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No - 111
Draft Agenda for the Technical Committee

Sub: Property Development Control Norms of DMRC- Amendment in the Master Plan for Delhi-2021.

F.3(62)2007/MP

1.0 BACKGROUND:

The Ministry vide letter No.K 12011/3/2007-DDIB dated 9th August, 2007 has forwarded the minutes of the meeting taken by Secretary (UD), Ministry of Urban Development on 27.4.07 regarding the provisions in the Master Plan for Delhi-2021 pertaining to the Property Development Control Norms (copy enclosed). It has also been stated that in response to the orders of Hon'ble Supreme Court dated 7.5.07, DMRC has filed an affidavit raising the issues. The Ministry of Urban Development in a reply filed in the Hon'ble Court has stated for initiating the required steps to amend relevant provisions of MPD-2021 to meet the concerns of the DMRC.

In the minutes of the meeting held on 27.4.07 in the ministry the following decisions were taken:-

- i) On issue No.(i), DDA will take required steps to amend the provisions in MPD-2021 to revert to the position existed as per the notification dated 20.1.2005.
- ii) As regards issue No.(ii) regarding property development, DDA will take necessary steps to amend Master Plan to provide provisions as provided in the draft Master Plan-2021.
- iii) In regard to issue No. (iii), necessary steps may be taken to amend Master Plan to enhance the list of structures which can be treated as operational structures, excluding shops in Metro Stations.

2.0 EXAMINATION:

The issues raised in the meeting held in the Ministry of Urban Development and the relevant provisions in Draft/Notified MPD-2021 are as follows:

2.1 Restrictions imposed on property development on plots pursuant to Master Plan notified on February 7, 2007.

2.1.1 Notification by MoUD on 20/1/05

- (vii) *Notwithstanding the land use provisions of Master Plan/Zonal Development Plan, Metro Stations along with property development upto a maximum area of 3 ha shall be permitted in all use zones, except Recreational Use Zone, and shall be subject to following Development Control Norms:-*

- 403 X
- a. 25% ground coverage and 100 FAR including area under Metro Station with no height restrictions subject to approval of the statutory bodies such as Archaeological Survey of India, Airport Authority, Delhi Urban Art Commission etc.
 - b. The provision of parking in basement/ basements for the commercial component will be @ 2 ECS per 100 sqm. of built up area with adequate provision of parking for Metro Stations, as may be approved by the concerned local bodies from case basis.
 - c. The development shall be undertaken in a composite manner and Delhi Metro Rail Corporation shall obtain approval of all the concerned local bodies/ agencies.

2.1.2 Draft MPD2021:

1. Metro Stations along with property development (composite development) up to a maximum area 3.0 ha shall be permitted in all Use Zones, except Recreational Use Zone.
2. This enabling provision of property development would have the following broad development controls:
 - i) 25% ground coverage and 100 FAR including area under Metro-Station with no height restrictions subject to approval of the statutory bodies such as Archaeological Survey of India, Airport Authority, Delhi Urban Art Commission etc.
 - ii) In addition to the requirement of parking for Metro Stations, parking for the commercial component will be @ 2 ECS per 100 sqm.
 - iii) The development shall be undertaken in a composite manner and Delhi Metro Rail Corporation shall obtain approval of all the concerned local bodies/ agencies.

2.1.3 MPD-2021 :

In Chapter 12.0 Transportation, page no. 82, it is mentioned as following:
Development Controls for Metro Stations :

1. Metro Stations along with property development (composite development) up to a maximum area of 3.0 ha shall be permitted in all Use Zones, except in Recreational and Regional Park / Ridge Use Zone, Lutyens' Bungalow Zone and Heritage Zones, subject to approval of Technical Committee of DDA.
2. This enabling provision of property development would have the following broad development controls.

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with no height restrictions and subject to approval of the statutory bodies such as ASI, Airport Authority, DUAC etc.

ii. In addition to the requirement of parking for Metro Stations, parking for the commercial component will be @ 2 ECS per 100 sq.m.

iii. The development shall be undertaken in a composite manner and DMRC shall obtain approval of all the concerned local bodies/agencies.

3. The following structures shall be treated as operational structures:

i) All Metro Stations and tracks supporting at grade, elevated and underground including entry structures, ancillary buildings to house DG sets, chilling plants and electric sub-station, supply exhaust and tunnel ventilation shafts etc.

ii) Depots and maintenance workshops.

iii) Traction sub-stations

iv) Operational Control Centers

v) Police Station.

In Chapter 17.0 Development Code, page no. 126-127, it is mentioned in point (iii) of Notes related to 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) as following:

(iii) Property development in area around Metro Stations (composite) upto a maximum area of 3.0 Ha., shall be permitted in all zones, except Recreational and Ridge / regional park use zone subject to approval of the Technical Committee of DDA.

2.1.4 Proposed Amendment in MPD-2021:

1. On Page-82 in sub-para 1. the words to be deleted **-subject to approval of Technical Committee of DDA.**
2. On Page -127, in point (iii) of Notes, the words to be deleted **-subject to approval of Technical Committee of DDA.**

2.2 Restrictive Development Control Norms along Metro corridors.

2.2.1 Draft MPD2021 :

In Chapter 3.0 Delhi Urban Area-2021, page no. 269, it is mentioned as follows:

Planned Areas

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the years has been on the ring and radial pattern with reliance on road based public transport. The development envisaged by the previous Plans was polynodal with hierarchy of Commercial Centres located either on ring or radial roads. The proposed MRTS network will bring sizable urban area within walking distance from the proposed stations. This will have an impact on the existing structure of the city and consequently its development. This changed scenario provides opportunities for city restructuring and optimum utilization of the land along the MRTS corridors. In this process, a sizable proportion of the additional population with requisite facilities and employment can be absorbed along these corridors. Influence Zone along MRTS corridor is envisaged as intensive development zone. The scheme for Redevelopment of Influence Zone shall be prepared on the basis of the following:

- i. Maximum upto 500 m. wide belt on both sides of centre line of the MRTS route will be designated as Influence Zone. Entire approved layout plan of a scheme will be included in the zone if more than 70% of the plan area falls inside the 500m. In case of large schemes, block / pocket boundary should be considered as one scheme for this purpose.
- ii. The approval of schemes will be granted only after commencement of execution of the respective phase of MRTS.
- iii. Special provisions are to be made for the following areas, in order to retain their basic character:
 - Lutyens Bungalow Zone, Chanakya Puri., DIZ Area and Mata Sundari Area.
 - Civil Lines Bungalow Area.
 - Monument Regulated Zone (As per ASI guidelines).
- iv. Development Controls applicable will be as permissible for the respective use zones / use premises, except for FAR and Height as per the specific schemes.
- v. Subject to preparation and approval of comprehensive integrated scheme the maximum FAR and height will be upto 1.5 times of the permissible FAR on the respective use premises.
- vi. In the proposed Urban Extension areas the land uses will be integrated with the proposed movement corridors at planning stages only.

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2.2.2 MPD-2021:

In Chapter 3.0 Delhi Urban Area-2021, page no. 14, it is mentioned as follows:

Planned Areas

A. Influence Zone along MRTS and major Transport Corridor

Growth of Delhi over the years has been on the ring and radial pattern with reliance on road based public transport. The development envisaged by the previous Plans was poly nodal with hierarchy of Commercial Centres located either on ring or radial roads. The proposed MRTS network will bring sizable urban area within walking distance from the proposed stations. This will have an impact on the existing structure of the city and consequently its development. This changed scenario provides opportunities for city restructuring and optimum utilization of the land along the MRTS corridors. In this process, a sizable proportion of the additional population with requisite facilities and employment can be absorbed along these corridors.

Influence Zone along MRTS corridor is envisaged as intensive development zone. The scheme for Redevelopment of Influence Zone shall be prepared on the basis of the following:

- i. Maximum upto 500 m. wide belt on both sides of centre line of the MRTS / Major Transport Corridor (to be identified in consultation with GNCTD) will be designated as Influence Zone which will be identified in the respective Zonal Development Plans.
- ii. Entire approved layout plan of a scheme will be included in the zone if more than 70% of the plan area falls inside the influence zone. In case of large schemes, block / pocket boundary should be considered as one scheme for this purpose.
- iii. The approval of schemes will be granted only after commencement of execution of the respective phase of MRTS.
- iv. Development Controls applicable will be as permissible for the respective use zones / use premises.
- v. Higher FAR and height can be availed of through the preparation and approval of comprehensive integrated scheme.
- vi. In the proposed Urban Extension areas the land uses will be integrated with the proposed movement corridors at planning stages only.
- vii. The following areas shall be excluded from the enhancement of FAR:

- 2/6 20
- Ardens Bungalow Zone, Chanakya Puri, DIZ Area and
 - Asundari Area.
 - CIV. Lines Bungalow Area.
 - Monument regulated Zone (As per ASI guidelines)
 - Property development of DMRC.
 - Comprehensive commercial schemes.

2.2.3 Proposed Amendment:

On Page-15 in sub-para vii, the words to be deleted- **Property development of DMRC.**

2.3 Restrictive Development Control Norms along Metro corridors.

2.3.1 MPD-2021 :

On page no. 82, sub-para 3, the provisions are as follows:

3. The following structures shall be treated as operational structures:
 - i) All Metro Stations and tracks supporting at grade, elevated and underground including entry structures, ancillary buildings to house DG sets, chilling plants and electric sub-station, supply exhaust and tunnel ventilation shafts etc.
 - ii) Depots and maintenance workshops.
 - iii) Traction sub-stations.
 - iii) Operational Control Centers
 - iv) Police Station.

2.3.2 Proposed Amendment:

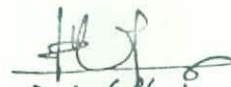
On Page-82 in sub-para 3 the following to be added-

- v) Police Stations and residences for Metro security personnel.
- vi) Recreational and Training Centres for operational and maintenance staff including office buildings for them.
- vii) Housing for operational staff.
- viii) Rehabilitation work to be undertaken construction work.

3.0 PROPOSAL:

The proposed amendments as contained in above paras are placed before the Technical Committee for further processing under Section-11 A of DD Act 1957 for modification in the MPD-2021.


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Dm (C/4).



Sujata Chaturvedi
23061916

Journal. (Plg) Office
Diary No. 17924-
Date 14/8/07

Immediate
भारत सरकार
शहरी विकास मंत्रालय
निर्माण भवन
GOVERNMENT OF INDIA
MINISTRY OF URBAN DEVELOPMENT
NIRMAN BHAWAN
नई दिल्ली 110011, तारीख 200
New Delhi-110011, Dated 14/8/07 200

D.O. No. K-12011/3/2007-DDIB

9th August, 2007

Dear Sir,

Please refer to Minutes of Meeting taken by Secretary (UD) on 27.4.2007 in connection with property development programme and development control norms of DMRC as circulated on 3.8.2007, a copy of which is enclosed for ready reference.

2. In this connection, I would like to inform you that in response to orders of Hon'ble Supreme Court dated 7.5.2007, DMRC has filed an Affidavit. In its affidavit, DMRC has raised these issues and the Union of India has filed a reply stating that there is a need to amend the relevant provisions of MPD 2021 to meet the concerns of DMRC and the required steps to amend the Master Plan will be initiated.

3. In view of the affidavit filed by the Union of India, you may take immediate action for amendment of relevant provisions of Master Plan.

With regards,

Yours sincerely,

(Signature)
(Sujata Chaturvedi)

Shri Dinesh Rai
Vice Chairman
Delhi Development Authority
Vikas Sadan
New Delhi

AC (Pg.) - I

Com (Pg.)

For Mr. H.
This is Sup
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No. K-12011/3/2007-DDIB
Government of India
Ministry of Urban Development
(Delhi Division)

Nirman Bhawan, New Delhi
Dated the 3rd August, 2007

Subject: Minutes of the meeting held by Secretary
(UD) regarding provisions in Master Plan
of Delhi 2021 pertaining to Property
Development programme and
Development Control Norms of DMRC.

Please find enclosed herewith a copy of minutes of
the meeting held on 27.4.2007 on the subject cited
above for information and necessary action.

Encl. As above


(P.K. Santra)

Under Secretary to the Govt. of India
Telefax 23016681

To

1. **Shri Dinesh Rai**, Vice Chairman, Delhi
Development Authority, Vikas Sadan, INA, New
Delhi (Fax : 24623968) Ph.: 24699479,
24699121, 24697900.
2. **Shri E. Sreedharan**, Managing Director, Delhi
Metro Rail Corporation Ltd., NBCC Place,
Bhishma Pitamah Marg, Pragati Vihar, New
Delhi-110003 (Fax : 24365135) Ph. 24365395.

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Minutes of the meeting held at 10.00 AM on 27.4.2007 regarding provisions in Master Plan of Delhi 2021 pertaining to Property Development programme and Development Control Norms of DMRC

A meeting was held in the office of Secretary (UD) regarding certain provisions in the Master Plan of Delhi (MPD) 2021 affecting the Property Development programme of DMRC. The following officers were present:

1. Shri M. Ramachandran, Secretary (UD) - in Chair
2. Shri E. Sreedharan, MD, DMRC
3. Shri Dinesh Rai, Vice Chairman, DDA
4. Dr. M.M. Kuttly, Joint Secretary (DL), M/o UD
5. Smt. Sujata Chaturvedi, Director (DD), M/o UD
6. Shri A.K. Jain, Commissioner (Planning), DDA
7. Shri R.M. Raina, Advisor, (Property Development), DMRC
8. Shri Ashok Kumar, Additional Commissioner, DDA

2. The issues discussed in brief and the decisions taken are as under:

- (i) **Restrictions imposed on property development on plots pursuant to Master Plan notified on February 7, 2007.**

MD, DMRC stated that Master Plan was amended on 20th January, 2005 to streamline the existing working procedure for speeding up the work of property development of DMRC. The latest notification issued on February 7, 2007 is negating the results of several years of efforts made to streamline the working procedure and will cause serious delays in raising of resources in future through property development. He mentioned that as per the notification dated 20th January, 2005, DMRC was free to carry out property development on plots upto 3 ha size within the prescribed development control norms without further reference to DDA. However, the present Master Plan notified on 7.2.2007 makes it obligatory to obtain prior approval of the Technical Committee of DDA. MD, DMRC argued that introduction of such clauses will lead to delays upto 3 - 4 years and requested that the provisions "subject to approval of Technical Committee of DDA" existing below table 12.7 under the heading Development Control Norms for Metro Stations, be deleted.

It was clarified that the published draft Master Plan did not contain the provision 'subject to the approval of Technical Committee of DDA'. The

revised draft Master Plan for Delhi 2021 circulated by DDA in December, 2006 contained the provision 'subject to the approval of Technical Committee of DDA'. The version forwarded with the approval of Authority also contained the provision 'subject to the approval of Technical Committee of DDA' and got incorporated as such in the Master Plan published on 7.2.2007 with the approval of Central Government.

(ii) **Restrictive Development Control Norms along Metro corridors**

MD, DMRC, stated that in the draft Master Plan under para 3.3.1 Redevelopment Strategy for Influence Zone along metro corridors provided that "subject to preparation and approval of comprehensive integrated scheme, the maximum FAR and height will be upto 1.5 times of the permissible FAR on the respective use premises". The new provisions provided in the notification dated 7th February, 2007 restricted the provisions of development control norms since it permits only 25% ground coverage and 100 FAR and has not been increased by 50% as proposed in the draft Master Plan. He further argued that the above stand has been taken in respect of metro land plots, whereas the new Master Plan provides for higher FAR for hospitals, vocational training centres, police stations, commercial centres in CBD etc. The higher FAR and height that can be availed through preparation and approval of comprehensive integrated scheme as provided at para 3.3.1.1.A.v will not be of any use to DMRC in view of the exclusion provision of property development of DMRC provided at para 3.3.1.1.A.vii of the Master Plan.

It was clarified that the published draft Master Plan did not contain any restrictive provisions for property development by DMRC and provided for 1.5 times permissible FAR subject to preparation/approval of a comprehensive scheme. However, the revised Master Plan circulated by the DDA in December, 2006 contained exclusion provisions of property development by DMRC. It was approved by the Authority and got incorporated in the Master Plan notified on 7.2.2007 with the approval of Central Government.

(iii) **Amendment to the list of operational structures in the Master Plan**

It was stated that as per the Master Plan, only the following structures can be treated as operational structures :

- (1) All Metro Stations and tracks supporting at grade, elevated and underground including entry structures, ancillary buildings to house DG sets, chilling plants and electric substation, supply exhaust and tunnel ventilation shafts etc.
- (2) Depots and maintenance workshops
- (3) Traction sub-stations
- (4) Operational Control Centres
- (5) Police Station

It was clarified that the published draft Master Plan did not contain the list of structures to be treated as 'operational structures'. The Master Plan for Delhi 2021 circulated by the DDA for consideration of the Authority in December, 2006, mentioned the list of operational structures. Later, it was approved by the Authority and got incorporated in the Master Plan published on 7.2.2007 with the approval of Central Government.

3. The DMRC has been requesting for inclusion of the following additional structures as operational structures:

- (i) Recreational and Training Centres for operational and maintenance staff including office buildings for them.
- (ii) Housing for operational staff
- (iii) Police stations and residences for Metro security personnel
- (iv) Rehabilitation work to be undertaken construction work
- (v) Shops in Metro stations to cater to the public amenities.

4. VC, DDA mentioned that DDA has been making all efforts to facilitate smooth implementation of the DMRC projects. He explained that provisions were included in the Master Plan of Delhi 2021 to ensure that all necessary processes are followed/gone through before approvals are accorded. He felt that

iii. was necessitated in view of certain complaints in the past against DMRC in terms of not having been following due procedure and not obtaining requisite approval from various agencies. He also felt that it would be possible to expedite the approval of the Technical Committee without leading to huge delays.

5. Secretary (UD) mentioned that if an amendment was specifically brought out in 2005 to avoid delays there may not be adequate reasons to prescribe a new procedure. This is all the more so, considering the fact that DMRC is implementing many crucial projects of mass transport system in Delhi. Considering the compelling necessity of completing of these projects on a time bound manner, it is essential that DMRC is supported by amending the relevant provisions in the Master Plan.

6. After detailed discussions on the above 3 issues, the following decisions were taken:

- (i) On issue No.(i), DDA will take required steps to amend the provisions in MPD 2021 to revert to the position existed as per the notification dated 20.1.2005.
- (ii) As regards issue No.(ii) regarding property development, DDA will take necessary steps to amend Master Plan to provide provisions as provided in the draft Master Plan 2021.
- (iii) In regard to issue No.(iii), necessary steps may be taken to amend Master Plan to enhance the list of structures which can be treated as operational structures, excluding shops in Metro Stations.

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

No. F1(33)07-MP/76

Date: 15/02/08

Sub: Corrigendum of the minutes of the Technical Committee meeting of the DDA held on 28.11.2007 at Vikas Minar, IP Estate, New Delhi for item no. 111/2007

The minutes of the Technical Committee Meeting held on 28.11.2007 for item no. 111/2007 shall now be read as follows, in place of the minutes circulated vide this office letter of even no. 220 dated 6.12.2007 (copy enclosed)

"The proposal was presented by AC(Plg.I) after detailed deliberation, it was decided that the implications of this proposal be studied and brought again before the Technical Committee.

Action: AC.(Plg.) I."


(B.K. Jain)

OSD(Planning)

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Commissioner(Plg.), DDA
4. Commissioner(LM), DDA
5. Commissioner(LD), DDA
6. Town Planner, MCD
7. Chief Town Planner, TCPO
8. Chief Architect, NDMC
9. Chief Architect, HUPW, DDA
10. Chief Engineer/Planning, DMRC
11. Chief Engineer(Elect.), DDA
12. Additional Commissioner(Plg.)-I, DDA
13. Additional Commissioner(Plg.)-II, DDA
14. Additional Commissioner(Plg.)-III, DDA
15. Secretary, DUAC
16. Land & Development Officer, (L&DO)
17. Sr.Architect (H&TP), CPWD
18. Dy. Commissioner of Police(Traffic), Delhi
19. Director(Landscape), DDA

Copy also forwarded to:

1. Pr. Secretary (Power) GNCTD
2. Director (Plg.) Dwarka


Joint Director (MP)

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

No. F1(33)2007-MP / 220

Date: 6/12/07

**Minutes of the 8th Technical Committee meeting held on 28.11.2007.
List of the participants is annexed.**

Item No. 109/2007

Sub: Grant of NOC for setting up of Petrol Pump on private land in Zone 'J'
F7(15)2006-MP

The proposal was presented by Director (Plg.) UC. After deliberation the Technical Committee agreed with the proposal as given at para 4 of the agenda item.

Action: Director (Plg.) UC

Item NO. 110/2007

Sub: Grant of NOC for setting up of Petrol Pump on private land in Zone 'J'
F.7(03)2006-MP

The proposal was presented by Director (Plg.) UC. After deliberation the Technical Committee agreed with the proposal as given at para 4 of the agenda item.

Action: Director (Plg.) UC

Item No. 111/2007

Sub: Development Control Norms for DMRC Property Development
Amendment in the Master Plan for Delhi 2021.
F3(62)2007-MP

Minutes will be put up later.

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Item No. 112/2007

Sub: Change of land use in respect of 3 acres of land adjacent to Delhi High Court at Bapa Nagar, from 'Residential' to 'Govt. Office (Court)'
F3(13)2006-MP

The proposal was presented by OSD (Plg.) After detailed deliberation, the Technical Committee recommended that the proposal be further processed for consideration of the Authority.

Action: OSD (Plg.)

The Meeting ended with thanks to the chair


B.K. Jain
OSD (Plg.)

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Commissioner(Plg.), DDA
4. Commissioner(Plg. & System) DDA
5. Commissioner(LM), DDA
6. Commissioner(LD), DDA
7. Town Planner, MCD
8. Chief Town Planner, TCPO
9. Chief Architect, NDMC
10. Chief Architect, HUPW, DDA
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15. Additional Commissioner(Plg.)-III, DDA
16. Secretary, DUAC
17. Land & Development Officer, (L&DO)
18. Sr.Architect(H&TP), CPWD
19. Dy.Commissioner of Police(Traffic), Delhi
20. Director(Landscape), DDA

SPECIAL INVITEES

Director (UC),DDA
Director (MPPR),DDA
Jt. Director (C&D),DDA

For Item No.

109 & 110
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DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

tc210

No. F1(33)07-MP / 76

Date: 15/02/08

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Joint Director (MP)

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(MASTER PLAN SECTION)**

No. F1(33)2007-MP / 220

Date: 6/12/07

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Item No. 109/2007

Sub: Grant of NOC for setting up of Petrol Pump on private land in Zone 'J'
F7(15)2006-MP

The proposal was presented by Director (Plg.) UC. After deliberation the Technical Committee agreed with the proposal as given at para 4 of the agenda item.

Action: Director (Plg.) UC

Item NO. 110/2007

Sub: Grant of NOC for setting up of Petrol Pump on private land in Zone 'J'
F.7(03)2006-MP

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Item No. 111/2007

Sub: Development Control Norms for DMRC Property Development
Amendment in the Master Plan for Delhi 2021.
F3(62)2007-MP

Minutes will be put up later.

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Item No. 112/2007

Subj: Change of land use in respect of 3 acres of land adjacent to Delhi High Court at Bapa Nagar, from 'Residential' to 'Govt. Office (Court)'
E3(13)2006-MP

The proposal was presented by OSD (Plg.) After detailed deliberation, the Technical Committee recommended that the proposal be further processed for consideration of the Authority.

Action: OSD (Plg.)

The Meeting ended with thanks to the chair


D.K. Jain
OSD (Plg.)

1. Vice Chairman, DDA
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3. Commissioner(Plg.), DDA
4. Commissioner(Plg. & System) DDA
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19. Dy. Commissioner of Police(Traffic), Delhi
20. Director(Landscape), DDA

SPECIAL INVITEES

Director (UC), DDA
Director (MIPR), DDA
Jt. Director (C&D), DDA

For Item No. _____

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

No. F1(33)2007-MP / 220

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Item No. 111/2007

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Amendment in the Master Plan for Delhi 2021.
F3(62)2007-MP

Minutes will be put up later.

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Item No. 112/2007

Sub: Change of land use in respect of 3 acres of land adjacent to Delhi High Court at Bapa Nagar, from 'Residential' to 'Govt. Office (Court)'
F3(13)2006-MP

The proposal was presented by OSD (Plg.) After detailed deliberation, the Technical Committee recommended that the proposal be further processed for consideration of the Authority.

Action: OSD (Plg.)

The Meeting ended with thanks to the chair


B.K. Jain
OSD (Plg.)

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Commissioner(Plg.), DDA
4. Commissioner(Plg. & System) DDA
5. Commissioner(LM), DDA
6. Commissioner(LD), DDA
7. Town Planner, MCD
8. Chief Town Planner, TCPO
9. Chief Architect, NDMC
10. Chief Architect, HUPW, DDA
11. Chief Engineer/Planning, DMRC
12. Chief Engineer(Elect.), DDA
13. Additional Commissioner(Plg.)-I, DDA
14. Additional Commissioner(Plg.)-II, DDA
15. Additional Commissioner(Plg.)-III, DDA
16. Secretary, DUAC
17. Land & Development Officer, (L&DO)
18. Sr.Architect(H&TP), CPWD
19. Dy.Commissioner of Police(Traffic), Delhi
20. Director(Landscape), DDA

SPECIAL INVITEES

Director (UC),DDA
Director (MPPR),DDA
Jt. Director (C&D),DDA

For Item No.

109 & 110
111
112



List of participants of 8th meeting for the year 2007 of Technical Committee held on 28.11.2007

Delhi Development Authority

S/Sh.
Dinesh Rai, Vice Chairman,
A K Sarin, Engineer member
Ashok Kumar, Addl. Commissioner (Plg.).I
S P Bansal, Addl. Commr. (Plg.)II
B K Jain, OSD (Plg)

MCD

Shamsher Singh, Senior Town Planner.

DMRC

R N Verma, Chief Engineer (Plg.)

CPWD

Sunil Sehgal, Arthitect, (Land)

Special Invitees

P S Uttarwal, Director (Plg.)UC, DDA
M Bawa, Jt. Director (Plg.) MPPR, DDA
Chandu Bhutia, Dy. Director (Plg.) DDA
Sudhir Kain, Asst. Dir. (Plg.) C&D
S B Khodankar, Jt Director (Plg.) DDA.

mahe

SS/C

7/N

F3(62)-2007/RP

Observation at pre-page may be seen. In the T/C meeting VC desired that the minutes for this item will be finalised after discussion with LG.

Accordingly upper limit may take up for further work, if agreed, please

✓ OSD (ply)

11/11

4/11/07

Ad/I

15/01/08

Dir (HPPR)

JD/2

16/12/08

The file is put up as discussed

M/I

28-01-08

This has been discussed with the Hon'ble LG on 22-01-08 when VC, DOP & Comm (Hq) were also present. He is of the view that the observations of the Technical Committee on the issue be placed before the Authority. Since this has already been deliberated in the Technical Committee held on 28-11-07, the minutes on this particular item be finalised so that further action could be taken accordingly.

Submitted A

Comm (Hq)

28-01-08

JD (MP)

28-01-08

Necessary action is taken in the concerned T/C file

✓ VSI

1/2


11/12/2007

Change of land use in respect of 3 acres of land adjacent to Delhi High Court at Bapa Nagar, from 'Residential' to 'Govt. Office (Court)'
FI(33)2006-MP

This proposal was presented by OSD (Plg.) After detailed deliberation, the Technical Committee recommended that the proposal be further processed for consideration of the Authority.

Action: OSD (Plg.)

The Meeting ended with thanks to the chair


B.K. Jain
OSD (Plg.)

FI(33)2007/MP/220

- | | | | |
|-------------------------|---|---------------|------------------------|
| ✓ 1 | Vice Chairman, DDA | → bps 7/12/07 | |
| ✓ 2 | Engineer Member, DDA | → bps 7/12/07 | |
| ✓ 3 | Commissioner (Plg.), DDA | By Hand | |
| ✓ 4 | Commissioner (Plg. & System), DDA | → bps 7/12/07 | |
| ✓ 5 | Commissioner (LM), DDA | → bps 7/12/07 | ✓ OSD (Plg.) By Hand |
| ✓ 6 | Commissioner (LD), DDA | → bps 7/12/07 | |
| ✓ 7 | Town Planner, MCD | → bps 7/12/07 | |
| ✓ 8 | Chief Town Planner, TCO | → bps 7/12/07 | 10/7/12/07 |
| ✓ 9 | Chief Architect, NDMC | → bps 7/12/07 | |
| ✓ 10 | Chief Architect, HUPW, DDA | → bps 7/12/07 | |
| ✓ 11 | Chief Engineer/Planning, DMRC | → bps 7/12/07 | |
| ✓ 12 | Chief Engineer (Elect.), DDA | → bps 7/12/07 | |
| ✓ 13 | Additional Commissioner (Plg.)-I, DDA | → bps 7/12/07 | |
| ✓ 14 | Additional Commissioner (Plg.)-II, DDA | → bps 7/12/07 | |
| ✓ 15 | Additional Commissioner (Plg.)-III, DDA | → bps 7/12/07 | |
| ✓ 16 | Secretary, DUAC | → bps 7/12/07 | |
| ✓ 17 | Land & Development Officer, (L & DO) | → bps 7/12/07 | |
| ✓ 18 | St. Architect (H&IP), CPWD | → bps 7/12/07 | |
| ✓ 19 | Dy. Commissioner of Police (Traffic), Delhi | → bps 7/12/07 | |
| ✓ 20 | Director (Landscape), DDA | → bps 7/12/07 | |
| ✓ 21 | By-Dir (Res) V.C. Office | → bps 7/12/07 | |
| SPECIAL INVITEES | | | |
| 22 | Member (P.C.), DDA | | For Item No. 109 & 110 |
| 23 | Member (MPPR), DDA | → bps 7/12/07 | 111 |
| 24 | Member (IC&D), DDA | → bps 7/12/07 | 112 |

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Draft

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

No. F1(33)2007-MP

Date:

**Minutes of the 8th Technical Committee meeting held on 28.11.2007.
List of the participants is annexed.**

Item No. 109/2007

Sub: Grant of NOC for setting up of Petrol Pump on private land in Zone 'J'
F7(15)2006-MP

The proposal was presented by Director (Plg.) UC. After deliberation the Technical Committee agreed with the proposal as given at para 4 of the agenda item.

Action: Director (Plg.) UC

Item NO. 110/2007

Sub: Grant of NOC for setting up of Petrol Pump on private land in Zone 'J'
F.7(03)2006-MP

The proposal was presented by Director (Plg.) UC. After deliberation the Technical Committee agreed with the proposal as given at para 4 of the agenda item.

Action: Director (Plg.) UC

Item No. 111/2007

Sub: Development Control Norms for DMRC Property Development
Amendment in the Master Plan for Delhi 2021.
F3(62)2007-MP

Minutes ~~deferred~~.

will be put up

later.

mtg73

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Item No. 112/2007

Sub: Change of land use in respect of 3 acres of land adjacent to Delhi High Court at Bapa Nagar, from 'Residential' to 'Govt. Office (Court)'
F3(13)2006-MP

The proposal was presented by OSD (Plg.) After detailed deliberation, the Technical Committee recommended that the proposal be further processed for consideration of the Authority.

Action: OSD (Plg.)

majaw

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DELHI DEVELOPMENT AUTHORITY
(Master Plan Section)
6th floor, Vikas Minar, I.P.Estate New Delhi-110002.
Tel.: 23370507

No.F.1(33)2007-MP /211

Date: 2007

27/11/07

MEETING NOTICE

The 8th meeting of the Technical Committee of the DDA for the year 2007 under the Chairmanship of the Vice Chairman, DDA will be held on 28.11.2007 at 12.30 P.M. in the Conference Hall, 5th floor, Vikas Minar, I.P. Estate, New Delhi. A list of items along with agenda to be discussed is enclosed.

You are requested to make it convenient to attend the meeting.


(B.K. Jain)
OSD(Planning)

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Commissioner(Plg.), DDA
4. Commissioner(Plg.& System) DDA
5. Commissioner(LM), DDA
6. Commissioner(LD), DDA
7. Town Planner, MCD
8. Chief Town Planner, TCPO
9. Chief Architect, NDMC
10. Chief Architect, HUPW, DDA
11. Chief Engineer/Planning, DMRC
12. Chief Engineer(Elect.), DDA
13. Additional Commissioner(Plg.)-I, DDA
14. Additional Commissioner(Plg.)-II, DDA
15. Additional Commissioner(Plg.)-III, DDA
16. Secretary, DUAC
17. Land & Development Officer, (L&DO)
18. Sr.Architect(H&TP), CPWD
19. Dy.Commissioner of Police(Traffic), Delhi
20. Director(Landscape), DDA

SPECIAL INVITEES

Director (UC),DDA
Director (MPPR),DDA
Jt. Director (C&D),DDA

For Item No.

109 & 110
111
112

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SL.NO.	ITEM NO.	SUBJECT	PAGE NO.
1.	109/2007	Grant of NOC for setting up of Petrol Pump on private land in Zone 'J' F.7.(15)2006-MP	1-2 ✓
2.	110/2007	Grant of NOC for setting up of Petrol Pump on private land in Zone 'J' F.7(03)2006-MP	3-4 ✓
3.	111/2007	Property Development Control Norms of DMRC Amendment in the Master Plan for Delhi-2021. F3(62)2007-MP	5-16
4.	112/2007	Change of land use in respect of 3 acres of land adjacent to Delhi High Court at Bapa Nagar, from 'Residential' to 'Govt. Office (Court)' F.3(13)2006-MP	Will be Laid on table

ITEM No. 109

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86/1

**DELHI DEVELOPMENT AUTHORITY
(UNAUTHORISED COLONIES CELL)
12TH FLOOR : VIKAS MINAR**

Dated : 25.8.07

**SUB : Agenda for the Technical Committee meeting regarding grant
OF NOC for setting up of Petrol Pump on private land in Zone J.**

File No. F.7(15)2006/MP

1.0 Background :

1.1 The Commercial Lands Deptt. of DDA had forwarded two cases for setting up of Petrol Pump on private land situated along Chhattarpur Bhatti Road in Zone "J" with a request to examine the case from Planning point of view especially clause 2(I) of the notification regarding road width in front of the proposed site and whether the area fall in Rural Use Zone or in Urban/Urban Extension/Urban Highway etc. It has also been indicated by the Commercial Lands Deptt. that the Competent Authority has allowed one month time for issuance of NOC. Hence Planning Wing of DDA is requested to examine expeditiously and return the file for further examination by Management Wing.

- a) Setting up of Petrol Pump at Khasra No. 27/2 at Village Bhatti, Fatehpur beri by Ms. Romabai Lairenjam holder of LOI through Indian Oil Corporation.
- b) Setting up of Petrol Pump at Khasra No. 253 at Village Asola by Reliance Industries Ltd.

2.0 Examination.

2.1 The site under reference falls in revenue village of Bhatti and Asola in Zone "J". The Draft Zonal Development Plan of Zone "J" is approved by the Authority in its meeting held on 28.06.2006 and the land use of the sites under reference is Agriculture water body (Rural) as per MPD-2001 and Urbanisable Area as per MPD-2021.

2.2 Both the cases were examined from Planning point of view and land status were also collected from Lands Deptt. of DDA.

2.3 After detailed examined the proposals were put up before the Technical Committee meeting of DDA held on 26.09.2006 vide item no. 61 and 62

14/1
85/15

respectively and it was decided that "the policy of permitting petrol pumps on private/rural lands is to be examined keeping in view that the draft MPD 2021 has proposed most of the rural area to be urbanized, for which the draft Zonal Plans are already under preparation. As such the cases of petrol pump sites should keep in view this aspect, so that this do not become impediments in planned development. Accordingly the Technical Committee constituted a Committee to consider the above issues and submit the report within one month".

Based on the recommendation/Action points of the Committee both the cases were examined and further put up before the Technical Committee meeting held on 1.02.07 and the matters were deferred. As the Master Plan Delhi 2021 was notified by Govt. of India on 07.02.07.

3.0 Issues :

3.1 On 7th February 2007, Master Plan for Delhi 2021 has been notified having provisions therein that "Fuel stations are permissible on Master Plan/Zonal plan roads and shall not be permitted in absence of an approved Zonal Plan of the area".

3.2 Although the Zonal Development Plan of Zone "J" was approved by the Authority in its meeting held on 28.06.2006 for inviting objections, suggestions from the Public. However, after the notification of Master Plan Delhi 2021 the Zonal Development Plan is being redrawn based on the provision of Master Plan Delhi 2021.

3.3 In view of the dilemma created due to on-going Planing Process few similar cases were referred to Legal Deptt. of DDA. The Legal Deptt. has opined that the issue is purely administrative since Zonal Plans is being prepared means not approved so far. Hence we have to go by the new Master Plan provisions.

4.0 Proposal :

4.1 Although the applications for the permissions of the Petrol Pump on privately owned land were submitted prior to the notification of the Master Plan for Delhi 2021. However, in absence of approved Zonal Development Plan the Petrol Pump are not permitted, hence we may reject the proposal of setting up of Petrol pump by IOC and Reliance Industries (Ltd).

5.0 Recommendations :

5.1 Proposal given in par (4) above is put up for consideration of Technical Committee.

(Sd/- 5.11.07)
Assistant Director(Plg.)

(Sd/- 5.11.07)
Dy. Director(Plg.)

(Sd/-)
Director(Plg.)

DELHI DEVELOPMENT AUTHORITY
(UNAUTHORISED COLONIES CELL)
12TH FLOOR : VIKAS MINAR

Dated : 25.8.07

SUB : Agenda for the Technical Committee meeting regarding grant
Of NOC for setting up of Petrol Pump on private land in Zone J.

File No. F.7(03)2006/MP

1.0 Background :

1.1 The Commercial Lands Deptt. of DDA had forwarded two cases for setting up of Petrol Pump on private land situated along Chhattarpur Bhatti Road in Zone "J" with a request to examine the case from Planning point of view especially clause 2(I) of the notification regarding road width in front of the proposed site and whether the area fall in Rural Use Zone or in Urban/Urban Extension/Urban Highway etc. It has also been indicated by the Commercial Lands Deptt. that the Competent Authority has allowed one month time for issuance of NOC. Hence Planning Wing of DDA is requested to examine expeditiously and return the file for further examination by Management Wing.

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- b) Setting up of Petrol Pump at Khasra No. 253 at Village Asola by Reliance Industries Ltd.

2.0 Examination.

2.1 The site under reference falls in revenue village of Bhatti and Asola in Zone "J". The Draft Zonal Development Plan of Zone "J" is approved by the Authority in its meeting held on 28.06.2006 and the land use of the sites under reference is Agriculture water body (Rural) as per MPD-2001 and Urbanisable Area as per MPD-2021.

2.2 Both the cases were examined from Planning point of view and land status were also collected from Lands Deptt. of DDA.

2.3 After detailed examined the proposals were put up before the Technical Committee meeting of DDA held on 26.09.2006 vide item no. 61 and 62

respectively and it was decided that "the policy of permitting petrol pumps on privately owned land is to be examined keeping in view that the draft MPD 2021 has proposed most of the rural area to be urbanized, for which the draft Zonal Plans are already under preparation. As such the cases of petrol pump sites should keep in view this aspect, so that this do not become impediments in planned development. Accordingly the Technical Committee constituted a Committee to consider the above issues and submit the report within one month".

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5.0 Recommendations :

5.1 Proposal given in par (4) above is put up for consideration of Technical Committee.


Assistant Director(Plg.)


Dy. Director(Plg.)


Director(Plg.)

ITEM

No - 111

Draft Agenda for the Technical Committee

Sub: Property Development Control Norms of DMRC- Amendment in the Master Plan for Delhi-2021.

F.3(62)2007/MP

1.0 BACKGROUND:

The Ministry vide letter No.K-12011/3/2007-DDIB dated 9th August, 2007 has forwarded the minutes of the meeting taken by Secretary (UD), Ministry of Urban Development on 27.4.07 regarding the provisions in the Master Plan for Delhi-2021 pertaining to the Property Development Control Norms (copy enclosed). It has also been stated that in response to the orders of Hon'ble Supreme Court dated 7.5.07, DMRC has filed an affidavit raising the issues. The Ministry of Urban Development in a reply filed in the Hon'ble Court has stated for initiating the required steps to amend relevant provisions of MPD-2021 to meet the concerns of the DMRC.

In the minutes of the meeting held on 27.4.07 in the ministry the following decisions were taken:-

- i) On issue No.(i), DDA will take required steps to amend the provisions in MPD-2021 to revert to the position existed as per the notification dated 20.1.2005.
- ii) As regards issue No.(ii) regarding property development, DDA will take necessary steps to amend Master Plan to provide provisions as provided in the draft Master Plan-2021.
- iii) In regard to issue No. (iii), necessary steps may be taken to amend Master Plan to enhance the list of structures which can be treated as operational structures, excluding shops in Metro Stations.

2.0 EXAMINATION:

The issues raised in the meeting held in the Ministry of Urban Development and the relevant provisions in Draft/Notified MPD-2021 are as follows:

2.1 Restrictions Imposed on property development on plots pursuant to Master Plan notified on February 7, 2007.

2.1.1 Notification by MoUD on 20/1/05

- (vii) *Notwithstanding the land use provisions of Master Plan/Zonal Development Plan, Metro Stations along with property development upto a maximum area of 3 ha shall be permitted in all use zones, except Recreational Use Zone, and shall be subject to following Development Control Norms:-*

- 40- 45
- a. 25% ground coverage and 100 FAR including area under Metro Station with no height restrictions subject to approval of the statutory bodies such as Archaeological Survey of India, Airport Authority, Delhi Urban Art Commission etc.
 - b. The provision of parking in basement/ basements for the commercial component will be @ 2 ECS per 100 sqm. of built up area with adequate provision of parking for Metro Stations, as may be approved by the concerned local bodies from case basis.
 - c. The development shall be undertaken in a composite manner and Delhi Metro Rail Corporation shall obtain approval of all the concerned local bodies/ agencies.

2.1.2 Draft MPD2021:

1. Metro Stations along with property development (composite development) up to a maximum area 3.0 ha shall be permitted in all Use Zones, except Recreational Use Zone.
2. This enabling provision of property development would have the following broad development controls:
 - i) 25% ground coverage and 100 FAR including area under Metro-Station with no height restrictions subject to approval of the statutory bodies such as Archaeological Survey of India, Airport Authority, Delhi Urban Art Commission etc.
 - ii) In addition to the requirement of parking for Metro Stations, parking for the commercial component will be @ 2 ECS per 100 sqm.
 - iii) The development shall be undertaken in a composite manner and Delhi Metro Rail Corporation shall obtain approval of all the concerned local bodies/ agencies.

2.1.3 MPD-2021 :

In Chapter 12.0 Transportation, page no. 82, it is mentioned as following:
Development Controls for Metro Stations :

1. Metro Stations along with property development (composite development) up to a maximum area of 3.0 ha shall be permitted in all Use Zones, except in Recreational and Regional Park / Ridge Use Zone, Lutyens' Bungalow Zone and Heritage Zones, subject to approval of Technical Committee of DDA.
2. This enabling provision of property development would have the following broad development controls:

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i. 25% ground coverage and 100 FAR, including area under Metro Station with no height restrictions and subject to approval of the statutory bodies such as ASI, Airport Authority, DUAC etc.

ii. In addition to the requirement of parking for Metro Stations, parking for the commercial component will be @ 2 ECS per 100 sq.m.

iii. The development shall be undertaken in a composite manner and DMRC shall obtain approval of all the concerned local bodies/agencies.

3. The following structures shall be treated as operational structures:

i) All Metro Stations and tracks supporting at grade, elevated and underground including entry structures, ancillary buildings to house DG sets, chilling plants and electric sub-station, supply exhaust and tunnel ventilation shafts etc.

ii) Depots and maintenance workshops.

iii) Traction sub-stations

iv) Operational Control Centers

v) Police Station.

In Chapter 17.0 Development Code, page no. 126-127, it is mentioned in point (iii) of Notes related to 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) as following:

(iii) Property development in area around Metro Stations (composite) upto a maximum area of 3.0 Ha., shall be permitted in all zones, except Recreational and Ridge / regional park use zone subject to approval of the Technical Committee of DDA.

2.1.4 Proposed Amendment in MPD-2021:

1. On Page-82 in sub-para 1. the words to be deleted ***-subject to approval of Technical Committee of DDA***.

2. On Page -127, in point (iii) of Notes, the words to be deleted ***-subject to approval of Technical Committee of DDA***.

2.2 Restrictive Development Control Norms along Metro corridors.

2.2.1 Draft MPD2021 :

In Chapter 3.0 Delhi Urban Area-2021, page no. 269, it is mentioned as follows:

Planned Areas

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ence Zone along MRTS and major Transport Corridor Growth of Delhi has been on the ring and radial pattern with reliance on road based public transport. The development envisaged by the previous Plans was polynodal with hierarchy of Commercial Centres located either on ring or radial roads. The proposed MRTS network will bring sizable urban area within walking distance from the proposed stations. This will have an impact on the existing structure of the city and consequently its development. This changed scenario provides opportunities for city restructuring and optimum utilization of the land along the MRTS corridors. In this process, a sizable proportion of the additional population with requisite facilities and employment can be absorbed along these corridors. Influence Zone along MRTS corridor is envisaged as intensive development zone. The scheme for Redevelopment of Influence Zone shall be prepared on the basis of the following:

- i. Maximum upto 500 m. wide belt on both sides of centre line of the MRTS route will be designated as Influence Zone. Entire approved layout plan of a scheme will be included in the zone if more than 70% of the plan area falls inside the 500m. In case of large schemes, block / pocket boundary should be considered as one scheme for this purpose.
- ii. The approval of schemes will be granted only after commencement of execution of the respective phase of MRTS.
- iii. Special provisions are to be made for the following areas, in order to retain their basic character:
 - Lutyens' Bungalow Zone, Chanakya Puri., DIZ Area and Mata Sundari Area.
 - Civil Lines Bungalow Area.
 - Monument Regulated Zone (As per ASI guidelines).
- iv. Development Controls applicable will be as permissible for the respective use zones / use premises, except for FAR and Height as per the specific schemes.
- v. Subject to preparation and approval of comprehensive integrated scheme the maximum FAR and height will be upto 1.5 times of the permissible FAR on the respective use premises.
- vi. In the proposed Urban Extension areas the land uses will be integrated with the proposed movement corridors at planning stages only.

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2.2.2 MPD-2021:

In Chapter 3.0 Delhi Urban Area-2021, page no. 14, it is mentioned as follows:

Planned Areas

A. Influence Zone along MRTS and major Transport Corridor

Growth of Delhi over the years has been on the ring and radial pattern with reliance on road based public transport. The development envisaged by the previous Plans was poly nodal with hierarchy of Commercial Centres located either on ring or radial roads. The proposed MRTS network will bring sizable urban area within walking distance from the proposed stations. This will have an impact on the existing structure of the city and consequently its development. This changed scenario provides opportunities for city restructuring and optimum utilization of the land along the MRTS corridors. In this process, a sizable proportion of the additional population with requisite facilities and employment can be absorbed along these corridors.

Influence Zone along MRTS corridor is envisaged as intensive development zone. The scheme for Redevelopment of Influence Zone shall be prepared on the basis of the following:

- i. Maximum upto 500 m. wide belt on both sides of centre line of the MRTS / Major Transport Corridor (to be identified in consultation with GNCTD) will be designated as Influence Zone which will be identified in the respective Zonal Development Plans.
- ii. Entire approved layout plan of a scheme will be included in the zone if more than 70% of the plan area falls inside the influence zone. In case of large schemes, block / pocket boundary should be considered as one scheme for this purpose.
- iii. The approval of schemes will be granted only after commencement of execution of the respective phase of MRTS.
- iv. Development Controls applicable will be as permissible for the respective use zones / use premises.
- v. Higher FAR and height can be availed of through the preparation and approval of comprehensive integrated scheme.
- vi. In the proposed Urban Extension areas the land uses will be integrated with the proposed movement corridors at planning stages only.
- vii. The following areas shall be excluded from the enhancement of FAR:

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- Areas 'Bunglaow' Zone, Chanakya Puri, DIZ Area and
- Asundari Area.

- C.V. Lines Bungalow Area.
- Monument regulated Zone (As per ASI guidelines)
- Property development of DMRC.
- Comprehensive commercial schemes.

2.2.3 Proposed Amendment:

On Page-15 in sub-para vii, the words to be deleted- **Property development of DMRC.**

2.3 Restrictive Development Control Norms along Metro corridors.

2.3.1 MPD-2021 :

On page no. 82, sub-para 3, the provisions are as follows:

3. The following structures shall be treated as operational structures:
- i) All Metro Stations and tracks supporting at grade, elevated and underground including entry structures, ancillary buildings to house DG sets, chilling plants and electric sub-station, supply exhaust and tunnel ventilation shafts etc.
 - ii) Depots and maintenance workshops.
 - iii) Traction sub-stations.
 - iii) Operational Control Centers
 - iv) Police Station.


2.3.2 Proposed Amendment:


On Page-82 in sub-para 3 the following to be added-

- v) Police Stations and residences for Metro security personnel.
- vi) Recreational and Training Centres for operational and maintenance staff including office buildings for them.
- vii) Housing for operational staff.
- viii) Rehabilitation work to be undertaken construction work.

3.0 PROPOSAL:

The proposed amendments as contained in above paras are placed before the Technical Committee for further processing under Section-11 A of DD Act 1957 for modification in the MPD-2021.


JDC 7)


Dir (DC)



Sujata Chaturvedi

☎ 23061916

Immediate

भारत सरकार
शहरी विकास मंत्रालय
निर्माण भवन

GOVERNMENT OF INDIA
MINISTRY OF URBAN DEVELOPMENT
NIRMAN BHAWAN

नई दिल्ली 110011 तारीख 2007
New Delhi-110011, Dated 11/8/07

Joint Secy (Plg) Office

Diary No. 17474

Date 14/8/07

D.O. No. K-12011/3/2007-DD1B

9th August, 2007

Dear Sir,

Please refer to Minutes of Meeting taken by Secretary (UD) on 27.4.2007 in connection with property development programme and development control norms of DMRC as circulated on 3.8.2007, a copy of which is enclosed for ready reference.

2. In this connection, I would like to inform you that in response to orders of Hon'ble Supreme Court dated 7.5.2007, DMRC has filed an Affidavit. In its affidavit, DMRC has raised these issues and the Union of India has filed a reply stating that there is a need to amend the relevant provisions of MPD 2021 to meet the concerns of DMRC and the required steps to amend the Master Plan will be initiated.

3. In view of the affidavit filed by the Union of India, you may take immediate action for amendment of relevant provisions of Master Plan.

With regards,

Yours sincerely,

[Signature]
(Sujata Chaturvedi)

Shri Dinesh Rai

Vice Chairman
Delhi Development Authority
Vikas Sadan
New Delhi

AC (Plg.) - I

Com (Plg.)

10/8/07

10/8/2007

Dir (M&A) DD (I)

For v.a.H.
This is Sup.
Cont matter
Cont up on
21.8.07.

20/8/07 13-8-07

उपस्थित कार्यालय
संख्या 1585B
दिनांक 9/8/07

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Addl Commr (Plg) I's office
Diary No U-154
Date 17/8/07

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No. K-12011/3/2007-DDIB
Government of India
Ministry of Urban Development
(Delhi Division)

Nirman Bhawan, New Delhi
Dated the 3rd August, 2007

Subject: **Minutes of the meeting held by Secretary (UD) regarding provisions in Master Plan of Delhi 2021 pertaining to Property Development programme and Development Control Norms of DMRC.**

Please find enclosed herewith a copy of minutes of the meeting held on 27.4.2007 on the subject cited above for information and necessary action.

Encl. As above


(P.K. Santra)
Under Secretary to the Govt. of India
Telefax 23016681

To

1. **Shri Dinesh Rai**, Vice Chairman, Delhi Development Authority, Vikas Sadan, INA, New Delhi (Fax : 24623968) Ph.: 24699479, 24699121, 24697900.
2. **Shri E. Sreedharan**, Managing Director, Delhi Metro Rail Corporation Ltd., NBCC Place, Bhishma Pitamah Marg, Pragati Vihar, New Delhi-110003 (Fax : 24365135) Ph. 24365395.

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4/10

Minutes of the meeting held at 10.00 AM on 27.4.2007 regarding provisions in Master Plan of Delhi 2021 pertaining to Property Development programme and Development Control Norms of DMRC

A meeting was held in the office of Secretary (UD) regarding certain provisions in the Master Plan of Delhi (MPD) 2021 affecting the Property Development programme of DMRC. The following officers were present:

1. Shri M. Ramachandran, Secretary (UD) in Chair
 2. Shri E. Sreedharan, MD, DMRC
 3. Shri Dinesh Rai, Vice Chairman, DDA
 4. Dr. M.M. Kuty, Joint Secretary (DL), M/O UD
 5. Smt. Sujata Chaturvedi, Director (ID), M/o UD
 6. Shri A.K. Jain, Commissioner (Planning), DDA
 7. Shri R.M. Raina, Advisor, (Property Development), DMRC
 8. Shri Ashok Kumar, Additional Commissioner, DDA
2. The issues discussed in brief and the decisions taken are as under:
- (i) **Restrictions imposed on property development on plots pursuant to Master Plan notified on February 7, 2007.**

MD, DMRC stated that Master Plan was amended on 20th January, 2005 to streamline the existing working procedure for speeding up the work of property development of DMRC. The latest notification issued on February 7, 2007 is negating the results of several years of efforts made to streamline the working procedure and will cause serious delays in raising of resources in future through property development. He mentioned that as per the notification dated 20th January, 2005, DMRC was free to carry out property development on plots upto 3 ha size within the prescribed development control norms without further reference to DDA. However, the present Master Plan notified on 7.2.2007 makes it obligatory to obtain prior approval of the Technical Committee of DDA. MD, DMRC argued that introduction of such clauses will lead to delays upto 3 - 4 years and requested that the provisions "subject to approval of Technical Committee of DDA" existing below table 12.7 under the heading Development Control Norms for Metro Stations, be deleted.

It was clarified that the published draft Master Plan did not contain the provision 'subject to the approval of Technical Committee of DDA'. The

revised draft Master Plan for Delhi 2021 circulated by DDA in December, 2006 contained the provision 'subject to the approval of Technical Committee of DDA'. The version forwarded with the approval of Authority also contained the provision 'subject to the approval of Technical Committee of DDA' and got incorporated as such in the Master Plan published on 7.2.2007 with the approval of Central Government.

(ii) Restrictive Development Control Norms along Metro corridors

MD, DMRC, stated that in the draft Master Plan under para 3.3.1 Redevelopment Strategy for Influence Zone along metro corridors provided that "subject to preparation and approval of comprehensive integrated scheme, the maximum FAR and height will be upto 1.5 times of the permissible FAR on the respective use premises". The new provisions provided in the notification dated 7th February, 2007 restricted the provisions of development control norms since it permits only 25% ground coverage and 100 FAR and has not been increased by 50% as proposed in the draft Master Plan. He further argued that the above stand has been taken in respect of metro land plots, whereas the new Master Plan provides for higher FAR for hospitals, vocational training centres, police stations, commercial centres in CBD etc. The higher FAR and height that can be availed through preparation and approval of comprehensive integrated scheme as provided at para 3.3.1.1.A.v will not be of any use to DMRC in view of the exclusion provision of property development of DMRC provided at para 3.3.1.1.A.vii of the Master Plan.

It was clarified that the published draft Master Plan did not contain any restrictive provisions for property development by DMRC and provided for 1.5 times permissible FAR subject to preparation/approval of a comprehensive scheme. However, the revised Master Plan circulated by the DDA in December, 2006 contained exclusion provisions of property development by DMRC. It was approved by the Authority and got incorporated in the Master Plan notified on 7.2.2007 with the approval of Central Government.

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(iii) **Amendment to the list of operational structures in the Master Plan**

It was stated that as per the Master Plan, only the following structures can be treated as operational structures :

- (1) All Metro Stations and tracks supporting at grade, elevated and underground including entry structures, ancillary buildings to house DG sets, chilling plants and electric substation, supply exhaust and tunnel ventilation shafts etc.
- (2) Depots and maintenance workshops
- (3) Traction sub-stations
- (4) Operational Control Centres
- (5) Police Station

It was clarified that the published draft Master Plan did not contain the list of structures to be treated as 'operational structures'. The Master Plan for Delhi 2021 circulated by the DDA for consideration of the Authority in December, 2006, mentioned the list of operational structures. Later, it was approved by the Authority and got incorporated in the Master Plan published on 7.2.2007 with the approval of Central Government.

3. The DMRC has been requesting for inclusion of the following additional structures as operational structures:

- (i) Recreational and Training Centres for operational and maintenance staff including office buildings for them.
- (ii) Housing for operational staff
- (iii) Police stations and residences for Metro security personnel
- (iv) Rehabilitation work to be undertaken construction work
- (v) Shops in Metro stations to cater to the public amenities.

4. VC, DDA mentioned that DDA has been making all efforts to facilitate smooth implementation of the DMRC projects. He explained that provisions were included in the Master Plan of Delhi 2021 to ensure that all necessary processes are followed/gone through before approvals are accorded. He felt that

this was necessitated in view of certain complaints in the past against DMRC in terms of not having been following due procedure and not obtaining requisite approval from various agencies. He also felt that it would be possible to expedite the approval of the Technical Committee without leading to huge delays.

5. Secretary (UD) mentioned that if an amendment was specifically brought out in 2005 to avoid delays there may not be adequate reasons to prescribe a new procedure. This is all the more so, considering the fact that DMRC is implementing many crucial projects of mass transport system in Delhi. Considering the compelling necessity of completing of these projects on a time bound manner, it is essential that DMRC is supported by amending the relevant provisions in the Master Plan.

6. After detailed discussions on the above 3 issues, the following decisions were taken:

- (i) On issue No.(i), DDA will take required steps to amend the provisions in MPD 2021 to revert to the position existed as per the notification dated 20.1.2005.
- (ii) As regards issue No.(ii) regarding property development, DDA will take necessary steps to amend Master Plan to provide provisions as provided in the draft Master Plan 2021.
- (iii) In regard to issue No.(iii), necessary steps may be taken to amend Master Plan to enhance the list of structures which can be treated as operational structures, excluding shops in Metro Stations.

30 26/C 112
LAI D ON TABLE

Agenda for the Meeting ITEM No- 112

Sub: Change of landuse in respect of 3 acres (approx.) of land adjacent to Delhi High Court at Bapa Nagar from "Residential" to "Government Office/Courts"

(File No. F.3 (13)2006/MP).

1. BACKGROUND:

1. The Ministry of Urban Development vide letters no. K.13011/11/2007-DDIB and K.13011/11/2007-DDIB dated 23rd Nov. 2007 and 26th Nov. 2007 desired the following :
"Immediate action for change of landuse for approximately 3 acres of land located adjacent to Delhi High Court at Bapa Nagar from 'Residential' to Government Office/Courts'. In case, the land use of the plot area or part of the plot area is different as per MPD-2021, the change of land use may be processed from the existing land use as per MPD-2021 to "Government Office/Courts" for the plot measuring about 3 acres."
2. This is in the context of Delhi High Court order in WP (C) No. 1226/92 dated 30.3.2006 (Delhi High Court Bar Association Vs. U.O.I.) as follows :
"We have seen the notes where a meeting was called only on 29.3.2006 pursuant to the letters written by the office of L&DO for re-development of Bapa Nagar. We would like that the whole area should be developed in an environment friendly manner. These flats which have been constructed in Bapa Nagar were constructed after independence i.e. after 1947. In any case they have nothing to do with the Lutyens' Bungalow Zone (LBZ) and if it had to do anything, by construction of such flats the character of the LBZ has not been followed. Therefore, when the space is precious in this part of Delhi, it should be put to the maximum utilization so as to accommodate more officers of the Government of India or for any other purpose which the Government desires in its wisdom by re-developing the whole complex taking into consideration the totality of the environment of the area and we are sure when this kind of work is undertaken and integrated development plans are prepared, the plans will take into consideration the effect of such development on the historical and protected monuments, if any. The endeavour should be to have an integrated development which is environmentally and aesthetically friendly so that the Government can also use it for its maximum utility and some portion of the area which is in the vicinity of the complex of the High Court can also be given to Delhi High Court for its future expansion. It is in this background that we have directed the L&DO, who is present in Court, that the decision be taken in the meetings. We would request the Secretary, Ministry of Urban Development to personally see that the decision is placed before this Court before the next date of hearing."
3. A meeting was held under the chairmanship of Secy. (UD) on 26.11.2007 where in it was decided to take up the matter on top priority.

EXAMINATION :

- a. The area under reference is a part of the LBZ and governed by 1988 guidelines (as revised in 2003). The area measuring 12982 sqm as comprised of pocket A (8052 sqm.), B(1596 sqm.), C (1821 sqm.) and D (1513 sqm.) as per plan placed on the table.
- b. The landuse of area u/r as per MPD-2021 is Residential where Govt. Quarters (double stories) are existing. In the Zonal Plan of Zone - 'D' the landuse of pockets A and B is Residential and pockets C & D are part of service lane and neighborhood play area/green spaces, however no trees exist in these pockets.
- c. An ASI protected monument (Khair-ul-Manjil) is situated in the vicinity of the site, as such any construction of buildings within 300 m of the monument will require the clearance of the ASI and heritage Conservation Committee.
- d. The land u/r is located adjoining the Delhi High Court premises, fronting narrow service roads. However it shall be approached from Sher Shah Suri Marg (45.72 m R/W).
- e. Parking (1.8 ECS/100 sqm of floor area) and other stipulation of MPD-2021 shall be followed while preparing plan of the area.
- f. No tress shall be cut for construction.

5. PROPOSAL:

As desired by the Delhi High Court and MOUD, it is proposed that the change of landuse of an area 12982 sqm. from 'Residential' to 'Govt. Office /Courts' (G2) as per MPD - 2021 for the area described below is put for consideration.

Pocket A & B

Area : 9648 sqm.

North : Wellesley Mess
 South : Residential Qtrs. (Bapa Nagar)
 East : Delhi High Court
 West : Dr. Zakir Hussain Marg (45.0 m R/W)


Pocket C & D

Area : 3334 sqm.

North : Sher Shah Suri Marg (45.72 m R/W)
 South : Residential Qtrs. (Bapa Nagar)
 East : Neighborhood Play Area/Green Spaces
 West : Delhi High Court

Total Area : 12982 sqm.





SUBRAMNIAM BHAN

BAPA NAGAR
RESIDENTIAL QTRS

WELLESLEY
MESS
8.0 Acre (Appx.)

JAIPUR HOUSE
8.0 Acre (Appx.)
NATIONAL GALLERY OF
MODERN ART

HUSSAIN MARG

SHER SHAH

SURI MARG

8.872M)
SITE FOR UNDER GROUND
PARKING DHC
(2.497Acre (Appx.)

BLOCK 7

D.H.C.
SHER SHAH ROAD, NEW DELHI

PLAN SHOWING ADDITIONAL LAND

TITLE	GEN. NO.	SCALE	DATE	DUAC
DRG. NO.	1	1:2000	24.08.2006	LODI ROAD, NEW DELHI

Existing Plot Area	Additional Plot Area
A : 49329 sqm	8052 sqm
B : 1596 sqm	1596 sqm
C : 1821 sqm	1513 sqm
D : 1513 sqm	62913 sqm
Total	11141

Total ABCD = 12782 Sqm.

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DELHI DEVELOPMENT AUTHORITY
(Master Plan Section)
6th floor, Vikas Minar, I.P.Estate New Delhi-110002.
Tel.: 23370507

L.D. (MPP)'s Office
Diary No. ...
Date: ...

No.F.1(33)2007-MP /211

Date: 27/2007
27/11/07

MEETING NOTICE

The 8th meeting of the Technical Committee of the DDA for the year 2007 under the Chairmanship of the Vice Chairman, DDA will be held on 28.11.2007 at 12.30 P.M. in the Conference Hall, 5th floor, Vikas Minar, I.P. Estate, New Delhi. A list of items along with agenda to be discussed is enclosed.

You are requested to make it convenient to attend the meeting.


(B.K. Jain)
OSD(Planning)

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Commissioner(Plg.), DDA
4. Commissioner(Plg.& System) DDA
5. Commissioner(LM), DDA
6. Commissioner(LD), DDA
7. Town Planner, MCD
8. Chief Town Planner, TCPO
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15. Additional Commissioner(Plg.)-III, DDA
16. Secretary, DUAC
17. Land & Development Officer, (L&DO)
18. Sr.Architect(H&TP), CPWD
19. Dy.Commissioner of Police(Traffic), Delhi
20. Director(Landscape), DDA

SPECIAL INVITEES

Director (UC),DDA
Director (MPPR),DDA
Jt. Director (C&D),DDA

For Item No.

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✓ Dy. Dir (Plg)/DDA v.c. office. 27/11/07

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Copy to: 1. AE (Elect) / DDA Vikas Minar 27/11

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2. AE (Maintenance) DDA Vikas Minar

27/11 3. Chief Security Officer Vikas Minar

27/11

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DELHI DEVELOPMENT AUTHORITY
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|--------------------------------------|--------------|
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27/11/07 ⑩
27/11/07 ②
27/11/07
27/11/07 ④

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DELHI DEVELOPMENT AUTHORITY
(Master Plan Section)
6th floor, Vikas Minar, I.P.Estate New Delhi-110002.
Tel.: 23370507

UD (MP)'s Office
City No. 1100002
Date: 27/11/07

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ITEM No - 109

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**DELHI DEVELOPMENT AUTHORITY
(UNAUTHORISED COLONIES CELL)
12TH FLOOR : VIKAS MINAR**

Dated : 25.8.07

**SUB : Agenda for the Technical Committee meeting regarding grant
Of NOC for setting up of Petrol Pump on private land in Zone J.**

File No. F.7(15)2006/MP

1.0 Background :

1.1 The Commercial Lands Deptt. of DDA had forwarded two cases for setting up of Petrol Pump on private land situated along Chhattarpur Bhatti Road in Zone "J" with a request to examine the case from Planning point of view especially clause 2(I) of the notification regarding road width in front of the proposed site and whether the area fall in Rural Use Zone or in Urban/Urban Extension/Urban Highway etc. It has also been indicated by the Commercial Lands Deptt. that the Competent Authority has allowed one month time for issuance of NOC. Hence Planning Wing of DDA is requested to examine expeditiously and return the file for further examination by Management Wing.

- a) Setting up of Petrol Pump at Khasra No. 27/2 at Village Bhatti, Fatehpur beri by Ms. Romabai Lairenjam holder of LOI through Indian Oil Corporation.
- b) Setting up of Petrol Pump at Khasra No. 253 at Village Asola by Reliance Industries Ltd.

2.0 Examination.

2.1 The site under reference falls in revenue village of Bhatti and Asola in Zone "J". The Draft Zonal Development Plan of Zone "J" is approved by the Authority in its meeting held on 28.06.2006 and the land use of the sites under reference is Agriculture water body (Rural) as per MPD-2001 and Urbanisable Area as per MPD-2021.

2.2. Both the cases were examined from Planning point of view and land status were also collected from Lands Deptt. of DDA.

2.3 After detailed examined the proposals were put up before the Technical Committee meeting of DDA held on 26.09.2006 vide item no. 61 and 62

18/ 85/c
respectively and it was decided that "the policy of permitting petrol pumps on private/rural lands is to be examined keeping in view that the draft MPD 2021 has proposed most of the rural area to be urbanized, for which the draft Zonal Plans are already under preparation. As such the cases of petrol pump sites should keep in view this aspect, so that this do not become impediments in planned development. Accordingly the Technical Committee constituted a Committee to consider the above issues and submit the report within one month".

Based on the recommendation/Action points of the Committee both the cases were examined and further put up before the Technical Committee meeting held on 1.02.07 and the matters were deferred. As the Master Plan Delhi 2021 was notified by Govt. of India on 07.02.07.

3.0 Issues :

3.1 On 7th February 2007, Master Plan for Delhi 2021 has been notified having provisions therein that "Fuel stations are permissible on Master Plan/Zonal plan roads and shall not be permitted in absence of an approved Zonal Plan of the area".

3.2 Although the Zonal Development Plan of Zone "J" was approved by the Authority in its meeting held on 28.06.2006 for inviting objections, suggestions from the Public. However, after the notification of Master Plan Delhi 2021 the Zonal Development Plan is being redrawn based on the provision of Master Plan Delhi 2021.

3.3 In view of the dilemma created due to on-going Planing Process few similar cases were referred to Legal Deptt. of DDA. The Legal Deptt. has opined that the issue is purely administrative since Zonal Plans is being prepared means not approved so far. Hence we have to go by the new Master Plan provisions.

4.0 Proposal :

4.1 Although the applications for the permissions of the Petrol Pump on privately owned land were submitted prior to the notification of the Master Plan for Delhi 2021. However, in absence of approved Zonal Development Plan the Petrol Pump are not permitted, hence we may reject the proposal of setting up of Petrol pump by IOC and Reliance Industries (Ltd).

5.0 Recommendations :

5.1 Proposal given in par (4) above is put up for consideration of Technical Committee

Assistant Director(Plg.)

Dy. Director(Plg.)

Director(Plg.)

DELHI DEVELOPMENT AUTHORITY
(UNAUTHORISED COLONIES CELL)
12TH FLOOR : VIKAS MINAR

Dated : 25.8.07

SUB : Agenda for the Technical Committee meeting regarding grant
Of NOC for setting up of Petrol Pump on private land in Zone J.

File No. F.7(03)2006/MP

1.0 Background :

1.1 The Commercial Lands Deptt. of DDA had forwarded two cases for setting up of Petrol Pump on private land situated along Chhattarpur Bhatti Road in Zone "J" with a request to examine the case from Planning point of view especially clause 2(I) of the notification regarding road width in front of the proposed site and whether the area fall in Rural Use Zone or in Urban/Urban Extension/Urban Highway etc. It has also been indicated by the Commercial Lands Deptt. that the Competent Authority has allowed one month time for issuance of NOC. Hence Planning Wing of DDA is requested to examine expeditiously and return the file for further examination by Management Wing.

- a) Setting up of Petrol Pump at Khasra No. 27/2 at Village Bhatti, Fatehpur Beri by Ms. Romabai Lairenjam holder of LOI through Indian Oil Corporation.
- b) Setting up of Petrol Pump at Khasra No. 253 at Village Asola by Reliance Industries Ltd.

2.0 Examination.

2.1 The site under reference falls in revenue village of Bhatti and Asola in Zone "J". The Draft Zonal Development Plan of Zone "J" is approved by the Authority in its meeting held on 28.06.2006 and the land use of the sites under reference is Agriculture water body (Rural) as per MPD-2001 and Urbanisable Area as per MPD-2021.

2.2 Both the cases were examined from Planning point of view and land status were also collected from Lands Deptt. of DDA.

2.3 After detailed examined the proposals were put up before the Technical Committee meeting of DDA held on 26.09.2006 vide item no. 61 and 62

respectively and it was decided that "the policy of permitting petrol pumps on private/rural lands is to be examined keeping in view that the draft MPD 2021 has proposed most of the rural area to be urbanized, for which the draft Zonal Plans are already under preparation. As such the cases of petrol pump sites should keep in view this aspect, so that this do not become impediments in planned development. Accordingly the Technical Committee constituted a Committee to consider the above issues and submit the report within one month".

Based on the recommendation/Action points of the Committee both the cases were examined and further put up before the Technical Committee meeting held on 1.02.07 and the matters were deferred. As the Master Plan Delhi 2021 was notified by Govt. of India on 07.02.07.

3.0 Issues :

3.1 On 7th February 2007, Master Plan for Delhi 2021 has been notified having provisions therein that "Fuel stations are permissible on Master Plan/Zonal plan roads and shall not be permitted in absence of an approved Zonal Plan of the area".

3.2 Although the Zonal Development Plan of Zone 'J' was approved by the Authority in its meeting held on 28.06.2006 for inviting objections, suggestions from the Public. However, after the notification of Master Plan Delhi 2021 the Zonal Development Plan is being redrawn based on the provision of Master Plan Delhi 2021.

3.3 In view of the dilemma created due to on-going Planing Process few similar cases were referred to Legal Deptt. of DDA. The Legal Deptt. has opined that the issue is purely administrative since Zonal Plans is being prepared means not approved so far. Hence we have to go by the new Master Plan provisions.

4.0 Proposal :

4.1 Although the applications for the permissions of the Petrol Pump on privately owned land were submitted prior to the notification of the Master Plan for Delhi 2021. However, in absence of approved Zonal Development Plan the Petrol Pump are not permitted, hence we may reject the proposal of setting up of Petrol pump by IOC and Reliance Industries (Ltd).

5.0 Recommendations :

5.1 Proposal given in par (4) above is put up for consideration of Technical Committee.


3.1.07
Assistant Director (Plg.)


3.2-
Dy. Director (Plg.)


Director (Plg.)

Sub: Property Development Control Norms of DMRC- Amendment in the Master Plan for Delhi-2021.

F.3(62)2007/MP

1.0 BACKGROUND:

The Ministry vide letter No.K-12011/3/2007-DDIB dated 9th August, 2007 has forwarded the minutes of the meeting taken by Secretary (UD), Ministry of Urban Development on 27.4.07 regarding the provisions in the Master Plan for Delhi-2021 pertaining to the Property Development Control Norms (copy enclosed). It has also been stated that in response to the orders of Hon'ble Supreme Court dated 7.5.07, DMRC has filed an affidavit raising the issues. The Ministry of Urban Development in a reply filed in the Hon'ble Court has stated for initiating the required steps to amend relevant provisions of MPD-2021 to meet the concerns of the DMRC.

In the minutes of the meeting held on 27.4.07 in the ministry the following decisions were taken:-

- i) On issue No.(i), DDA will take required steps to amend the provisions in MPD-2021 to revert to the position existed as per the notification dated 20.1.2005.
- ii) As regards issue No.(ii) regarding property development, DDA will take necessary steps to amend Master Plan to provide provisions as provided in the draft Master Plan-2021.
- iii) In regard to issue No. (iii), necessary steps may be taken to amend Master Plan to enhance the list of structures which can be treated as operational structures, excluding shops in Metro Stations.

2.0 EXAMINATION:

The issues raised in the meeting held in the Ministry of Urban Development and the relevant provisions in Draft/Notified MPD-2021 are as follows:

2.1 Restrictions imposed on property development on plots pursuant to Master Plan notified on February 7, 2007.

2.1.1 Notification by MoUD on 20/1/05

- (vii) *Notwithstanding the land use provisions of Master Plan/Zonal Development Plan, Metro Stations along with property development upto a maximum area of 3 ha shall be permitted in all use zones, except Recreational Use Zone, and shall be subject to following Development Control Norms:-*

- 14
7. 25% ground coverage and 100 FAR including area under Metro Station with no height restrictions subject to approval of the statutory bodies such as Archaeological Survey of India, Airport Authority, Delhi Urban Art Commission etc.
- b. The provision of parking in basement/ basements for the commercial component will be @ 2 ECS per 100 sqm. of built up area with adequate provision of parking for Metro Stations, as may be approved by the concerned local bodies from case basis.
- c. The development shall be undertaken in a composite manner and Delhi Metro Rail Corporation shall obtain approval of all the concerned local bodies/ agencies.

2.1.2 Draft MPD2021:

1. Metro Stations along with property development (composite development) up to a maximum area 3.0 ha shall be permitted in all Use Zones, except Recreational Use Zone.
2. This enabling provision of property development would have the following broad development controls:
 - i) 25% ground coverage and 100 FAR including area under Metro-Station with no height restrictions subject to approval of the statutory bodies such as Archaeological Survey of India, Airport Authority, Delhi Urban Art Commission etc.
 - ii) In addition to the requirement of parking for Metro Stations, parking for the commercial component will be @ 2 ECS per 100 sqm.
 - iii) The development shall be undertaken in a composite manner and Delhi Metro Rail Corporation shall obtain approval of all the concerned local bodies/ agencies.

2.1.3 MPD-2021 :

In Chapter 12.0 Transportation, page no. 82, it is mentioned as following:
Development Controls for Metro Stations :

1. Metro Stations along with property development (composite development) up to a maximum area of 3.0 ha shall be permitted in all Use Zones, except in Recreational and Regional Park / Ridge Use Zone, Lutyens' Bungalow Zone and Heritage Zones, subject to approval of Technical Committee of DDA.
2. This enabling provision of property development would have the following broad development controls:

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i. 25% ground coverage and 100 FAR, including area under Metro Station with no height restrictions and subject to approval of the statutory bodies such as ASI, Airport Authority, DUAC etc.

ii. In addition to the requirement of parking for Metro Stations, parking for the commercial component will be @ 2 ECS per 100 sq.m.

iii. The development shall be undertaken in a composite manner and DMRC shall obtain approval of all the concerned local bodies/ agencies.

3. The following structures shall be treated as operational structures:

i) All Metro Stations and tracks supporting at grade, elevated and underground including entry structures, ancillary buildings to house DG sets, chilling plants and electric sub-station, supply exhaust and tunnel ventilation shafts etc.

ii) Depots and maintenance workshops.

iii) Traction sub-stations

iv) Operational Control Centers

v) Police Station.

In Chapter 17.0 Development Code, page no. 126-127, it is mentioned in point (iii) of Notes related to 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) as following:

(iii) Property development in area around Metro Stations (composite) upto a maximum area of 3.0 Ha., shall be permitted in all zones, except Recreational and Ridge / regional park use zone subject to approval of the Technical Committee of DDA.

2.1.4 Proposed Amendment in MPD-2021:

1. On Page-82 in sub-para 1. the words to be deleted ***-subject to approval of Technical Committee of DDA***.

2. On Page -127, in point (iii) of Notes, the words to be deleted ***-subject to approval of Technical Committee of DDA***.

2.2 Restrictive Development Control Norms along Metro corridors.

2.2.1 Draft MPD2021 :

In Chapter 3.0 Delhi Urban Area-2021, page no. 269, it is mentioned as follows:

Planned Areas

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ence Zone along MRTS and major Transport Corridor Growth of Delhi has been on the ring and radial pattern with reliance on road based public transport. The development envisaged by the previous Plans was polynodal with hierarchy of Commercial Centres located either on ring or radial roads. The proposed MRTS network will bring sizable urban area within walking distance from the proposed stations. This will have an impact on the existing structure of the city and consequently its development. This changed scenario provides opportunities for city restructuring and optimum utilization of the land along the MRTS corridors. In this process, a sizable proportion of the additional population with requisite facilities and employment can be absorbed along these corridors. Influence Zone along MRTS corridor is envisaged as intensive development zone. The scheme for Redevelopment of Influence Zone shall be prepared on the basis of the following:

- i. Maximum upto 500 m. wide belt on both sides of centre line of the MRTS route will be designated as Influence Zone. Entire approved layout plan of a scheme will be included in the zone if more than 70% of the plan area falls inside the 500m. In case of large schemes, block / pocket boundary should be considered as one scheme for this purpose.
- ii. The approval of schemes will be granted only after commencement of execution of the respective phase of MRTS.
- iii. Special provisions are to be made for the following areas, in order to retain their basic character:
 - Lutyens' Bungalow Zone, Chanakya Puri., DIZ Area and Mata Sundari Area.
 - Civil Lines Bungalow Area.
 - Monument Regulated Zone (As per ASI guidelines).
- iv. Development Controls applicable will be as permissible for the respective use zones / use premises, except for FAR and Height as per the specific schemes.
- v. Subject to preparation and approval of comprehensive integrated scheme the maximum FAR and height will be upto 1.5 times of the permissible FAR on the respective use premises.
- vi. In the proposed Urban Extension areas the land uses will be integrated with the proposed movement corridors at planning stages only.

In Chapter 3.0 Delhi Urban Area-2021, page no. 14, it is mentioned as follows:

Planned Areas

A. Influence Zone along MRTS and major Transport Corridor

Growth of Delhi over the years has been on the ring and radial pattern with reliance on road based public transport. The development envisaged by the previous Plans was poly nodal with hierarchy of Commercial Centres located either on ring or radial roads. The proposed MRTS network will bring sizable urban area within walking distance from the proposed stations. This will have an impact on the existing structure of the city and consequently its development. This changed scenario provides opportunities for city restructuring and optimum utilization of the land along the MRTS corridors. In this process, a sizable proportion of the additional population with requisite facilities and employment can be absorbed along these corridors.

Influence Zone along MRTS corridor is envisaged as intensive development zone. The scheme for Redevelopment of Influence Zone shall be prepared on the basis of the following:

- i. Maximum upto 500 m. wide belt on both sides of centre line of the MRTS / Major Transport Corridor (to be identified in consultation with GNCTD) will be designated as Influence Zone which will be identified in the respective Zonal Development Plans.
- ii. Entire approved layout plan of a scheme will be included in the zone if more than 70% of the plan area falls inside the influence zone. In case of large schemes, block / pocket boundary should be considered as one scheme for this purpose.
- iii. The approval of schemes will be granted only after commencement of execution of the respective phase of MRTS.
- iv. Development Controls applicable will be as permissible for the respective use zones / use premises.
- v. Higher FAR and height can be availed of through the preparation and approval of comprehensive integrated scheme.
- vi. In the proposed Urban Extension areas the land uses will be integrated with the proposed movement corridors at planning stages only.
- vii. The following areas shall be excluded from the enhancement of FAR:

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Tutyens Bungalow Zone, Charakya Puri, DIZ Area and Matasundari Area.

- Civil Lines Bungalow Area.
- Monument regulated Zone (As per ASI guidelines)
- Property development of DMRC.
- Comprehensive commercial schemes.

2.2.3 Proposed Amendment:

On Page-15 in sub-para vii, the words to be deleted- **Property development of DMRC.**

2.3 Restrictive Development Control Norms along Metro corridors.

2.3.1 MPD-2021 :

On page no. 82, sub-para 3, the provisions are as follows:

3. The following structures shall be treated as operational structures:
 - i) All Metro Stations and tracks supporting at grade, elevated and underground including entry structures, ancillary buildings to house DG sets, chilling plants and electric sub-station, supply exhaust and tunnel ventilation shafts etc.
 - ii) Depots and maintenance workshops.
 - iii) Traction sub-stations.
 - iii) Operational Control Centers
 - iv) Police Station.


2.3.2 Proposed Amendment:


On Page-82 in sub-para 3 the following to be added-

- v) Police Stations and residences for Metro security personnel.
- vi) Recreational and Training Centres for operational and maintenance staff including office buildings for them.
- vii) Housing for operational staff.
- viii) Rehabilitation work to be undertaken construction work.

3.0 PROPOSAL:

The proposed amendments as contained in above paras are placed before the Technical Committee for further processing under Section-11 A of DD Act 1957 for modification in the MPD-2021.


JDC (I)


JDC (I)

- 9 -

Immediate

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Sujata Chaturvedi
23061916

भारत सरकार
शहरी विकास मंत्रालय
निर्माण भवन

GOVERNMENT OF INDIA
MINISTRY OF URBAN DEVELOPMENT
NIRMAN BHAWAN

Director (Plg) Office
Diary No. 17474
Date 14/8/07

नई दिल्ली-110011, तारीख 200
New Delhi-110011, Dated the 200

D.O. No. K-12011/3/2007-DDIB

9th August, 2007

Dear Sir,

Please refer to Minutes of Meeting taken by Secretary (UD) on 27.4.2007 in connection with property development programme and development control norms of DMRC as circulated on 3.8.2007, a copy of which is enclosed for ready reference.

2. In this connection, I would like to inform you that in response to orders of Hon'ble Supreme Court dated 7.5.2007, DMRC has filed an Affidavit. In its affidavit, DMRC has raised these issues and the Union of India has filed a reply stating that there is a need to amend the relevant provisions of MPD 2021 to meet the concerns of DMRC and the required steps to amend the Master Plan will be initiated.

3. In view of the affidavit filed by the Union of India, you may take immediate action for amendment of relevant provisions of Master Plan.

With regards,

Yours sincerely,

[Signature]
(Sujata Chaturvedi)

Shri Dinesh Rai
Vice Chairman
Delhi Development Authority
Vikas Sadan
New Delhi

Com (Plg.)

For v.a.H.
This is sup
cant matter
cant up on
21.8.07.

AC (Plg.) - I

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Dir (NORRA) DD (I)

10/8/2007

20/8/07 13-8-07

14/6/DDCI
Addl Commr (Plg) I's office
Diary No U-154
Date 17/8/07

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No. K-12011/3/2007-DDIB
Government of India
Ministry of Urban Development
(Delhi Division)

Nirman Bhawan, New Delhi
Dated the 3rd August, 2007

Subject: **Minutes of the meeting held by Secretary (UD) regarding provisions in Master Plan of Delhi 2021 pertaining to Property Development programme and Development Control Norms of DMRC.**

Please find enclosed herewith a copy of minutes of the meeting held on 27.4.2007 on the subject cited above for information and necessary action.

Encl. As above


(P.K. Santra)
Under Secretary to the Govt. of India
Telefax 23016681

To

1. **Shri Dinesh Rai**, Vice Chairman, Delhi Development Authority, Vikas Sadan, INA, New Delhi (Fax : 24623968) Ph.: 24699479, 24699121, 24697900.
2. **Shri E. Sreedharan**, Managing Director, Delhi Metro Rail Corporation Ltd., NBCC Place, Bhishma Pitamah Marg, Pragati Vihar, New Delhi-110003 (Fax : 24365135) Ph. 24365395.

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- 5 -

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Minutes of the meeting held at 10.00 AM on 27.4.2007 regarding provisions in Master Plan of Delhi 2021 pertaining to Property Development programme and Development Control Norms of DMRC

A meeting was held in the office of Secretary (UD) regarding certain provisions in the Master Plan of Delhi (MPD) 2021 affecting the Property Development programme of DMRC. The following officers were present:

1. Shri M. Ramachandran, Secretary (UD) - in Chair
 2. Shri E. Sreedharan, MD, DMRC
 3. Shri Dinesh Rai, Vice Chairman, DDA
 4. Dr. M.M. Kutty, Joint Secretary (DI.), M/O UD
 5. Smt. Sujata Chaturvedi, Director (DD), M/o UD
 6. Shri A.K. Jain, Commissioner (Planning), DDA
 7. Shri R.M. Raina, Advisor, (Property Development), DMRC
 8. Shri Ashok Kumar, Additional Commissioner, DDA
2. The issues discussed in brief and the decisions taken are as under:
- (i) **Restrictions imposed on property development on plots pursuant to Master Plan notified on February 7, 2007.**

MD, DMRC stated that Master Plan was amended on 20th January, 2005 to streamline the existing working procedure for speeding up the work of property development of DMRC. The latest notification issued on February 7, 2007 is negating the results of several years of efforts made to streamline the working procedure and will cause serious delays in raising of resources in future through property development. He mentioned that as per the notification dated 20th January, 2005, DMRC was free to carry out property development on plots upto 3 ha size within the prescribed development control norms without further reference to DDA. However, the present Master Plan notified on 7.2.2007 makes it obligatory to obtain prior approval of the Technical Committee of DDA. MD, DMRC argued that introduction of such clauses will lead to delays upto 3 - 4 years and requested that the provisions "subject to approval of Technical Committee of DDA" existing below table 12.7 under the heading Development Control Norms for Metro Stations, be deleted.

It was clarified that the published draft Master Plan did not contain the provision 'subject to the approval of Technical Committee of DDA'. The

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revised draft Master Plan for Delhi 2021 circulated by DDA in December, 2006 contained the provision 'subject to the approval of Technical Committee of DDA'. The version forwarded with the approval of Authority also contained the provision 'subject to the approval of Technical Committee of DDA' and got incorporated as such in the Master Plan published on 7.2.2007 with the approval of Central Government.

(ii) Restrictive Development Control Norms along Metro corridors

MD, DMRC, stated that in the draft Master Plan under para 3.3.1 Redevelopment Strategy for Influence Zone along metro corridors provided that "subject to preparation and approval of comprehensive integrated scheme, the maximum FAR and height will be upto 1.5 times of the permissible FAR on the respective use premises". The new provisions provided in the notification dated 7th February, 2007 restricted the provisions of development control norms since it permits only 25% ground coverage and 100 FAR and has not been increased by 50% as proposed in the draft Master Plan. He further argued that the above stand has been taken in respect of metro land plots, whereas the new Master Plan provides for higher FAR for hospitals, vocational training centres, police stations, commercial centres in CBD etc. The higher FAR and height that can be availed through preparation and approval of comprehensive integrated scheme as provided at para 3.3.1.1.A.v will not be of any use to DMRC in view of the exclusion provision of property development of DMRC provided at para 3.3.1.1.A.vii of the Master Plan.

It was clarified that the published draft Master Plan did not contain any restrictive provisions for property development by DMRC and provided for 1.5 times permissible FAR subject to preparation/approval of a comprehensive scheme. However, the revised Master Plan circulated by the DDA in December, 2006 contained exclusion provisions of property development by DMRC. It was approved by the Authority and got incorporated in the Master Plan notified on 7.2.2007 with the approval of Central Government.

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(iii) **Amendment to the list of operational structures in the Master Plan**

It was stated that as per the Master Plan, only the following structures can be treated as operational structures :

- (1) All Metro Stations and tracks supporting at grade, elevated and underground including entry structures, ancillary buildings to house DG sets, chilling plants and electric substation, supply exhaust and tunnel ventilation shafts etc.
- (2) Depots and maintenance workshops
- (3) Traction sub-stations
- (4) Operational Control Centres
- (5) Police Station

It was clarified that the published draft Master Plan did not contain the list of structures to be treated as 'operational structures'. The Master Plan for Delhi 2021 circulated by the DDA for consideration of the Authority in December, 2006, mentioned the list of operational structures. Later, it was approved by the Authority and got incorporated in the Master Plan published on 7.2.2007 with the approval of Central Government.

3. The DMRC has been requesting for inclusion of the following additional structures as operational structures:

- (i) Recreational and Training Centres for operational and maintenance staff including office buildings for them.
- (ii) Housing for operational staff
- (iii) Police stations and residences for Metro security personnel
- (iv) Rehabilitation work to be undertaken construction work
- (v) Shops in Metro stations to cater to the public amenities.

4. VC, DDA mentioned that DDA has been making all efforts to facilitate smooth implementation of the DMRC projects. He explained that provisions were included in the Master Plan of Delhi 2021 to ensure that all necessary processes are followed/gone through before approvals are accorded. He felt that

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this was necessitated in view of certain complaints in the past against DMRC in terms of not having been following due procedure and not obtaining requisite approval from various agencies. He also felt that it would be possible to expedite the approval of the Technical Committee without leading to huge delays.

5. Secretary (UD) mentioned that if an amendment was specifically brought out in 2005 to avoid delays there may not be adequate reasons to prescribe a new procedure. This is all the more so, considering the fact that DMRC is implementing many crucial projects of mass transport system in Delhi. Considering the compelling necessity of completing of these projects on a time bound manner, it is essential that DMRC is supported by amending the relevant provisions in the Master Plan.

6. After detailed discussions on the above 3 issues, the following decisions were taken:

- (i) On issue No.(i), DDA will take required steps to amend the provisions in MPD 2021 to revert to the position existed as per the notification dated 20.1.2005.
- (ii) As regards issue No.(ii) regarding property development, DDA will take necessary steps to amend Master Plan to provide provisions as provided in the draft Master Plan 2021.
- (iii) In regard to issue No.(iii), necessary steps may be taken to amend Master Plan to enhance the list of structures which can be treated as operational structures, excluding shops in Metro Stations.

26/C
Item No - 112
LAI D ON TABLE

Agenda for the Meeting

Sub: Change of landuse in respect of 3 acres (approx.) of land adjacent to Delhi High Court at Bapa Nagar from "Residential" to "Government Office/Courts"

(File No. F.3 (13)2006/MP).

1. BACKGROUND:

1. The Ministry of Urban Development vide letters no. K.13011/11/2007-DDIB and K.13011/11/2007-DDIB dated 23rd Nov. 2007 and 26th Nov. 2007 desired the following :
"Immediate action for change of landuse for approximately 3 acres of land located adjacent to Delhi High Court at Bapa Nagar from 'Residential' to Government Office/Courts'. In case, the land use of the plot area or part of the plot area is different as per MPD-2021, the change of land use may be processed from the existing land use as per MPD-2021 to "Government Office/Courts" for the plot measuring about 3 acres."
2. This is in the context of Delhi High Court order in WP (C) No. 1226/92 dated 30.3.2006 (Delhi High Court Bar Association Vs. U.O.I.) as follows :
"We have seen the notes where a meeting was called only on 29.3.2006 pursuant to the letters written by the office of L&DO for re-development of Bapa Nagar. We would like that the whole area should be developed in an environment friendly manner. These flats which have been constructed in Bapa Nagar were constructed after independence i.e. after 1947. In any case they have nothing to do with the Lutyens' Bungalow Zone (LBZ) and if it had to do anything, by construction of such flats the character of the LBZ has not been followed. Therefore, when the space is precious in this part of Delhi, it should be put to the maximum utilization so as to accommodate more officers of the Government of India or for any other purpose which the Government desires in its wisdom by re-developing the whole complex taking into consideration the totality of the environment of the area and we are sure when this kind of work is undertaken and integrated development plans are prepared, the plans will take into consideration the effect of such development on the historical and protected monuments, if any. The endeavour should be to have an integrated development which is environmentally and aesthetically friendly so that the Government can also use it for its maximum utility and some portion of the area which is in the vicinity of the complex of the High Court can also be given to Delhi High Court for its future expansion. It is in this background that we have directed the L&DO, who is present in Court, that the decision be taken in the meetings. We would request the Secretary, Ministry of Urban Development to personally see that the decision is placed before this Court before the next date of hearing."
3. A meeting was held under the chairmanship of Secy. (UD) on 26.11.2007 where in it was decided to take up the matter on top priority.

4. EXAMINATION :

- a. The area under reference is a part of the LBZ and governed by 1988 guidelines (as revised in 2003). The area measuring 12982 sqm as comprised of pocket A (8052 sqm.), B(1596 sqm.), C (1821 sqm.) and D (1513 sqm.) as per plan placed on the table.
- b. The landuse of area u/r as per MPD-2021 is Residential where Govt. Quarters (double stories) are existing. In the Zonal Plan of Zone - 'D' the landuse of pockets A and B is Residential and pockets C & D are part of service lane and neighborhood play area/green spaces, however no trees exist in these pockets.
- c. An ASI protected monument (Khair-ul-Manjil) is situated in the vicinity of the site, as such any construction of buildings within 300 m of the monument will require the clearance of the ASI and heritage Conservation Committee.
- d. The land u/r is located adjoining the Delhi High Court premises, fronting narrow service roads. However it shall be approached from Sher Shah Suri Marg (45.72 m R/W).
- e. Parking (1.8 ECS/100 sqm of floor area) and other stipulation of MPD-2021 shall be followed while preparing plan of the area.
- f. No tress shall be cut for construction.

5. PROPOSAL:

As desired by the Delhi High Court and MOUD, it is proposed that the change of landuse of an area 12982 sqm. from 'Residential' to 'Govt. Office /Courts' (G2) as per MPD - 2021 for the area described below is put for consideration.

Pocket A & B

Area : 9648 sqm.

North : Wellesley Mess
South : Residential Qtrs. (Bapa Nagar)
East : Delhi High Court
West : Dr. Zakir Hussain Marg (45.0 m R/W)

Pocket C & D

Area : 3334 sqm.

North : Sher Shah Suri Marg (45.72 m R/W)
South : Residential Qtrs. (Bapa Nagar)
East : Neighborhood Play Area/Green Spaces
West : Delhi High Court

Total Area : 12982 sqm.



24/C

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SUBRAMANIAM BHAN
BAPA NAGAR
RESIDENTIAL QTRS

Dr. ZAKIR
HUSSAIN MARG

WELLESLEY
MESS
8.0 Acre(Appx.)

JAIPUR HOUSE
8.0 Acre(Appx.)
NATIONAL GALLERY OF
MODERN ART

SURI MARG

SHER SHAH

TO MATHURA ROAD

8.872M
323'-6"
(98.6M)
SITE FOR UNDER GROUND
PARKING DMC
(2.457Acre(Appx.)

D.H.C.

SHER SHAH ROAD, NEW DELHI

TITLE		GEN.NO	SCALE	DUAC
PLAN SHOWING ADDITIONAL LAND		DRG. NO.	DATE	IHC
		1	24.08.2006	LODHI ROAD, N DELHI

Existing Plot Area	49329	sqm
Additional Plot Area		
A	8052	sqm
B	1596	sqm
C	1821	sqm
D	1513	sqm
Total	62913	sqm

13584-01
21123 =
11161

Total ABCD = 12982 sqm.

