIVASTAVA PRINCIPAL HINDU COLLEGE	9810515169	
4.	BOJAYALAXMI NANDA Principal - Miranda House	9891443469	
5.	RAJESH LIMBIA ARCHITECT (MH)	9818124261	
6.	Anand Kr Sharma	9717786926	
7.	ABHISHEK GOPAL SE cum ID CPWD	9999060834	
8.	Chandera Agam Borkesh Srgh, A.E L4D0	9713890179	
9.	Anjali Pancholy Associate TEL, TELD	9810682809	
10.	Kalpna Khurana		
11.	Manisha Anple		
12.	ANIL KUMAR, ACP/Traffic	9810950913	
13.	ANKA APYA, Dir (Plg)	9891158596	

Subject: 1st Technical Committee Meeting of DDA for the year 2025
 Date: 01.07.2025 (Tuesday)
 Time: 04:00 P.M.

SL. NO.	NAME / DESIGNATION	TEL. NO. / E-MAIL	SIGNATURE
14.	Neelii Randhane. Director (Rep) Mumbai.		Neelii
15.	SUDHIR K. KATK ADDL. COMM. (PLG) - II / PROTECT		Sudhir
16.	N.R. Asavind ACC (PLG) - IV		N.R. Asavind
17.	S K KHARE, EM/DDA		S K KHARE
18.	RAVI SHANKAR	8447927961	Ravi Shankar
19.	Chittaranjan Desh	8800227127	Chittaranjan Desh
20.	Nakul K. Nayan	9550225725	Nakul K. Nayan
21.	Nitish, DD (PLG) MPMRII	8511968521	Nitish
22.	Mayank M, DD (PLG) Narda Projects.	7275434577	Mayank M
23.	Anas Nihal, AD (PLG) Narda Proj.	9910877523	Anas Nihal
24.	SHIKHA BHARGAVA, DIR (PLG) MPMRII		Shikha
25.	Mayuri P., Comm. (PLG)	9810687769	Mayuri P.
26.	Wibla Singh. Reg. Asst.	8299576603	Wibla Singh
27.	Ankit Rawat Plg. Asst	9997113900	Ankit Rawat
28.	Pallavi Vashnig, AD (PLG) MP		Pallavi
29.			
30.			
31.			

Technical Committee: _____
 Item number: _____

AGENDA FOR THE TECHNICAL COMMITTEE MEETING

Subject: Proposed Change of Landuse for land measuring approx. 2.53 acres along the Ring Road at Kalindi Aviral (Part-B)

File No. LS/PROJ/0003/2022/ZN-O/-O/o DIRECTOR(LANDSCAPE)

1.0 BACKGROUND:

- 1.1 Comprehensive Plan of Zone 'O'- Rejuvenation and Restoration of River Yamuna and Conceptual plan of Four Areas, this site being one of the four areas, was approved as 346thSCM:06/2017.
- 1.2 Subsequently, the landscape proposal of part site was approved as Kalindi Aviral (Part B) vide 421stSCM:11/2024. (Refer *Annexure-'A'*)
- 1.3 Follow up action of 421stSCM:11/2024 proposes that portions of land that were in possession of various other agencies shall be taken up, once the land is retrieved by DDA.
- 1.4 A portion of land measuring 9.93 hectares (24.55 acres) was temporarily allotted to PWD on temporary basis for installation of Batching Plant/Casting Yard for the execution work of construction of Barapullah Elevated Road across River Yamuna (Phase-III). Out of this, the land portion previously utilized by M/S Gawar Construction, measuring 3.45 acres along the Ring Road has been acquired. (Refer *Annexure-'B'*)
- 1.5 It has further been opined that, given the irreversible degradation of the site's ecological character due to its prolonged use as a casting yard, and considering its proximity to the Ring Road, the feasibility of developing a commercial establishment on this portion of the land may be explored.
- 1.6 Subsequently, it has been directed by VC, DDA during a meeting held on 02nd July 2025 to process the case for change of Land use.
- 1.7 In case the CLU is approved, it is suggested that the structure shall be taken up to be designed in exposed metal truss framework.

2.0 EXAMINATION:

- 2.1. Land Use of the site under reference as per MPD 2021 and Zonal Development of Zone O is Recreational P2 (District Park, Community Park) (Refer *Annexure-'C'*- ZDP-Zone -O).
- 2.2 This site, spreading over an area of about 3.45 acres was allotted to PWD vide letter dated 29.05.2015 for two and a half years and further extended for installation of Batching Plant/Casting Yard for the execution work of construction of Barapullah Elevated Road across River Yamuna (Phase-III).
- 2.3 Out of this 3.45 acres land, an area of 0.92 acres as calculated on the TSS is falling under Ring Road Right of Way as per Master plan of Delhi.

Technical Committee: _____

Item number: _____

- 2.4 The recommendations given by the Principal Committee of Hon'ble NGT in its Report dated October 2015 specific to the area state (Refer **Annexure-'D'** for detailed recommendations of the area)',

"The ongoing construction activity by L & T has to be stopped forthwith pending the review of methodology being used for construction of Barapula Phase III elevated corridor. Filling already done in the river's side channel has to be completely removed and the area restored immediately."

3.0 INFORMATION w.r.t. MoUD'S Letters dated 07.04.2015/ 04.09.2015/ 17.06.2016.

Information w.r.t. MoUD'S Letter No. K-13011/3/2012-DD-IB, dated 07.04.2015:		
S.no.	Information required	Status
(i).	Whether the land is Government or private and who is the land-owning agency?	Government Land. Land owning agency: Delhi Development Authority.
(ii).	On whose request the change of land use case or modification to MPD-2021 has been initiated?	Delhi Development Authority
(iii).	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	A joint team of the officers from Engineering, Horticulture and Landscape Department inspected the site. The copy of inspection report is annexed at Annexure- 'E'
(iv).	What is the public purpose proposed to be served by modification of MPD and/or change of land use?	A place for people for recreation and commercial activity from all walks of life.
(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?	No adverse effect of change of land use.
(vi).	What will be proposal's impact/implications on general public e.g. Law and order etc?	There shall not be any implications on general public in terms of Law and order.
(vii).	Whether any court cases are ongoing on the land mentioned in proposal? Full details be attached.	No
Information w.r.t. MoUD's letter No. K-13011/3/2012-DD-I dated 04.09.2015:		
(i).	Background note indicating the current situation/provisions;	As already contained in Sr. 1.0 of the Agenda.
(ii).	Whether similar proposals have earlier been considered by DDA/	Not applicable

Technical Committee: _____
Item number: _____

	Ministry and/or disposed, and if yes, when and how;	
(iii).	What were the specific recommendations of the Authority with regard to the proposal;	Not applicable
(iv).	How and why the proposal was initiated;	Same as 1.0 above.
(v).	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof;	The site has been subjected to extensive construction activity over several years, leading to irreversible ecological degradation.
(vi).	What are the expected short-term and long-term outcomes if the proposal is approved and implemented;	Given its strategic location along the Ring Road, repurposing this parcel into a commercial venture is likely to offer greater financial viability.
(vii).	How the proposal will benefit in the development and economic growth of the city;	Once developed, the area can serve as a multifunctional public space integrating recreation and retail opportunities. It will offer a vibrant open environment where people can engage in a variety of activities, ultimately benefiting the public at large.
viii).	What are the provisions corresponding to the proposed policy / changes in other metropolitan cities in India and other countries, and if those provisions differ from the proposal then why are they not considered appropriate for Delhi;	The proposal is exclusively for NCT of Delhi as such consideration of any policy/provision of other cities/countries does not arise.
(ix).	What will be the public purpose served by the proposed modification;	The plot will be developed as a Commercial Landuse as per Master Plan norm.
(x).	What is the number of people/families/households likely to be affected by the proposed policy;	The proposal is envisioned to enhance public engagement by offering opportunities for recreation and commercial activities, while also improving connectivity to nearby transport hubs.
(xi).	Whether the proposal is in consonance with the existing plans, laws, bye-laws, rules, etc.	The proposal is for the change of land use being processed under Section 11(A) of DDA Act 1957 to bring it at consonance.
(xii).	Whether the implementation of the proposal will require changes in	No such change is required in rules and provisions of Master Plan.

Technical Committee: _____
 Item number: _____

	certain rules, provisions of Master Plan, etc., and if yes, what action has been taken to bring about such changes;	
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 is for change of land use of DDA land whereas for the development of the said area necessary approvals from the statutory authorities shall be taken.
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;	Not applicable
(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.	Director, Landscape and Environmental Planning Department, DDA. Phone number 011-23370985.
Information w.r.t. MoUD's letter No. K-13011/3/2012-DD-IB dated 17.06.2016:		
(i).	What is the change proposed in MPD-2021/Change of land use case?	Change of Land use from recreational P2 (District Park, Community Park) to Commercial C1
(ii).	Why the change is proposed i.e. the context and justification?	The site has been subjected to extensive construction activity over several years, leading to irreversible ecological degradation.
(iii).	With the proposed changes /amendments, who are going to be benefitted? A tentative statistics or details who will be benefitted should be given?	Given its strategic location along the Ring Road, repurposing this parcel into a commercial venture is likely to offer greater financial viability.
(iv).	How they are going to be benefitted from the proposed amendment/ change?	Once developed, the area can serve as a multifunctional public space integrating recreation and retail opportunities. It will offer a vibrant open environment where people can engage in a variety of activities, ultimately benefiting the public at large.
(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.	Not applicable

Technical Committee: _____
Item number: _____

4.0 PROPOSAL:

- 4.1 In view of the above, Change of Land Use is proposed for 3.45 acres land from Recreational P2 (District Park, Community Park) to Commercial C1 (Retail Shopping, General Business and Commerce, District Centre, Community Centre, Non-Hierarchical Commercial Centre) as per MPD 2021 and under Section 11A of DD Act, 1957.
- 4.2 Plan of the site earmarking the area under consideration for CLU is attached (*Annexure-D*). The proposal for the Change of Land Use Recreational P2 (District Park, Community Park) to Commercial is as follows:

Location	Area as per Plan (in Sqm)	Existing Landuse as per MPD-2021 and ZDP (Zone-'O')	Land use Changed to	Boundaries
Zone-'O'; Kalindi Aviral Part-B (Western bank);	10261.65	Recreational P2 (District Park, Community Park)	ZDP- Commercial C1	North: Exit from Baansera South: Smriti Van East: Baansera West: Ring Road

5.0 RECOMMENDATIONS:

The proposal at Para 4 above is placed before the Technical Committee for its approval. On approval, the matter shall be placed before the Authority for seeking its approval for processing the Change of Land Use under Section 11A of DD Act 1957.

Muhammed Uzair
29.07.25
Mohammed Uzair
Assistant Director
(Yamuna/South)

मोहम्मद उजैर/Mohammed Uzair
सहायक निदेशक (भू-दृश्य, दि०वि०शा०)
Assistant Director (LS. DDA)


29.07.2025
Sonal Bhat
Dy. Director
(Yamuna/South)

SONAL BHATT
Dy. Director
Lands & Dept.
Vikas, M. DDA

Neelima Soni
Director (Landscape)

AGENDA FOR SCREENING COMMITTEE

File No: LS/ADMN/0009/2022/F1/-AD(Landscape)-Yamuna (Comp. No.:46520)

Screening Committee.....421SCM
Item No.....11: 2024

Subject: Landscape Proposal for Part Zone 'O'- Rejuvenation and Restoration of Floodplains of River Yamuna: Western Bank between NH-24 and Barapullah Drain: Kalindi Aviral (Part-B).

Synopsis

The Comprehensive Plan of Zone 'O'- Rejuvenation and Restoration of River Yamuna and Conceptual plan of Four Areas, this site being one of the four areas, was approved as 346thSCM:06/2017. Subsequently, the landscape proposal of part of this site was approved as Baansera vide 407thSCM:69/2022. Presently, design of the overall site, with Baansera as its part, is put up for the approval of this Screening Committee.

1.0 Background:

- 1.1 Compliance (Annexure A) to recommendations by the Principal Committee constituted by the Hon'ble NGT for this specific area have enabled the consolidation of this site. Majorly, encroachments have been removed and DMRC batching plant has been discontinued.
- 1.2 The SCM approved Baansera project has been executed on site partially which includes encroachment removal, restoration of existing depressions, bamboo plantation, public spaces, café terrace and bamboo entrance-exit gates. Approved works like arrival zone, information kiosk, convention centre are yet to be taken up on ground.
- 1.3 However, during the course of construction certain additional works have been executed on site as per the directions of the Competent Authority, which include crescent moon sculpture and terrace bamboo railings.
- 1.4 Further, under directions of the Competent Authority certain facilities have been executed on area which were not included in the initial Baansera project, e.g., lotus pond area, compensatory plantation, plant nursery.
- 1.5 Also, certain works have been carried out by other Departments, e.g., installation of musical fountain in waterbody by DMRC and bamboo plantation in Bharat Kunj area by Forest Department.
- 1.6 Presently, the total design which includes facilities mentioned in paras above and beyond, is being presented as a comprehensive proposal.

2.0 Location:

The edges of the site are listed below:

- Northern side - NH-24 Expressway
- Southern side - Barapullah drain
- Eastern side - Yamuna River
- Western side - Ring Road

3.0 Examination

- 3.1 As per Zonal Plan of Zone-O, the land use of the site is part 'Recreational' and part 'River and Waterbody' (Annexure B).

- 3.2 The recommendations of the Principal Committee constituted by the Hon'ble NGT, specific to this area (**Annexure A'**) mentions the land use as 'green' where chemical agriculture is required to be removed and riverine plantation is executed.
- 3.3 Site context: Being in close vicinity to popular iconic greens of Delhi, like DDA's Indraprastha Park and SDMC's Waste to Wonder park, the site has the potential to attract masses.
- 3.4 Connectivity: It provides excellent connectivity with regards to its location abutting the Ring Road. A multi-modal transport hub is coming up across the Ring Road at Sarai Kale Khan.
- 3.5 Topography: Due to its extensive use for construction related activities there is a level variation at site ranging between 204.5 MSL to 2012 MSL. This allows extended views of its surroundings like River Yamuna, Humayun's tomb and the floodplain at the eastern bank.
- 3.6 Site characteristics:
- The area was extensively allotted to different agencies for various ancillary activities of infrastructure projects over the years that led to accumulation of heaps of C&D wastethatcauseddegradation of these sensitive floodplains.
 - With an MSL@210, the area of top plateau and café terrace lies above the level taken in 1 in 25 years floodplain map, same shall be conveyed to GSDL.
 - About 27acres of land was allotted to PWD, for elevated Barapullah corridor project, which is still under-utilization by PWD.
 - The area between the ongoing Barapullah elevated corridor works has one DJB office and a cremation ground. About 4500 sqm. of land has been temporarily allotted to NCRTC for the construction of RSS/ TSS on the land beyond.
 - In front of this, an office complex of Delhi TRANSCO in 16 hectares was allotted on perpetual lease of 99 years by DDA.
 - A 2 MW capacity solar plant which will cater to 124 parks in South and East Delhi through net metering has been developed in about 2 hectares of area.
 - About 27 hectares of land was allocated for compensatory plantation for RRTS project by NCRTC along the buffer plantation. The plantation has been completed by DDA.
 - Certain religious structures like 3 Temples, 1 Gurudwara, 1 Mosque still exist at site. Land under one of the temples is under litigation.
 - The recent siltation from the River has modified the land mass at its edges.
- 3.7 Litigation: Twenty-six cases of 24(2) (**Annexure C**) and one WP(C)No.4227/2016, Seher Ali v/s DDA are currently active in the Delhi High Court. A consolidated area of 17 hectares, accommodating these cases, is not available for development since the land parcels are scattered and not identifiable on site.

4.0 Proposal:

The design scheme for the entire 163 hectares (approx.) area is detailed as under:

- 4.1 Arrival Zone: The two earlier approved entries from the Ring Road, with a parking of 40ecs, have been developed on site. An ancillary entry, with 50ecsparking, is designed to access area along NH-24. Parking with 350 ecs is proposed, connecting with an exit route to Ring Road towards the further south of the site. The proposed information kiosk is detailed in para 5.0.
- 4.2 Water augmentation: Two existing depression areas have been restored into waterbodies. DMRC has installed a musical fountain in one of these. Two large existing depressions is restored as Lotus pond after clearing of vegetation overgrowth and grading. Murram pathways have been designed along these ponds. A peninsula land between the folds of the pond has been designed as an open-air food court with kiosks in ecofriendly material, details of the presented at para 5.0.

- 4.3 Terraces: The uppermost plateau has been restored into a public space with greens encased with bamboo plantation, a moon shaped sculpture and a memorial stone. The floral terrace with a decorative shelter is in place, and is extended towards the western side with patterns of seasonal flowering beds. The floral terrace forms an access to the proposed Recreational Club, which is detailed in para 4.14. The next level terrace houses a café which is the eating facility of this Club and is also detailed in para 5.0.
- 4.4 Bharat Kunj: A Bambusetum has been developed by the Forest Department in the shape of India's physical boundary. It houses 4000 bamboos, procured from each state with state boundaries depicted by another 4000 bamboos of runner bamboo varieties. DDA has contributed in developing the pathways within the area. This area can be independently accessed from proposed NH-24 entry.
- 4.5 Children's Play Area: Bamboo based play equipment's is designed adjacent to water body with Musical Fountain. An added feature of elephant sculpture of family of five is located at its entrance on a grass mound.
- 4.6 Tent city: A tent city is proposed to be housed between the two floral terraces, with 10 tent units with attached toilets and a central performance area and a common kitchen and dining facility.
- 4.7 Organic Bazaar: An organic haat with make-shift kiosks for display and sale of variety of Indian organic products is proposed near the main entrance, close to parking with connectivity with the Ring Road and Sarai Kale Khan bus and metro stations just across the Ring Road.
- 4.8 Plantation Zone: DDA has completed plantation under compensatory plantation scheme for NCRTC. Multi-tier plantation strategy conducive to the floodplain ecology with provision of *kaccha* trails has been followed. Balance area between the under construction Barapullah Elevated Corridor and Barapullah Drain shall be planted in the same multi-tier plantation strategy. Area adjacent to the lotus pond with existing dense plantation shall get conducive with this larger green buffer. 100 mts strip between this plantation zone and the river channel is planted with riverine grasses to form a buffer zone as per Hon'ble NGT directions. Adventure sports are proposed to be strategically located in these densely planted zones.
- 4.9 Solar plant: Works have been initiated on an area north of children's play zone being developed as a 2MW Solar plant.
- 4.10 Area along NH-24: A series of rolling mounds with a 18' high chhatri and 4 *Yakshini* statues have been proposed at this location. *Kaccha* walkways amongst flowering trees varieties and planting beds are designed. A plant nursery is developed on re-possessed land from PWD.
- 4.11 The signages of the site are conceptualized as innovative designs in bamboo.

5.0 Proposed Structures

- 5.1 District Park area as per Zone O Zonal plan is 32 hectares. 3.5 hectares is above 210 MSL and therefore to be considered outside of 1:25 year floodplain. For the purpose of calculation of site boundaries, this 35.5 hectare is considered as the site.
- 5.2 To comply with the directions of the HNGT and its Principal Committee, the chemical agriculture in the area has been removed and to keep it safe for deterioration as in the earlier scenario, public activities are proposed to be spread over the entire area.
- 5.3 Within this identified site of 35.5 hectares, MPD norm of Restaurant @Section 9.6, Table 9.4 are being combinedly applied to Amenity structure (approved as Information kiosk in 346th SCM:06/2017) and Open-air food court. A plot of 3667sqm has been allocated as Restaurant plot to be utilized as Food Court at the peninsula near the restored lotus pond, overlooking the greens and lotus ponds, interspersed with seating spaces and an open performance area. Six kiosks of 09sqm each in eco-friendly material are sited in the area.

An area of 120sqm is being located away from this plot to be utilized as amenity structure. The structure is proposed to be covered with leaf shaped roof at varying height of 2.5 to 7.35m, supported by columns and rammed earth walls. It will have displays of the restoration works done by DDA in the floodplains for River Yamuna.

Site	Restaurant MPD Norm	Permissibility	Proposed
Restaurant Plot			
355000 sqm (35.5 hectare)	@1% of total site or 8000sqm whichever is less	3550.0 sqm	3550.0 sqm
Built up norms			
FAR	5	177.5 sqm	174.0 sqm
a. Open air food court Kiosk	@6nos x9sqm		54.0 sqm
b. Amenity structure	@10x12sqm		120.0 sqm

5.4 Within the identified site of 35.5 hectares, MPD norm of Recreational club @ Section 13.8 are being applied to the proposed Club with café. A 4742sqm area, referred as floral terrace, has been allocated as Recreational club plot. The club is proposed to be a double-storey pre-engineered structure in bamboo and steel on stilts, accessed from the drop off of the upper most terrace. Overall cladding is proposed in bamboo, with bamboo shingle top roof and metal-frames-stone-slab lower roofs.

The eating facility of the Club is located at a distance, on the middle plateau, for the ease of management. It is designed as a single-storey MS structure with HPL and puff panel roofing. The interior is designed in pine wood flooring and cladding, aluminum baffle ceiling, with minimal outdoor seating.

Site	MPD Norm	Permissibility	Proposed
Recreational Club Plot			
355000 sqm (35.5 hectare)	@5 lakh population	5000sqm	4742.0 sqm
(i) Main club			3320.0 sqm
(ii) Cafe			1422.0 sqm
Built up norms			
Ground coverage	@ 30% of plot	1422.6 sqm	600.0 sqm
(i) Main club		996.0sqm	400.0 sqm
(ii) Cafe		426.6 sqm	200.0 sqm
FAR	@120	5690.4 sqm	1000.0 sqm
(i) Main club		3984.0 sqm	800.0 sqm
(ii) Cafe		1706.4 sqm	200.0 sqm
Height	26 mts		11.5 m/ 4.0 m
Parking	2 ecs/ 100 sqm		94.84= 95 ecs
Main club			66.4= 67 ecs
Cafe			28.44= 29 ecs

6.0 Area Statement: Total area: 163 hectares

Sn	Head	Area (approx/ sqm)	On site status
A.	Arrival Zone	46786.0	
1.	4 entry/exits		2 entry/exits executed
2.	745 ecs parking	25481.0	Partially executed
3.	Arrival area	7820.0	
4.	Circulation	13485.0	
B.	Water augmentation	46915.0	
1.	Waterbody with musical fountain	19604.0	Complete
2.	Waterbody near Yamuna	3341.0	
3.	Lotus pond	23970.0	
C.	Terraces	39796.0	
1.	Upper most terrace	27111.0	Complete excluding construction of proposed Club
2.	Middle plateau (Café terrace)	5320.0	
3.	Floral terrace	3682.0	
4.	Extension of Floral terrace	3683.0	
D.	Bharat Kunj	28913.0	Complete
E.	Children's Play Area	20669.0	
F.	Tent city	4493.0	Proposed
G.	Organic Bazaar	3571.0	
H.	Plantation Zone	1129905.0	
1.	Compensatory plantation	270000	Complete
2.	Dense plantation incl. Smriti Van	(Existing) 139169.0 (Proposed) 387426.0	Ongoing
3.	Buffer zone along the river	(Existing) 154225.0 (Proposed) 102033.0	Ongoing
4.	Other plantation areas (bambusetum etc.)	77052.0	Complete
I.	Solar plant	20000.0	Ongoing
J.	Area along NH-24	53146.0	Proposed
H.	Open air food court	3550.0	
AREA WITH OTHER AGENCIES /CURRENTLY NOT AVAILABLE FOR DEVELOPMENT (Areas calculated as per TSS and in record, may vary)			
J.	NCRTC – ESS	4500.0	Permanent allotment
K.	PWD – for Casting yard and other ancillary works	Area currently being utilised is uncertain *	Temporary allotment; shall be taken up once retrieved.
L.	Cremation grounds- both	33980.0	Exact area to be confirmed
M.	Area with Delhi Transco	160000.0	Land allotted on perpetual lease for 99 years
N.	Petrol Pump	1200.0 (As per TSS) and 2739(as per lands Deptt)	Private land
O.	Area under 24(2)	17000.0	To be taken up after land is re-possessed by DDA

12

7.0 Financial Liability / Social Gain:

- 7.1 Expenditure incurred till date of about 14.14 crores.
- 7.2 Total estimate for development of the balance area is estimated to be approximately 87.08 Cr (i/c contingency 3%+ Departmental charges 11.25%). as per Engineering and Horticulture Department. Financial Concurrence amounting to Rs. 87,08,00,000/- Rupees Eighty-Seven crore eight lacs only) has been accorded by the competent authority vide Sanction No.16/2023-24 dated: 02-02-2024.

7.2.1 Cost for Convention and Interpretation centre/ Information Kiosk in bamboo inclusive of Piling, Steel Structures, Retaining Walls, Elevator and Slope Protection and associated works - Rs.13.21 Cr.

- 7.3 Social gain: Once completely developed, it will be one of its kind theme-based green area, a hub for recreation, research and leisure for the people of Delhi on the banks of river Yamuna.

8.0 Follow- up Action:

This case is placed before the Screening Committee for its consideration and approval of Comprehensive proposal of Kalindi Aviral (Part-B).

Once approved the proposal shall be taken for details by Landscape Department and further by Horticulture and Engineering Department. Further, Engineering Department will coordinate with respective experts in the field for development of bamboo structures like Convention Centre, Information kiosk, shelters, Play equipment's or any other miscellaneous works.

Portions of land that are still in possession of different agencies shall be taken up for design once, the land is retrieved by DDA.

Mohammed Uzair
Mohammed Uzair
Assistant Director
(Yamuna/ Landscape)

Neelima Soni
Neelima Soni
Director (Landscape)

Mohammed Uzair
AD(Y- LANDSCAPE)
08-APR-2024

DELHI DEVELOPMENT AUTHORITY CERTIFIED

Approved in.....421st.....Screening
Committee Meeting Dt.....07.03.2024
Vide Item No.....11:2024
All observations (nos.....02.....
applicable to drawing are incorporated)

Neelima Soni
08.04.2024

Neelima Soni
08 April 2024

DELHI DEVELOPMENT AUTHORITY
HUPW-CO-ORDINATION UNIT
Approved in.....421.....Screening
Committee Meeting Dated 07.03.2024
Vide Item No.....11:2024
Neelima Soni
Dy. Director (Ar. h.) Co-ordn.



OFFICE OF THE DEPUTY DIRECTOR (HORT.)
HORTICULTURE DIVISION-VII/DDA
SCHOOL BLOCK, SHAKARPUR, DELHI-92
Ph (O): 011-22481813
Email: hortvii.dda@gmail.com

No. F1(3)24-25/HD-VII/Misc./ 372
To,

Dated :02.05.2025

Director (Hort.) South East, DDA
15th Floor, Vikas Minar, ITO,
New Delhi - 10002.

Sub.- Regarding Taking Over Possession of 3.45 Acres of Land from PWD for Further Necessary Action at Site.

With reference to the subject cited above, it is stated that a total of 10.76 acres of land was previously handed over to PWD for use as a casting yard. Out of this, 3.45 acres have now been vacated by the executing agency at the site. However, the Construction and Demolition (C&D) waste generated during their operations has not been cleared by the agency.

Recently, HLG has directed DDA to take over the land from PWD and initiate the further course of action. This department has already communicated with the concerned PWD division regarding the handing over of the vacated land. It was also conveyed that, in the absence of formal handing over, DDA will presume the land has been taken over and will proceed with removal of the debris. The cost incurred for this waste removal will be borne by PWD.

A joint site inspection was carried out on 15 April 2025 in accordance with directions of the competent authority. The following officers were present during the inspection:-

1. Sh. R. D. Meena, Director (Horticulture), SE
2. Sh. Pankaj Gunawat, Deputy Director (HD VII)
3. Sh. Mukesh Bhakar, Assistant Engineer (Civil), HCD-9
4. Ms. Kamleshwari, NT/LM (EZ)
5. Sh. Sourabh Kumar, S.O. (Horticulture), HD VII

During the inspection, it was observed that a significant amount of C&D waste is still present at the site, adjacent to Ring Road near the L&T Casting Yard. The area was previously occupied by M/s Gawar Construction, who vacated the site but did not remove the leftover debris.

Approximately 1.4 hectares (3.45 acres) of land has now been vacant at site. As per directions of the competent authority, the Horticulture Department has been instructed to take possession of this vacant land vide e-file no. 92397 for further necessary action.

As the Public Works Department (PWD) has not handed over the possession of the land despite repeated communications, it may now be presumed that the vacant land measuring 3.45 acres stands taken over by the Horticulture Wing, DDA. Accordingly, the concerned Civil and Landscape Divisions are requested to initiate the necessary course of action for the development of the site.

Sd/-
(Pankaj Gunawat)
Dy. Director (Hort.)
Horticulture Division-VII/DDA

Copy to:-

1. Director (LS), DDA - for preparation of landscape plan or any other necessary action please.
2. Executive Engineer (Civil), PWD, Project Division F-21, Under Ring Road Flyover, Opp. IGI Stadium Gate No. 09, New Delhi - 110002.
3. Executive Engineer, HCD-IX, DDA - for further necessary action please.
4. Dy. Director (LM)/EZ/DDA for further necessary action please.
5. Deputy Director (HQ), DDA - for kind information please.
6. Assistant Director (H)-III, HD-VII - to pursue the matter.
7. Office copy.

Dy. Director (Hort.)
Horticulture Division-VII/DDA



HORTICULTURE DIVISION-VII/DDA
SCHOOL BLOCK, SHAKARPUR, DELHI-92
Ph (O): 011-22481813
Email: hortvii.dda@gmail.com

No. F1(3)24-25/HD-VII/Misc./ 270

Dated : 4.04.2025

To

The Executive Engineer (civil)
PWD (Govt. of Delhi)
Project Division F-21
Under Ring Road Flyover
Opp. IGI Stadium Gate No. 09
New Delhi-110002.

Subject: - Removal of C & D waste Malba from Bamboo Park Baansera near Sarai Kale Khan.
Reference: -(i) F1(3)2024/Hort.7/DDA/Misc./956 dated 03/09/2024.

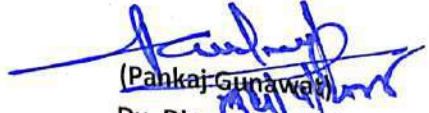
(ii) F1(3)24-25/HD-VII/Misc./1052 dated 07.10.2024.

With reference to the subject mentioned above, a significant amount of Construction and Demolition (C&D) waste remains at the site abutting Ring Road near the L&T casting yard. This area was previously utilized by M/s Gawar Construction, which has since vacated the site, leaving behind substantial debris.

Our office has previously communicated with your esteemed office, requesting the urgent removal of this waste. However, despite our earlier correspondence, no action has been taken to date. Given that Banser Park is an LG-monitored project, the presence of this waste is a matter of serious concern.

In view of the above, you are once again requested to arrange for the immediate removal of the C&D waste. If no action is taken, DDA will presume that the land has been taken over and will proceed with the removal of the waste. The cost incurred for this removal will be borne by PWD.

This letter is issued with the approval of Director (Hort.) SE/DDA


(Pankaj Gunawar)
Dy. Director (Hort.)
Hort. Div.- VII/DDA

Copy to :-

1. Director (Hort.) SE/DDA for kind information please.
2. Director (LS)/DDA for kind information please.
3. DD(HQ)/DDA for kind information please.
4. DD(IL)/DDA for kind information please.
5. AD(H)-III/HD-VII to pursue the matter.
6. Office copy.

Dy. Director (Hort.)
Hort. Div.- VII/DDA

LAND USE
'Zonal Development Plan - Zone O'

ANNEXURE-C

Land use of the proposed site:

 Recreational - P2 (District Park, Park, Community Park)



**Report
on
Flood Plain Development
Yamuna River, NCT of Delhi
by
Principal committee**

October 2015

BACKGROUND AND KEY RECOMMENDATIONS

The Principal Committee, at its meeting dated 18 Sep 2015 amongst other things decided to carry out a field survey of the river Zone in NCT of Delhi and its adjoining tracts in UP and Haryana. The expert members namely Prof. AK Gosain and Prof. Brij Gopal were to take the lead and the DDA, Government of NCT of Delhi, DJB and UP Irrigation department were to assist and facilitate the survey.

The said survey was carried out on 2, 3 and 4 October 2015.

A report based on the said survey is enclosed.

Following are the key Recommendations to emerge out of the Observations made during the survey in order of priority.

1. Removal of encroachments from active flood plain

- a. All structures (residential, commercial, religious, nurseries, farm houses etc) lying in active flood plain of the river in the southern zone (Okhla Barrage – Jaitpur Village) on either bank, and in Haryana side across Aali drain to be removed. This is necessary to safeguard the interest of the river as well as the people who have raised these structures. DDA, Govt of NCT of Delhi, Govt of UP and Haryana to collaborate and take action.
- b. DMRC dumping in active flood plain, south of the Okhla barrage in land with the UP Irrigation department to be restored to its original river bed level. Govt of UP to take action.
- c. Police force to camp for a fortnight to enable DDA to fence its land downstream of DND flyway in Central Zone (Wazirabad Barrage – Okhla barrage) to prevent further encroachment. DDA and Govt. of NCT of Delhi to take action.
- d. Violations by the PWD contractor (L&T) in the river bed for the Barapula III elevated corridor to be investigated and corrective measures taken. DDA, UP Irrigation Department and Govt of NCT of Delhi to take action.
- e. Manner in which land has been given by Delhi Transco to M/s AFCONS for batching plant in the river bed to be investigated and corrective actions taken. DDA and Govt of NCT of Delhi to take action.
- f. The CRPF camp, the CNG filling station, the old fly ash Brick plant as well as the Millennium Bus depot opposite the Indraprastha/ Millennium Park, standing over previous fly ash ponds to be removed, detoxified and converted into a forest cum public park, where public could experience the river at close distance. The Bus depot is already under High Court directed relocation. DDA and Govt of NCT of Delhi to take action.
- g. No construction that hinders environmental flow of the river in and around Signature Bridge be permitted. DDA and Govt of NCT of Delhi to take action.
- h. All existing constructions in the active flood plain on both banks in **Northern Zone** (Palla Village – Wazirabad barrage) to be removed. Flood plain not to be used for river deleterious activities like dumping of solid waste and parking of vehicles etc. DDA and Govt of NCT of Delhi to take action.

- i. Relocate the temporary police camps near Sonia Vihar of CRPF and Delhi police away from the flood prone stretch of the river zone (Zone O). DDA and Govt of NCT of Delhi to take action.
- j. Actions to be taken to provide statutory protection to flood plain under either the Indian Forest Act (Protected forest) or the Environment Protection Act (Eco-sensitive Zone). Ministry of Environment & Forests, Govt of NCT of Delhi to take action.

2. Development of wetlands and water bodies

- a. All the identified (in the main report) low lying sites (Old river channel & flood plain water bodies) in the flood plain in the Northern and Central zones to be developed as flood plain wetlands. DDA and Govt of NCT of Delhi and Govt. of UP to take action.
- b. An off channel reservoir spread over some 300 ha north east of the Palla village in Zone P II in the north Delhi to be developed to capture flood waters from the river. DDA and Govt of NCT of Delhi to take action.
- c. In the northern Zone, along the main embankment on both banks, 10-15 metre wide belt of plantation with two to three rows of native trees (Fruit trees) should be maintained. This should be followed by an earthen trench 2-5 m wide and 2-3 m deep between the various spurs (Shanks) towards the River. This shall ensure rain water and flood water trapping and also moisture retention. DDA and Govt of NCT of Delhi and Govt. of UP to take action.
- d. Farmers in the river flood plain to be encouraged to opt for farm ponds for fisheries and flood retention sites. Chemical agricultural or any farming within 100 m of the river channel to be prohibited. DDA and Govt of NCT of Delhi and Govt. of UP to take action.

RESTORATION PLAN FOR THE ZONE O (RIVER ZONE) IN NCT OF DELHI & ADJOINING UTTAR PRADESH

According to records the Zone O (River zone) within the NCT of Delhi is spread in a north-south direction over some 9700 ha as a winding strip measuring 52 km in length and width that ranges from 800 m – 3.5 km.



While the river Yamuna in the past had a much larger flood plain spread both on its east (left) and the west (right) bank, today it is bound by an almost continuous embankments called the Eastern Marginal Bund (Popularly known as the Shahdara Bund and the NOIDA link road) on the east and the Western Marginal Bund (Popularly known as the Ring Road) on the west bank.

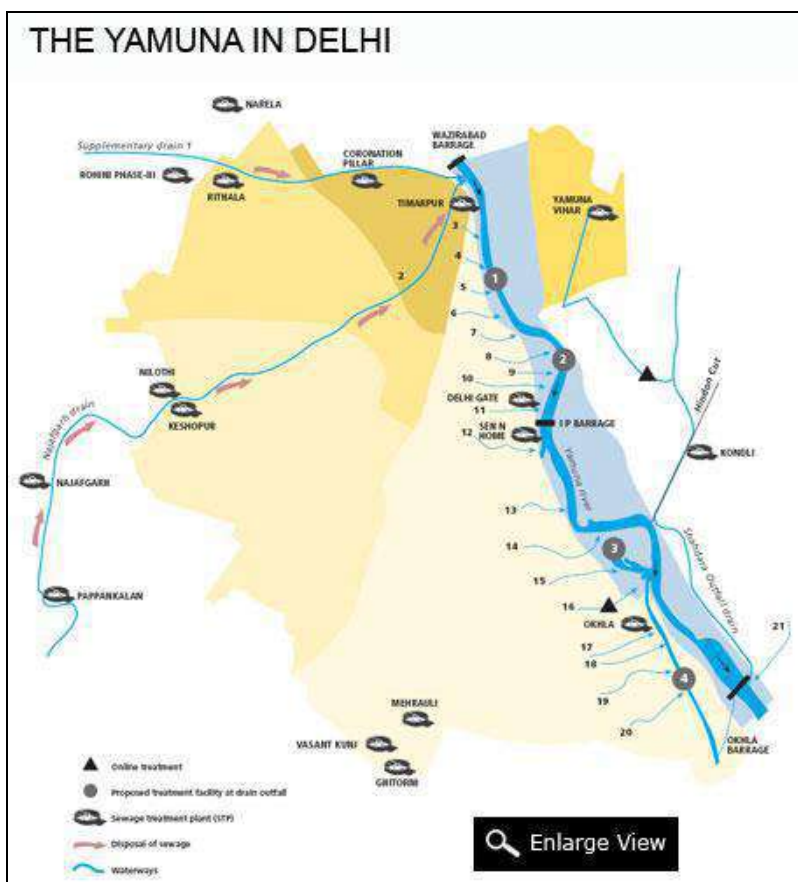
Three distinct stretches in the river zone can be considered. The '**Northern stretch**' running over 26 km from the Palla village till the Wazirabad barrage cum road. The '**Central stretch**' running over 22 km from the Wazirabad barrage till the Okhla Barrage and the '**Southern stretch**' running over some 4 km from the Okhla barrage till the Jaitpur Village. It is notable that both in the northern and the southern stretches, the river forms inter-state border between NCT of Delhi and the state of Uttar Pradesh (UP).

The river zone carries important mythological, historical, environmental and social values which any restoration plan needs to keep in mind with care and sensitivity.

In recent past there have been unsavory developmental incursions into the river's active flood plain in form of pseudo bridges as well as barrages and roads in the central stretch which have frozen the river's meander and compromised the ability of the flood waters to spread and flow downstream. Few avoidable 'advance / forward bunds' raised well into the active flood plain in all the three stretches have further reduced the flood way available to the river and rendered the floodable lands into flood prone, but which remain an integral part of the flood plain never the less. Any restoration plan shall need to consider these developments especially in the light of high floods that the river has seen during 1978, 1988, 1995, 2010 and 2013. This also needs emphasis on the basis of lessons learned from the devastating floods in Sep 2014 seen in the Kashmir valley specially the city of Srinagar in J&K.

It is to be noted that a large scale inundation of the city and the resultant human suffering witnessed in September 2014 in the city of Srinagar (J&K) could be attributed to the narrowing of the flood way in the city through embankments and the resultant occupation of the flood plain by the people. In case of Delhi, the city's topography results in its entire eastern bank to be low lying and hence vulnerable to inundation and damage from any catastrophic floods. An extreme flood could over run the entire eastern Delhi.

The city's topography also results in a number of storm water drains originating in and around the ridge and emptying themselves into the river.



The river bed in the city stretch has been laden with solid waste including silt brought by the drains as well as puja samagri including idols immersed into it during the annual festive season.

Guiding Principles

1. Two reports, namely Final Report of the Expert Committee (Prof. Babu Committee) dated 19 April 2014 titled “Restoration and Conservation of River Yamuna” and the Expert committee (Shashi Shekhar Committee) report dated 2 August 2014 titled “Restoration and Beautification of River Yamuna in NCT of Delhi” to form the guiding documents
2. Any further reduction or land use change in the current Zone O (river zone) in the city is fraught with danger and risks. Any development that has already taken place within the active flood plain will have to be reviewed with a sense of responsibility and restoration (to the extent possible).
3. The Zone O (river zone) must become a place of attraction and active indulgence by the city dwellers as well as visitors within natural limits and without compromising the river’s ecological and social functions.

CHARACTERISTICS OF VARIOUS RIVER STRETCHES AND THE SUGGESTED PLAN

NORTHERN STRETCH:



Map 1

Northern Zone (Palla – Wazirabad)

‘**Red**’ lines represent the Marginal Bunds. ‘**Blue**’ line shows the two advance bunds on either side of the river. ‘**White**’ line shows the inter-state (NCTD & UP) boundary. ‘**Yellow**’ line are the roads.

The northern stretch of the river has following characteristics:

- a) The river forms the Delhi – UP border over a large portion of the river. Inter-state border is shown in '**white**' line in **Map 1**.
- b) The river is bounded on its west bank by the Marginal Western Bund in Delhi and similarly a marginal bund on its east bank in UP. Marginal bunds are shown in '**red**' color in **Map 1**.
- c) There are a number of shanks (cross bunds) constructed all along the marginal bunds to safeguard the bunds.
- d) The river has a pronounced meander and relative freedom to play in this stretch
- e) The river within Delhi has two sections. One from village Palla till Burari, which can be termed as the river's rural stretch. Second from Burari to Jagatpur and Wazirabad, where unauthorised colonies have mushroomed.
- f) In front of the west and the east banks there are advance / forward bunds have been raised (in 1980s) which has dangerously narrowed the flood way and created a chicken neck situation and led to the unauthorised occupation of the flood plain in the name of Jagatpur Extn (West bank) and Sonia Vihar and Rajiv Nagar colonies in the east bank. Advance bunds are shown in '**Blue**' color in **Map 1**.
- g) The Department of Irrigation and Flood control (DI&FC) has two flood monitoring stations at Palla and at Jhangola respectively. DJB has a number of tube wells along the stretch to extract raw water.
- h) DDA has promoted the development of a **Yamuna Biodiversity Park** (Phase 1 and 2) on the west bank.
- i) A water treatment plant (WTP) exists on the west bank in Wazirabad village and recently another water treatment plant (WTP) called the Sonia Vihar WTP has become functional on the east bank
- j) In the east bank two temporary camps one of CRPF and the other of Delhi Police exists. These border a large tract of natural forest adjoining the original Eastern Marginal Bund.
- k) The entire available flood plain in this stretch goes under deep inundation (**Pic 1, 2**) during even normal floods in the river.



Pic 1,2: Entire flood plain under flood waters (2010) in northern zone

- l) Flood plains are used for seasonal farming by local farmers.
- m) Meander in the river channel offers opportunities for the raising of a flood plain water bodies in both the banks. Few low lying sites as well as previous channels of the river in the flood plain are good candidates for development as water bodies.

Observations (2 Oct 2015):

1. It was observed that almost the entire floodplain between the western embankment (right marginal bund, RMB) and the river channel is under active use for cultivation (**Pic 3**) using ground water. It was also observed that there are a series of tubewells and Ranney wells (numbering more than hundred) owned by DJB in this area, at close intervals all along the shanks and the RMB. (**Pic 4**).



Pic 3 : Farming right till the river channel



Pic 4: Ranney and tube well of DJB in flood plain

2. Despite the fact that the monsoon season has just ended, the flow in the River (**Pic 3**) was very low, and was confined to a narrow channel along the bank.



Pic 3: Low flow in river

3. The Floodplain is still being used for dumping solid waste along the Bund Road opposite Bakhtawarpur in West bank. In the east bank closer to the advance bund Pushta (the Left Forward Bund), most of the area adjacent to the bund was observed already being used for various activities such as parking of lorries, buses, cars and auto rickshaws and also by hawkers/ fruit shop shacks. A seasonal fair with giant wheel/ merry go round installed on the area inside the bund was also observed. (**Pic 4**)



Pic 4: Flood plain east bank used for parking and fun-fair etc

4. Some permanent structures were also observed in the floodplain between the marginal bund and the river ; for example, a Gaushala (Shri Nandini Mai Gaushala) has come up only recently in between Palla and Bakhtawarpur villages. (Pic 5)



Pic 5: Construction in flood plain

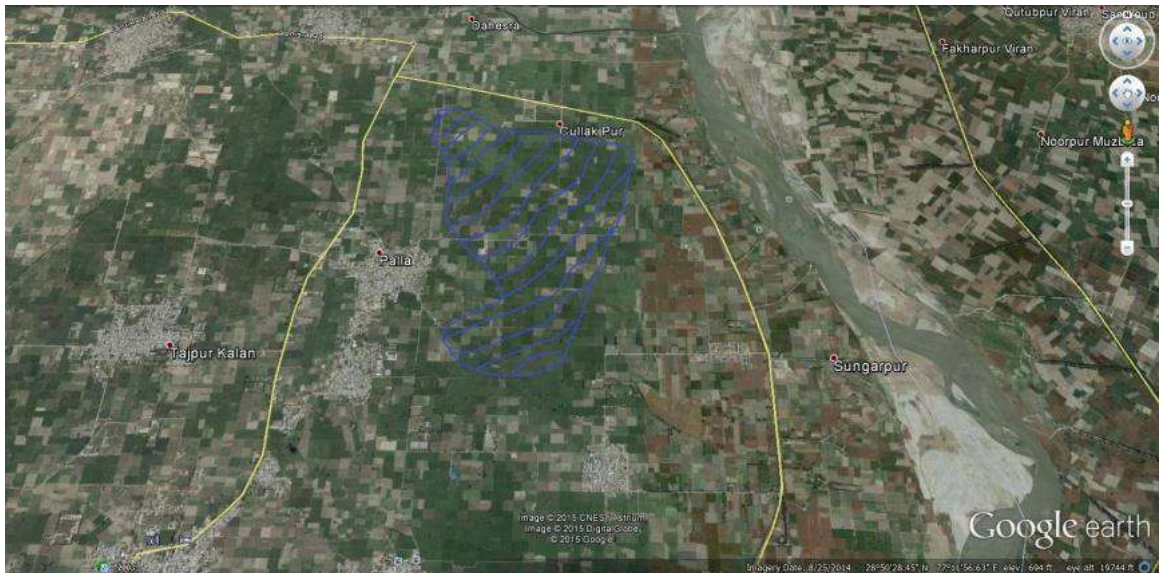
5. Few low lying sites as well as previous channels of the river in the flood plain are good candidates for development as water bodies.
6. The exact ownership of the land in the flood plain could not be ascertained, although the Yamuna Biodiversity Phase 2 land has already been acquired by the DDA.

Recommendations:

With respect to the above observations, the following recommendations are made:

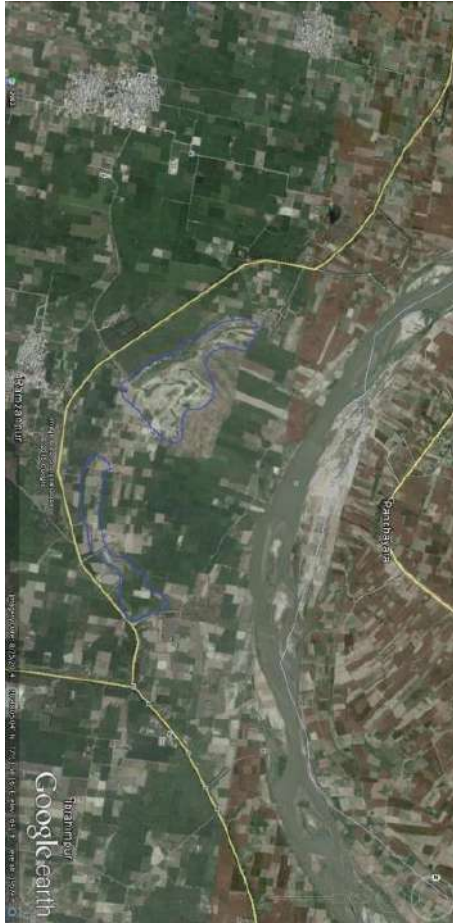
1. The chemical agricultural activity should be stopped at the earliest and should be replaced by creation of small farm ponds which will help in retaining floodwaters and facilitate ground water recharge. The ponds can be used for raising fishes. The depth can be 3-4 metres (to the level of the riverbed).
2. The use of floodplain should be regulated by assigning zones of permissible activities. Wherever possible, the old river channels and water bodies within the floodplain should be revived and their extent be deepened. Such water bodies may be used for raising fish nurseries without using fish feeds.
3. To start with no farming activity within 100 metre on either side of the main river channel should be permitted. Along the main embankment 10-15 metre wide belt of plantation with two to three rows of native trees (fruit trees) should be maintained. This should be followed by an earthen trench 2-5 m wide and 2-3 m deep between the various spurs (shanks) towards the River. This shall ensure rain water and flood water trapping and also moisture retention.

4. The debris and waste dumped along the embankments opposite Bakhtawarpur as well as all other locations should be removed.
5. All the permanent and temporary structures (both within NCTD and UP) that have come up in the Floodplain in this zone should be removed at the earliest.
6. It is also recommended that there should be a 500 m wide river buffer outside the embankment on both sides of the river (in Delhi and in UP), which should be used only as a greenbelt and which should serve as a green space for the people.
7. It is also recommended to create an off channel reservoir (over approx 300 ha area) within Zone P-II close to the Right Marginal Bund. (**Map 2**). This shall add value to the Zone P II as well as act as a water source for the zone as well as the city in lean period. This shall also act as a popular site for recreation. This shall collect water from the river during its monsoon high flows.

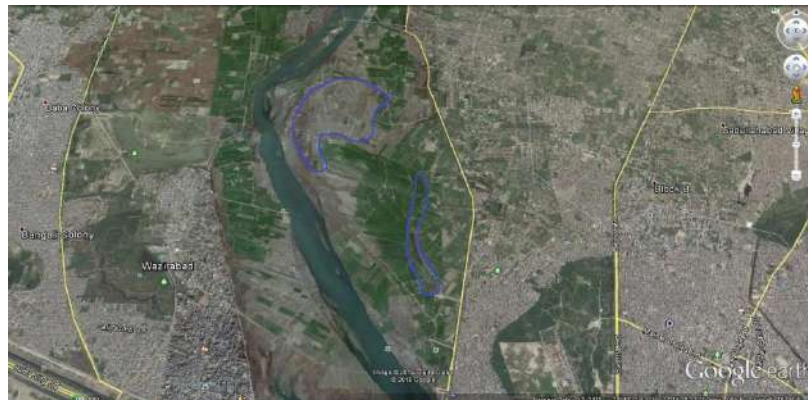


Map 2 (site in blue color for Off Channel reservoir near Palla)

8. Within the active floodplain, four locations as shown in the map (**Map 3 & 4**) should be converted into suitable wetland and flood retention water bodies.



Map 3: Flood plain wetland sites in West Bank



Map 4: Flood plain wetlands sites in east bank

9. It is also recommended that the area (shown as 'green' in DDA Zonal Plan and map) between Left Forward Bund and Shahadra Marginal Bund north of CRPF Land be notified as forest cum wetland area. This shall collect flood period run off from the area and act as a wetland cum recreation site for the local people. **(Map 5)**



Map 5: Forest cum wetland site in east bank (Blue color)

10. No new construction may be allowed in the low lying and flood prone Jagatpur Extension in West bank and Sonia Vihar in East bank (unauthorised colonies). A redevelopment plan for the area keeping its flood plain as well as its flood prone status needs to be devised. It may be kept in mind these unauthorised colonies regularly see flooding (**Pic 6-11**) of low lying areas during high floods (Pictures from floods of Sep 2010) in the river. These result in creation of unhygienic conditions from standing water and spread of water borne diseases.
11. Steps be taken to relocate the temporary camps of the CRPF and the Delhi Police away from their flood prone site in the east bank.



Pic 6, 7: Low lying areas in Jagatpur Ext under flood water (2010)



Pic 8, 9



Pic 10, 11

CENTRAL STRETCH:

This winding 22 km long stretch from the Wazirabad Barrage in the north till the Okhla Barrage in the south lies wholly within the territory of NCT of Delhi, except a portion in its south east corner where the Delhi – UP border upstream of the Okhla Barrage has formed a water body now designated as the Okhla Bird Sanctuary.



Originally the entire east Delhi being low lying had formed the active flood plain of the rivers Yamuna and Hindon and experienced almost annual flooding. This is the reason why all the fabled cities of Delhi came up only at different locations on the river's west bank.

Sometimes during the 1950s the Eastern Marginal Bund, also called as Jamuna Pushta or the Noida link road came up to define the eastern margins of the river's flood plain. Later the Ring Road running along the major part of the west bank defined the river's western margin. These two now form the boundaries of the Zone O (River Zone).

Till independence, there was only one rail cum road bridge that joined the two banks, though a number of boat or pontoon bridges used to come up at suitable locations during the non monsoon months. Today there are ten (10) existing bridge cum road/rail lines and three (3) (Signature Bridge, DMRC Bridge and Barapula extension phase III) which are under construction. These bridges, most of which are bridge cum cross embankments in the river, have effectively frozen the river's channel and its meander and sub divided the river zone into a number of sections. These inhibit the free downstream flow of flood period water and result in avoidable flood water impoundment.

Resulting from the city's natural topography the west bank of the river is higher than the east bank. A number of bathing ghats (32) marked the river front on the west bank, the most famous of which are

the Nigam Bodh and the Qudsia ghats. An extension of the Red fort in Salimgarh fort finds a place in the river, immediately south of the popular Yamuna Bazar, which houses the Nigam Bodh ghat. Nigam Bodh ghat has a mythological aura around it as legends have it that Lord Brahma recovered his lost memory (bodh) of the Vedas (Nigam) on taking a dip in river Yamuna at this place.

Four power plants (Raj Ghat, Indraprastha, Pragati I and II) and their fly ash dumps were located in the past within the active flood plain on the west bank of the river. This was when the polluting and other adverse impacts of the power plants and the fly ash dumps on the river system were not understood. Presently Indraprastha Power plant has been closed down, while the Pragati Power plants have been converted to gas. Raj Ghat power plant remains operational but is likely to close down soon.

The natural topography of the city has resulted in a number of storm water drains (201) to collect and convey storm run off from the city into the river in form of 22 outfalls (drains). Najafgarh (including Supplementary) and the Barapula Drains in the west and the Shahdara Drain in the east are the most notable of them. Over a period of time as the city has grown, most of these storm water drains have begun to also carry sewage and industrial effluents resulting in pollution of the river to no end.

A Tibetan refugee colony called as the Majnu Ka Tila and a Sikh Gurudwara have come up on the west bank right next to the river's active channel.

Since the 1980s at least three advance / forward bunds well into the active flood plain (two in the Northern stretch and one (Akshardham bund) in the Central stretch) have badly compromised the integrity of the river bed, narrowed the flood way and resulted in construction of permanent structures (Akshardham and CWG village and allied structures) behind the advance bunds.

During and subsequently the 1990s at least two depot, stations and residential and commercial properties (Shastri Park and Yamuna Bank) of the DMRC have come up deep into the active flood plain of the river.

Opposite the Millennium Park, on the west bank in the active flood plain a bus depot raised by the DTC astride a fly ash dump for meeting the parking needs of the buses meant for athletes and officials attending the CW games and residing in the CWG village is currently in the process of High Court directed relocation. Nearby exists a plant nursery of the Forest Department of NCT of Delhi, a CRPF camp and a CNG filling station.

Active flood plain in the west bank opposite the Sarai Kale Khan village has seen degradation in form of an unauthorised debris and municipal waste dump yard, a filling station, a Delhi Transco complex, land for a STP and an electric crematorium (raised as part of the Yamuna Action Plan) and a number of batching plants to construct pre-fab concrete structures for use by the DMRC and the PWD.

South of the DND expressway, the Ring Road having taken a westward turn ceases to act as a marginal bund. Resultantly a number of unauthorised colonies (Joga bai and Batla House extension etc) well into the active river bed have mushroomed. A road called as the Kalindi Bye pass is planned at this location.

There is extensive flood plain farming by contract farmers hired by two farmer's co-operative societies namely Dilli Peasant Co-operative Society and Jhil Kharanja Milk Producers Society going on all over this stretch. There are also a number of private plant nurseries being run at different locations in this stretch.

Observations:

Various locations in the Central zone were visited on 3 and 4 October 2015. Following were the observations:

Mayur Vihar stretch of the DND flyway

1. Presently some unorganized and supposedly unauthorized activities such as dairy activities are being carried out under the space in culvert below the Mayur Vihar stretch of the DND Flyover which was meant for floodwater spread and flow.
2. The water spread area on both sides of the DND flyover in this area is infested with water hyacinth and other aquatic/terrestrial weeds. (**Pic 12, 13**) This is possibly because of local pollution from the large number of cattle as well as polluted water coming from Hindon Cut.



Pic 12: water body near DND flyway



Pic 13: Water body choked with hyacinth

3. There is a huge tract of wetlands behind the Left Guide bund of DND and the whole area is apparently heavily silted up.

Flood plain across Ring Road opposite Sarai kale Khan

4. The Barapula drain at the point where Phase-II clover of flyover is under construction, has large amount of untreated sewage passing into the River. We were told that the sewage treatment in the catchment of Barapula drain will only be taken up by DJB in the Phase-II of the NGT plan. It was also informed by DJB Officer (Water) telephonically that they have started trapping sewage at Krishi

Vihar and Nizamuddin. Later, they plan to stop mixing of sewage with storm water. DJB plans to divert this sewage to Okhla STP after which it is informed that the Barapulla Drain will not receive any sewage and carry only storm water. Sewers are also proposed to be installed in unsewered areas in the Barapulla drain catchment. Work has reportedly been started in Mehrauli area.

5. We observed that the area around Barapulla drain (**Pic 14, 15**) has a characteristic of wetland with typical wetland vegetation even at this time of the year.



Pic 14, 15: Mouth of the Barapulla drain as it enters the river zone & vegetation around it

6. There are a few hutments in the area. It appears the people have been using the area for seasonal farming.
7. Nearby is the Delhi Transco complex, which it is observed is also being used by AFCONS as batching plant site. There are at least 3 large dumps of debris and other Solid waste adjoining this complex.
8. On travelling further towards the River where the river forms a large side channel that rejoins a little downstream, we observed that the M/s L & T (Contractor for PWD) has started heavy work for Barapulla Phase – III elevated corridor over the river zone, joining Ring Road with Mayur Vihar. In this area, Well foundation is being prepared. It has been seen that the channel has been completely obstructed by filling and compacting land which is nearly 35-40m wide. (**Pic 16,17**) This has been done right upto the main channel. The second Well Foundation is being prepared right at the margin of the side channel. Dumping of fresh earth and debris was going on while the team was there. No officer from L& T could be contacted.



Pic 16,17 : Choked river channel by L&T

DND flyover on either side up to the Toll gate

9. It was found that a 2.5 m dia pipe was laid under the road near public conveniences, that connects to the southern side. Kutchra road passing through the pipe is used as an access by nearby people.
10. Throughout the DND flyover there is no other passage except the culvert which provides passage to water discharged by the Hindon Cut Canal.
11. We examined the area south of DND towards Maharani Bagh from near the Guide Bund. The area is proposed for Floodplain wetlands but there appears to be a problem in protecting it against encroachments because no fencing could be readily made.

Area between Samadhi complex and Rajghat Bye pass Road starting from Rajghat Power Plant till the abandoned electric crematorium

12. It was found that there is a DTC bus depot and large tract of existing wetland as well as Flyash dumps in this area.
13. Beyond this, is the abandoned electric crematorium.
14. It was also noticed that there were one or two small pipes/ opening laid under the road to connect the two sides of the floodplain which seemed to be inadequate.

Zone O area around Yamuna Bazar (Between Ring Road and the river)

15. It was reported that there are total 32 ghats along the River between Qudsia Ghat and Old Railway Bridge. The ghats are in dilapidated state and the water is highly polluted with sewage. Waste water enters the river here through the Mori Gate/ Moat drain, next to Ghat no.23. (Pic 18,19) The

water also seems to be nearly stagnant in this section. The land belongs to DDA and it was reported that some existing buildings have old lease whereas the lease of others has expired.



Pic 18, 19: Ghats and drain at Yamuna Bazar (Nigambodh Ghat)

16. There are a number of Gas godowns in this area. Few patches have been developed as parks by DDA. There is a crematorium at Nigambodh Ghat. There is a small plot of land where Parmanand Blind Relief Hospital is under construction adjacent to the Ring Road. The area has its mythological, religious and social importance and requires a thoughtful redevelopment.

Golden Jubilee Park Phase-I downstream of Old Railway Bridge

17. Here, the Shanti Van drain enters by the side of this Bypass road and has a regulator.
18. We followed the drain right up to the main river channel and it was observed that the waste water passing through the kutchra drain had significant visual improvement at the outfall point.
19. All along the drain there is a wide zone of wetland vegetation. We also observed large number of small patches of freshly deposited sand interspersed between the grasses.
20. We also examined one of the wetlands created in a depressed area with clear water and luxuriant growth of aquatic vegetation and fish.
21. We further examined a bamboo shelter built two years ago.

Defunct Indraprastha thermal power Station area

22. The main building lies abandoned. The area once used as a coal depot was being developed for the setting up of a 3-MW solar power farm through SECI.

The entire central zone can be sub divided into 4 distinct sections.

These are Section 1 from Wazirabad barrage till Old railway Bridge (ORB); Section 2 from Old railway Bridge till ITO Barrage; Section 3 from ITO Barrage till HNZ Bridge and Section 4 from HNZ Bridge till Okhla Barrage.

Section 1 (Wazirabad – ORB bridge)



Google image (Wazirabad – ORB)

Yellow color – Roads & Bridges; **Gold color** – Ghats; **Red color** – Unauthorised colonies (Majnu Ka Tila); **Brown color** – DMRC depot ; **Crimson color** – Old villages; **Blue color** – Potential water bodies

West Bank

The river flows close to the Ring Road and the flood plain is a narrow strip. Two unauthorised colonies belonging to the Tibetan refugees (**Majnu Ka Tila** and **Qudsia Monastery**), a Gurudwara and Qudsia ghat lie in this narrow strip. Rest of the strip is under forest. The two drains (**Najafgarh** and **Supplementary**) join the river. Construction of **Signature Bridge** is underway. A ghat (**Sur Ghat**) has been constructed under the Yamuna Action Plan.

Number of traditional ghats (32) dot the area called as the **Yamuna bazaar**. Most famous of these is the **Qudsia** and the **Nigam Bodh ghat**, where a public crematorium also exists.

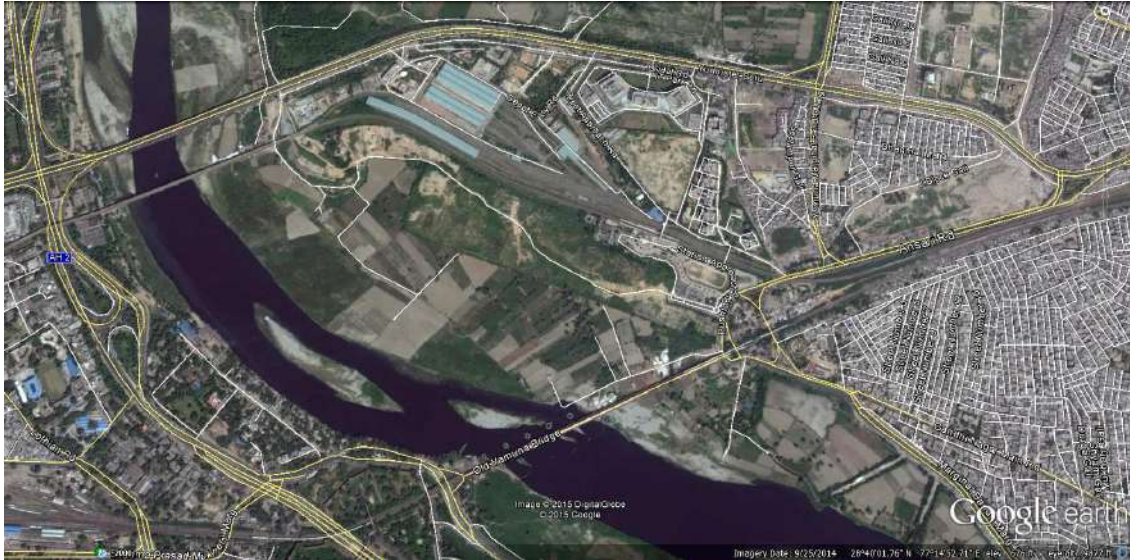
East Bank

Shahdara bund (**Eastern Marginal Bund**) marks the boundary of the river zone. There is significant flood plain available where notable features are two small villages (**Garhi Mandu** and **Usmanpur**), extensive tree plantations, number of natural water bodies and agricultural farming. There is a power distribution station located well within the flood plain. Construction works of **Signature Bridge** are underway.

Large chunk of active flood plain has been utilised by the **Shastri park DMRC depot**, residential and commercial properties.

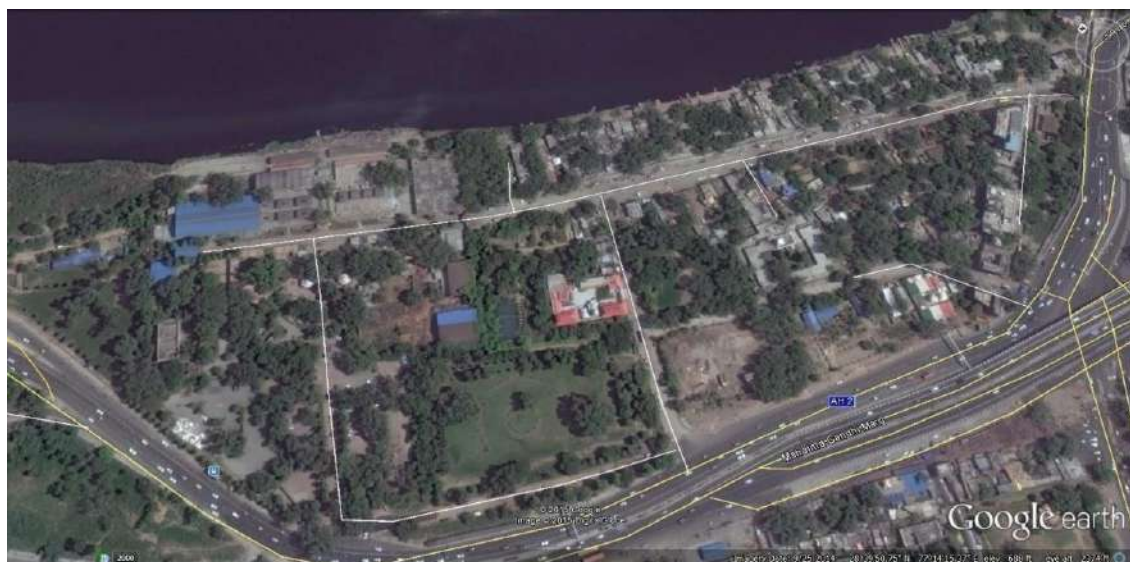
Recommendations:

- a. Sur ghat which is a concrete structure needs to be made more natural.
- b. Impact of the Tibetan refugee colony; Monastery and the Gurudwara on the river needs to be assessed and suitable actions with the interest of river in mind taken.
- c. Forested patch requires to be protected against ingress and encroachments.
- d. Area around the Signature Bridge offers recreational opportunities. But any development that cannot withstand inundation ranging from a few days to a month during the high floods should not be planned. No development that hinders environmental flow of the river should be permitted.
- e. The two villages (Garhi Mandu and Usmanpur) in the flood plain go under water every time there is a high flood. People in these villages need to be convinced that it is in their interest to shift out of the river zone and the DDA need to offer them suitable alternate sites for relocation.
- f. Relocation of the power distribution station out of the flood plain be explored.
- g. The existing water bodies need to be expanded and developed as flood plain water bodies cum recreational centres.
- h. Unused land (15 ha) in possession of the DMRC in the river bed shall be dredged back to the river bed level and returned to the river so that the flood waters have sufficient space to spread and the avoidable pressure onto the Old railway Bridge during high floods could be reduced.



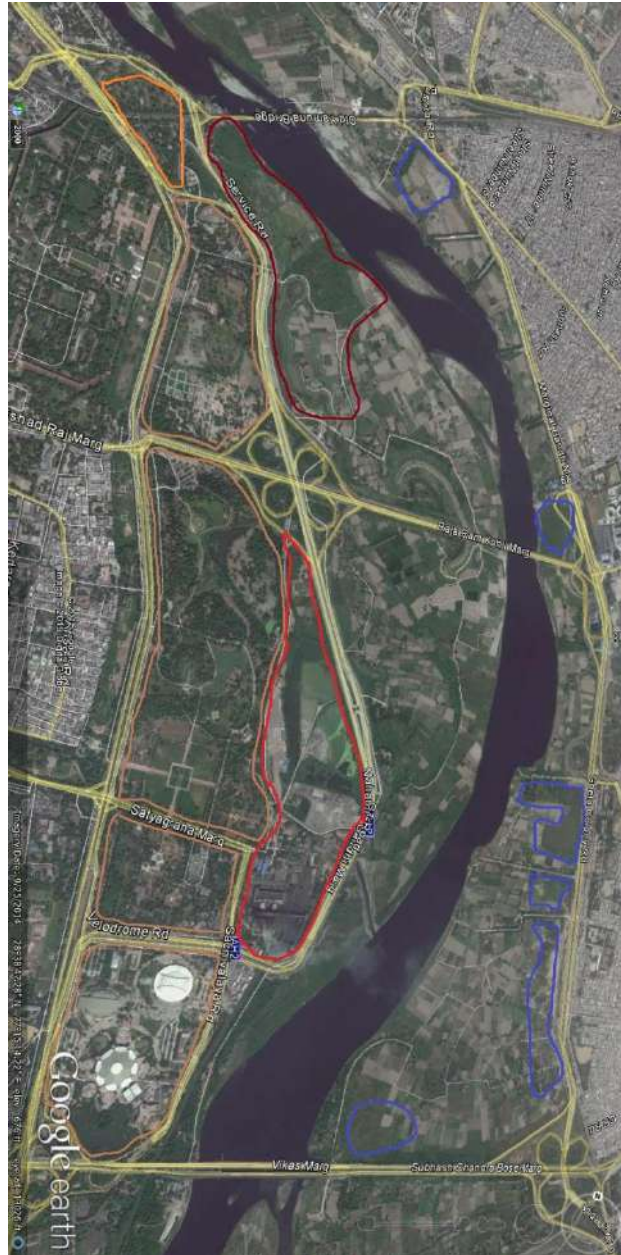
Google image showing the location of the DMRC complex at Shastri Park in east bank

- a. Qudisia ghat needs careful restoration to its original and traditional state.
- b. The area around Nigambodh Ghat between the River and the Ring Road needs to be redeveloped keeping in mind the social, religious and mythological significance of the site. Institutions like INTACH, Aga Khan Foundation etc could be involved.



Google image showing Yamuna Bazaar (Nigam Bodh Ghat and other ghats)

Section 2 (ORB Bridge – ITO barrage cum Bridge)



Google image (ORB – ITO Barrage)

Orange color – Salimgarh fort; **Red color** – Power plant area; **Crimson color** – Golden Jubilee park
Brown color – Samadhis, Gandhi Darshan complex, Sports stadiums, Delhi secretariat etc;
Blue color – Existing and potential water bodies; **Yellow color** – Roads, bridges

The river meanders sharply from west to east and then back creating a vast flood plain on its west bank.

Three bridges over the river namely Old railway cum Road Bridge, Geeta Colony Bridge and ITO barrage cum bridge lie in this section. Ring Road forms the western boundary, while the eastern Marginal bund Road forms the eastern boundary. During the CW Games in 2010, a Ring Road bye pass Road has been constructed in the west bank which has bifurcated the west bank flood plain.

It is at the Old Railway Bridge (ORB) that the flood levels in the city are traditionally measured and recorded.

West Bank

Salimgarh fort is perhaps the only monument existing within the river zone. South of it are the **Samadhi sthals** in a series till the Raj Ghat.

A power plant (**Raj Ghat**) is located here. South of the Raj Ghat are located **Gandhi darshan** and the sports venues (**Velodrome, Indira Gandhi Indoor Stadium**) and the Asiad Sports Hostel (now used as the **Delhi Secretariat**). A Sewage Treatment Plant (STP), fly ash dump and a DTC bus depot also exists.

East Bank

A number of shanks (small cross bunds also called as **thokars**) as a flood protection measure exist. Few natural water bodies have been formed between the shanks. Traditional farming and some plant nurseries are located. A local cremation ground exist on the river bank.

It is from here that huge amount of **solid waste** (including construction debris) which had been illegally dumped has been removed under the directions of the Hon'ble NGT in OA No 6 of 2012.

Recommendations:

1. At the present Golden Jubilee park, about 100-150m wide green belt along the Bypass road should be developed as a green belt with appropriate facilities like walkways, visitor shelter etc.
2. The rest of floodplain area under the present Golden jubilee Park ahead of this green belt should be restored to a natural floodplain wetland system with floodwater retention capability. Apparently lot of construction debris lies buried under this area from the time of JJ Cluster removal which must be removed entirely so that the original River level may be reached in the entire area. The existing wetland should be retained.
3. A wide belt of treatment wetlands should be developed along the Shanti Van drain from the Bypass Road to the confluence of the drain to the river.
4. The flyash dumps of the Rajghat Power Plant have to be completely removed and the area should be detoxified. Similarly the abandoned electric crematorium must be demolished and

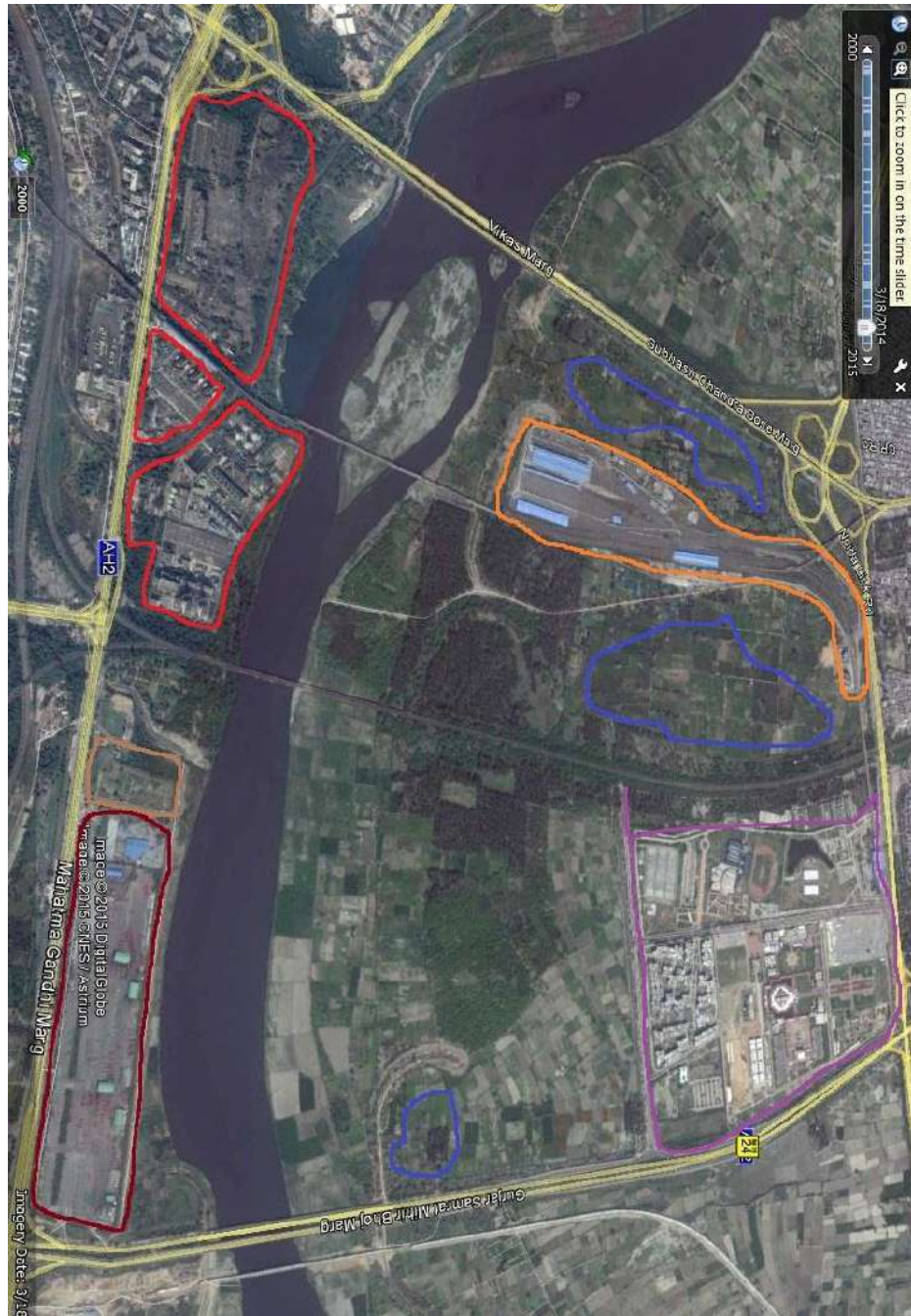
completely removed. The area from Rajghat Power plant up to abandoned Electric Crematorium may be restored and developed as a wetland complex with appropriate recreational facilities. This wetland complex should be provided with adequate connections under the road with the riverside floodplain for free passage of floodwaters.



Google image showing Raj Ghat Power Plant, Bus Depot, Gandhi Smriti, Sports venues and Delhi Secretariat

5. No more construction or densification in the flood plain around **Gandhi darshan** or the **sports venues** or the **Delhi Secretariat** shall be permitted.
6. Suitable openings shall be made in the **Ring Road Bye Pass road** for the spread of the flood waters during high to very high floods so that unnecessary pressure from the narrowing of the flood way on the eastern Marginal bund and its possible breach could be prevented.
7. The natural water bodies between the shanks shall be restored and developed as recreational spots.

Section 3 (ITO Bridge – HNZ Bridge)



Google Image (ITO Barrage – HNZ Bridge)

Red color – Power plants; **Orange color** – DMRC depot, residences; **Purple color** – Akshardham & CWG village complex; **Crimson color** – DTC bus depot; **Brown color** – CRPF camp; **Blue color** – potential water bodies

The river channel meanders westwards towards the Ring Road here.

Ring Road forms the western margin and the Eastern Marginal Bund (NOIDA Link Road) forms the eastern margin of the river. **(Google image)**

This section of the river has seen the most interventions into the active flood plain, reducing significantly its flood way. Four bridges (ITO Bridge, Yamuna Bank Metro Bridge, New railway Bridge and HNZ Bridge) lie here.

An advance bund (Akshardham bund) joining the HNZ Bridge road and the railroad was raised in early 2000. This and the guide bunds of the four bridges have significantly reduced the flood way of the river.

West Bank

Three thermal Power Plants (Indraprastha, Pragati I and II) lie here in the active flood plain. While the Indraprastha Power Plant has been shut the other two have been converted to Gas. **(Google Image)**

South of the power plants again in the river's active flood plain are located their fly ash ponds. The land of the fly ash pond in 2010 was converted by the DTC into a Bus parking for use during the CWG 2010.

There is also a government Plants Nursery, a CRPF camp, a CNG filling station and a private Fly Ash brick manufacturing plant (since closed).

East Bank

Yamuna Bank Metro complex (Depot, station and residential property) **(Google Image)** has been constructed in the river's active flood plain.

Akshardham complex and Commonwealth Games Village complex and Metro Station and line stand in the flood plain behind the advance bund. **(Google image)**.

Rest of the flood plain is under a large forest patch as well as agricultural farming and private plant nurseries.

Recommendations:

1. The large building of the now closed Indraprastha Power Plant may not be dismantled. It could be used imaginatively as a museum or a gallery. Govt of Delhi and the DDA may take steps to involve urban planners and public at large for suggestions on the same.



Google image of Indraprastha Power Plant land

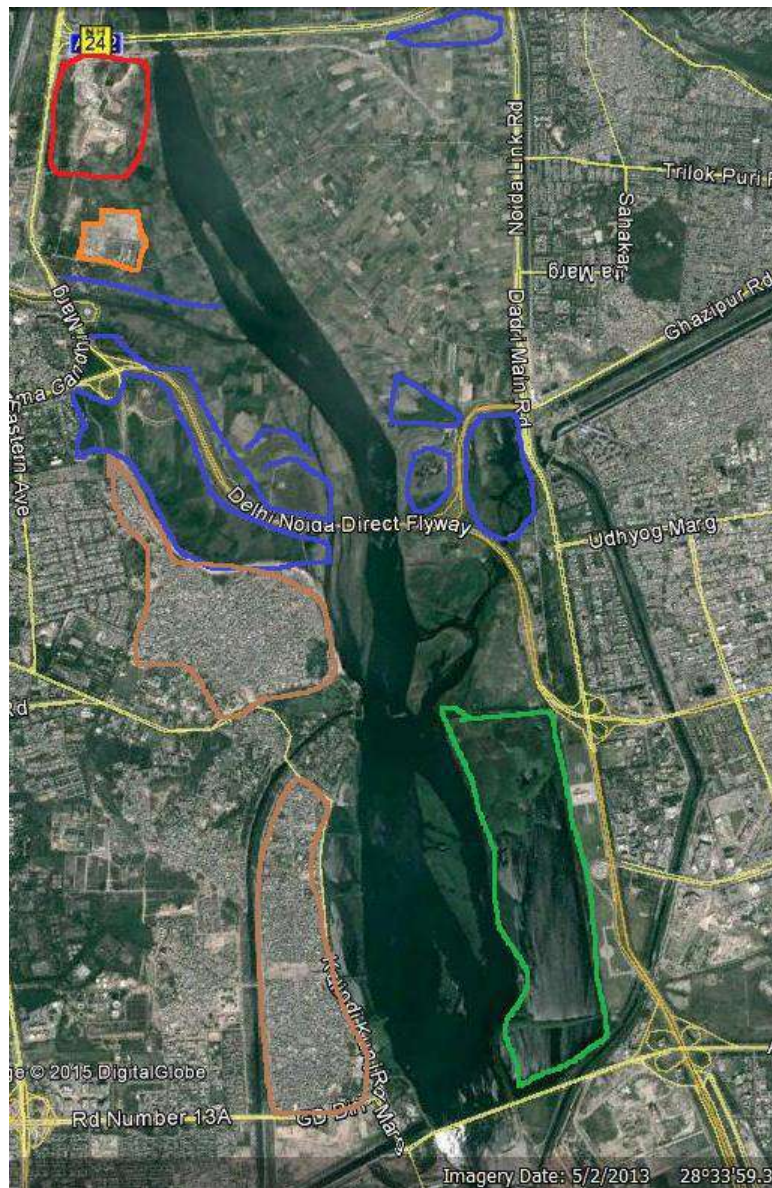
2. The CRPF camp, the CNG filling station, the old fly ash Brick plant as well as the Bus depot standing over previous fly ash ponds shall be removed, detoxified and converted into a forest cum public park, where public could experience the river at close distance. The Bus depot is already under High Court directed relocation.



Google image of the west bank showing the govt plant nursey, CRPF camp, Fly ash brick plant and the Bus Depot

3. In the east bank the existing forest shall be enriched through plantations of river Yamuna native species.
4. There are suitable spaces for a flood plain water body cum recreational sites north & south of the residential towers of the DMRC and north of the new railway line.
5. In the remaining flood plain only organic farming shall be permitted under strict regulations.

Section 4 (HNZ Bridge – Okhla Barrage)



Google Image (HNZ bridge – Okhla Barrage)

Blue color – potential water bodies & drain mouth wetlands; **Red color** – Rajiv Gandhi Smriti Van; **Green color** – Okhla Bird Park; **Orange color** – Delhi Transco complex; **Brown color** – Unauthorised colonies; **Yellow color** – roads, bridge, barrage

Ring Road forms the river margin on part of west bank and NOIDA link road likewise form river margin on part of the east bank. This is because while the Ring Road on the west bank has taken a sudden westwards turn and hence forth is not aligned along the river, the NOIDA link road ends at the Delhi – UP border and the inter-state border then enters the river bed, with middle of the river forming the interstate boundary.

This section sees perhaps the widest as well as the narrowest width of the flood plain.

There are three existing bridges (HNZ Bridge, DND Expressway and Okhla Barrage cum Road) and two bridges (DMRC and Barapula Extension phase III) are under construction.

West Bank:

The designated land use as per the Master Plan of Delhi (MPD 2021) from HNZ bridge till the point where the Barapula Drain meets the river is 'green'.

The stretch opposite the Sarai Kale Khan is earmarked for Smriti Van as well as a Lotus pond. But the site has been under the use of DMRC since 2002 for a batching plant. The site is also having an elevated Metro line turning underground here.

An electric Crematorium and land for an STP under the Yamuna Action Plan exists.

An unauthorised Filling Station as well as a mound of dumped solid waste (including construction debris) exists.

The Barapula Elevated road (Phase I) over the Barapula Drain has some portion within the flood plain. The extension of the Barapula Elevated Road (Phase III) till Mayur Vihar across the river is under construction.

An 18 ha plot well within the active flood plain of the river is under the occupation of the Delhi Transco.

There are unauthorised human settlements well within the active river bed in Zone O (river zone) till the Okhla Barrage on the south of the DND expressway.

A road called as Kalindi Bye Pass as an extension of the Ring Road along the river bank is planned.

East Bank:

The entire flood plain on the East Bank is under agricultural farming.

There are some hutments of the Chilla Khadar village.

Hindon cut canal meets the river at Chilla Regulator and then forms the inter-state border between NCT of Delhi and UP.

Hindon cut waters forms a natural water body close to the Mayur Vihar branch of the DND expressway.

The flood plain within UP till the Okhla Barrage constitutes the Okhla Bird Sanctuary.

Recommendations:

1. The DMRC batching plants shall be discontinued and the Smriti Van shall be developed with vegetation typical of the river Yamuna.
2. The unauthorised filling station shall be closed.
3. Efforts shall be made to relocate the Delhi Transco complex away from the river bed.
4. The original drainage of the Barapula Drain shall be restored by enlarging the opening in the embanked road of the DND expressway.

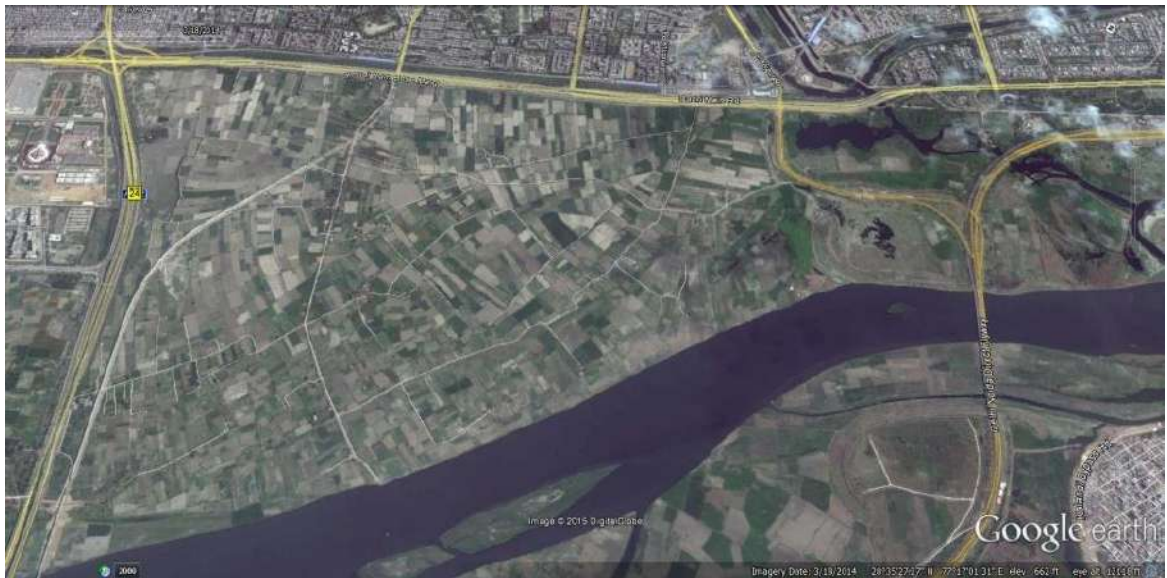
5. A treatment wetland system needs to be developed in the area available along the Barapula drain between the Ring Road right up to the confluence of the River. These will be required even after the sewage has been diverted from the drain.
6. The ongoing construction activity by L & T has to be stopped forthwith pending the review of methodology being used for construction of Barapula Phase III elevated corridor. Filling already done in the river's side channel has to be completely removed and the area restored immediately.
7. The chemical agricultural activity by the people in the Floodplain in this area has to be stopped.
8. The manner in which land has been given to AFCONS should be investigated and its use for Batching Plant should be restricted.
9. The hutments near the flyover under construction should be removed.
10. The present pipes laid under the flyover to connect the floodplain on either side of DND are grossly inadequate to allow free flow of water. It is suggested that several culverts should be provided taking into account the morphology of floodplain and flow direction of the River.
11. It would be necessary to request the police force at the site for at least a fortnight during which the entire area of wetland south of DND and near Maharani Bagh can be successfully fenced.
12. The area downstream of the DND expressway on the west bank shall be developed as a Biodiversity Park.



Google image showing the west bank and the mouth of the Barapula Drain and its original drainage channel. Approximate alignment of the Kalindi Bye pass road can also be seen. The site for Biodiversity Park is also seen.

13. All structures in the west bank that fall within 25 yr flood line shall be removed.
14. Two water bodies shall be developed on either side of the Mayur Vihar branch of the DND flyover. The wetlands on either side of the DND flyover must be restored and the area must be made free of all unauthorized activities.

15. It is also suggested that the inner portion of DND wetland which is cut off from the Main Channel because of the Flyover can be made accessible to the Public after proper restoration and development. The connectivity between the River and wetland should be improved by having additional connectivity introduced at some appropriate locations.
16. The Left Guide bund connected to this wetland can be utilized to facilitate public access by developing a walkway after exploring feasibility of connecting this area with nearby parking lot near District Centre.



Google image of the East Bank showing the flood plain under agricultural farming and the two natural water bodies on either side of the Mayur Vihar branch of the DND expressway

SOUTHERN STRETCH:

This stretch covers a brief 4 km downstream from the Okhla Barrage till the village Jaitpur, where lay the inter-state border between NCT of Delhi and Haryana. River forms the inter-state border between NCT of Delhi (west bank) and UP (east bank).

It can be seen from the Google image that the Advance bunds created both in Delhi and in UP have significantly narrowed the flood way. Resultantly large parts of the original flood plain have gone under human habitation.



Google Image (Okhla barrage – Jaitpur village)

Red color – advance bunds created both by NCT of Delhi (West bank) and UP (east bank);

Orange color – Fly ash pond in river flood plain of Badarpur Power Plant;

Crimson color with cross lines – recent unauthorised constructions;

Yellow color – Roads and barrage

Observations

Area was visited on 3 October 2015.

1. The area along the RMB (right marginal bund) immediately downstream of the Okhla barrage was badly encroached upon by dumping of solid wastes as well as excavated soil which has largely destroyed the active floodplain. This is the segment which we are told belongs to the UP Irrigation Department and the dumping has been done by DMRC.



Pic 20 : Dumping by DMRC in flood plain

2. The next segment of floodplain which belongs to Delhi Development Authority (DDA), was under intense agricultural activity, nursery and some pucca hutments.



Pic 21, 22 : Agricultural activities & Farm house in DDA held flood plain

3. Further down the RMB we were surprised to see the exacerbation of construction beyond the advanced marginal bund / outfall of Ali Drain that was observed and reported also by the Expert Committee in its Report of April 2014. The extent of encroachment has been phenomenal and it seems that the land has been filled up and sold systematically after demarcating plots and houses have been constructed up to less than 100 m of the active bank of the main river channel. (**pics 23 - 26**). We were told that the area belongs to Delhi Government (Revenue Department) and close to the Ali Drain to the Vasant village of Haryana and has been developed

by Javed Builders. The jurisdiction could not be confirmed but the entire floodplain between the river channel and the Advanced marginal bund has been brought under intensive construction.

4. Even in other adjoining areas full scale construction is going on.
5. There is a drain named the Ali Drain which is constantly carrying lot of sewage and also flyash from the Badarpur Thermal Power Plant into the Yamuna.



Pic 23: Construction in active flood plain



Pic 24: Construction in flood plain across Ali Drain



Pic 25, 26: Farm houses under development in active flood plain

Recommendations:

1. The 25 yr flood line shall be meticulously demarcated on both the banks and any structure lying within the same shall be removed.
2. A representative of UP govt has stated that land immediate downstream of Okhla barrage and along the advance bund leading to Jaitpur village has been made available to DMRC only temporarily and that they are supposed to remove all the dumped material before handing over the land back to UP I&FC. However what is not clear at this time is that in the absence of any record of original levels of the floodplain area, how UP I & FC Deptt will ensure that the land has been restored to the original levels. Therefore, it is necessary to retrieve clarification on the levels in the Floodplain that were prevailing before the construction started and also, where the DMRC will take this material eventually.

3. The land belonging to DDA and Revenue Dept of NCT of Delhi and being used currently for agriculture and nurseries should be evacuated and be converted into Forest cum wetland immediately.
4. The remaining land which is with Revenue Department of Delhi Government and has been encroached upon for construction activity should be immediately evacuated and also developed as Forest cum wetland.
5. The unabated development activity next to Aali Drain which has been reported as land belonging to Haryana, should be evacuated immediately after demolition and removal of the dumped material and restored to the floodplain.
6. It is urgent and necessary to involve the Govt of Haryana (and if need be UP as well) in this effort and ask them to get the floodplain restored which has been encroached upon by the builder/s.

General Recommendations

1. The aquatic weeds such as water hyacinth must be removed on top priority as its excessive growth and organic matter deposits are causing serious harm to water quality and biodiversity. The deepening, enlarging and creation of wetlands on the floodplain will have to be preceded by water hyacinth removal. Appropriate disposal strategies can be considered for the water hyacinth so that it does not become a problem elsewhere.
2. Wherever the floodplain land is privately owned by farmers, the farmers should be persuaded and convinced to change the nature of their activities in the interest of the river and their own. It will be appropriate not to acquire the land from them but train them into alternate land use such as fish nurseries/fishing, and use of natural grass/vegetation for cattle. If the farmers are assured of maintaining their incomes and ownership of the resource in a different use regime, the floodplains can be restored in a win-win situation.
3. We have observed that there are serious difficulties in securing coordination among the large number of agencies/departments, even in procuring the required information. For implementation of the restoration activities, any difficulty or problem in timely coordination will be a stumbling block and may cause failure. **It is suggested that a separate, independent body (like authority) should be created to plan and execute the entire restoration programme for the River Zone in the NCR that involves three state governments.**

Suggested Phasing of the Activities

Phase 1:

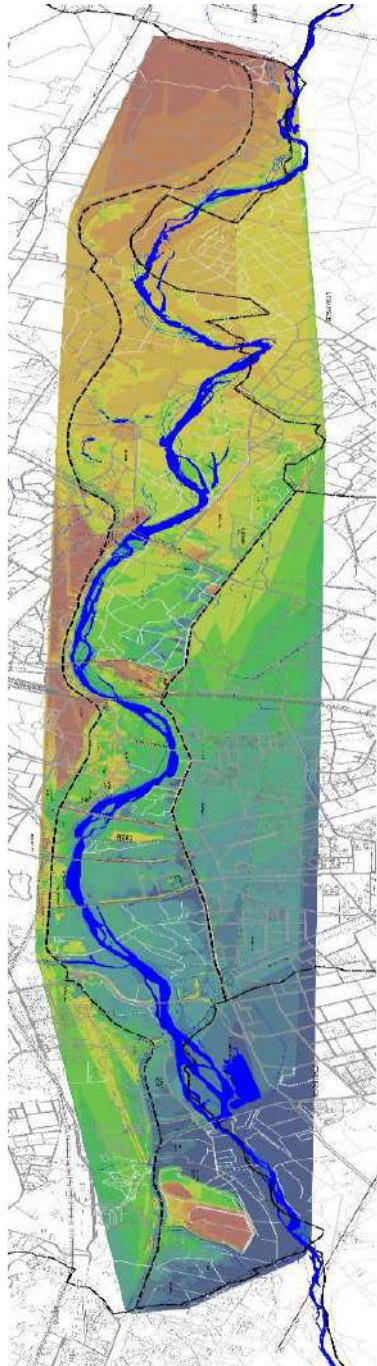
- a. Removal of all encroachments from the active flood plain of the river.
- b. Development of various water bodies / drains outfall wetlands as marked in the plan.
- c. Conversion of all chemical agriculture in the flood plain into organic farming.
- d. Restoration of Qudsia and Nigambodh ghat region.
- e. Restoration and enrichment of all existing forests in the flood plain.
- f. Provision of statutory protection to the river zone (Zone O and adjoining areas in UP)
- g. Establishment of central authority to implement the river restoration/rejuvenation plan.

Phase 2:

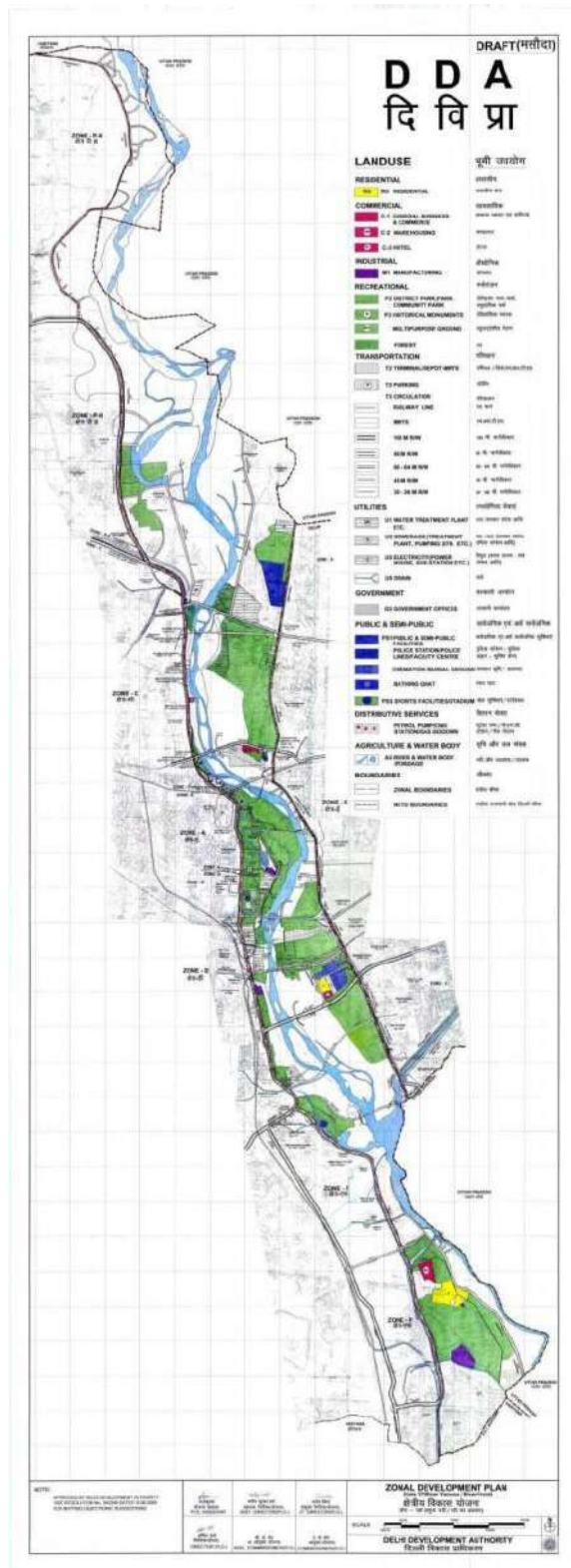
1. Selective dredging of the drains and river channel
2. Detoxification of fly ash dumps and their restoration as flood plain / off river water bodies / public recreational spaces
3. Closure of power plants and their vacated spaces to be returned to the river.
4. Promotion of river friendly recreational activities to restore people – river links.

ANNEXURE I

Elevation Model of the flood plain



ANNEXURE 2



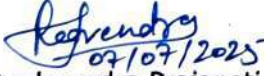
JOINT SITE INSPECTION REPORT**Dated: 07.07.2025****Subject: Proposed Change of Landuse for land measuring approx. 1.5 hectares. (15000 sqm) along the Ring Road at Kalindi Aviral (Part-B)****File No. LS/PROJ/0003/2022/ZN-O/-O/o DIRECTOR(LANDSCAPE)**

This is with reference to the land measuring 9.93 hectares (24.55 acres) that was temporarily allotted to PWD for the installation of a Batching Plant/Casting Yard in connection with the construction of the Barapullah Elevated Road across River Yamuna (Phase-III). Out of this, a portion of land measuring approximately 1.5 hectares (3.7 acres) as calculated on the satellite imagery, previously utilized by M/s Gawar Construction, located along Ring Road, has been acquired.

As per the directions received from the office of Hon'ble Lt. Governor, the feasibility of developing a commercial setup in a portion of the Project Baansera site abutting the Ring Road is to be explored.

In pursuance of the discussion held under the chairmanship of the Ld. Vice Chairman, DDA, and to initiate the case for change of land use, a joint site inspection was carried out on 07.07.2025 by officers from the Engineering, Horticulture, and Landscape Department.

During the inspection, it was observed that the land parcel previously utilized by M/s Gawar Construction, measuring approximately 1.5 hectares (3.7 acres) along the Ring Road, appears feasible for commercial activities considering the site context, strategic location along a major arterial road, ease of access from multiple entry points, proximity to existing infrastructure, and potential for visibility and footfall.


07/07/2025
Raghvendra Prajapati
Assistant Engineer
Engineering, HCD-9


07.07.2025
Pradeep Maurya
Assistant Director
Horticulture, HD-9


07.07.2025
Mohammed Uzair
Assistant Director
Yamuna/ South - LS



दिल्ली विकास प्राधिकरण

कार्यालय निदेशक (योजना)

योजना क्षेत्र सी एवं जी -

चौथी मंजिल, विकास मिनार, आईएस्टेट पी. नई दिल्ली-110002-

दूरभाष: 233-01170239

सं०: PLG/MP/0001/2025/F.3/-AD(PLG-ZONE C)AP-III / 143

दिनांक : 19.08.2025

विषय: Proposal and request from the Principal, Hansraj College, University of Delhi, Delhi-07 for approval of revised layout plan of Hansraj College on the basis of development control norms of 'General College' instead of 'Old College' as per MPD-2021.

संदर्भ: TP/G/MCD/2025/479 dated 26.06.2025

Chief Town Planner, MCD vide above mentioned letter dated 26.06.2025 has forwarded the agenda for the Technical Committee meeting regarding "proposal and request from the Principal, Hansraj College, University of Delhi, Delhi-07 for approval of revised layout plan of Hansraj College on the basis of development control norms of 'General College' instead of 'Old College' as per MPD-2021".

- As per MPD-2021, Old College norms are as below:

<i>College</i>		
<i>1. In case of old colleges plot will be divided as follows:</i>		
<i>Area per college : 4.0 ha</i>		
<i>a. College Building area</i>	<i>1.8 ha</i>	<i>45%</i>
<i>b. Playfield area</i>	<i>1.8ha</i>	<i>45%</i>
<i>c. Residential including hostel area</i>	<i>0.4 ha</i>	<i>10%</i>

And for general college norms are as follows:

Category	Maximum			Other Controls
	Ground Coverage	FAR	Height	
General College	35%	225	37 m	1. Upto 30% of max. permissible FAR can be used for hostel accommodation for the students.] 2. Parking standard @ 1.33 ECS / 100 sq m of floor area. The areas earmarked for parking if misused liable to be municipalized / taken over by the authority. 3. Other controls related to basements etc. are given in the Development Code chapter.

- As per MPD-2021 and Zonal Development Plan of Planning Zone C (prepared under MPD-2021), the land use of plot of Hansraj College, University of Delhi is 'Public and Semi Public Facilities'. There is no Layout Plan for the area u/r dealt by the Area Planning unit/Zone-C.
- A joint site inspection was conducted on 16.07.2025 which was attended by officers of Planning Department, DDA, Architect and representative of Hansraj College. No representative from MCD was present on site. It was observed that currently, there is no provision of girls' hostel in the campus and the proposal is to demolish the existing boys' hostel and build adequate infrastructure to accommodate both, girls and boys, as well as college staff.
- Since the college lease deed was executed in 1952 without division/apportionment for 'Academic' and 'Residential', and also as per ground realities apportionment as per current norms of MPD-2021 given under s. no. 5 of table 13.6 for old college is not feasible. Therefore, the above proposal, as forwarded by MCD, the request of Hansraj College for allowing the development control norms applicable for 'General College' stipulated under S. No. 2 of table 13.6 of MPD-2021 instead of 'Old College' norms (S. No. 5 of table 13.6 of MPD-2021) may be placed before the Technical Committee for consideration.

संलग्न: उपरोक्त अनुसार

अलका आर्य
19/08/25

(अलका आर्य)
निदेशक (यो०)/क्षेत्र - सीवजी

नकुल कुमार नयन
19.08.25

(नकुल कुमार नयन)
उप निदेशक (यो०)/क्षेत्र - सीवजी

अदिति सिंह
19/08/25

(अदिति सिंह)
योजना सहायक/क्षेत्र - सी



MUNICIPAL CORPORATION OF DELHI

Town Planning Department

E-Block, 13th Floor Civic Centre Minto Road,
Jawaharlal Nehru Marg Delhi-02

No. TP/G/MCD/2025/479

From:-

Director (PLG) MPD-III

Charg No.

312

Date

04/07/25

Date : 26/06/2025

To

✓ The Commissioner (Planning),
Delhi Development Authority,
6th Floor, Vikas Minar,
I.P. Estate, New Delhi-110002.

आवृत्त (योजना) कार्यालय
डाकरी सं. I-964
दिनांक 30/06/2025

Sub: Proposal and request from the Principal, Hansraj College, University of Delhi, Delhi-07 for approval of revised layout plan of Hansraj College on the basis of development control norms of 'General College' instead of 'Old College as per MPD-2021-Reg.

Madam/Sir,

In accordance with the clarification received by DDA vide letter dated 05.05.2025, Principal Hansraj College was requested to submit the draft agenda note for Technical Committee, DDA vide this office letter no.TP/G/MCD/2025/189 dt. 14.05.2025.

Accordingly, please find enclosed herewith draft agenda note for consideration of the case by the Technical Committee of DDA under 'General College; norms instead of 'old College' as per MPD-2021.

Encl:- As above.

Yours Faithfully,

Chief Town Planner

Copy to:

The Principal, Hansraj College, University of Delhi, Delhi-110007.

AC(PLG) I

mu.
30 JUN 2025

Director (PLG) MPD-III
mama-II

Ag. Secy. / C

Dir (PLG) zone C & G

11/07/25

Pls arrange for site visit

04/07/25
63
08/07/25

Reverts to zone C.
Shikha
04/07/2025

Addl. Commr. (Plg.)-I
Dy. No. 788
Date 01/07/2025

आवृत्त (योजना) कार्यालय
डाकरी सं. 184
दिनांक 07/07/2025

FOR PROPOSALS PLACED BY LOCAL BODIES/GOVERNMENT AGENCIES:
under Section 11 (A) of DD Act

Item No.

Dated:

AGENDA FOR THE TECHNICAL COMMITTEE MEETING

Subject: Proposal and request from the Principal, Hansraj College, University of Delhi, Delhi-07 for approval of revised layout plan of Hansraj College on the basis of development control norms of 'General College' instead of 'Old College as per MPD-2021.

1.0 Background

- 1.1 The Proposal received from Principal, Hansraj College, University of Delhi, Delhi-110007 for approval of revised layout plan of Hansraj College on 03.05.2024.
- 1.2 The previous building plan in respect of Hansraj College, University of Delhi was approved by the Building Deptt.(HQ) MCD vide File No. 97/B/HQ/09 dated 23.07.09 with the development control norms of "General College"
- 1.3 Proposed and revised layout plan was submitted to T.P. Deptt., MCD on 03.05.2024 on the basis of development control norms of 'General College' instead of 'Old college' category. Since, the College lease deed had been executed on 07.01.1952 without division/apportionment for 'Academic' and 'Residential'; and also as per ground realities apportionment as per current norms of MPD-2021 given under s.no. 5 of table 13.6 for old college is not feasible.
- 1.4 The College does not have any further FAR available for increasing capacity of its Girls and Boy Hostel which is extremely urgent given the large Student population from outside Delhi. It is requested to allowing the development control norms of "General College" as it was in Layout plan sanctioned in 2009. So that the College can provide residential facilities as per the provisions of "General College".

2.0 Examination:

2.1 Provisions in MPD-2021/ZDP/Layout Plan:

The plot of Hansraj College, University of Delhi, , Delhi- 07 falls as Zonal Development Plan of Zone-C is for public and semi-public use zone.i.e. 'College'.

Table No. 13.6 of MPD-2021

3. Playground shall be developed on pool basis in different areas at neighborhood level.

Table 13.6 Development Controls for Education Facilities (Higher Education)

Sl.No	Category	Maximum			Other Controls
		Gr. Cov.	FAR	Height	
1.	Vocational Training Centre (ITI/Polytechnic /Vocational / Training Institute/Management Institute / Teacher Training Institute etc.) Research and Development Centre.	35%	225	37mt.	1. Up to 30% of Max the permissible FAR can be used for hostel accommodation for the students.] 2. Parking standard @ 1.33 ECS / 100 sq. mt. of floor area. The areas earmarked for parking if misused liable to be municipalized/ taken over by the authority. 3. Other controls related to basements etc. are given in the chapter 17, Development Code of MPD- 2021.
2.	General College				
3.	Professional College (Technical)				
4.	University Campus including International Education Centre (IEC) – Large campus (10 ha. And above) will be divided into following four parts:				1. Parking standard @ 1.33 ECS/100sq.m of floor area. 2. Other controls related to basements etc. are given in the chapter 17, Development Code of MPD- 2021. 3. Landscape plan to be prepared.
	a) Academic including Administration (45% of total land area)	30%	225	37 mt.	
	b) Residential (25% of total land area)	1. Regulations for group housing shall apply. 2. The land shall be reserved for facilities as per			

5.		residential norms.		
	c) Sports and Cultural activities 15%	10%	15	26 mt.
	d) Parks and Landscape (15%)	- NA -		
	College			
	i. In case of old colleges plot will be divided as follows: Area per college 4.0Ha a) College building area: 1.8 ha 45% area b) Play field area: 1.8 ha, 45% area c) Residential including Hostel area: 0.4ha 10% areas. ii. In case of variation in area the % to be followed.	1. Development control norms for academic college building area & residential will be as S.No.4 above		

12.3. Summary**2.2 Site Visit /Inspection report:**

The Delhi Development Authority will visit the site and prepare the inspection report as per its procedure

2.3 Any other information such as Land Status/Legal Status of Land/Any Court case against the land under reference:

Not applicable

2.4 Status related to Natural Conservation Zone (NCZ), natural features such as water bodies etc. / If the site is covered under any other statutory provisions like NMA etc.:

Not applicable

2.5 Planning Observations:

Summary of planning observations as per para 2.1 to 2.4 above

The category of old college shall be changed to "General College" to make for Ground Coverage and FAR .

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 04.09.2015		
i.	Background Note indicating the current situation/Provisions	The building plan of Hansraj College was approved by the Building Deptt.(HQ) MCD vide File No. 97/B/HQ/09 dated 23.07.09 with the development control norms of "General College" since the buildings in the College were constructed following the norms of "General College" the apportionment of Land area into College building area, Play field area and Residential including Hostels is not feasible. The proposal for two building blocks of Girls Hostel and Boys Hostel (both B+G+5), Three building blocks for staff quarters (G+3) and one block of Research Lab on ground floor has been submitted on 24.04.2025 for approval of revised layout plan, which is under consideration of Town planning Deptt, MCD. The proposal has been submitted "General College" category as the proposal is not feasible with the development control norms of "Old College" Category. The above mentioned case was considered in meeting of Layout Scrutiny Committee (LOSC) vide Item No. 03/25 dated 25.02.2025, the following decision was taken:-

xvi	Whether similar proposals have earlier been considered by DDA/Ministry and /or disposed and if yes, when and how;	St. Stephens College)has been considered and approved along with the development control norms of 'General College' in the 3 rd Technical Committee of DDA held on 05.09.2023 vide item no. 14/2023
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 land is owned by Governing body, Hansraj College, a private body.
b.	On whose request the change of land use case or modification to MPD-2021 has been initiated?	The proposal has been initiated based on the request of Principal, Hansraj College for sanction of Revised Layout Plan with buildings as per present requirements of the College.
c.	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided;	It pertain to DDA.
d.	What is the public purposeto be served by modification of MPD and /or change of land use?	The Construction of residential facilities for Girl students from outside states shall be a boost to higher education. It will also serve as an example of women empowerment.
e.	What will impact of proposal on the ZDP /MPD and whether the changes are in consonance with the approved plans/policies?	There will be no impact on ZDP as there is already development control norms is available for 'General College'
f.	What will be proposal's impact / implications on general public eg. Law & order etc.	There will be no impact/implication on General Public or Law & order etc.
g.	Whether any court cases are ongoing on the land mentioned in the proposal? Full details be attached.	There is no court case pending in any Court of law

		buildings blocks as per present requirements of the College.
v.	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof;	Not applicable.
vi.	What are the expected short-term and long-term outcomes if the proposal is approved and implemented;	Not applicable.
vii.	How the proposal will benefit in the development and economic growth of the city ;	Not applicable.
viii.	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 appropriate for Delhi;	Not applicable.
ix.	What will be the public purpose served by the proposed modifications;	Not applicable.
x.	What is the number of people/families/households likely to be affected by the proposed policy;	Not applicable.
xi.	Whether the proposal is in consonance with the existing plans, laws, bye-laws, rules etc.	Not applicable.
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;	There is already provision of development control norms for 'General College'.
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;	An similar case of St. Stephens College)has been discussed and approved along with the development control norms of 'General College' in the 3 rd Technical Committee of DDA held on 05.09.2023 vide item no. 14/2023 (copy of minutes of T.C. DDA is enclosed as Annexure-A)
xiv.	Ministries of Finance and other nodal Ministries/ Departments were taken into account while preparing and examining the proposal and;	Not applicable
xv.	Background Note indicating the current situation/Provisions	

		decided that DDA may be asked as to whether, the decision taken in the case of St. Stephen's College, University Enclave, Delhi can be made applicable in the instant case as well being similar case or there is requirement to seek the approval of Technical Committee of DDA in the instant case also. Thereafter, the case may be bought back to the LOSC". As per the above decision of LOSC, the matter was takenup with DDA vide office letter no.TP/G/MCD/2025/1509 dt. 12.03.2025 and subsequent reminder letter no. TP/G/MCD/2025/65 dt. 21.04.2025 seeking clarification as to whether, fresh decision of Technical Committee is required in the matter or not. In response, a letter dated 05.05.2025 has been received from Assistant Director (Plg.)/C&G, DDA vide which it has been clarified by DDA that the proposal needs approval of Technical Committee of DDA.
ii.	Whether similar proposals have earlier been considered by DDA/Ministry and /or disposed and if yes, when and how;	St. Stephens College, University of Delhi, North Campus, Delhi-110007
iii.	What were the specific recommendations of the Authority with regard to the proposal;	The development control norms of 'General College' had been allowing instead of 'old college' in the case of St. Stephen College
iv.	How and why the proposal was initiated;	The proposal has been initiated based on the request of Principal, Hansraj College for approval of revised Layout Plan, which envisage additional of new

"The case was discussed. It was informed to the committee that the previous building plan in respect of Hansraj College, University of Delhi was approved by the Building Deptt. (HQ) MCD vide File No. 97/B/HQ/09 dated 23.07.09. on the basis of Development Control Norms of 'General College'. The proposal envisages two building blocks of Girls Hostel and Boys Hostel (both B+G+5), Three building blocks for staff quarters (G+3) and one block of Research Lab on ground floor has been proposed only. Principal Residential Block is also to be modified by way of adding additional area. In addition, additional floors have been proposed on existing academic blocks. Basement has been proposed under hostel blocks for parking purpose. Meanwhile the norms have been modified and a new category of 'Old College' has been introduced in MPD-2021 vide notification no. S.O. 2895 (E) dated 23.09.2013, whereas, the instant proposal has been submitted with Development Control Norms of 'General College'

During course of the meeting, the committee was informed that DDA's Technical Committee has allowed development control norms of 'General College' in the case of St. Stephen's College, University Enclave, Delhi vide item no. 14/2023 dated 05.09.2023. It was also

4.0 Proposals:

Applicant has submitted an application for considering the case under "General College" norms instead of "Old College" norms as per MPD2021 because as per ground realities apportionment as-per the current norms of MPD-2021 given under S.No.5 of table 13.6 for old college is not feasible, since buildings meant for 'Academic' and 'Residential' are already existing in the campus without division/apportionment. Therefore, the proposal of applicant pending with MCD i.e "Revised layout plan of Hansraj College, University of Delhi,, North Campus, Delhi-07 " cannot be processed further. Hence, in order to process the case further, the request of Hansraj College may be considered for allowing the development control norms applicable for "General College" stipulated under S.No. 2] of table 13.6 of M.P.D-2021 instead of "Old College" norms (S.No.5 of table 13.6 of M.P.D 2021).

The boundary descriptions of the same are as follows:

Location	Area Ha (Acres)	Land use as per MPD-2021/ZDP	Land use change d to	Boundaries
1	2	3	4	5
University Enclave, Delhi-110007	60864.78 sq mtr (15.04 Acres)	public and semi-public	N.A.	North : Other's property South : Roshanara Road (30.48 mtr as per previous sanctioned plan) East : other's property West : Malhaganj Road (24.0 mtr as per previous sanctioned plan)

5.0 Recommendations:

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



Arch. Asstt.-II



Sr. Town Planner



Chief Town Planner

Annexure-1



दिल्ली विकास प्राधिकरण

मुख्य योजना विभाग

छोटी मंजिल, विकास मॉनार

आई. पी. एस्टेट, नई दिल्ली - 110002

फ. नो. : 011-23370507

ई. फाइल. PLG/MP/0053/2023/F-1/07

दिनांक: 20.09.2023

बैठक का कार्य-वृत्त

विषय: Minutes of the 3rd Technical Committee Meeting of DDA for the year 2023 held on 05.09.2023.

The 3rd Technical Committee Meeting of DDA for the year 2023 was held on 05.09.2023 (Tuesday) at 02:45 P.M. under the Chairmanship of Vice Chairman, DDA in the Conference Hall at B-Block, 1st Floor, Vikas Sadan, I.N.A., New Delhi - 110023. The list of the participants is annexed. Please find enclosed herewith a copy of the minutes of the same for information and further necessary action.

बिस्मिता भार्गव
निदेशक (योजना),
20/09/2023

एम.पी.एम.आर - II

To:

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

Special Invitees:

1. Additional Chief Architect, V.C. Office, DDA
2. Ex. Engineer, Nirman Mandal - 6, CPWD
3. Representative from IOCL

Item No. 11/2023

Confirmation of the Minutes of 2nd Technical Committee meeting held on 03.05.2023.
PLG/MP/0043/2023/F-1/-O/o DY DIRECTOR (PLG)MP AND DC

Since no observations/comments were received, the minutes of the 2nd Technical Committee held on 03.05.2023 were confirmed as circulated.

Item No. 12/2023

Proposal for Rejection of Planning Permission for MS/ HSD/ CNG Station on Private Land
Khasra No. 56//19, Village Dichaon Kalan, Delhi.
PLG/LP/0003/2020/L/FSTN-O/o DD(PLG) LAND POOLING(ZONE K-I,L)

The agenda was presented by Additional Commissioner (Plg) - IV. It was discussed that the subject of the agenda may be suitably modified and the word Rejection may be deleted. The agenda was deferred for further examination in respect of the following:

- (i) Feasibility of the applicability of the clause related to the citing of the fuel station at a major junction of proposed road.
- (ii) Whether any proposal for change in alignment of the above said road in view of the existing High Tension line is there, which may lead to no junction scenario.

Item No. 13/2023

Incorporation of site for School of Engineering and Atal Bihari Vajpayee School of Management and Entrepreneurship in the Layout Plan of Jawaharlal Nehru University Campus.
PLG/BLDG/0010/2023/F&/-AE(BLDG)L,I-I)

The agenda was presented by Building Section, DDA. After detailed deliberations, the agenda item was approved for incorporation of site for School of Engineering and Atal Bihari Vajpayee School of Management and Entrepreneurship (ABVSME) in the layout plan of Jawaharlal Nehru University Campus.

Item No. 14/2023

Proposal and request from the Principal, St. Stephen's College, University Enclave, Delhi-110007 for sanctioning of revised layout plan considering the case in the category of General College based on the earlier sanction of layout plan in the year 05.11.2014 vide Resolution no. 208 and earlier sanction of Building Plans in the year 1990 vide file no. 90/B/HQ/90 by the Municipal Corporation of Delhi falling in the Planning Zone-C.
PLG/MP/0002/2023/F-9/-AD(PLG-ZONE C)AP-III

The agenda was presented by the Chief Town Planner, MCD. After detailed deliberations, the agenda item was approved for granting the development control norms of General College to the St. Stephens College in the view of recommendations of the MCD i.e. plan sanctioning authority.

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



दिल्ली विकास प्राधिकरण

कार्यालय निदेशक (योजना)

क्षेत्रीय योजना-3, योजना क्षेत्र - सीएवेंजी

बांधी मंजिल, विकास मिनार, आई.पी.एस्टेट, नई दिल्ली - 110002

दूरभाष (Tel. No.): 011- 23370239

सं: PLG/MP/0003/2024/F-20/-AD(PLG-AP(III))

दिनांक: 25.09.2025

विषय: Regarding proposed change of land use of land measuring 1.754 ha from 'Recreational (District Park)' to 'Transportation (Multilevel Parking)' located near Tis Hazari Court at New Delhi falling in Planning Zone-C

संदर्भ: (i) Hon'ble High Court order dated 29.01.2024 in WPC 3269/2014

(ii) Technical Committee agenda received vide MCD letter dated 31.05.2024

- The Hon'ble High Court, vide order dated 29.01.2024 in WPC 3269/2014 (Annexure-A), directed that "MCD to take appropriate steps within twelve (12) weeks for conversion of the user of Tikona Park area to 'parking' in accordance with law. The L&DO and DDA are directed to act expeditiously upon receipt of the appropriate request from MCD." Further, in para 2 of the same order, it was stated that "L&DO has identified 04 acres of land which can be transferred to DDA for maintaining as a green area, in lieu of change of land use of Tikona Park."
- Pursuant to the above, the agenda on the subject was forwarded by the Chief Town Planner, MCD vide letter dated 31.05.2024, for placing before the Technical Committee for consideration (Annexure-B). The proposal, however, does not include the provisioning of compensatory green/recreational area in lieu of the proposed change of land use (CLU).
- It is pertinent to note that MoHUA, vide letter dated 01.10.2021, had conveyed that "The notification of the main CLU and its corresponding compensatory CLU are to be processed and notified at the same time to avoid any future litigation." (Annexure-C)
- Accordingly, this office, vide letters dated 24.06.2024, 02.07.2024, and 07.10.2024, requested MCD to take up the matter with L&DO for identification of equivalent compensatory green/recreational area. Further, vide letter dated 22.08.2025, L&DO was requested to provide details of the 04 acres land at Wazirabad, as mentioned in the Court's order dated 29.01.2024.
- In response, Dy. L&DO-IV, vide letters dated 04.09.2024 and 03.09.2025, informed that a number of land parcels had already been transferred to DDA vide Notifications No. 4719 and 1810 for development and maintenance. Accordingly, DDA was requested to identify an appropriate parcel of land for the said purpose.
- Subsequently, the Registrar General, Delhi High Court, vide letter dated 18.09.2025, sought the current status of identification of the requisite 04 acres of land from the parcels transferred by L&DO to DDA under the above-mentioned notifications.
- In this regard, this office, vide letter dated 23.09.2024, requested Commr. (LM) to provide details of land parcels transferred under Notifications 4719 and 1810, along with their locations on satellite imagery, to enable further examination of the proposal for the proposed CLU.
- In response to this office letter dated 22.08.2025, L&DO vide email dated 24.09.2025 has provide the details i.e location superimposed on satellite image/KML of 4 acre land at Wazirabad identified for compensatory green/recreational. The identified site u/r falls in Planning Zone-O. Planning Zone-O vide note dated 24.09.2025 submitted that as per ZDP of Zone-O under MPD -2021, the Land use of the site under reference is "Agriculture & Water Body (A3 -River & Water Body)" and there is no layout plan of the area under reference. It is was also stated that the site under reference partly falls within the 1 in 25 years Flood Plain of River Yamuna as per the Map prepared by Irrigation & Flood Control (I&FC), GNCTD and Geo Spatial Delhi Limited (GSDL) (Annexure-D).

As the matter is under directions of the Hon'ble High Court, the MCD proposal of change of land use of land measuring 1.754 ha from 'Recreational (District Park)' to 'Transportation (Multilevel Parking)' located near Tis Hazari Court is put up for consideration of the Technical Committee.

संलग्न: उपरोक्त अनुसार

(अलका आर्य)
25/09/25

(नकुल नयन)
25.09.2025

(अदिति सिंह)
25/09/25

निदेशक (यो0)/क्षेत्र-सीवजी

उपनिदेशक (यो0)/क्षेत्र-सीवजी

योजनासहायक/क्षेत्र-सी



S~7

* IN THE HIGH COURT OF DELHI AT NEW DELHI
+ W.P.(C) 3269/2014, CM APPL. 19128/2017 & CM APPL. 47336/2021

R K KAPOOR, ADVOCATE

..... Petitioner

Through: Mr. R. K. Kapoor, Ms. Diksha Gulati
and Ms. Shweta Kapoor, Advocates.

versus

THE HIGH COURT OF DELHI & ORS.

..... Respondents

Through: Ms. Padma Priya with Mr. Karan Bhootra, Advocates for R-1.
Mr. Anurag Ahluwalia, CGSC with Mr. Abhigyan Siddhant, Advocate for UOI.
Mr. Rishikesh Kumar, ASC for GNCTD with Ms. Sheenu Priya, Mr. Atik Gill and Mr. Sudhir, Advocates.
Ms. Shahana Farah with Ms. Sanna Harta, Advocates for DDA.
SI Bimal Kumar, Tilak Marg Circle and SI Joginder Singh, Parvi Officer, Traffic.
Ms. Sonia A. Menon with Ms. Vanita Chauhan, Advocates.
Ms. Richa Dhawan, standing counsel for MCD with Mr. Anuj Chaturvedi, Advocate.
Mr. S. K. Singh, AE for PWD

%

Date of Decision: 29th January, 2024**CORAM:****HON'BLE THE ACTING CHIEF JUSTICE****HON'BLE MS. JUSTICE MANMEET PRITAM SINGH ARORA****J U D G M E N T(ORAL)**

Signature Not Verified

Digitally Signed
By: Rashmi Dabas
Signing Date: 30.01.2024
18:54:15

W.P.(C) 3269/2014

1. In compliance with the order passed by this Court on 7th November, 2023, the Registrar General of this Court had convened meetings with the concerned officers of Land and Development Office ('L&DO'), Delhi Development Authority ('DDA'), Municipal Corporation of Delhi ('MCD') and the Department of Law, Justice and Legislative Affairs, Government of National Capital Territory of Delhi, on 23rd November, 2023 and 1st December, 2023. An affidavit dated 14th December, 2023 alongwith the minutes of the said meetings has been placed on record.

2. Pursuant to the aforesaid meetings, the L&DO has issued a letter dated 18th January, 2024, to MCD inviting a proposal for allotment of Tikona Park on the terms and conditions mentioned therein. The letter also records that L&DO has identified 04 acres of land which can be transferred to DDA for maintaining as a green area, in lieu of change of the land use of Tikona Park. The aforesaid steps are proposed to enable change of the existing land use of Tikona Park from 'green area' to 'parking'. The said letter has been handed over by the learned counsel for L& DO and the same is taken on record.

3. Upon a perusal of the minutes of meetings dated 23rd November, 2023, 1st December, 2023 and the proposal of L&DO dated 18th January, 2024, this Court deems it appropriate to direct MCD to take appropriate steps within twelve (12) weeks for conversion of the user of Tikona Park area to 'parking' in accordance with law. The L&DO and DDA are directed to act expeditiously upon receipt of the appropriate request from MCD.

4. It is pertinent to mention that this writ petition was initially filed in the year 2014 for filling up the vacancies in Delhi Judicial Service as they existed on 18th February, 2014. The said relief at prayer 'a' does not survive

Signature Not Verified

Digitally Signed

By: Rashmi Debas

Signing Date: 30.01.2024

18:54:15

W.P.(C) 3269/2014

3

Page 2 of 3

for consideration as appropriate steps in this regard have been taken and by this year end the working strength shall be nearly at par with the sanctioned strength.

5. Similarly, with respect to prayers 'b' and 'c', which seeks a direction for taking steps for creation of infrastructure and financial support from the State Government and the Union of India, several steps have been taken between the year 2014 to 2022 in consequence to directions issued in this writ petition. Presently, the issue of infrastructure development for Courts in Delhi is under consideration before Supreme Court in Civil Appeal No. 1867/2006, titled as '*Malik Mazhar Sultan vs. U.P. Public Service Commission*'. Therefore, the circumstances in which the present petition was initially filed in the year 2014 have ceased to exist. Accordingly, no further directions are called for with respect to development of infrastructure in the present writ petition.

6. With the aforesaid directions to MCD, DDA and L&DO, the present petition and pending applications stand disposed of as satisfied.



-sd-

ACTING CHIEF JUSTICE

-sd-

MANMEET PRITAM SINGH ARORA, J

JANUARY 29, 2024/rhc/aa

[Click here to check corrigendum, if any](#)



Signature Not Verified

Digitally Signed
By: Rashmi Dabas
Signing Date: 30.01.2024
18:54:15

W.P.(C) 3269/2014

Page 3 of 3

डायरी सं. 162
दिनांक 5/6/2024

MUNICIPAL CORPORATION OF DELHI

Town Planning Department (HQ)

13TH floor, Dr. S.P.M. Civic Center, Minto Road, New Delhi 110002

No: TP/G/MCD/2024/3.744

Date: 31/05/2024

To

अतिरिक्त आयुक्त (योजना)-III
डायरी संख्या 497
दिनांक 05/06/2024

आयुक्त (योजना) कार्यालय
डायरी सं. I-2054
दिनांक 03/06/2024

Commissioner (Plg)
Delhi Development Authority
6TH Floor Vikas Minar,
I.P. Estate, New Delhi-110002

Sub: Proposal regarding change of Land Use of an area measuring 1.754 Ha. From "Recreational (District Park)" to "Transportation (Multilevel Parking)" located near Tis Hazari Court at New Delhi falling in Planning Zone-'C'.

Madam,

This is with reference to the proposal of change of Land Use of an area measuring 1.75 Ha. from "Recreational (District Park)" to "Transportation (Multilevel Parking)" located near Tis Hazari Court at New Delhi falling in Planning zone-'C'. The said piece of land is intended to be used for Parking.

Accordingly, the Town Planning Department has prepared the technical agenda w.r.t change of land use from "Recreational (District Park)" to "Transportation (Multilevel Parking)" at New Delhi (Copy enclosed). Therefore, it is requested that the proposal may please be placed before the Technical Committee/Authority for its consideration.

Encl: As above

Yours faithfully,



Chief Town Planner

ACCP/g/III Please go through &
m.w. put up for T.C.
03/06/2024

8/5.6.24

Dis (Plg) C & G. Sk
05/06/2024

AD(Plg) Zone C

Ms. Aditi Plg. Asstt, Zone C

Dated:

Subject: Proposal regarding change of Land Use of an area measuring 1.754 Ha. From "Recreational (District Park)" to "Transportation (Multilevel Parking)" located near Tis Hazari Court at New Delhi falling in Planning Zone-'C'.

DDA for maintaining as Green Area, in lieu of the land at Tikona Park and thereafter, the Tikona Park landuse, can be changed and then the said land can be given to MCD for care and maintenance, subject to payment of the land premium".

Mr. Sunil Bhadu, Additional Commissioner (Land & Estate Department), MCD submits that they will be sending a formal letter within a week to the L&DO for giving NOC without prejudice to their claim qua title of the land. Once NOC is given by L&DO, a proposal for change of land use will be sent by their Department to the DDA. In the meanwhile, MCD shall endeavour to obtain a feasibility report from the Consultant Architect regarding maximum number of floors that can be constructed for parking, which shall be earmarked only for lawyers and litigants."

1.6 Further, the decision of Judgement (oral) dated 29.01.2024 passed by Hon'ble Division Bench of the court is being Annexed as (Annexure-2')

2.0 Examination

2.1 The site is surrounded by Lala Hardev Marg, G.T. Karnal Road, Morigate Marg and Tarachand Mathur Marg near Tis Hazari Court. It is accessible from Lala Hardev Sahai Marg (17 M ROW), Tarachand Mathur Road (12.35m ROW) and Morigate Marg (16.49 M). The site falls inside the Lutyen's Bunglow Zone (LBZ).

2.2 The site under reference is earmarked for 'Recreational (District Park)' as per MPD-2021 and approved Zonal Development Plan of Zone-'C' prepared under MPD-2021. (Annexure-3).

2.3 The site has been inspected and it is found that the park is bounded with boundary wall separately as shown in attached part layout plan and trees also exist in the park. The site / plot under reference bounded with boundary wall but on Eastern side of site / plot boundary wall do not exist at site. The shape & size of site / plot under reference tallies at site with attached part layout plan. The site / plot under reference lying vacant at the time of site visit. The tree and bushes exist on the site / plot. The drain (Covered Nala) as shown in part layout plan exists at site. No high tension lines is passing through above the site / plot under reference.

2.4 The Land & Estate Department of MCD has informed that the court case (WP(C) 3269/2014 CM Appl. 19128/2017 and 47336/2021 titled R.K. Kapoor, Advocate vs. The High Court of Delhi & Ors has been disposed of as satisfied.

2.5 The site is not situated in the Natural Conservation Zone / water bodies etc.

2.6 The site is adjoining to Hospital, Playground, and Park and well connected with Metro Stations, ISBT and has ample bus service on its surrounding roads.

2.7 In order to compensate the loss of 'Green/Recreational' area for the proposed change of land use of Tikona Park near Tis Hazari Court, L&DO has identified 4 acres of land as stated in 1.4.1 above for maintaining it as green area.

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

(A) As per MoUD GOI letter dated 04.09.2015.

Sl. No.	Information required	Explanatory background
(i)	Background note indicating the current situation /provisions;	As mentioned in para 1.1 above-Background
(ii)	Whether similar proposal have earlier considered by DDA/Ministry and /or disposed, and if yes, when how;	Similar proposals of change of land use have been processed by DDA earlier.

(iii)	What were the specific recommendations of the Authority with regard to the proposal;	The proposal is to be placed before the Technical Committee and Authority.
(iv)	How and why the proposal was initiated;	As per 1.1 above.
(v)	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof;	Yes, number of vehicles is getting increased day by day; however no sufficient spaces are available for parking the vehicles. Due to in-sufficient parking, Commuters usually park their vehicles on road or vacant/open spaces which create traffic congestion, road encroachment and garbage accumulation around the area. In view of the above, the proposed proposal of change of land use from "Recreational (District Park) to "Transportation (Multilevel Parking)" shall address the above issues.
(vi)	What are the expected short-term and long-term outcomes if the proposal is approved and implemented?	As per (v) above.
(vii)	How the proposal will benefit in the development and economic growth of the city;	The proposal shall ease the traffic congestion & bring in revenue for the Corporation.
(viii)	What are the provisions corresponding to the proposed policy/changes in other metropolitan cities in India and other countries, and if those provisions differ from the proposal then why are they not considered appropriate for Delhi;	The proposal is made as per the existing conditions at site.
(ix)	What will be public purpose served by the proposed modification;	As stated in (vi) above.
(x)	What is the number of people / families / households likely to be affected by the proposed policy;	The proposal shall not affect any family/household by this proposal
(xi)	Whether the proposal is in consonance with the existing plans, laws, bye-laws, rules etc;	Yes, the proposal is in consonance with the purview of provisions contained 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;	Not applicable.

(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 above proposal has been initiated as per suggestion given by the Hon'ble High Court & agreed by all the organisations.
(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 in land use is not related to any guidelines / orders of DoPT, Ministry of Finance and other nodal Ministries / Departments.
(xv)	The name, designation and contract information of an officer of the level of Director of above who will be the nodal officer to be contracted by the Ministry regarding the proposal.	On behalf of MCD, Sh. P. Dinesh, Chief Town Planner (Tel. No.23226323) and Sh. S.K. Prabhakar, Sr. Town Planner (Tel. no. 011-23225929) shall be the nodal officers.

(B) As per MoUD letter dated 07.04.2015.

(i)	Whether the land is government or private and who is the land owning agency?	The land is owned by MCD
(ii)	On whose request the change of land use case or modification to MPD-2021 has been initiated?	As per the order of the Hon'ble High Court, dated 7.11.2023
(iii)	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	It pertains to the DDA
(iv)	What is the public purpose proposed to be served by modification of MPD and /or change of land use?	The proposed parking shall cater to the commuters to park their vehicles in the parking area/zone rather than parking the vehicles on public road or prohibited areas.
(v)	What will be the impact of the proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans and policies?	The changes/correction in the Zonal Development Plan will reflect the actual position at site.
(vi)	What will be proposal's impact/ implications on general public eg. Law & order etc.?	There would be no adverse impact on the general public.
(vii)	Whether any court cases are ongoing on the land mentioned in the proposal? Full details be attached.	As on date there is no court case on the land mentioned in the proposal.

4.0 Proposal:-

In view of the above, the land use in respect of an area measuring 1.762 Ha. Located near Tis-Hazari Court, Delhi falling in Zonal Development Plan-Zone 'C' may be changed from 'Recreational (District Park)' to 'Transportation (Multi-level Parking)' under section 11-A of DD Act 1957.

5.0 Recommendation:-

The proposal at para 4.0 above is submitted for consideration of the Technical Committee, DDA for further processing under section 11-A of DD Act, 1957.

A.E.(I.P.)

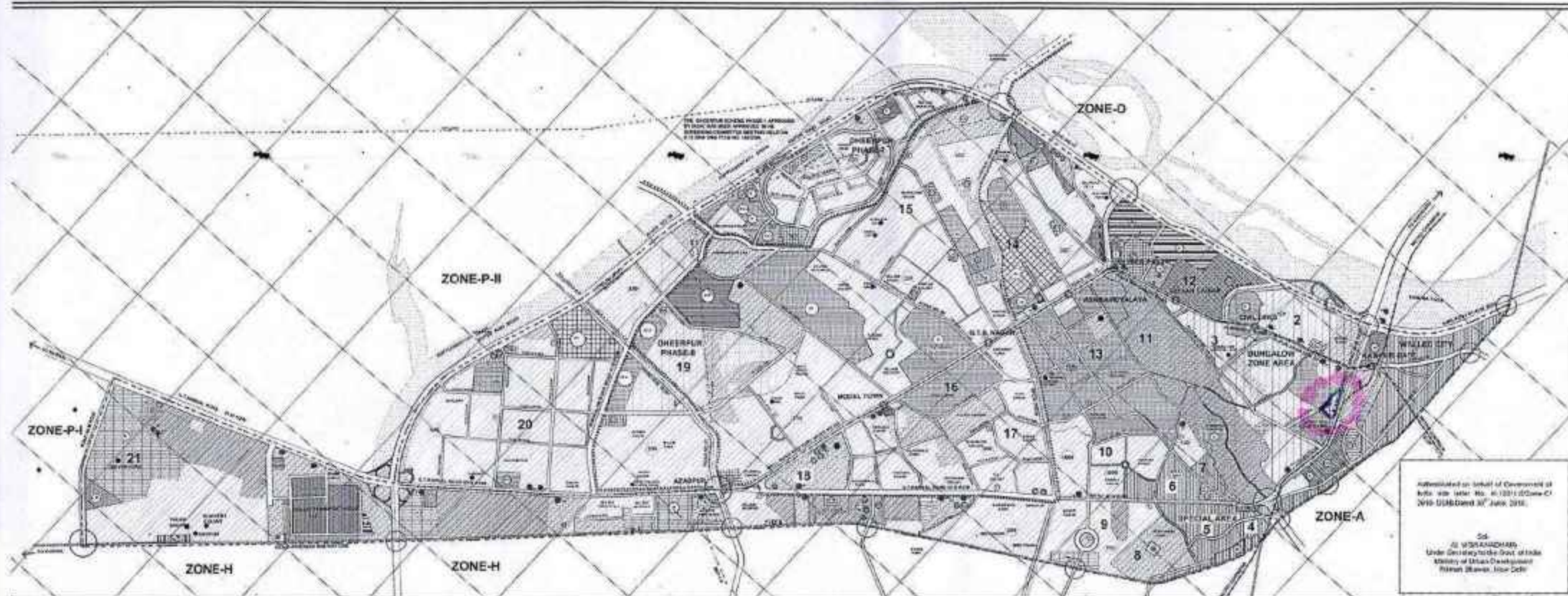


Sr. Town Planner-II

Consultant (I.P.)



C.T.P.



Authorised on behalf of Government of India with letter No. H.12011/2024-01 dated 27/06/2024.

Sd/-
Under Secretary to the Govt. of India
Ministry of Urban Development
New Delhi

LEGEND / शीर्षक

1.0 RESIDENTIAL / आवासीय

(FACILITIES AT NEIGHBOURHOOD LEVEL)

RD RESIDENTIAL AREA

RD RESIDENTIAL AREA

RD RESIDENTIAL AREA

RD RESIDENTIAL AREA

RD RESIDENTIAL AREA

RD RESIDENTIAL AREA

RD RESIDENTIAL AREA

RD RESIDENTIAL AREA

RD RESIDENTIAL AREA

RD RESIDENTIAL AREA

RD RESIDENTIAL AREA

RD RESIDENTIAL AREA

RD RESIDENTIAL AREA

RD RESIDENTIAL AREA

RD RESIDENTIAL AREA

RD RESIDENTIAL AREA

RD RESIDENTIAL AREA

RD RESIDENTIAL AREA

RD RESIDENTIAL AREA

RD RESIDENTIAL AREA

RD RESIDENTIAL AREA

RD RESIDENTIAL AREA

RD RESIDENTIAL AREA

4.0 RECREATIONAL / मनोरंजन

RD RECREATIONAL AREA

RD RECREATIONAL AREA

RD RECREATIONAL AREA

RD RECREATIONAL AREA

RD RECREATIONAL AREA

RD RECREATIONAL AREA

RD RECREATIONAL AREA

RD RECREATIONAL AREA

RD RECREATIONAL AREA

RD RECREATIONAL AREA

RD RECREATIONAL AREA

RD RECREATIONAL AREA

RD RECREATIONAL AREA

RD RECREATIONAL AREA

RD RECREATIONAL AREA

RD RECREATIONAL AREA

RD RECREATIONAL AREA

RD RECREATIONAL AREA

RD RECREATIONAL AREA

RD RECREATIONAL AREA

RD RECREATIONAL AREA

RD RECREATIONAL AREA

RD RECREATIONAL AREA

RD RECREATIONAL AREA

RD RECREATIONAL AREA

RD RECREATIONAL AREA

5.0 TRANSPORTATION / परिवहन

RD TRANSPORTATION AREA

RD TRANSPORTATION AREA

RD TRANSPORTATION AREA

RD TRANSPORTATION AREA

RD TRANSPORTATION AREA

RD TRANSPORTATION AREA

RD TRANSPORTATION AREA

RD TRANSPORTATION AREA

RD TRANSPORTATION AREA

RD TRANSPORTATION AREA

RD TRANSPORTATION AREA

RD TRANSPORTATION AREA

RD TRANSPORTATION AREA

RD TRANSPORTATION AREA

RD TRANSPORTATION AREA

RD TRANSPORTATION AREA

RD TRANSPORTATION AREA

RD TRANSPORTATION AREA

RD TRANSPORTATION AREA

RD TRANSPORTATION AREA

RD TRANSPORTATION AREA

RD TRANSPORTATION AREA

RD TRANSPORTATION AREA

RD TRANSPORTATION AREA

RD TRANSPORTATION AREA

RD TRANSPORTATION AREA

6.0 UTILITY / उपयोगिता

RD UTILITY AREA

RD UTILITY AREA

RD UTILITY AREA

RD UTILITY AREA

RD UTILITY AREA

RD UTILITY AREA

RD UTILITY AREA

RD UTILITY AREA

RD UTILITY AREA

RD UTILITY AREA

RD UTILITY AREA

RD UTILITY AREA

RD UTILITY AREA

RD UTILITY AREA

RD UTILITY AREA

RD UTILITY AREA

RD UTILITY AREA

RD UTILITY AREA

RD UTILITY AREA

RD UTILITY AREA

RD UTILITY AREA

RD UTILITY AREA

RD UTILITY AREA

RD UTILITY AREA

RD UTILITY AREA

RD UTILITY AREA

7.0 GOVERNMENT / सरकारी

RD GOVERNMENT AREA

RD GOVERNMENT AREA

RD GOVERNMENT AREA

RD GOVERNMENT AREA

RD GOVERNMENT AREA

RD GOVERNMENT AREA

RD GOVERNMENT AREA

RD GOVERNMENT AREA

RD GOVERNMENT AREA

RD GOVERNMENT AREA

RD GOVERNMENT AREA

RD GOVERNMENT AREA

RD GOVERNMENT AREA

RD GOVERNMENT AREA

RD GOVERNMENT AREA

RD GOVERNMENT AREA

RD GOVERNMENT AREA

RD GOVERNMENT AREA

RD GOVERNMENT AREA

RD GOVERNMENT AREA

RD GOVERNMENT AREA

RD GOVERNMENT AREA

RD GOVERNMENT AREA

RD GOVERNMENT AREA

RD GOVERNMENT AREA

RD GOVERNMENT AREA

8.0 PUBLIC AND SEMI PUBLIC FACILITIES

RD PUBLIC AND SEMI PUBLIC FACILITIES

RD PUBLIC AND SEMI PUBLIC FACILITIES

RD PUBLIC AND SEMI PUBLIC FACILITIES

RD PUBLIC AND SEMI PUBLIC FACILITIES

RD PUBLIC AND SEMI PUBLIC FACILITIES

RD PUBLIC AND SEMI PUBLIC FACILITIES

RD PUBLIC AND SEMI PUBLIC FACILITIES

RD PUBLIC AND SEMI PUBLIC FACILITIES

RD PUBLIC AND SEMI PUBLIC FACILITIES

RD PUBLIC AND SEMI PUBLIC FACILITIES

RD PUBLIC AND SEMI PUBLIC FACILITIES

RD PUBLIC AND SEMI PUBLIC FACILITIES

RD PUBLIC AND SEMI PUBLIC FACILITIES

RD PUBLIC AND SEMI PUBLIC FACILITIES

RD PUBLIC AND SEMI PUBLIC FACILITIES

RD PUBLIC AND SEMI PUBLIC FACILITIES

RD PUBLIC AND SEMI PUBLIC FACILITIES

RD PUBLIC AND SEMI PUBLIC FACILITIES

RD PUBLIC AND SEMI PUBLIC FACILITIES

RD PUBLIC AND SEMI PUBLIC FACILITIES

RD PUBLIC AND SEMI PUBLIC FACILITIES

RD PUBLIC AND SEMI PUBLIC FACILITIES

RD PUBLIC AND SEMI PUBLIC FACILITIES

RD PUBLIC AND SEMI PUBLIC FACILITIES

RD PUBLIC AND SEMI PUBLIC FACILITIES

RD PUBLIC AND SEMI PUBLIC FACILITIES

9.0 GREEN BELT / WATER BODY

RD GREEN BELT / WATER BODY

RD GREEN BELT / WATER BODY

RD GREEN BELT / WATER BODY

RD GREEN BELT / WATER BODY

RD GREEN BELT / WATER BODY

RD GREEN BELT / WATER BODY

RD GREEN BELT / WATER BODY

RD GREEN BELT / WATER BODY

RD GREEN BELT / WATER BODY

RD GREEN BELT / WATER BODY

RD GREEN BELT / WATER BODY

RD GREEN BELT / WATER BODY

RD GREEN BELT / WATER BODY

RD GREEN BELT / WATER BODY

RD GREEN BELT / WATER BODY

RD GREEN BELT / WATER BODY

RD GREEN BELT / WATER BODY

RD GREEN BELT / WATER BODY

RD GREEN BELT / WATER BODY

RD GREEN BELT / WATER BODY

RD GREEN BELT / WATER BODY

RD GREEN BELT / WATER BODY

RD GREEN BELT / WATER BODY

RD GREEN BELT / WATER BODY

RD GREEN BELT / WATER BODY

RD GREEN BELT / WATER BODY

NOTES

1. APPROVED BY THE PHYSICAL COMMITTEE ON 10/06/2024 (P-10/2024)

2. APPROVED BY THE PHYSICAL COMMITTEE ON 10/06/2024 (P-10/2024)

3. APPROVED BY THE PHYSICAL COMMITTEE ON 10/06/2024 (P-10/2024)

4. APPROVED BY THE PHYSICAL COMMITTEE ON 10/06/2024 (P-10/2024)

5. APPROVED BY THE PHYSICAL COMMITTEE ON 10/06/2024 (P-10/2024)

6. APPROVED BY THE PHYSICAL COMMITTEE ON 10/06/2024 (P-10/2024)

7. APPROVED BY THE PHYSICAL COMMITTEE ON 10/06/2024 (P-10/2024)

8. APPROVED BY THE PHYSICAL COMMITTEE ON 10/06/2024 (P-10/2024)

9. APPROVED BY THE PHYSICAL COMMITTEE ON 10/06/2024 (P-10/2024)

10. APPROVED BY THE PHYSICAL COMMITTEE ON 10/06/2024 (P-10/2024)

11. APPROVED BY THE PHYSICAL COMMITTEE ON 10/06/2024 (P-10/2024)

12. APPROVED BY THE PHYSICAL COMMITTEE ON 10/06/2024 (P-10/2024)

13. APPROVED BY THE PHYSICAL COMMITTEE ON 10/06/2024 (P-10/2024)

14. APPROVED BY THE PHYSICAL COMMITTEE ON 10/06/2024 (P-10/2024)

15. APPROVED BY THE PHYSICAL COMMITTEE ON 10/06/2024 (P-10/2024)

16. APPROVED BY THE PHYSICAL COMMITTEE ON 10/06/2024 (P-10/2024)

17. APPROVED BY THE PHYSICAL COMMITTEE ON 10/06/2024 (P-10/2024)

18. APPROVED BY THE PHYSICAL COMMITTEE ON 10/06/2024 (P-10/2024)

19. APPROVED BY THE PHYSICAL COMMITTEE ON 10/06/2024 (P-10/2024)

20. APPROVED BY THE PHYSICAL COMMITTEE ON 10/06/2024 (P-10/2024)

21. APPROVED BY THE PHYSICAL COMMITTEE ON 10/06/2024 (P-10/2024)

22. APPROVED BY THE PHYSICAL COMMITTEE ON 10/06/2024 (P-10/2024)

23. APPROVED BY THE PHYSICAL COMMITTEE ON 10/06/2024 (P-10/2024)

24. APPROVED BY THE PHYSICAL COMMITTEE ON 10/06/2024 (P-10/2024)

25. APPROVED BY THE PHYSICAL COMMITTEE ON 10/06/2024 (P-10/2024)

26. APPROVED BY THE PHYSICAL COMMITTEE ON 10/06/2024 (P-10/2024)

27. APPROVED BY THE PHYSICAL COMMITTEE ON 10/06/2024 (P-10/2024)

ZONAL DEVELOPMENT PLAN FOR ZONE - C (CIVIL LINES ZONE)

क्षेत्रीय विकास योजना ज़ोन 'सी' के लिए (सिविल लाइन्स ज़ोन)

ANNEXURE A - 1602
IN THE HIGH COURT OF DELHI AT NEW DELHI
[Extraordinary Writ Jurisdiction]

CM No. _____ of 2021

IN

Writ Petition [Civil] No. 3269 of 2014

In the matter of:

R. K. Kapoor

...Petitioner

Versus

The High Court of Delhi & Ors.

...Respondents

AMENDED MEMO OF PARTIES

R.K. Kapoor, Advocate

B-2/14, S.J. Enclave,

New Delhi-110029

...Petitioner

Versus

1. The High Court of Delhi,
through the Registrar General
Shershah Suri Marg, New Delhi

.....Respondent no.1

2. The Lieutenant Governor of Delhi
Raj Nivas Marg, Delhi

....Respondent No. 2

3. Union of India through its Secretary,
Ministry of Law, Justice and Company Affairs,
Shastri Bhawan, new Delhi-110001

....Respondent No. 3

Indira
True Copy

603

12

4. The Govt. of NCT of Delhi
Through its Chief Secretary,
New Secretariat, I.P. Estate
New Delhi.

....Respondent No. 4

5. Delhi Development Authority
Through Vice Chairman,
Vikas Sadan, INA, New Delhi

....Respondent No. 5

6. North Delhi Municipal Corporation
Dr. S.P.M. Civic Centre,
Minto Road
New Delhi - 110002

.....Respondent No. 6

7. Delhi Society for Prevention of Cruelty to Animals
(Under Government of N.C.T. of Delhi)

Through its Chairman

Boulevard Road, (Opp. Tis Hazari Court), Delhi-110054

Phones : Office - 23965369 , Hospital - 23972805

Email : dspca09@yaho

....Respondent No. 7

8. Commissioner of Police

Police headquarters,

MSO Building, I.P. Estate,

New Delhi 110002

... Respondent No. 8

9. Land and Development Office

Through the Land and Development Officer

Ministry of Housing & Urban Affairs, Government of India

True copy



§-7

IN THE HIGH COURT OF DELHI AT NEW DELHI

W.P.(C) 3269/2014, CM APPL. 19128/2017 & CM APPL. 47336/2021

R K KAPOOR, ADVOCATE Petitioner

Through: **Mr. R. K. Kapoor, Ms. Diksha Gulati and Ms. Shweta Kapoor, Advocates.**

versus

THE HIGH COURT OF DELHI & ORS. Respondents

Through: **Ms. Padma Priya with Mr. Karan Bhootra, Advocates for R-1.**
Mr. Anurag Ahluwalia, CGSC with Mr. Abhigyan Siddhant, Advocate for UOI.
Mr. Rishikesh Kumar, ASC for GNCTD with Ms. Sheenu Priya, Mr. Atik Gill and Mr. Sudhir, Advocates.
Ms. Shahana Farah with Ms. Samia Harta, Advocates for DDA.
SI Bimal Kumar, Tilak Marg Circle and SI Joginder Singh, Parvi Officer, Traffic.
Ms. Sonia A. Menon with Ms. Vanita Chauhan, Advocates.
Ms. Richa Dhawan, standing counsel for MCD with Mr. Anuj Chaturvedi, Advocate.
Mr. S. K. Singh, AE for PWD

Date of Decision: 29th January, 2024

CORAM:

HON'BLE THE ACTING CHIEF JUSTICE

HON'BLE MS. JUSTICE MANMEET PRITAM SINGH ARORA

JUDGMENT(ORAL)

1. In compliance with the order passed by this Court on 7th November, 2023, the Registrar General of this Court had convened meetings with the concerned officers of Land and Development Office ('L&DO'), Delhi Development Authority ('DDA'), Municipal Corporation of Delhi ('MCD') and the Department of Law, Justice and Legislative Affairs, Government of National Capital Territory of Delhi, on 23rd November, 2023 and 1st December, 2023. An affidavit dated 14th December, 2023 alongwith the minutes of the said meetings has been placed on record.

2. Pursuant to the aforesaid meetings, the L&DO has issued a letter dated 18th January, 2024, to MCD inviting a proposal for allotment of Tikona Park on the terms and conditions mentioned therein. The letter also records that L&DO has identified 04 acres of land which can be transferred to DDA for maintaining as a green area, in lieu of change of the land use of Tikona Park. The aforesaid steps are proposed to enable change of the existing land use of Tikona Park from 'green area' to 'parking'. The said letter has been handed over by the learned counsel for L& DO and the same is taken on record.

3. Upon a perusal of the minutes of meetings dated 23rd November, 2023, 1st December, 2023 and the proposal of L&DO dated 18th January, 2024, this Court deems it appropriate to direct MCD to take appropriate steps within twelve (12) weeks for conversion of the user of Tikona Park area to 'parking' in accordance with law. The L&DO and DDA are directed to act expeditiously upon receipt of the appropriate request from MCD.

4. It is pertinent to mention that this writ petition was initially filed in the year 2014 for filling up the vacancies in Delhi Judicial Service as they existed on 18th February, 2014. The said relief at prayer 'a' does not survive

Signature Not Verified
Digitally Signed
By Rashmi Dhas
Signing Date: 01.01.2024
18:54:15

W.P.(C) 3269/2014

Page 2 of 3

for consideration as appropriate steps in this regard have been taken and by this year end the working strength shall be nearly at par with the sanctioned strength.

5. Similarly, with respect to prayers 'b' and 'c', which seeks a direction for taking steps for creation of infrastructure and financial support from the State Government and the Union of India, several steps have been taken between the year 2014 to 2022 in consequence to directions issued in the writ petition. Presently, the issue of infrastructure development for Courts in Delhi is under consideration before Supreme Court in Civil Appeal No. 1867/2006, titled as '*Malik Mazhar Sultan vs. U.P. Public Service Commission*'. Therefore, the circumstances in which the present petition was initially filed in the year 2014 have ceased to exist. Accordingly, no further directions are called for with respect to development of infrastructure in the present writ petition.

6. With the aforesaid directions to MCD, DDA and L&DO, the present petition and pending applications stand disposed of as satisfied.

— Sd —
ACTING CHIEF JUSTICE

— Sd —
MANMEET PRITAM SINGH ARORA

JANUARY 29, 2024/rhc/aa

[Click here to check corrigendum, if any](#)

Signature Not Verified
Digitally Signed
By: Rashmi Dabas
Signing Date: 30.01.2024
18:54:15



Page 3 of 3

Govt. of Delhi

Public Works Department

Office of the Executive Engineer,

Other Project Division-I

New Delhi District Court, Rouse Avenue

DDU Marg, New Delhi-110002

E-mail:-eepwddelhiop1@gmail.com

दिल्ली सरकार

शक निर्माण विभाग

कार्यालय कार्यपालक अभियंता

अन्य परियोजना मंडल-1

नई दिल्ली जिला न्यायालय ,राऊज एवेन्यू

डी०डी०यू०मार्ग, नई दिल्ली-110002

ई-मेल-eeppwddelhiop1@gmail.com



सं०:23(17)/कार्य०अभि०/अन्य परि० मं०-1/लो.नि.वि./2019-20/।।

दिनांक: ०७/०१/२०२०

सेवा में,

मुख्य अभियंता (परियोजनाएँ)

उत्तरी दिल्ली नगर निगम

॥३॥यां तल, डॉ. एस.पी. एंव सिविक सेन्टर,

मिन्टो रोड, नई दिल्ली-110002



विषय: Regarding allotment of Mori Gate Plot.

संदर्भ: मुख्य अभियंता (परियोजनाएं) लो०नि०वि० के पत्र सं० 23(48)/लो.नि.वि./मु०अभि०(अन्य.परि.)
2019/35-हि दिनांक 07.01.2019

महोदय,

कृपया मुख्य अभियंता (परियोजनाएं) लो०नि०वि० के संदर्भित पत्र में उल्लेखित तिकोना पार्क व मोरी गेट प्लॉट के नक्शे सम्बन्धित माप एवं स्थिति के साथ दर्शाते हुए पत्र साथ आपको अग्रिम कार्यवाही हेतु कृपया भेजे जा रहे है।

संलग्नः यथोपरि

कार्यपालक अभियन्ता (सि.)
अन्य परियोजना मंडल-।

प्रतिलिपि:-

1. रजिस्ट्रार जनरल, दिल्ली उच्च न्यायालय, नई दिल्ली-110003 को कृपया सूचनार्थ प्रेषित।
2. मुख्य अभियंता, अन्य परियोजनाएं अंचल, लो0नि0वि0, दिल्ली सरकार, 13वां तल, एम0 एस0 ओ0 बिल्डिंग, आई0पी0 एस्टेट नई दिल्ली-110002 को कृपया सूचनार्थ प्रेषित।

कार्यपालक अभियंता (सि.)

~~C. S. S.~~ ~~Sh. Anurag K.~~ ~~AE-I~~ ~~9/1/2020~~ ~~कार्यपा~~
 13/01/2020

Minutes of the Meeting held by the Registrar General, Delhi High Court on 23.11.2023 at 12:00 Noon in his Chamber at 'A' Block, 1st Floor, Delhi High Court, New Delhi.

Convenor: Mr. Kanwaljeet Arora, Registrar General, Delhi High Court

Invited: Mr. Bharat Parashar, Principal Secretary (Law, Justice & L.A.), GNCTD
 Mr. Puneet Nagpal, Additional Secretary (Law, Justice & L.A.), GNCTD
 Mr. Madhukant Kumar, Additional Commissioner (L&D), MCD
 Mr. Sunil Bhada, Additional Commissioner (Land & Estate), MCD
 Mr. Hemant Kumar Fauzdar, AEC, MCD
 Ms. Alka Arya, Director (Planning), C&G, DDA
 Mr. Menoj Kumar Gupta, Deputy L&DO-IV, Ministry of Housing & Urban Affairs, Govt. of India
 Mr. Mohit Kumar Nayyar, Asst. Director (Planning), "C", DDA
 Mr. Anil Kumar Sharma, Chief Law Officer, MCD
 Mr. Nareesh Kumar Meena, Law Officer, Law Department (MCD)

Present: Mr. Ravinder Dutt Sharma, Registrar (Mgt. & Coord. Cell), Distt. Courts BMCs-I
 Mr. Arun Kumar, Registrar (Mgt. & Coord. Cell), Distt. Courts BMCs-II
 Mr. Gagan Nagpal, J.R. (Mgt. & Coord. Cell), Distt. Courts BMCs
 Ms. Sarabjeet Kaur, A.P. (Mgt. & Coord. Cell), Distt. Courts BMCs
 Mr. Vikas Dhawan, AOJ (Mgt. & Coord. Cell), Distt. Courts BMCs

Sl. No.	Agenda	Minutes
1.	To consider the matter regarding transfer of "Tikona Park Plot" existing in the vicinity of Tis Hazari Courts Complex by L&DO as well as earmarking of the said land for parking purposes of Tis Hazari Courts, in terms of the directions passed by the Hon'ble High Court of Delhi in Writ Petition (Civil) No.3269/2014 titled "R.K. Kapoor, Advocate vs. The High Court of Delhi & Ors." vide order dated 07.11.2023.	At the outset, Registrar General informed all the stakeholders that the present meeting has been called in compliance with the directions passed by the Hon'ble High Court of Delhi in Writ Petition (Civil) No.3269/2014 titled "R.K. Kapoor, Advocate vs. The High Court of Delhi & Ors." vide order dated 07.11.2023, whereby L&DO, being the owner of Tikona Park Plot, has been directed to transfer the said plot for the purposes of parking space near Tis Hazari Courts Complex and MCD has been directed to take care of maintenance/development thereof for parking purposes with the approval of competent authority followed by the submission of proposed land GNCTD for land allotment. Mr. Sunil Bhada, Additional Commissioner (Land & Estate), MCD informs that the ownership of Tikona Park land is with MCD and has handed over a copy of Form No.10 (Ownership) along with an area map showing land of Tikona Park (Annexure-A). He further submits that the area of the said plot is 4-5 acres. On the other hand, Mr. Manoj Kumar Gupta, Deputy L&DO-IV, Ministry of Housing & Urban Affairs, Govt. of India submits that as per their record, the ownership of Tikona Park land vests with L&DO. Ms. Alka Arya, Director (Planning), C&G, DDA submits that the land use of Tikona Park is 'Recreational (District Parks)' and the same can be changed only after equivalent land is offered by the MCD in same or any other area of Delhi that can be converted in green area to maintain the total green cover/area balance in Delhi. The Registrar (Mgt. & Coord. Cell-I) informs that with the addition of 55 new pre-fabricated courts rooms, total 1-17 courts rooms are functional with huge parking at Tis Hazari Courts Complex. But, there is no suitable parking space available nearby due to which the lawyers, litigants and court staff are facing tremendous parking problem in and around Tis Hazari Courts Complex. Moreover, the lawyers and litigants often leave their vehicles on both sides of the road which creates hindrance in ingress and egress resulting into huge traffic jam also surrounding the Court Complex.

HIGH COURT OF DELHI: NEW DELHI

No. 24478-77 DHC/Mgt. & Coord. Cell/BMCC (District Courts)

1. The Principal Secretary,
Department of Law, Justice & L.A.,
Government of NCT of Delhi,
8th Level, C-Wing, Delhi Secretariat,
1.P. Estate, New Delhi-110002.

2 The Commissioner,
Municipal Corporation of Delhi,
Dr. SPM Civic Centre, 4th Floor,
Minto Road, ITO, Delhi-110002.

3. The Vice-Chairman, DDA,
Vikas Sadan, INA, New Delhi.

4. The Land & Development Officer,
Ministry of Housing & Urban Affairs,
Government of India, Nirman Bhawan,
New Delhi.

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

6. Mr. Sunil Bhadu, Addl. Commissioner,
Land & Estate Department, MCD,
Dr. SPM Civic Centre, Minto Road,
New Delhi-110002.

7. Mr. Hemant Kumar Fauzdar,
Additional Deputy Commissioner,
Land & Estate Department, MCD,
7th Floor, Dr. SPM Civic Centre,
Minato Road, New Delhi-110002.

8. Ms. Alka Arya,
Director (Planning), C&G, DDA,
4th Floor, Vikas Minar,
I.P. Estate, New Delhi-110002.

9. Mr. Manoj Kumar Gupta,
Dy. Land & Development Officer-IV,
Ministry of Housing & Urban Affairs,
Government of India, Nirman Bhawan,
New Delhi.

I am directed to forward herewith a copy of the minutes of meeting held by the Registrar General, Delhi High Court on 23.11.2023 at 12:00 Noon, for information and taking further necessary action immediately at your end.

I am further to inform you that the next meeting will be held by the Registrar General, Delhi High Court on 01.12.2023 at 12:00 Noon in his Chamber at 'A'-Block, 1st Floor, Delhi High Court, New Delhi, to review the development in respect of transfer of "Tikona Park Plot" and earmarking of the said land for parking purposes of Tis Hazari Courts, in terms of the directions passed by the Hon'ble High Court of Delhi in Writ Petition (Civil) No.3269/2014 titled "*R.K. Kapoor, Advocate Vs. The High Court of Delhi & Ors.*" vide order dated 07.11.2023.

Rekko

(Rekha Garg)

Dy. Registrar (Mgt. & Coord. Cell),
District Courts BMCs
For Registrar General

Encl: As above

	Mr. Akshay Arora, Director (Planning), C&G, DDA, Dy. L&DO-IV and officers present from MCD are requested to look for alternative land available with all the three agencies which can be given in lieu of Tikona Park land for maintaining as green area, so that Tikona Park land can be used as parking for lawyers and staff of the Haryana Courts. Mr. Mahant Kumar Bhandari, ADC, MCD informs that parking can be constructed by changing land use of the Tikona Park Plot. On the basis of this, change of land use may be permitted by DDA, as there is acute scarcity of land with MCD and no other land can be given for maintaining as green area. He further submits that DDA and L&DO being the land owning agencies in Delhi may earmark any land from their pool to maintain as green area. The concerned officers of MCD are requested to send a proposal to DDA to waive off the condition, so that land at Tikona Park can be used as parking by change of land use and in the meanwhile, MCD may also explore the feasibility of making underground Multi-level Car Parking keeping surface land as green area like Delhi High Court Multi-level Car Parking. Mr. Madhulast Kumar, Additional Commissioner, MCD submits that for construction of multi-level parking, they need funds from Government of NCT of Delhi. Let a proposal be submitted by MCD for the purpose of maintaining and developing the land at Tikona Park as multi-level parking. The Commissioner, MCD, Vice-Chairman, DDA and the L&DO be called in the next meeting on 01.12.2023 at 12:00 Noon.
Any Other Item:-	
1. To consider the matter related to providing suitable government/rented premises as an interim measure for setting up of additional courtrooms with allied infrastructure for new Judicial Officers in Delhi Judicial Services (DJS).	This Court vide letters dated 29.03.2023, 03.05.2023, 22.08.2023, 12.09.2023, 21.09.2023 and 17.10.2023 has requested the Pr. Secretary (Law), GNCTD to provide suitable government/rented premises as an interim measure for setting up of additional courtrooms with allied infrastructure for new Judicial officers to be recruited. The Pr. Secretary (Law), GNCTD has informed that no space is available with them which can be provided as a temporary arrangement for setting up of additional courtrooms with allied infrastructure for new Judicial Officers. He further informs that L&DO, MCD and DDA are the land owning agencies and they may be requested in to identify any land/building from their inventory for said purpose that can be provided on rent or lease for setting up additional courts with allied infrastructure for new Judicial Officers and give a proposal in the next meeting.

[illegible]



S~8

*

IN THE HIGH COURT OF DELHI AT NEW DELHI

+

W.P.(C) 3269/2014, CM APPLs. 19128/2017 & 47336/2021

R K KAPOOR, ADVOCATE

..... Petitioner

Through: Petitioner in person.

versus

THE HIGH COURT OF DELHI & ORS.

..... Respondents

Through: Ms. Padma Priya and Mr. Karan Bhootra, Advs. for R-1.
 Mr. Anurag Ahluwalia, CGSC with Mr. Abhigya Siddhant, G.P. for R3/UOI.
 Ms. Richa Dhawan, Standing Counsel, MCD with Mr. Anuj Chaturvedi and Ms. Shreya Manjari, Advocates.
 Ms. Shahana Farah and Ms. Sanna Harta, Advocates for DDA.
 Mr. Rishikesh Kumar, ASC-GNCTD with Ms. Sheenu Priya, Mr. Sudhir Kumar Shukla, Mr. Sudhir and Mr. Sumit Choudhary, Advocates.
 ASI Joginder Singh, Parvi Officer, Traffic with SI Bimal Kumar, Tilak Marg Traffic Circle.
 Ms. Sonia A. Menon and Ms. Vanita Chauhan, Advs. for R-7.

CORAM:**HON'BLE THE CHIEF JUSTICE****HON'BLE MR. JUSTICE TUSHAR RAO GEDELA****ORDER****07.11.2023**

%



1. Mr. Anurag Ahluwalia, learned counsel for the L&DO has brought to the notice of this Court, communication dated 06.11.2023 which reveals that the L&DO is the owner of the plot named as 'Tikona Park' and it is ready to transfer the same for the purpose of parking space near Tis Hazari Courts Complex.
2. A proposal has also been made that the allotment of Tikona Park can be dealt with by MCD which shall take care of maintenance/development of the land for parking purposes with the approval of the Competent Authority followed by the submission of proposal from GNCTD for land allotment.
3. The Registrar General of this Court, respondent no. 9 - Mr. Pramod Kumar, Director, Land Management, L&DO(IV), The Law Secretary representing the GNCTD will convene a meeting for the purposes of earmarking the Tikona Park as parking space and the DDA shall also provide in principle approval of plan, before arriving at a final decision in the matter.
4. Let the meeting take place positively within a period of 30 days from today and let the Registrar General hold a meeting and inform this Court on an affidavit, the outcome of the meeting.
5. List on 19.12.2023.

SATISH CHANDRA SHARMA, CJ

TUSHAR RAO GEDELA, J

NOVEMBER 7, 2023

akc

MOST IMMEDIATE

F.No. K-13011/8/2021-DD-I
Government of India
Ministry of Housing and Urban Affairs

निर्माणभवन/Nirman Bhavan
नई दिल्ली/New Delhi
Dated the, 1st October, 2021

To

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

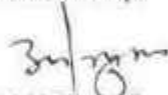
Subject: Regarding proposed change of land use of an area measuring 1.94 acre (7850.90sq.m.) from 'Recreational (District Park)' to 'Public & Semi-Public Facilities' (Police Camp) allotted to Ministry of Home Affairs for construction of Transit Camp for CRPF in the vicinity of New Delhi Railway Station, New Delhi.

Ref: letter no. F.20(07)2017/MP/117-G dated 24.09.2021.

Sir,

I am directed to refer to DDA's letter no F.20(07)2017/MP/117-G dated 24.09.2021 on the subject mentioned above and to say that the proposal of compensatory "Recreational"/green area has not been forwarded by DDA to this Ministry. The notification of the main CLU and its corresponding compensatory CLU are to be processed and notified at the same time to avoid any future litigation. Hence, the status of the compensatory "Recreational"/green area may be provided at the earliest to the Ministry for further processing the proposal.

Yours faithfully,


(U.K. Tiwari)

Under Secretary to the Govt. of India
Tel.No.23061681

सं. 395
दि. 25.09.2025



अतिरिक्त आयुक्त योजना-III
डायरी सं. : 772
दिनांक : 25.9.2025
समय : 10.40 AM

दिल्ली विकास प्राधिकरण
निदेशक का कार्यालय ZONE 'E' & 'O'
तीसरी मंजिल विकास मिनार, नई दिल्ली -110002

File No. PLG/MP/0022/2020/F-4/D-232

Date: 24.09.2025

Sub: Regarding 4 acres land at Yamuna front of Tikona Park, Planning, Zone-O.
Ref: Email dated 24.09.2025 of Planning, Zone-C (copy enclosed). (Annexure-A)

This is with reference to the above-mentioned email dated 24.09.2025 alongwith the trailing email dated 24.09.2025 of Engineer Officer, Land & development office regarding compensatory green land in lieu of land (1.754 ha.) located near Tis Hazari Court at New Delhi falling in Planning, Zone-C. In this regard, w.r.t the location of the site (.kmz file) attached with the email, the following is submitted:

1. As per ZDP of Zone-O under MPD -2021, the Land use of the site under reference is "Agriculture & Water Body (A3-River & Water Body)". (Annexure-B)
2. There is no layout plan of the area under reference.
3. Master Plan of Delhi -2021, sub / clause 8(2); permission of use premises in use zones states the following: (Annexure-C)

"iv) The permission of use premise in the following use zones shall be governed by the specific function of the use zone.

C3- Hotel, P3- Historical Monuments, T1- Airport, T2- Terminal / Depot - Rail / MRTS / Bus / Truck, T3- Circulation - Rail / MRTS / Road, U1-Water, U2-Sewerage, U3-Electricity, U4-Solid Waste, U5-Drain, G1-President Estate & Parliament House, G3-Government Land (Use Undetermined), PS1 -Cremation and Burial Ground, Religious, A2-Green Belt and A3-River & Water Body".

4. Also, the site under reference partly falls within the 1 in 25 years Flood Plain of River Yamuna as per the Map prepared by Irrigation & Flood Control (I&FC), GNCTD and Geo Spatial Delhi Limited (GSDL).
5. With respect to the compensatory afforestation in Flood Plains, Landscape Department, DDA has informed the following:
 - (i) 'In the past, certain land parcels within the floodplain were allocated for undertaking CA/CP activities in lieu of tree felling under various infrastructure development projects, since no land parcel is available for this purpose in other green areas with DDA.
 - (ii) There are no specific prohibitory directions issued by the Hon'ble NGT, however, Office Memorandum dated 18.10.2021 issued by the Principal Committee constituted by the Hon'ble NGT, in the context of the Yamuna Vanasthali Project of DDA (where large-scale plantation has been undertaken by Forest Dept), states:
'Dense plantations are discouraged as they may impede the natural flow and course of the river. Floodplains should not be used for compensatory plantation. Instead, they should retain their natural form, supporting grasslands and riverine species. Plantations, if any, should be limited to the buffer area, i.e., beyond 300 meters from the river edge, preferably on elevated floodplain zones.'
 - (iii) In compliance with the above, plantation activities, where permitted in the floodplain, are restricted to native species endemic to the Yamuna floodplain and are executed using a multi-tier plantation approach (upper, middle, and lower canopy species) to facilitate ecological succession.
 - (iv) Furthermore, plantation density is deliberately kept sparse to allow free surface water movement and promote groundwater recharge in alignment with the ecological

sensitivities of the area. The density of plantation followed is 200-300 trees in comparison to 1000 trees in one hectare of land'.

6. However, any construction/development in Planning Zone O is subject to NOC/clearance from the concerned statutory bodies including the Principal Committee constituted by Hon'ble NGT and Yamuna Standing Committee under Central Water Commission.

The above comments are submitted for onward submission to Planning, Zone-C.

Encl.as above.

वृजनेश कुमार
24/09/2025
योजना सहायक

उप-निदेशक (योजना) जोन ई एवं ओ Di
24.09.25

निदेशक (योजना) जोन ई एवं ओ Di
24/09/2025

अतिरिक्त आयुक्त (योजना)-IV

Di (24/9/25)
25/9/25

DDA/1/2025

Put up these observation in TC agenda
planning note

Di
25.09.2025

Di
25/09/25

Ms. Aditi / Plg. Asstt./c

10:10 PM

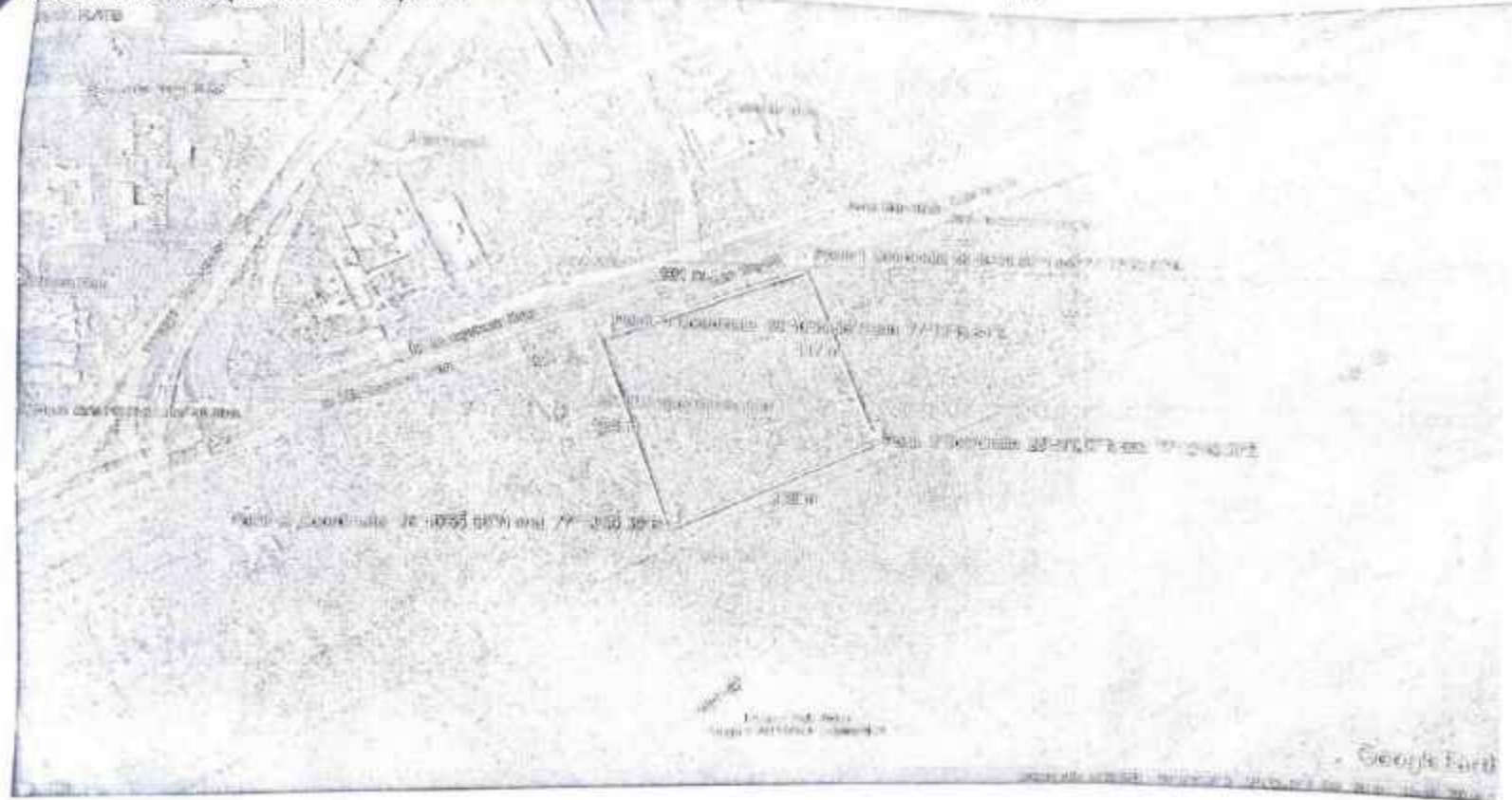
4 attachments



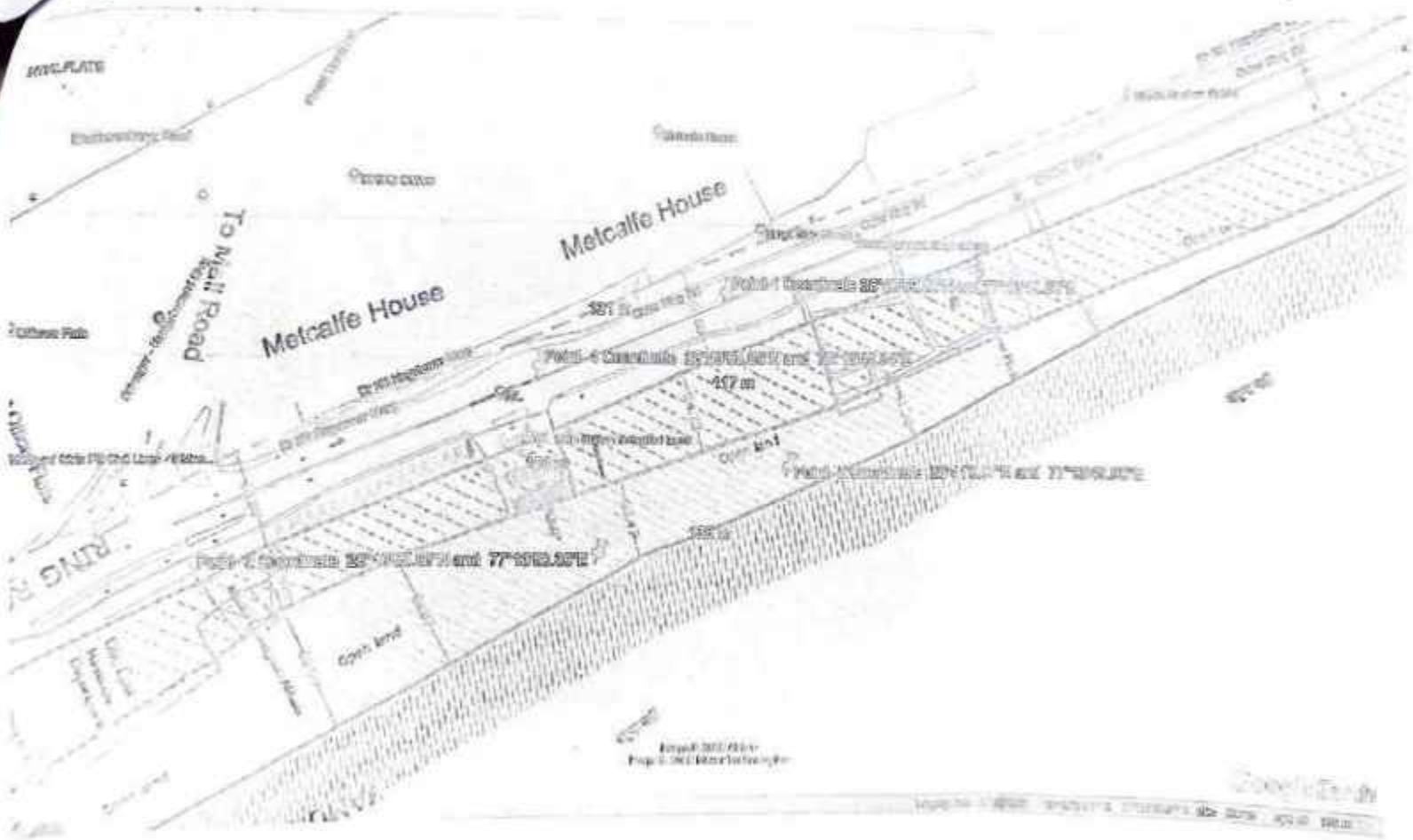
4 Acre selected out 123 Acre land with Map F1 (3).png
3116K

-  4 Acre land Mark (1).kmz
19171K
-  4 Acre selected out 123 Acre land with Map F1 (2).pdf
221K
-  4 Acre selected out 123 Acre land with Map F2 (1) (2).pdf
182K

896799/2025/AD(PLG-ZONE C)AP-III







D D A
दि वि प्रा

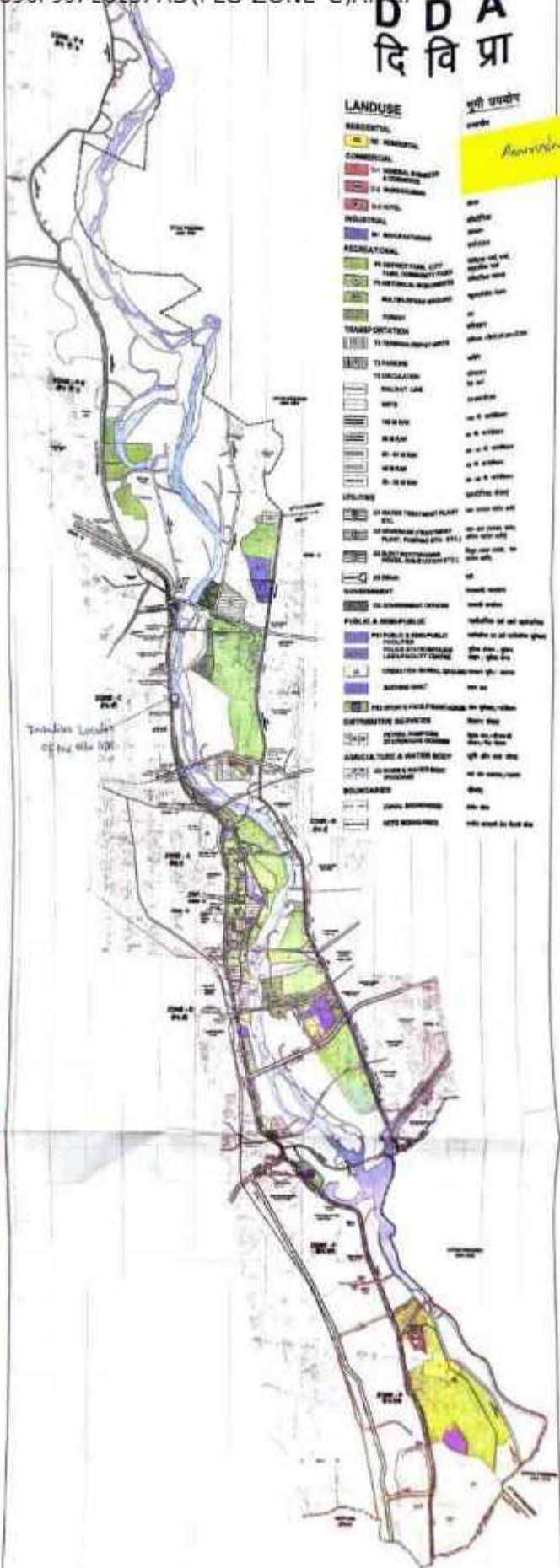
शुद्धी प्रयोग

आवक

आवक- B

LANDUSE

RESIDENTIAL		
1.1 SINGLE FAMILY		घर
1.2 MULTIFAMILY		अपार्ट
1.3 HOTEL		होटल
INDUSTRIAL		
2.1 MANUFACTURING		उद्योग
RECREATIONAL		
3.1 RECREATIONAL CITY		खेल के लिए शहरी
3.2 RECREATIONAL RURAL		खेल के लिए ग्रामीण
3.3 MULTIPURPOSE		बहुउद्देश्य
TRANSPORTATION		
4.1 TRANSPORTATION		परिवहन
TRANSMISSION		
5.1 TRANSMISSION		परिवहन
WATER		
6.1 WATER		पानी
WASTE		
7.1 WASTE		कचरा
UTILITY		
8.1 UTILITY		उपयोगिता
GOVERNMENT		
9.1 GOVERNMENT		सरकार
PUBLIC & SEMI-PUBLIC		
10.1 PUBLIC & SEMI-PUBLIC		सार्वजनिक और अर्ध-सार्वजनिक
10.2 PUBLIC & SEMI-PUBLIC		सार्वजनिक और अर्ध-सार्वजनिक
10.3 PUBLIC & SEMI-PUBLIC		सार्वजनिक और अर्ध-सार्वजनिक
10.4 PUBLIC & SEMI-PUBLIC		सार्वजनिक और अर्ध-सार्वजनिक
10.5 PUBLIC & SEMI-PUBLIC		सार्वजनिक और अर्ध-सार्वजनिक
10.6 PUBLIC & SEMI-PUBLIC		सार्वजनिक और अर्ध-सार्वजनिक
10.7 PUBLIC & SEMI-PUBLIC		सार्वजनिक और अर्ध-सार्वजनिक
10.8 PUBLIC & SEMI-PUBLIC		सार्वजनिक और अर्ध-सार्वजनिक
10.9 PUBLIC & SEMI-PUBLIC		सार्वजनिक और अर्ध-सार्वजनिक
10.10 PUBLIC & SEMI-PUBLIC		सार्वजनिक और अर्ध-सार्वजनिक
AGRICULTURE & WATER BODY		
11.1 AGRICULTURE & WATER BODY		कृषि और पानी
11.2 AGRICULTURE & WATER BODY		कृषि और पानी
11.3 AGRICULTURE & WATER BODY		कृषि और पानी
11.4 AGRICULTURE & WATER BODY		कृषि और पानी
11.5 AGRICULTURE & WATER BODY		कृषि और पानी
11.6 AGRICULTURE & WATER BODY		कृषि और पानी
11.7 AGRICULTURE & WATER BODY		कृषि और पानी
11.8 AGRICULTURE & WATER BODY		कृषि और पानी
11.9 AGRICULTURE & WATER BODY		कृषि और पानी
11.10 AGRICULTURE & WATER BODY		कृषि और पानी
BOUNDARIES		
12.1 BOUNDARIES		सीमा
12.2 BOUNDARIES		सीमा
12.3 BOUNDARIES		सीमा
12.4 BOUNDARIES		सीमा
12.5 BOUNDARIES		सीमा
12.6 BOUNDARIES		सीमा
12.7 BOUNDARIES		सीमा
12.8 BOUNDARIES		सीमा
12.9 BOUNDARIES		सीमा
12.10 BOUNDARIES		सीमा



MPD-2021 modified upto 31/08/2022

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	NP]
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	P	P
³ [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	⁴ [Multipurpose Community Hall / Barat Ghar	P	P	NP	P	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
xi	³ [State Bhawan/ State Guest Houses	P	P	P	P	P]
xii	⁵ [Affordable Rental Housing Complex (ARHC)	P	P	P	P	P]

¹ Modified vide S.O. 1215(E) dated 13-05-2013

² Added vide S.O. 2895(E) dated 23-09-2013

³ Modified vide S.O. 2895(E) dated 23-09-2013

⁴ ⁸³ Modified vide S.O. 3348(E) dated 17-10-2017

⁵ Added vide S.O. 3601(E) dated 01.08.2022

MPD-2021 modified upto 31/08/2022

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. Bus depot & Workshop)	P	P	P	P	P
		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
¹ iii	Government Offices (Central / State Government / Local Bodies)	NP	P	P	P	P
iv	District Court/ Family Courts	NP	P	P	P	P]
PS	PUBLIC AND SEMI PUBLIC FACILITIES					
² i	Hospital (0.2 ha. to 1.5 ha.)	P	P	NP	P	P
ii	Tertiary Health Care Centre	P	P	NP	P	P]
ii	Primary Health Centre / Family Welfare Centre / Maternity Home / dispensary etc.	P	P	NP	P	P
iii	Nursing Home / poly clinic / clinic / clinical laboratory etc.	P	P	NP	P*	P
iv	Dispensary for pet and animals	P	P	P	P	P
v	Primary school / Middle school	P	NP	NP	NP	P
vi	Sr. Secondary School	P	NP	NP	NP	P
vii	School for Mentally Challenged ³ [/ differently abled persons]	P	NP	NP	NP	P
viii	Technical Training centre (ITI / Polytechnic/ Vocational/ Training	P	P	NP	NP	P

¹ Modified vide S.O. 3348(E) dated 17-10-2017

² Modified vide S.O. 2893(E) dated 23-09-2013

³ Added vide S.O. 2895(E) dated 23-09-2013