

Draft -

319/lett.

F. ....

H.S.Dhillon  
Jt. Director (MP)

.....  
.....  
.....

Sub.: .....

Sir,

The proposal on the above cited subject was discussed in the Technical Committee meeting held on 25.2.2010 vide item No..... wherein the following decision was taken:

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A copy of the Minutes of the Meeting along with Agenda is attached herewith for your kind information & further necessary action.

Thanking you,

Encl: As above.

Yours faithfully,

(H.S. Dhillon)  
Jt. Director (MP)

Mtg.102.

**DELHI DEVELOPMENT AUTHORITY**  
(MASTER PLAN SECTION)  
6<sup>th</sup> Floor, Vikas Minar, New Delhi.  
Ph. No.23370507

No. F.1(05)2010-MP/68

Date: 5-3-10

Minutes of the 2nd Technical Committee meeting held on 25.02.2010.  
List of the participants is annexed.

**Item No.14/10:**

**Sub.: Confirmation of minutes of 1st T.C. meeting held on 15.1.10 which were sent to all the members.**

The Minutes of the Technical Committee were confirmed.

**Item No.15/10:**

**Sub.: Regularization of layout and building plans in respect of Gewa Sampda CGHS Ltd. at plot no.2, Vikas Puri, New Delhi.  
F.23(72)84/Bldg.**

After detailed discussion, the Technical Committee decided that the policy for similar case approved earlier by Hon'ble LG be followed.

Action: Director (Bldg.)

**Item No.16/10:**

**Sub.: Proposed change of land use of 65466.23 sqm. from (i) 'Residential' (780.03sqm.) and (ii) 'Recreational' (64686.20sqm.) to 'Public and Semi-Public facilities (Socio-Cultural Activity) at Thayagraja Nagar, in planning Zone 'D'.  
F.3(43)/2007-MP**

The proposal was discussed in detail and Technical Committee recommended further processing of the proposal for change of land use under Section 11A of DD Act, 1957 subject to condition that irrespective of permissibility the building activity shall remain confined only to meet the 2010 Common Wealth Games sports infrastructure. Land owning agency to make all attempts to maintain/enhance the green & open character of the area

Action: Director (MP & 'D' Zone),L&DO/CPWD

**Item No.17/10:**

**Sub.: Proposed guidelines for processing building plans of hotels.  
F.PA/DD/C&I/Hotel/07/304/Pt./Bldg.**

The proposal as contained in para 3.1 (sl.no.1&2) of the Agenda was approved for hotels. The proposal in sl.no.3-'Cut out in Floors' was also approved as a specific case for the hotel at Dwarka. The other cases of hotels may be examined by the Bldg. Section on the basis of functional requirement/BBL provisions.

  
AD (MP)

For the proposal at sl.no.4 – Regarding 'Floor to Floor height' the issue to be dealt as per the Building Bye-Laws.

Action: Director (Bldg.)

**Item No.18/10:**

**Sub.: Relaxation of set back vis-à-vis completion certificate in respect of Sarita Vihar Sanskriti Parishad.  
F.13(188)/99/Bldg.**

The request for relaxation in left side set back of the plot was approved by the Technical Committee.

Action: Director (Bldg.)

**Item No.19/10:**

**Sub.: Issue of 'NOC' for acquisition of land for College – Aditi Mahavidyalaya, Bawana – Clarification for Plot Area for General College.  
F.3(13)2010/MP.**

The issue was discussed in detail and the planning permission for land acquisition was recommended with a caveat that in case the land use is different from what is intended to be in the Approved Zonal Plan, the proposal would be put up for change of land use. The Development Control Norms to be decided subsequently, corresponding to the approved land use.

Action: Director (Rohini)

**Item No.20/10:**

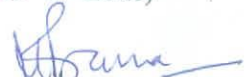
**Sub.: Clarification regarding opening of Fitness centers after the Modification dated 12.8.08 in C & D colonies.**

*F.3(45) 2009/MP*

The proposal for modification in MPD-2021 as given in the Agenda was recommended for further processing under Section 11A of DD Act, 1957.

Action: Director (MP & 'D' Zone)

The meeting ended with thanks to the Chair.

  
(M.Z. Bawa)  
Director (MP)

**Copy to:**

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Commissioner(Plg.), DDA
4. Commissioner(LM), DDA
5. Commissioner(LD), DDA
6. Sr. Town Planner, MCD
7. Chief Town Planner, TCPO
8. Chief Architect, NDMC
9. Chief Architect, HUPW, DDA
10. Chief Engineer/Planning, DMRC

*Shakti*  
AD (MP)

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

**SPECIAL INVITEES**

- Pr.Commr., DDA
- Engineer-in-Chief, PWD, GNCTD
- Project Manager, CW-13, PWD, GNCTD
- Director (Bldg.)/JD(Bldg.)L&C
- Director (Plg.)UTTIPEC & 'D' Zone
- Director (LC)
- Mr. Harpreet Singh Khurmi c/o M/s Khurmi Associates Pvt. Ltd.

*Shalakar*  
ADCMP



List of participants of 2<sup>nd</sup> meeting for the year 2010 of Technical Committee held on 25.02.2010

**Delhi Development Authority**

S/Sh.

Ashok Kumar Vice Chairman

A.K. Bajaj, Engineer Member

Ashok Kumar, Commr. (Plg.)

Anil Barai, Addl. Commr. (Plg.) I

B K Jain, Addl. Commr. (Plg.) II

Dr. S.P. Bansal, Addl. Commr. (Plg.) III

M.Z. Bawa, Director (MP)

Savita Bhandari, Director (Landscape).

**Delhi Police**

Ravinder Soni, Inspector Traffic, Delhi.

**MCD**

Shamsher Singh, Sr. Town Planner

**NDMC**

Anant M. Athale, Dy. Chief Architect.

**PWD**

Anil Kumar, EE.

Anil Kumar Pandit, Project Manager

**TCPO**

Sudeep Roy, Asstt. T&CP

**DMRC**

S. Jethwani, Chief Engineer (PD)

**L&DO**

Ravinder Singh, Building Officer

**Special Invitees**

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P.V. Mahashabdey, Director (Bldg.)

L. Gopan, Sr. Architect (WZ&D)

A.K. Gupta, Sr. Architect (SZ)

Amit Dass, Director (NP)

Vinod Sakle, Director (Plg.) UTTIPEC & 'D' Zone

S.P. Pathak; Director (Plg.)/Dwarka

S.K. Joshi, Director (LC)

R.K. Tola, D.G.M(TL)C, Delhi Transco Ltd.

V. Sazawal, U.P(Project), Today Hotel

Rakesh Kapoor, Kapoor & Associates, Consultant

R.K. Gambhir, Chairman, Today Hotel

*R.K. Kapoor*  
AD(MP)

Mtg.102.

83/c

**DELHI DEVELOPMENT AUTHORITY**  
**(MASTER PLAN SECTION)**  
6<sup>th</sup> Floor, Vikas Minar, New Delhi.  
Ph. No.23370507

No. F.1(05)2010-MP/62

Date: 5-3-10

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List of the participants is annexed.

**Item No.14/10:**

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The Minutes of the Technical Committee were confirmed.

**Item No.15/10:**

**Sub.: Regularization of layout and building plans in respect of Gewa Sampda CGHS Ltd. at plot no.2, Vikas Puri, New Delhi.  
F.23(72)84/Bldg.**

After detailed discussion, the Technical Committee decided that the policy for similar case approved earlier by Hon'ble LG be followed.

Action: Director (Bldg.)

**Item No.16/10:**

**Sub.: Proposed change of land use of 65466.23 sqm. from (i) 'Residential' (780.03sqm.) and (ii) 'Recreational' (64686.20sqm.) to 'Public and Semi-Public facilities (Socio-Cultural Activity) at Thayagraja Nagar, in planning Zone 'D'.  
F.3(43)/2007-MP**

The proposal was discussed in detail and Technical Committee recommended further processing of the proposal for change of land use under Section 11A of DD Act, 1957 subject to condition that irrespective of permissibility the building activity shall remain confined only to meet the 2010 Common Wealth Games sports infrastructure. Land owning agency to make all attempts to maintain/enhance the green & open character of the area

Action: Director (MP & 'D' Zone),L&DO/CPWD

**Item No.17/10:**

**Sub.: Proposed guidelines for processing building plans of hotels.  
F.PA/DD/C&I/Hotel/07/304/Pt./Bldg.**

The proposal as contained in para 3.1 (sl.no.1&2) of the Agenda was approved for hotels. The proposal in sl.no.3-'Cut out in Floors' was also approved as a specific case for the hotel at Dwarka. The other cases of hotels may be examined by the Bldg. Section on the basis of functional requirement/BBL provisions.

*S. Galtkar*  
AD(MP)

82/c

For the proposal at sl.no.4 – Regarding 'Floor to Floor height' the issue to be dealt as per the Building Bye-Laws.

Action: Director (Bldg.)

Item No.18/10:

Sub.: Relaxation of set back vis-à-vis completion certificate in respect of Sarita Vihar Sanskriti Parishad.  
F.13(188)/99/Bldg.

The request for relaxation in left side set back of the plot was approved by the Technical Committee.

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The issue was discussed in detail and the planning permission for land acquisition was recommended with a caveat that in case the land use is different from what is intended to be in the Approved Zonal Plan, the proposal would be put up for change of land use. The Development Control Norms to be decided subsequently, corresponding to the approved land use.

Action: Director (Rohini)

Item No.20/10:

Sub.: Clarification regarding opening of Fitness centers after the Modification dated 12.8.08 in C & D colonies.

F.3(45)2009/MP

The proposal for modification in MPD-2021 as given in the Agenda was recommended for further processing under Section 11A of DD Act, 1957.

Action: Director (MP & 'D' Zone)

The meeting ended with thanks to the Chair.

  
(M.Z. Bawa)  
Director (MP)

Copy to:

1. Vice Chairman, DDA ✓✓
2. Engineer Member, DDA ✓✓
3. Commissioner(Plg.), DDA ✓✓
4. Commissioner(LM), DDA ✓✓
5. Commissioner(LD), DDA ✓✓
6. Sr. Town Planner, MCD ✓✓
7. Chief Town Planner, TCPO ✓✓
8. Chief Architect, NDMC ✓✓
9. Chief Architect, HUPW, DDA ✓✓
10. Chief Engineer/Planning, DMRC ✓✓

  
AD (MP)

81/c

- 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 ✓

5/3/10

18 5/3/10

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**SPECIAL INVITEES**

- Pr.Commr., DDA ✓
- Engineer-in-Chief, PWD, GNCTD ✓
- Project Manager, CW-13, PWD, GNCTD ✓
- Director (Bldg.)/JD(Bldg.)L&C ✓
- Director (Plg.)UTTIPEC & 'D' Zone ✓
- Director (LC) ✓
- Mr. Harpreet Singh Khurmi c/o M/s Khurmi Associates Pvt. Ltd. ✓

5/3/10

5/3/10

5/3/10

du

Shankar  
ADCMP



80/c

List of participants of 2<sup>nd</sup> meeting for the year 2010 of Technical Committee  
held on 25.02.2010

**Delhi Development Authority**

S/Sh.  
Ashok Kumar Vice Chairman  
A.K. Bajaj, Engineer Member  
Ashok Kumar, Commr. (Plg.)  
Anil Barai, Addl. Commr. (Plg.) I  
B K Jain, Addl. Commr. (Plg.) II  
Dr. S.P. Bansal, Addl. Commr. (Plg.) III  
M.Z. Bawa, Director (MP)  
Savita Bhandari, Director (Landscape).

**Delhi Police**

Ravinder Soni, Inspector Traffic, Delhi.

**MCD**

Shamsher Singh, Sr. Town Planner

**NDMC**

Anant M. Athale, Dy. Chief Architect.

**PWD**

Anil Kumar, EE.  
Anil Kumar Pandit, Project Manager

**TCPO**

Sudeep Roy, Asstt. T&CP

**DMRC**

S. Jethwani, Chief Engineer (PD)

**L&DO**

Ravinder Singh, Building Officer

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L. Gopan, Sr. Architect (WZ&D)  
A.K. Gupta, Sr. Architect (SZ)  
Amit Dass, Director (NP)  
Vinod Sakle, Director (Plg.) UTTIPEC & 'D' Zone  
S.P. Pathak, Director (Plg.)/Dwarka  
S.K. Joshi, Director (LC)  
R.K. Tola, D.G.M(TL)C, Delhi Transco Ltd.  
V. Sazawal, U.P(Project), Today Hotel  
~~Balraj Kapoor, Kapoor & Associates, Consultant~~  
R.K. Gambhir, Chairman, Today Hotel

*Balraj Kapoor*  
AD(MP)

R1(5)2010/jmp/68

To Chief Town Planner  
T.C. P.O. Vibes Bhawan

Recd.

Shardul S  
5.3.10.

257c

Mtg.102.

**DELHI DEVELOPMENT AUTHORITY**  
**(MASTER PLAN SECTION)**  
6<sup>th</sup> Floor, Vikas Minar, New Delhi.  
Ph. No.23370507

No. F.1(05)2010-MP

Date:

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List of the participants is annexed.

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After detailed discussion, the Technical Committee decided that the policy for similar case approved earlier by Hon'ble LG be followed.

Action: Director (Bldg.)

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**Sub.: Proposed change of land use of 65466.23 sqm. from (i) 'Residential' (780.03sqm.) and (ii) 'Recreational' (64686.20sqm.) to 'Public and Semi-Public facilities (Socio-Cultural Activity) at Thayagraja Nagar, in planning Zone 'D'.  
F.3(43)/2007-MP**

The proposal was discussed in detail and Technical Committee recommended further processing of the proposal for change of land use under Section 11A of DD Act, 1957 subject to condition that irrespective of permissibility the building activity shall remain confined only to meet the 2010 Common Wealth Games sports infrastructure. Land owning agency to make all attempts to maintain/enhance the green & open character of the area

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*S. Pal*  
AD (MP)

74/c

For the proposal at sl.no.4 – Regarding ‘Floor to Floor height’ the issue to be dealt as per the Building Bye-Laws.

Action: Director (Bldg.)

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**Sub.: Issue of ‘NOC’ for acquisition of land for College – Aditi Mahavidyalaya, Bawana – Clarification for Plot Area for General College.  
F.3(13)2010/MP.**

The issue was discussed in detail and the planning permission for land acquisition was recommended ~~for the site to be continued in conformity with the land use of the approved Zonal Development Plan (to be notified by the MoUD, Govt. of India).~~ The Development Control Norms to be decided subsequently, corresponding to the approved land use.

*\* with a caveat that in case the land use is different from what is intended to be in the Approved Zonal Plans, the proposals would be put up for change of land use*

Action: Director (Rohini)

**Item No.20/10:**

**Sub.: Clarification regarding opening of Fitness centers after the Modification dated 12.8.08 in C & D colonies.**

The proposal for modification in MPD-2021 as given in the Agenda was recommended for further processing under Section 11A of DD Act, 1957.

Action: Director (MP & ‘D’ Zone)

The meeting ended with thanks to the Chair.

(M.Z. Bawa)  
Director (MP)

**Copy to:**

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Commissioner(Plg.), DDA
4. Commissioner(LM),DDA
5. Commissioner(LD), DDA
6. Sr. Town Planner, MCD
7. Chief Town Planner, TCPO
8. Chief Architect, NDMC
9. Chief Architect, HUPW, DDA
10. Chief Engineer/Planning, DMRC

*Prakhar  
AD (MP)*



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
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- Project Manager, CW-13, PWD, GNCTD
- Director (Bldg.)/JD(Bldg.)L&C
- Director (Plg.)UTTIPPEC & 'D' Zone
- Director (LC)
- Mr. Harpreet Singh Khurmi c/o M/s Khurmi Associates Pvt. Ltd.

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Rakesh Kapoor, Kapoor & Associates, Consultant

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75

Mtg.102.

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After detailed discussion, the Technical Committee decided that the policy ~~earlier~~ for similar case approved by Hon'ble LG be followed.

*earlier*

Action: Director (Bldg.)

**Item No.16/10:**

**Sub.: Proposed change of land use of 65466.23 sqm. from (i) 'Residential' (780.03sqm.) and (ii) 'Recreational' (64686.20sqm.) to 'Public and Semi-Public facilities (Socio-Cultural Activity) at Thayagraja Nagar, in planning Zone 'D'. F.3(43)/2007-MP**

The proposal was discussed in detail and Technical Committee recommended further processing of the proposal for change of land use under Section 11A of DD Act, 1957 subject to condition that irrespective of permissibility, the building activity shall remain confined only to meet the 2010 Common Wealth Games sports infrastructure. Land owning agency to make all attempts to maintain/enhance the green & open character of the area

Action: Director (MP & 'D' Zone),L&DO/CPWD

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*Shalika*  
AD(MP)

74

For the proposal at sl.no.4 – Regarding 'Floor to Floor height' the issue to be dealt as per the Building Bye-Laws.

Action: Director (Bldg.)

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F.3(13)2010/MP.**

The issue was discussed in detail and the planning permission for land acquisition was recommended for the site to be continued in conformity with the land use of the approved Zonal Development Plan (under submission to the Govt. of India, MoUD). The Development Control Norms to be decided subsequently, corresponding to the approved land use. *to be considered notified by*

Action: Director (Rohini)

**Item No.20/10:**

**Sub.: Clarification regarding opening of Fitness centers after the Modification dated 12.8.08 in C & D colonies.**

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Action: Director (MP & 'D' Zone)

The meeting ended with thanks to the Chair.

(M.Z. Bawa)  
Director (MP)

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10. Chief Engineer/Planning, DMRC

*Aditi*  
AD (MP)



71 72

Mtg.102.

**DELHI DEVELOPMENT AUTHORITY  
(MASTER PLAN SECTION)  
6<sup>th</sup> Floor, Vikas Minar, New Delhi.  
Ph. No.23370507**

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**F.23(72)84/Bldg.**

After detailed discussion, the Technical Committee decided that the earlier policy in similar case ~~which was~~ approved by Hon'ble LG be followed in this case.

Action: Director (Bldg.)

**Item No.16/10:**

**Sub.: Proposed change of land use of 65466.23 sqm. from (i) 'Residential' (780.03sqm.) and (ii) 'Recreational' (64686.20sqm.) to 'Public and Semi-Public facilities (Socio-Cultural Activity) at Thayagraja Nagar, in planning Zone 'D'.**

**F.3(43)/2007-MP**

The proposal was discussed in detail and it was decided that only the existing built up area be retained without any further additions and the proposal be processed for change of land use under Section 11A of DD Act, 1957.

*Technical Committee recommended further processing of that irrespective of permissionability the building activity shall remain be confined only to meet the 2010-2015 sports infrastructure & land use agency to make all attempts to maintain/enhance the greens of an character of the area.*

Action: Director (MP & 'D' Zone), L&DD/C&I

**Item No.17/10:**

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Action: Director (Bldg.)

70 571

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Action: Director (Bldg.)

Item No.19/10:

Sub.: Issue of 'NOC' for acquisition of land for College – Aditi Mahavidyalaya, Bawana – Clarification for Plot Area for General College.  
F.3(13)2010/MP.

The issue was discussed in detail and it was agreed to give NOC for the College being a Government Institution, subject to the condition that the site be in conformity with the land use of the approved Zonal Development Plan. The Development Control Norms will be decided subsequently, corresponding to the approved land use.

Action: Director (Rohini)

Item No.20/10:

Sub.: Clarification regarding opening of Fitness centers after the Modification dated 12.8.08 in C & D colonies.

The proposal for modification in MPD-2021 as given in the Agenda was approved for processing under Section 11A of DD Act, 1957.

Action: Director (MP & 'D' Zone)

The meeting ended with thanks to the Chair.

(M.Z. Bawa)  
Director (MP)

Copy to:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Commissioner(Plg.), DDA
4. Commissioner(LM), DDA
5. Commissioner(LD), DDA
6. Sr. 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

(69) (70)

Mtg.102.

**DELHI DEVELOPMENT AUTHORITY**  
**(MASTER PLAN SECTION)**  
6<sup>th</sup> Floor, Vikas Minar, New Delhi.  
Ph. No.23370507

No. F.1(05)2010-MP

Date:

Minutes of the 2nd Technical Committee meeting held on 25.02.2010.  
List of the participants is annexed.

**Item No.14/10:**

**Sub.:** Confirmation of minutes of 1st T.C. meeting held on 15.1.10 which were sent to all the members.

The Minutes of the Technical Committee were confirmed.

**Item No.15/10:**

**Sub.:** Regularization of layout and building plans in respect of Gewa Sampda CGHS Ltd. at plot no.2, Vikas Puri, New Delhi.  
F.23(72)84/Bldg.

After detailed discussion, the Technical Committee decided that the earlier policy in similar case which was approved by Hon'ble LG be followed in this case.

Action: Director (Bldg.)

**Item No.16/10:**

**Sub.:** Proposed change of land use of 65466.23 sqm. from (i) 'Residential' (780.03sqm.) and (ii) 'Recreational' (64686.20sqm.) to 'Public and Semi-Public facilities (Socio-Cultural Activity) at Thayagraja Nagar, in planning Zone 'D'.  
F.3(43)/2007-MP

The proposal was discussed in detail and it was decided that only the existing built up area be retained without any further additions and the proposal be processed for change of land use under Section 11A of DD Act, 1957.

Action: Director (MP & 'D' Zone)

**Item No.17/10:**

**Sub.:** Proposed guidelines for processing building plans of hotels.  
F.PA/DD/C&I/Hotel/07/304/Pt./Bldg.

The proposal as contained in para 3.1 (sl.no.1&2) was approved for hotels. The proposal in sl.no.3 'Cut out in Floors' was approved as a specific case for hotel at Dwarka. However, the other cases of hotels may be examined by Bldg. Section on case to case basis. For the proposal at sl.no.4 - 'Floor to Floor height' the issue will be dealt as per the Building Bye-Laws.

Action: Director (Bldg.)



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Item No.18/10:

Sub.: Relaxation of set back vis-à-vis completion certificate in respect of Sarita Vihar Sanskriti Parishad.  
F.13(188)/99/Bldg.

The request for relaxation in set backs was approved by the Technical Committee.

Action: Director (Bldg.)

Item No.19/10:

Sub.: Issue of 'NOC' for acquisition of land for College – Aditi Mahavidyalaya, Bawana – Clarification for Plot Area for General College.  
F.3(13)2010/MP.

The issue was discussed in detail and it was agreed to give NOC for the College being a Government Institution, subject to the condition that the site be in conformity with the land use of the approved Zonal Development Plan. The Development Control Norms will be decided subsequently.

Action: Director (Rohini)

Item No.20/10:

Sub.: Clarification regarding opening of Fitness centers after the Modification dated 12.8.08 in C & D colonies.

The proposal for modification in MPD-2021 as given in the Agenda was approved for processing under Section 11A of DD Act, 1957.

Action: Director (MP & 'D' Zone)

The meeting ended with thanks to the Chair.

(M.Z. Bawa)  
Director (MP)

Copy to:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Commissioner(Plg.), DDA
4. Commissioner(LM), DDA
5. Commissioner(LD), DDA
6. Sr. 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



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Mtg.84


DELHI DEVELOPMENT AUTHORITY  
(MASTER PLAN SECTION )  
6<sup>th</sup> Floor Vikas Minar, New Delhi  
Telephone No.23370507

No. F.1(05 )2010-MP /59

Date: 22-2, 2010

The 2nd meeting of Technical Committee of the DDA for the year 2010 under the chairmanship of VC, DDA will be held on 25.02.2010 at 11.00 A.M. in the Conference Hall, 5<sup>th</sup> floor, Vikas Minar, New Delhi. A list of items alongwith agenda to be discussed is enclosed herewith.

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

  
(M.Z. Bawa)  
Director (MP)

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Commissioner (Plg.) DDA
4. Commissioner (LM) DDA
5. Commissioner (LD) DDA
6. Sr. Town Planner, MCD
7. Chief Town Planner, TCPO
8. Chief Architect, NDMC
9. Chief Architect, HUPW DDA
10. Chief Engineer (Property Development), 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.. Commr. of Police (Traffic) Delhi
19. Director (Landscape) DDA

**SPECIAL INVITEES**

- |  |       |
|--|-------|
| Pr. Commr., DDA  | 17    |
| Engineer-in Chief, PWD, GNCTD                                | 16    |
| Project Manager, CW-13, PWD (GNCTD)                          | 16    |
| Director (Bldg.)/JD(Bldg.)L&C                                | 15,17 |
| Director (Plg.) UTTIPEC & 'D' Zone                           | 16    |
| Director (LC)  | 17    |
| Mr. Harpreet Singh Khurmi c/o M/s Khurmi Associates Pvt.Ltd. | 17    |

**Item No.**

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Technical Committee Meeting to be held on 25.02.2010.

Sl.No.	Item No.	Subject	Page No.
1.	14/10	Confirmation of minutes of 1st T.C. meeting held on 15.01.2010 which have already been sent to all the Members.	
2.	15/10	Regularization of layout and building plans in respect of Gewa Sampda CGHS Ltd. at plot no.2, Vikas Puri, New Delhi. F.23(72)84/Bldg.	1 to 20
3.	16/10	Proposed change of land use of 65466.23 sqm. from (i) 'Residential' (780.03sqm.) and (ii) 'Recreational' (64686.20sqm.) to 'Public and Semi-Public facilities (Socio-Cultural Activity) at Thayagraja Nagar, in planning Zone 'D'. F.3(43)/2007-MP	21 to 24
4.	17/10	Proposed guidelines for processing building plans of hotels. F.PA/DD/C&I/Hotel/07/304/Pt./Bldg.	25 to 39

Laid on Table

- ⑤ 18/10 Relaxation of set back vis-a-vis Completion Certificate in respect of Sanki Vihar Sanatanika Parishad F-13 (188)/PP/Bldg. 40
- ⑥ 19/10 Issue of Noc for Acquisition of land for college - Aditi Mahavidhyalya Baranasi - 41-50 clarification for Plot area for General College.  
F 3(13) 2010/MP
- ⑦ 20/10 clarification reg. opening of fitness centre after the modification dt 12/08/08 in CED Colonies 50-66  
F 3(45) 2009/MP

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Agenda for TC. 15/10  
Items No

DELHI DEVELOPMENT AUTHORITY  
(BUILDING SECTION)

**Subject :** Regularisation of Layout & Bldg. Plans in r/o Gewa Sampada CGHS Ltd. at Plot No.2, Vikas Puri, New Delhi.

**Ref.;** F.23(72)/84/Bldg.

**Background:**

This is a long pending issue of regularization of 17 flats constructed in the premises of Gewa Sampada CGHS, Plot No.2 Vikas Puri, New Delhi. The LOP and Bldg. Plans were sanctioned on 22.1.85 & 14.5.85 respectively for construction of 155 DUs with the proposed provision of 8 Service Personnel Flats on an area measuring 64.668 sq.mtr. of land earmarked for Community Service Personnel.

2. Later on, the society constructed 17 additional flats without sanction from the DDA, out of which 13 flats were constructed on the area earmarked for parking and 4 flats were constructed on the area earmarked for Community Service Personnel respectively. Therefore, for the deviation from sanctioned plans and some other unauthorised construction, the action under section 30(1) & 31-A was initiated and finally SD order was passed on 28.2.95. The demolition programme was fixed on 29.1.96. However, the demolition could not be executed fully due to public resentment and interference by the local MLA.

3. Subsequently, the society went for an appeal and submitted a representation to VC, DDA on 5.2.96 and LG on 8.8.97. Some of the allottees of these 17 flats also filed an application in the court of Senior Civil Judge for grant of permanent injunction. Simultaneously, the society started pursuing their case for regularization of these 17 flats.

4. The matter was discussed at various levels and lastly the issue of regularization of unauthorised construction of flats in respect of the Society was discussed on 5.10.07 and 12.10.07 by the sub committee under the Chairmanship of EM, DDA constituted by the Technical Committee, which recommended the case for regularization.

5. The recommendation of the sub committee was further discussed in the TC on 16.1.08 vide Sub Item No. ii(b) of Item no.4/2008, wherein the following was decided:

“The conversion of Community Services Personnel (CSP) area for general housing may not be permitted. Accordingly, the case of Ghalib Memorial CGHS and Gewa Sampada may be examined”.

Accordingly, the society was requested to re-submit building plans, in view of the above TC decision, vide this office letter dated 21.5.08.

6. In response, the society in its representation dated 22.5.08 intimated that Hon'ble LG, after detailed examination of similar cases in his minutes dated 18.8.87 in file no. 30(6)/87/CS/A/cs. approved as under:



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- (i) This subject was discussed with VC, DDA in my office this morning. Finance Member, DDA was also present.

In the case of a plot measuring above 2 acres, if the society has used 2% of the area meant for service personnel for commercial purposes then the society will be charged market rate for the land in question. If, however, the land is used for providing dwelling units for additional members as distinct from the dwelling units for service personnel, DDA may charge three times the pre-determined cost.

(ii) The above approval/decision of the LG was later confirmed by the TC of DDA in its meeting held on 26.11.90. Accordingly, four cases i.e. of Geetanjali, Ifuna, Hans Bhawan and Varun Vihar, CGHS were considered and NOC for 6,25,8 and 23 additional DUs respectively were issued and constructions regularized. DDA even considered and regularized construction of three additional DUs by Compse CGHS on 7.9.95, though, the same was not covered by the LG's decision (land allotted was only 1.283 acres at Patpar Ganj, Chilla).

In view of above, the society requested to regularize all the 17 flats including 4 flats constructed on CSP area.

**Examination:**

1. The building section has examined the decision of the TC referred to in para-7(ii) above. In fact, this matter was discussed in the TC in its meeting held on 14.1.91. As per the decision, the conversion of Community Service Personnel by general housing in respect of CGHS may be dealt according to the policy approved by Hon'ble LG in this regard. The copy of the minutes along with the agenda is annexed as Annex.-I.

2. Subsequently, the matter was referred to the Land Branch for resolving the following administrative issues in the light of Hon'ble LG's decision;

- (i) The verification of Hon'ble LG decision as claimed by the Society.
- (ii) Fixation of charges to be levied to the Society for this only 17 flats.

3. However, Lands Department vide its noting dated 15.7.09 has informed that they have levied penalty charges and recovered the same from the Society towards un-authorisedly constructed 17 flats. They have also stated that the revised NOC for the additional 17 DUs has been issued by them on 3.6.04 after taking due approval of RCS. They have also mentioned that the action to regularize the allotment of additional 17 flats with usual charges will be taken only after issue of completion certificate by Building Department. The detailed note from the office of the Commr. (LD) is annexed at Annexure-II.

**Proposal:**

Since the Group Housing Cell has already issued NOC for these 17 extra dwelling units earlier and the lands department has levied the penalties for these additional houses, the matter is placed before the TC for re-consideration of its earlier decision.

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21/11/0  
Dw(Bldg.)

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JD(B) L22

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ABII(B)/L22



Item No. 1

Guidelines for utilisation of Community Service Personnel units in the Group Housing Societies Scheme/GHSS/DDA's Scheme/Pool Housing Schemes of various Deptt. of Govt. & Semi-Government.

DDA/Bldg./89/14

The provision of Service Personnel Units in Cooperative Housing Schemes is based on the stipulations made in the Master Plan of Delhi. Accordingly, 5% of the total number of dwelling units is required to be provided for S.P. Units in all Cooperative Group Housing Schemes. The societies having area less than 2 acres are not insisted upon for the provision of S.P. Units in their schemes.

2. The provision of service personnel units @ 2% of the total land to accommodate 5% of the total population under the service personnel housing scheme is also made on the plots earmarked in co-operative House Building Societies areas, DDA's scheme and the Pool Housing Schemes constructed by various departments of Government and Semi-Government. These pockets revert back to the Authority from the House Building Societies along with other areas earmarked for community facilities etc.

3. The then Lt. Governor, Delhi has approved following policy for lands/pockets revert back to the Authority from the House Building Societies along with other areas earmarked for community facilities etc.

a. As these pockets revert back to the Authority, it would be feasible to construct the service personnel housing schemes in each pocket by the Authority as the housing scheme for this category of the people.

b. After the identification of the sites, as the services are already available, the layout plan and the building plan should be taken up immediately to construct these schemes and the houses so constructed should be offered to the identified category of the people under the service personnel housing such as washerman, chowkidar, gardener, barber, sweeper, electrician, plumber, etc. to serve to various pockets/colonies, by the concerned department on easy terms.

..contd... 2/-p.

(62)

in re is no need to have a separate/independent registration scheme for such people but the people already registered with the Authority under the Janta category falling in these classified categories could be asked to apply for these houses, once constructed.

The size of the DU for service personnel housing would be designed keeping in view the size already decided equivalent to a built space on 26 sq.mt. size of plot area. While formulating the scheme possibility may also be explored to prepare the layout plan of such pockets, wherever feasible, to provide small plots (26 sq.mts.) with a standard design which may be offered and can be adopted by the individual to build a flat with his own resources.

The policy about the utilisation of the service personnel units in Cooperative Group Housing Societies has also been approved by the then Lt. Governor, as follows :-

2% of the land to accommodate 5% of the DUS, is provided in each layout plan of more than 2 acres in size. The layout of group housing societies have been approved on the basis of 60 DUs per acre, thus the number of service personnel units wherever provided would be minimum 8.

In each group housing society, the design of DUs/flats, elevational treatment architectural control are different, therefore, it is important that the service personnel housing should be designed so as to merge with the concept of individual group housing/society. Therefore, each society should be asked to prepare and get the service personnel housing scheme approved under the building bye-laws on the basis of the norms of 5% of service personnel housing.

After the approval of the service personnel housing each society may be given an option to build these flats with their own funds for the persons covered under the service personnel category to serve their society.

The society would be allowed to allot these service personnel housing flats to the persons of this category either on cash down basis rental basis, licence basis or on higher purchase basis. The guidelines to be prescribed by DDA and the societies to keep informed of the action taken by societies in accordance with the guidelines.

4- 5- (62)  
The area of community hall/centre from existing norms of  
300 sqm. irrespective to the size of the society.

The matter is placed before the Technical Committee for  
its consideration.



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Further the utilisation of the service personnel units will be as per the length. The proposal made in the above was approved by the committee and the following specific provisions were made:

i) The service personnel units will be constructed by the society out of its common funds. These units will be treated as 'common area' and facilities' as per Delhi Apartment Owner's Act, 1987 clause-3 (j) (iv) of Chapter-I and will not be subject to any transfer or on sale basis. These units/buildings will be utilised for lodging of persons employed for the management administration, maintenance and safety of the property including offices and residences for care takers, watchman, janitors and of other persons engaged and employed in the management administration, maintenance and safety of the property as per Appendix-III, Bye-Laws of Apartment Owners Association, Clause-2(viii) (d). The licence fee for the lodging of such persons mentioned above will be governed with Government of India rules for allotment of staff quarters.

ii) The societies which are having area less than 2 acres and do not provide S.P. Units, the deficiency charges on 2% of the area of the total land will be charged at pre-determined rate.

iii) The societies which are having area more than 2 acres and do not provide S.P. Units, the deficiency charges on 2% of the area of the total land will be charged at 3 times the pre-determined rate. ] Y

iv) The utilisation of the S.P. Units are for regular DUs will be charged on equivalent land component i.e. 67.45 sqm. as share of each individual member at 3 times the pre-determined rate.

v) The utilisation of S.P. Units area for commercial purposes such as cooperative stores, bank extension counter, community hall/centre, club and society office will not be allowed. The conversion of S.P. Units area into cooperative stores, bank extension counter, club, community hall/centre and society office being facility to the society as a whole will not be charged.

The area for these uses will be @ 2 sqm. per DU or 300 sqm. The area is more and will be counted in the FAR and ground coverage calculations. This has been derived from a number of societies being received from the bigger societies to increase



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DELHI DEVELOPMENT AUTHORITY  
( MASTER PLAN SECTION )

minutes of the Technical committee meeting held on 26.11.90 at 9.30 A.M. in the Conference Room of Vikas Minar, IP Estate, New Delhi.

The following were presents:

DELHI DEVELOPMENT AUTHORITY:

1. Sh. C. Noronha Vice Chairman (in the chair)
2. Sh. W.D. Dandekar, Engineer Member
3. Sh. Santosh Buluck, Chief Architect
4. Sh. S.C. Gupta, Director (DC&P)
5. Sh. P.C. Jain, Director (IP&B)
6. Sh. R. Dayal, Dir. (Hort.)
7. Sh. P.N. Dongre, Jt. Dir. (TYA)
8. Sh. N.K. Zggarwal, Jt. Dir. (Plg.)
9. Sh. Chander Ballabh, Jt. Dir. (Plg.)
10. Sh. A.K. Gupta, Jt. Dir. (B)
11. Sh. Parkash Narain, Jt. Dir. (T)
12. Sh. C.P. Rastogi, Jt. Dir. (WC&SA)
13. Sh. A.K. Jain, Jt. Dir. (ZP)
14. Sh. Vijay Rishud, Jt. Dir. (Narela)
15. Sh. Shemim Ahmed, Dy. Dir. (L)
16. Sh. H.S. Sikka, Dy. Dir. (ZP)
17. Sh. D.K. Saluja, Dy. Dir. (T)
18. Sh. N.K. Chakarwarty, Dy. Dir. (T)
19. Sh. S.P. Bansal, Dy. Dir. (NCR&YE)
20. Sh. Anil Barai, Dy. Dir. (MP) (convenor)

POLICE DEPARTMENT:

21. Sh. A.S. Cheema, ACP (Traffic)

DTC

22. Sh. K.C. Tiwari, Town Planner

PWD, DELHI ADMN.

23. Sh. Prabhas Singh, Supdt. Engr. (P) For item no. 1

MCD:

24. Sh. K.S. Saxena, Asst. Arch.

L&O:

25. Sh. L.D. Ganotra, R.O.

78% Minwey  
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MINUTES OF THE TECHNICAL COMMITTEE MEETING HELD ON  
26.11.90 AT 9.30 A.M. IN THE CONFERENCE ROOM OF VIKAS  
MINAR AT 5TH FLOOR, DELHI DEVELOPMENT AUTHORITY.

Guidelines for utilisation of Community Service personnel units in the group housing societies scheme/CGHS/DDA's Scheme, Pool Housing Scheme of various department of Government and Semi Government. PA/DD(L)/Bldg.89/14

Deferred.

ITEM NO. 2:

Comprehensive circulation study of Shadara Ring Road to Trans Yamuna Area. F5(36)75-MP-Pt.III (34)

Deferred

ITEM NO. 3:

Proposed flyover by DTEDC PA/JD/T/90/263 (34)

This case was discussed in detail. It was resolved that the first priority for the provision of flyovers/grade separators be given to Ring Road and Outer Ring Road. The Technical Committee also desired that the observations, forming part of this Agenda, may be kept in view while working out the details of the proposed flyover/grade separator and are submitted to the Technical Committee/DUAC/Authority for their approval.

ITEM NO. 4:

Sub: Request of Transport Department (DA) for obtaining their clearance of sites required for MRTS Depots, Yards, Inter Change etc. when they are committed to other uses. F3(15)90-MP (36)

Deferred.

ITEM NO. 5:

Sub: Allotment of land for gas godowns site to Indian Oil Corporation Ltd. in Vasant Kunj Area. F13(17)90/CRC/DDA.

Deferred.



- 9 -      (58)      788/C

DELHI DEVELOPMENT AUTHORITY  
VIKAS MINAR  
INDRAPRASTHA ESTATE  
NEW DELHI

No. DDA/MP/100

Dated: 2.2.71

To:

Assistant Director (MF)  
Delhi Development Authority,

Mr. Director (T)

DDA

Vikas Minar

New Delhi

Sir,

I am directed to forward a copy of the minutes of the meeting of Technical Committee of the Authority held on 10.1.71 at 1.30 A.M./P.M. in the Conference Room of the Delhi Development Authority Vikas Minar, Indraprastha Estate, New Delhi for information.

Yours faithfully,

  
(Assistant Director (MF))

Encl: As above.

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... of Community  
service personnel in the Group housing  
... /C ...  
... department of  
Government or semi-government.  
P./DB/P/BL/29/8

... of the designated  
... in DB  
... The follow-  
... are:-

in case of cooperative housing schemes  
(limited), wherever the land was earmarked for  
'Service Personnel housing', in the approved layout  
plans about 50% of such land may be earmarked for  
allocation to R.C. (or other utilities and agencies like  
M.C. & S.D. for construction of staff quarters keeping  
in view the need to provide accommodation inside for  
the employees of the said organizations who would be  
needed to provide necessary services & facilities to resi-  
dents of the respective 'pockets'. Out of the balance,  
25% may be offered to the concerned coop. society for  
construction of dwelling units for their own service  
personnel and 25% may be utilized by the DB for construction  
of flats for registrants of the DB/Janta scheme.

... of cooperative group housing schemes i.e. letted the  
policy as already decided by the Lt. Governor, Delhi  
to be followed. The concerned society may accordingly  
let out these flats to the persons engaged by them  
for providing such services.



Discussed with Director(RL), DDA. This is a case for regularization of 17 Dwelling Units unauthorisedly constructed by Gewa Sampada CGHS Ltd. at Vikas Puri. The facts of the case are reproduced as under:-



The Gewa Sampada CGHS Ltd. allotted 2.5 acres of land at Vikas Puri for construction of 155 flats for its members. NOC for getting approval of building plan was issued on 16.04.84 (P-71/C of main file) for construction of 155 DUs. Further lease deed has been executed by the society on 17.09.99 and the society has also obtained 'D' form on 10.04.89 from Building Deptt., DDA. But society also constructed additional 17 DUs unauthorisedly without obtaining sanction from the DDA i.e. four flats were constructed on the area earmarked for community service personnel and 13 flats were constructed on area earmarked for car as well as scooter parking.

On receipt of request from the society dated 17.09.99 (Page-294/C) regarding increase of membership from 155 to 172, as per FAR norms a letter dated 28.10.99 (Pge-296/C) was sent to RCS office for obtaining the concurrence of RCS with the approval of Hon'ble VC, DDA dated 16.10.99 (Page-114/N) and the same was received the RCS vide letter dated 03.04.2000 (Page-999/C). A revised NOC for getting the building plan approved for construction was issued vide letter dated 03.06.04 (Page-320/C) to the society and the copy of the same was endorsed to the Dy.Director(Bldg)L&I, DDA for necessary action.

Now the file bearing No.F23(272)83/Bldg has been received from the Building Section to resolve the following administrative issues:-

- (i) The verification of LG'S decision as claimed by the society;
- (ii) Fixation of charges to be levied to the society for additional 17 flats;

The case was referred to Sr.AO(CS) on 12.01.09 (P-273/N) to verify the above issues and also purposed the charges to be levied to the society for additional 17 flats. As desired by the Sr.AO(CS) for the area used for constructing 17 additional DUs, the It.Director(Bldg)L&I was requested to intimate the same and his report dated 25.02.09 (Page275/N) was forwarded to Sr.AO(CS).

The Sr.AO(CS) examined the case as per Hon'ble LG's orders dated 18.08.87 recorded in file No.F30(6)87/CS/A/cs (photocopy of abstracts of file placed opposite) that:-

- "(i) This subject was discussed with VC, DDA in my office this morning. Finance Member, DDA was also present.
- (ii) In the case of plot measuring 2.00 acres, if the society has used 2% of the area meant for service personnel for commercial purpose then the society will be charged market rate for the land in question. If, however, the land is used for providing dwelling units for additional members as distinct from the dwelling units of service personnel DDA may charge three times the pre-determined cost."

The Sr.AO(CS) vide his note dated 21.04.09 also pointed out that in similar type of cases DDA charged three times PDR cost as per demand letter of Compose CGHS Ltd. dated 03.08.95 (page-795/C) of the Building file and accordingly worked a sum of Rs.3,22,062.40 as per the calculation sheet placed opposite at page-799/C are recoverable on account of charges to be levied for the land used for additional members.





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The society deposited the said amount vide bank challan No.88188 dated 12.05.09 (Page-807/C) and receipt of the same in DDA has also been got confirmed from the Accounts Deptt. along with upto date Ground Rent paid by the society at P-278 to 280/C

Depositing the above amount society vide his letter dated 12.05.09 has now requested for issue of NOC for 17 additional DUs and Completion Certificate as already requested vide letter dated 22.05.08 (Page-286/C). In this connection, it is submitted that as reported above, the revised NOC has already been issued on 03.06.04 to the society and copy of the same endorsed to Building Deptt. for taking necessary action after taking the approval of RCS by increase of membership strength of the Gewa Sampada CGHS Ltd., only the charges levied as directed by Accounts Deptt. towards additional 17 DUs are recovered from the society now. The action to regularize the allotment of additional 17 DUs with usual charges will be taken only after issue of Completion Certificate by Building Deptt.

Regarding issue of Completion Certificate the action is to be taken by Building Deptt. and as such the case may be referred for the same to the Director(Bldg) for taking necessary action in accordance with Building bye-laws, as we have received amount of penalty for construction of additional 17 DUs <sup>as submitted</sup> by Sr.AO(CS).

Submitted for orders please.

*[Signature]*  
Asstt. Director(GH)

Dy. Director(GH)

Director(Bldg)

Commissioner(LD)

Dir(Bldg)

Director (RL)  
D.D.A. Vas Sadan  
New J.

JD(B) / S.I

21/7/09

AE-II

22/7

25/7/09  
21/7/09

*[Signature]*  
24/7/09

JE(III)

This Office has received a letter dt. 23/7/09 from AD (GH) DDA for returning the original file bearing no F 4(298)78/GH/DDA vol-I & II (two nos) as the same has been sent to this office along with Bldg file no. F23(72)84/RL/DDA. Since the noting page 273/N to 283/N and corresponding page 797/C to 815/C of Bldg file has been used by GH Cell/DDA during processing of case and same has been desired to be returned, we may like the photocopy of same to be returned to GH Cell/DDA for their use.

*[Signature]*  
Asstt.

*[Signature]*  
28/7/09

5571/mud  
16-7-09  
837/CS  
17/7/09  
606  
20-7-09

(54)

Extract taken from file N. F 30 (6) 87 /cs (A/c)

~~816~~

13

Subject -

THE POLICIES BEING FOLLOWED REGARDING ALLOTMENT OF LAND TO GROUP HOUSING SOCIETIES.

F.M. may recall that during the Authority meeting held on 13.6.87, it was pointed out by one of the members of the Authority that in a number of cases pertaining to Co-op. Group Housing Societies, DDA had been charging market value of land for ~~certain~~ excess area allotted to the Societies without any justification. The two examples quoted therein ~~was~~ that of charging of market rates for the use of service personnel area from the Societies and levy of market rates in cases where some excess <sup>land</sup> had been allotted over and above the entitlement of the Societies as per the yardstick prescribed i.e. 60 dwelling units per acre.

The policy decisions taken in this regard have been <sup>studied</sup> ~~reviewed~~ and the ~~different~~ circumstances under which market rates are being levied have been briefly ~~and new printed~~ <sup>abstracted</sup> below:-

(I) Excess land over and above prescribed yardstick used by the Societies:-

As stated above, the Societies are allotted land at the yardstick of 1 acre for 60 members. There were some cases where Societies construct flats at lesser density and later ask for permission for regularisation of the same. At ~~site~~ <sup>times</sup>, the Society request for prior permission to construct flats at lower density. Under both these circumstances, permission is granted to the Society subject to the condition that the difference between the market rates and the pre-determined rates to the extent of lower density is payable by the Societies.

This decision was taken to curb the tendency of the Societies to grab ~~upon~~ <sup>more</sup>



8/15  
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from pre-page:

lands for construction of larger flats ~~more~~ than other <sup>wise</sup> permissible. The V.C. vide his order dt. 25.10.84 had approved this decision. A copy of the decision is placed at flagged 'A'.

(II) Market rates are also being charged in cases where the land allotted to the Co-op. Group Housing Societies is in excess than what is provided under rules. According to the yardstick fixed, if there is excess land at site, for the excess area over and above permissibility, market rates are chargeable. The orders of the F.M. in this regard are placed at flagged 'B'.

(III) Charging of interest on late payment of demand:-

The Societies are required to make the payment of premium on receipt of the demand letter within the stipulated time specified in the demand letter. In case the payment is not deposited in time by the Society, penal interest @ 18% is being charged for depositing late payments. The interest is charged from the due date of payment to the actual date of payment. The copy of the orders of the F.M. in this regard is placed at flagged 'C'.

(IV) Charging of market rates in r/o the service personnel area used by the Society:-

An important issue has recently been raised by the Co-op. Group Housing Societies regarding charging of market rates for the area utilised by them for construction of flats which had otherwise to be reserved for service personnel.

Group Housing Societies are required to provide 2% of the area allotted to them



(52)

8/4 -

15 -

from pre-page

for the use of service personnel such as washer-man hair cutter and others. This area is to be provided as a social measure for accommodation of these people at subsidised rates. Cases came to notice wherein the Societies did not adhere to the regulations, bye-laws and misused this area for construction of flats for their members. When the case was examined in Finance, it was proposed that the Societies should be charged market rates prevalent at the time, the lay-out plan was sanctioned for this area which was misused by them. Exemption in this regard was also allowed to the Societies and for the excess area used, market rates were approved to be charged from the Societies. The orders of the Finance Member in this regard are placed in flag 'D'.

Submitted for consideration please. *R. Prapatti*

(Mrs. PRAVIN TRIPATHI)  
FINANCIAL SUPERVISOR  
22.06.87

F.M. V.C. may kindly see for consideration and orders if any. He may also like to bring this to the notice of L.G. for his information

*[Signature]*  
24/6/87

V.C.  
1. In case of Items I & II & III charging of market rates is justified and this is rule being enforced for all societies, even in the past. There have not been any complaints except in case II and we force excess stamp of land which is of no use to can examine & charge it. predetermined price  
2. As far as item III is concerned, the above ~~has~~ <sup>has</sup> been seen. Only in case of it ~~the~~ <sup>the</sup> society should be charged market rate at the time they use the land for service person house construction, we should have no objection predetermined rate

17/7/87  
93/16  
City  
20/6/87  
30/6/87  
Development Authority

813  
16  
51

from overleaf

The observations of the Vice-Chairman dated 29.6.87 may kindly be seen. We may now submit the entire case bringing out all the issues and the policy being followed in regard thereto for the kind perusal/orders of the Hon'ble Lt. Governor.

(I) Excess land utilised over & above the prescribed yardstick by the Coop. Group Housing Societies.

The societies are allotted land at the yardstick of 1 acre for 60 members. Cases have come to notice where the societies have constructed flats at lesser density and later asked for permission for regularisation of the same. No prior permission is also sought by the societies to construct flats at lower densities. Under each of the circumstances, permission is granted to the societies, subject to the condition that the difference between the market rates and the pre-determined rates to the extent of lower density is payable by the societies.

This decision was taken up to curb the tendency of the Society to grab more land for construction of larger flats than otherwise permissible. This was based on a decision of the then V.C. dated 25.10.84, which had although been taken in another context but vide his orders, it had been approved that wherever more land is grabbed by the Society than what was permitted, market rates may be charged. A copy of the decision of the VC is placed at flag 'A'. In individual cases, however, the market rates were applied only with the approval of F.M.

The V.C. vide his observations dated 29.6.87, at page-3/ii, has also approved of charging of market rates in this case.

(II) Charging of market rates for the excess land allotted.

As mentioned above, the yardstick fixed for allotment of land to Coop. Group Housing Societies is that of 60 dwelling units per acre of land. Wherever, there is excess land at site (which is noticed at the time of handing over the physical possession) over & above the permissible yardstick, market rates are being charged for the excess area. These rates are being charged even if the area is 1% or 2% in excess of the prescribed rules. This was being done with the approval of the F.M. For example, in the case of New Delhi Apartments Coop. Group Housing Society, the area in excess happens to be .009 acres and for this area, market rates were applied with the orders of the then F.M. dated 20.8.86 (flag 'B').

This policy being followed was discussed



in these cases, for the excess area, which is really of no use to DDA, pre-determined rates could be charged. The Lands Department would be asked to certify that the additional area cannot be gainfully utilised by DDA and if so certified then the additional land could be allotted at pre-determined rates prevailing on the date of allotment of land to the Society.

(III) Charging of interest on late payment of demand.

The Societies are required to make the payment of premium on receipt of the demand letter within the stipulated time specified in the demand letter. In case the payment is not deposited in time by the Society, penal interest @ 16% is being charged for depositing late payments. The interest is charged from the due date of payment to the actual date of payment. The copy of the orders of the F.M. in this regard is placed at flag '10'.

Vide his observations dated 29.6.87 on this issue, the V.C. has approved the charging of penal interest in these cases of delay.

(IV) Charging of market rates in respect of Service Personnel area used by the Societies.

This issue has been examined/reviewed in length in pursuance of the directions of the Lt. Governor and a separate note in the main file has been submitted for consideration & approval.

The conception at the time of levying market rates was based on the notion that the Group Housing Societies having been allotted land as per the prescribed yardstick, utilised 2% of their own flats. Based on this premise, market rates were recommended for the area utilised in excess for service personnel, the then F.M. has approved charging of the market rates vide his orders dated 15.7.86 (flag '10').

The entire matter was reviewed and a meeting was called in the room of the F.M. on 27.6.87, which was attended by Shri Ram Lal, Member, DDA, and representatives from Lands & Building Department.

It was clarified in the meeting by the Deputy Directors (Lands & Buildings) that in accordance with the terms and conditions of the allocation of land to registered Cooperative Group Housing Societies the following provisions exist for Service Personnel Housing :

- (i) In case of plot measuring upto 1000 sq. ft. service personnel housing is to be provided upon. However, deficiency is to be provided wherever provision has not been made for the service personnel housing;



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811-18

- (ii) In case of the plot measuring above 2 acres, the service personnel is to be provided within the plot @ 2% of the population / 2% of the plot area.

It was further clarified by the Deputy Director (Building) that in cases where plots of 2 acres or more have been allocated to the Societies, they are entitled their rights to construct on 35% of the ground area @ 60 DUs per acre. There is no violation on the part of the societies in constructing the DUs as per plan approved by the ODA when there is a clear demarcation and earmarking any area in such plots for service personnel and they are required only to pay deficiency charges which may be fixed by the Finance.

It was brought out in the discussion that if the Societies do not use excess land and adhere to the yardstick of 60 DUs per acre as per the plan approved by the ODA, the question of charging of market rates should not arise. In this case, it was felt that charging of market rates from such societies would not be justified as the beneficiaries of the Society has not got any additional benefit over & above their entitlement.

In view of this, it was recommended that the decision of the then F.M. dated 15.7.86 needs to be reviewed as follows -

- (i) In case of plot measuring upto 2 acres deficiency charges at the pre-determined rates on the date of allotment of land to the Society should be charged to the extent of 2% of the gross area for the service personnel.
- (ii) Pre-determined rates should be levied in case of societies allotted less than 2 acres, who have provided service personnel as per the conditions/building bye-laws.
- (iii) In case of plot measuring above 2 acres wherever the societies have not provided the 2% of the area for the service personnel and have violated the terms & conditions of allotment/building bye-laws, deficiency rates should be charged for the excess area.

The case may be submitted to the U.C. / Lt. Governor for further orders.

*Pravin Tripathi*

(Mrs. Pravin Tripathi)  
Financial Advisor  
29-6-87

*[Signature]*

3076187

L.G. may kindly see the above note especially 2 which has been deliberated extensively and all aspects covered. After approval by L.G., the charge rates will be regulated on above mentioned

*[Signature]*  
1.7.87

CAJ NIWAS  
18/8/87

Office  
1891  
2.9.87

Office  
667R  
7/7/87

F.M.  
V.e.  
1/6

I generally agree with the recommendations made by the P.M.A. except recommendation III as I feel that changing market rate is much too harsh and would not be desirable. This recommendation therefore needs to be reconsidered.

For this category we may consider one of the following two plans:  
1) (i) taking back the land in excess; or  
(ii) charging the pre-determined rate for demarcation up to  $x$  and thereafter twice the pre-determined rate for demarcation  $2x$  and so on.

RAJ NIWAS  
File receipt No. 1919 (RNI/1)  
Dated 13/7/09

~~VC, BDA~~

i)  $x$  above. It won't be practically feasible and to get small piece or practically possible.  
ii) These rates won't act as deterrent if it is, the earlier predetermined rates of course. say  $130 \times 2 = 260/-$  won't be indulgent in malpractices. It should be dealt with very liberal...

(57)

(909)

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This subject was discussed with VC, DDA in my office this morning. Finance Member, DDA was also present.

In the case of a plot measuring about 2 acres of the society has used 2% of the area meant for service personnel for commercial purposes then the society will be charged market rate for the land in question. If, however, the land is used for providing dwelling unit for additional members as distinct from the dwelling unit for service personnel, DDA may charge three times the pre-determined cost.

~~VC, DDA~~

~~Signature~~  
24/8/84 18/8/87

~~FM / FA (H)~~

~~Signature~~  
29/8

~~Signature~~  
25/8  
419/CS/AIC  
25/8/87

~~AO (C.S.)~~

~~Signature~~  
26/8/87



129/c  
21-

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Item No. 16/10  
T.C. Meeting held on \_\_\_\_\_

#### AGENDA FOR THE TECHNICAL COMMITTEE

Sub: Proposed change of land use of 65466.23 sq.m. from (i) 'Residential' (780.03 sq.m.) & (ii) 'Recreational' (64686.20 sq.m.) to 'Public & Semi Public facilities (Socio-Cultural Activity) at Thayagraja Nagar, in planning Zone 'D'.

File no. F3(43)/2007/MP

#### 1.0 BACKGROUND

- i. PWD GNCTD vide letter no. 23(7)/CW-1/PWD/GNCTD/2093 dated 19.11.2009 requested DDA for relaxation of development control norms to be adopted by PWD for the Thyagaraj Sports Complex indoor stadium which has been constructed by PWD for the Commonwealth Games 2010 falling in planning zone 'D' or a maximum ground coverage of 35% and FAR 120, applicable for Socio Cultural Activities in which auditorium is permitted.
- ii. MCD has sanctioned the indoor stadium complex with more than permissible ground coverage (26.30% instead of 20%) and FAR (54.66 instead of 40) applicable for international sports events without getting the change of landuse changed from 'Recreational (District Park)' to 'Public & Semipublic Facilities'. These are beyond the permissibility of MPD-2021 specific for International Sports Events. PWD, GNCTD has constructed an indoor stadium / auditorium which is almost complete at Thayagraj Sports Complex.
- iii. Since, it is fast track project related to Commonwealth Games 2010 and the PWD GNCTD has already completed the construction of the indoor stadium / auditorium at Thayagraj sports complex, it was decided to process the change of landuse to 'Public and Semi Public activity (Socio-Cultural Activity)' under the section 11-A of DD Act, with the development control norms of, maximum ground coverage 35% and maximum FAR of 120.
- iv. As a follow up action, certain additional information / plans were requested from PWD, GNCTD by DDA vide letter dated 07.12.2009 and with a reminder on 05.01.2010. PWD GNCTD provided the required information vide letters dated 11.12.2009 and lastly on 21.01.10.

\*Contd.....page 2

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-2-

**2.0 EXAMINATION**

- a. The landuse of the site under reference is 'Recreational (District Park)' as per MPD 2021. As per Zonal Development Plan of Zone 'D' (as per MPD 2001), the landuse is 'Recreational (District Park)' with part area marked as playground, stadium & sports complex.
- b. Earlier the permissibility aspect of this Sports Complex was put up to Authority in its meeting held on 18.06.08 vide item no. 33/2007 and the Authority allowed use of 6956.07 sq.m. of land under 'Recreational use (District Park) for sports activities.
- c. PWD GNCTD has constructed the indoor stadium on a plot area of 65466.23 sq.m. with the following breakup:
  - i) Land in possession= 57540.35 sq.m. [Recreational (District Park)]
  - ii) Land taken from the park = 7145.85 sq.m. [Recreational (District Park)]
  - iii) Land taken from the school = 780.03 sq.m. (Gross Residential).
- d. The current request for PWD, GNCTD is for allowing maximum ground coverage of 35% with FAR of 120 for indoor stadium /auditorium (Socio-Cultural facilities) as per MPD-2021, since the construction of an indoor stadium/auditorium has been completed by PWD, GNCTD on its site at Thayagraj Sports Complex.

**3.0 PROPOSAL**

- a. It is proposed to process the change of land use of 65466.23 sq.m. in planning Zone 'D' as per the description listed below:-

Location	Area	Landuse (MPD 2021)	Landuse changed to	Boundaries
1	2	3	4	5
Thayagraja Nagar in planning Zone 'D'	(i) 780.03 sq.m.	'Residential'	Public & Semipublic facilities (Socio-Cultural activity)	<b>North:</b> Residential (Existing Park) <b>South and East:</b> Thayagraj sports complex <b>West:</b> Residential (Sr. Secondary school)
	(ii) 64686.20 sq.m.	'Recreational (District Park)'	Public & Semipublic facilities (Socio-Cultural activity)	<b>North:</b> Shri Ganganath Marg (24.38 m R/W) <b>South:</b> Chandu Lal Balmiki Marg and drain <b>East:</b> District Park <b>West:</b> Residential (Sr. Secondary school)

(Refer location map at Annexure 'A')

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-3-

- b. After the approval by Technical Committee, the proposal will be placed as an agenda item for consideration by Authority and shall be processed under section 11-A of DD Act.
- c. The above modification of MPD-2021 shall subsequently be incorporated in the Zonal Development Plan for Zone 'D' based on MPD-2021.

#### 4.0 RECOMMENDATION

The proposal at para 3.0 is submitted for consideration of the Technical Committee, DDA.

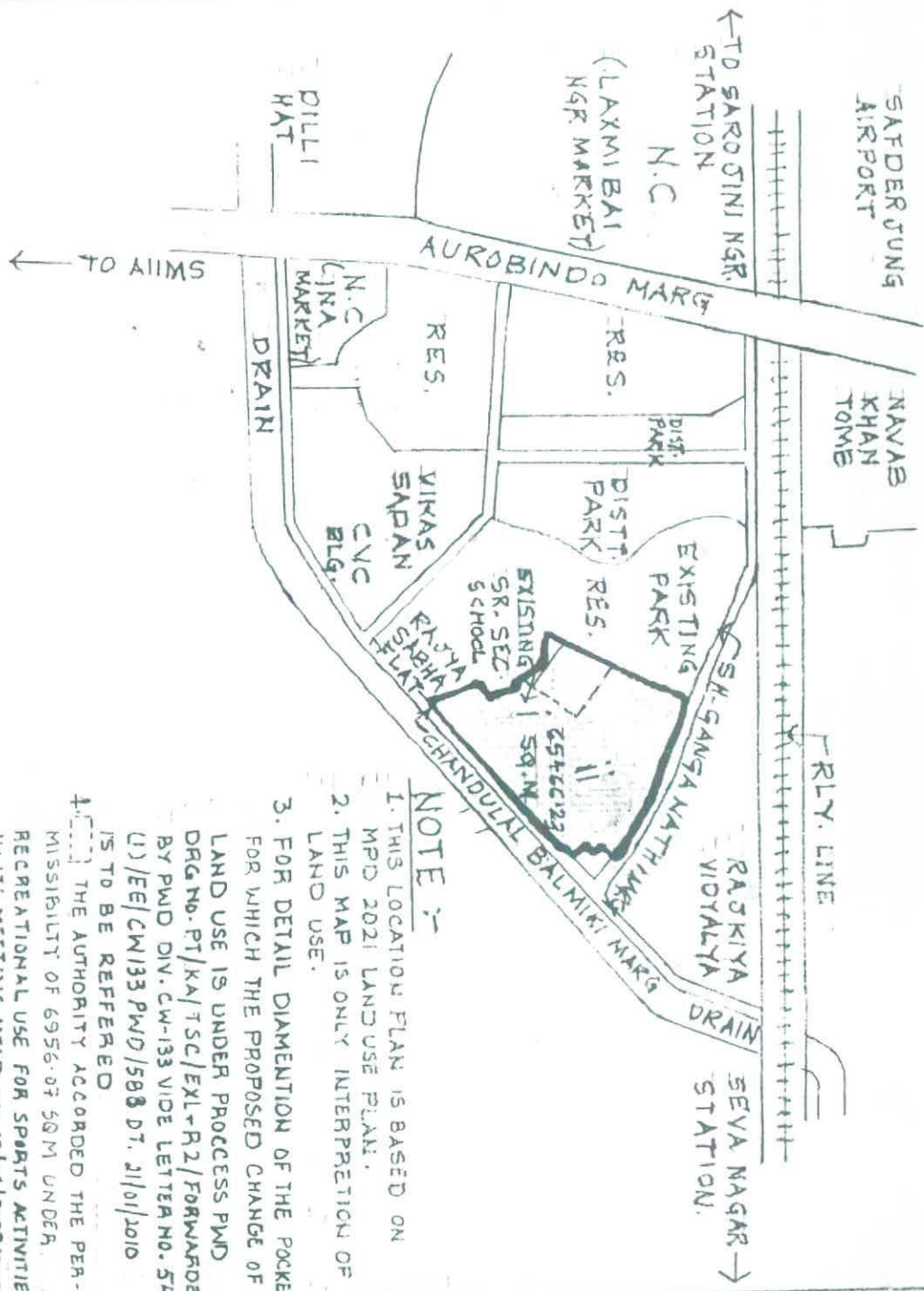
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Vino Borkar  
2/2/2010.  
(VINOD SAKUR)

Dir (PLG) / UTIPEC  
& D'zone.

Handwritten signature  
S. Das  
10/1/19



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**NOTE :-**

1. THIS LOCATION PLAN IS BASED ON MPD 2021 LAND USE PLAN.
  2. THIS MAP IS ONLY INTERPRETATION OF LAND USE.
  3. FOR DETAIL DIMENTION OF THE POCKET FOR WHICH THE PROPOSED CHANGE OF LAND USE IS UNDER PROCESS PWD DRG NO. PT/K4/TSC/EXL-R2/FORWARDED BY PWD DIV. CW-133 VIDE LETTER NO. 54 (U)/EE/CW/133 PWD/588 DT. 21/01/2010 IS TO BE REFERRED
4. THE AUTHORITY ACCORDED THE PERMISSIONABILITY OF 6956 OF 50M UNDER RECREATIONAL USE FOR SPORTS ACTIVITIES IN ITS MEETING HELD ON 18/06/2008 VIDE ITEM NO. 33/2008.

**DELTA DEVELOPMENT AUTHORITY**

PROPOSED CHANGE OF LANDUSE OF 65466.22 SQ.M. IN PLANNING ZONE 'D' (I) 230-03 FROM 'RESIDENTIAL TO 'PUBLIC AND SEMI PUBLIC FACILITIES (SOCIO-CULTURAL ACTIVITIES) WITH THE FOLLOWING BOUNDARY DESCRIPTION

NORTH :- RESIDENTIAL (EXISTING PARK)  
 SOUTH :- THYAGARAJ SPORT COMPLEX  
 EAST :- THYAGARAJ SPORT COMPLEX  
 WEST :- RESIDENTIAL (SR. SEC. DARY SCHOOL) AND

(II) 64686.20 SQ.M. FROM RECREATIONAL (DIST.PARK) TO PUBLIC & SEMI PUBLIC WITH THE FOLLOWING DESCRIPTION

NORTH :- SHRI GANGANATH MARG.  
 EAST :- DISTRICT PARK  
 SOUTH :- CHANDULAL BALMIKI MARG & DRAIN  
 WEST :- RESIDENTIAL (SR. SEC. DARY SCHOOL)

FILE NO. : F3 (43) 2007/MP

**LOCATION PLAN**

SCALE : NOT TO SCALE	
H.K. KOHLI PLG. ASST.	02/2010
ASST. DIR. (PLG.)	DIR. (PLG.)
NORTH	
UTTIPEC & D ZONE	

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Subject: Proposed Guidelines for processing Building Plans of Hotels.  
PA/DD/C&I/Hotel/07/304/Pt./Bldg.

Agenda for Technical Committee

1.0 Background:

Technical Committee vide Item No.4/2008 dated 31.1.08 has approved the guidelines for processing building plans by the Building Department, based on the recommendations of the Sub Committee under the Engineer Member, DDA (Annexure I). The guidelines pertaining to hotels are required to be deliberated / considered for examining the cases further in the Building Department.

1.1 DDA had auctioned 33 plots after 2006 for Hotels, forming part of the Comm. Centres / Distt. Centres, to provide accommodation for tourists for the Commonwealth Games 2010. The building plans of these hotels were sanctioned based on the norms of MPD 2021. Consequent upon the modification of the Master Plan, the FAR for hotels has been enhanced from 150 to 225. Accordingly, some of the hotel owners have submitted the revised building plans with additional FAR, which are in the process of scrutiny.

1.2 In order to ensure accommodation and facilitate expeditious construction of these hotel projects, following relaxations have been granted by Hon'ble Lt. Governor:

- i) Permission of construction up to plinth level, pending clearances from statutory bodies and;
- ii) Conditional waiver of prior to sanction charges for construction beyond plinth level, subject to that the hotels are operationalized before the Common Wealth Games.

1.3 The progress of CWG related projects is being monitored by the Ministry of Urban Development, Ministry of Tourism and other concerned on regular basis. Monthly site inspections are being carried out by the field staff to assess the physical progress of these hotels, which is presented in these meetings by the DDA.

1.4 During these site inspections, deviations from the sanctioned plans were noticed for which show-cause notices have been issued to the hotel owners, so that necessary corrective measures could be taken by them during the process of construction. The revised building plans, therefore, have not been forwarded to the DUAC and CFO due to non discharge of the show cause notices.

1.5 The representatives from M/s Today Hotels, - Okhla and M/s Tirpuati Buildings Pvt. Ltd. - Dwarka have also met the VC, DDA and Lt. Governor for early decision on the issues. The representations submitted in this regard and observations of Hon'ble Lt. Governor are annexed (Annexure II and III).





**2.0 Examination:**

2.1 The proposal was considered by the Technical Committee in its meeting held on 15.1.10 vide Item No.13/10, where the following was decided:

*"After deliberation, the Technical Committee deferred the proposal with the observations that the comments from Lands Deptt. and Finance Deptt. be obtained with reference to financial implications arising out of the proposed interpretation of the Building Bye Laws. However, the building plans for revised sanction of hotels for additional FAR be forwarded to the DUAC and CFO, pending show cause notices for their statutory examinations. The forwarding letter shall clearly mention, this is subject to fulfillment of all the conditions of MPD-2021/BBL/Controls at the time of issue of completion certificate."*

As a follow up to decision of the Technical Committee of 15.1.2010, the building plans for revised sanction of hotels for additional FAR, which were not forwarded to DUAC & CFO due to non-discharge of show-cause notices, have now been forwarded to DUAC & CFO for their statutory examination. The forwarding letter to DUAC & CFO mentions that all the statutory conditions – as prescribed in MPD-2021/ BBL/ Controls, would be thoroughly examined by the DDA Building Section at the time of release of revised sanction / completion certificate.

2.2 It is observed that the compounding of some of the deviations from sanctioned plans are not covered in the BBL / approved guidelines, which need deliberation and appropriate decision.

**3.0 Proposal:**

3.1 The issues and the proposal as given in the following Table and raised in the representations are placed before the Technical Committee for deliberation / consideration.

Sr. No.	Issue	BBL provision / Guidelines approved by the Technical Committee	Proposal
1	<b>Max. Floor Height:</b> Height of Entrance area / Foyer / Reception has been increased beyond the sanctioned height of 5.0 m from floor to base of beam by some hotel owners, by citing examples of existing hotels, aesthetic and design requirements, for which exemption from FAR calculations	In case of Hotels, maximum height of 5.0 m from the floor to bottom of beam in Restaurants, Lounges and public gathering spaces is permitted. In case of other use premises, except hotels, the Guidelines stipulate that <i>'Wherever the clear max. height is not specified in BBL/NBC, the height of the area shall be governed as</i>	The provision of Technical Committee for allowing maximum height, based on functional requirements may be applicable in case of hotels for entrance lobby, banquet hall and pre-functional area only subject to submission of undertaking by the owners for adhering to the permitted use.



	is sought.	<i>per functional requirement of the 'Use' and accordingly FAR of such area shall be counted one time only."</i>	
2	<b>Basement Height:</b> The basements have been constructed in some cases beyond the sanctioned height (4.2 m.) up to 6 m., citing the requirement for providing Services and Stack parking. Deviations in basement height, in case of Hotel Grand Hyatt at Vasant Kunj has earlier been approved by the Hon'ble LG.	Minimum height permitted for basement is 2.4 m. Maximum height is not stipulated. In case of other use premises, except hotels, the Guidelines stipulate that <i>'Wherever the clear max. height is not specified in BBL / NBC, the height of the area shall be governed as per functional requirement of the 'Use' and accordingly FAR of such area shall be counted one time only."</i>	Maximum height of basement shall be governed as per the functional requirement of the 'Use' such as mechanical, parking, A/c Plant, Generator room etc subject to submission of undertaking by the owners for adhering to the permitted use and along with design specifications.
3	<b>Cut-outs in floors:</b> In some of the hotels, double / triple heights have been created by providing cut-outs in floors in public area, restaurant etc. citing the aesthetic and design requirements, for which exemption from FAR is being sought.	No provision in the BBL Guidelines for dealing with such areas and exemption from FAR.	Peculiar requirement, if justified, based on design/functional requirement could be considered subject to undertaking. The issue could be deliberated.
4	<b>Floor to floor height:</b> Height in guest rooms, public area and restaurants increased by some of the hotel owners beyond the sanctioned heights and the compounding limit of 10% as per BBL.	Increase in sanctioned heights up to 10% can be compounded as per stipulated rates. There is no provision for compounding heights beyond 10%.	To be deliberated.

  
Director (Bldg)

  
Dy. Director(Bldg.) C & I

SUB: MINUTES OF THE MEETING OF THE SUB-COMMITTEE UNDER THE CHAIRMANSHIP OF EM. DDA AS PER DECISION OF TECHNICAL COMMITTEE (ITEM No.76/07); dated 13.09.07.  
 with Guidelines for Proceeding of Layout Plans and Building Plans as per MPD-2021

The above proposal was put up before the Technical Committee Meeting held on 3.9.07 as per the minutes of the Technical Committee Meeting dated 13.9.07. In the first instance the proposal may be discussed in a meeting under the Chairmanship of EM/DDA with the representative of MCD, NDMC, DDPA, HUPW / Legal Department) and submit recommendations within 10 days.

In accordance 3 meetings were held under the Chairmanship of EM. DDA. - on 6.10.07, 12.10.07 & 20.10.07.

At the outset SE (Bldg) HCl, MCD & Sr. Town Planner, MCD expressed that an early decision is required as MCD- Building Section is also facing difficulties in number of cases. They also handed over an office order dated 21/12/00 issued by Building Department, MCD notifying the decision of Building Plan Committee (BPC) of MCD along with a minutes of meetings held on 26.9.00 & 11.10.00; dated 21.11.00 of Addl. Secretary (UD), MOUD issued consequence upon Notification of MPD-2001 dated 1.8.00, which has also been considered / discussed.

The recommendations of the Sub-Committee are given as under:-

Issue / Item	Sub-Committee recommendations
<p><u>CATEGORY: I</u>            With regard to pending cases received in the Authority for sanction prior to 07.02.07 (i.e., Date of Notification of MPD-2021)</p> <p>(a) Cases where the decision/observation of the Competent Authority (Layout / Building Plan sanctioning Authority) had been communicated to the applicant / Architect</p> <p>(b) Cases where the approval had been given by the Competent Authority on file but the same had not been communicated to the applicant</p>	<p>(a) It should continue to be dealt with in accordance with the Development Control Norms / Building Bye-Laws applicable prior to 07.02.07 i.e., as permissible under the MPD-2001.</p> <p>(b) Building Plans should be refused on the basis of the sanction / approval already given</p>

28 (39)

1187-29514  
②

	<p>The balance area shall be to accommodate the green area, play ground, parking etc.</p> <p>(b) The provision of MPD-2021 with respect to "Play-Ground-on-Pool-basis" shall be applicable only for new Schools, where allotment has been done likewise / &amp; where playground- on-pool-basis has been shown in approved area LOP.</p>								
<p>Low Income Housing IS-0008 of 115</p>	<p>Sub-Committee has recommended to add in MPD-2021 the following under 4.4.3 (B) RESIDENTIAL PLOT - GROUP HOUSING <u>after Hl. No. (x)</u> on page P-28 of Gazette Notification dated 7.2.2007-</p> <p>(xii) The Norms of IS: 0008 issued by Bureau of Indian Standard (BIS) shall be applicable for low income housing".</p> <p>Necessary modification in the MPD-2021 as per DD Act be processed.</p>								
<p>CSP (Community Service Personnel) Area</p>	<p>Subcommittee recommended for consideration that the cases as stated in column 3 (detail below) be processed as per then Hon'ble LG Orders in Galib Memorial CGHS &amp; Geva Sampada CGHS) dated 0 5.96 subject to the condition that the same may not be taken as precedence.</p> <p>[Column 3 in two (2) such cases namely Galib Memorial Apartment &amp; Geva Sampada CGHS), the procedure of regularization / approval by depositing a "penalty", calculated on land premium basis on account of DUs constructed in the area earmarked for CSP Housing, was approved by Hon'ble LG. These cases are however, pending due to on-going Court cases challenging the Compounding Charges / Penalties fixed by concerned department of DDA, non-compliance of requisite formalities as per BBL etc. In the case of Galib Memorial CGHS, Land Branch, DDA was requested to mitigate the amount of the said "penalty" to be levied to the CGHS. Land Branch has observed that no conversion area should be entertained in the No F23(23)01/Bldg. of Galib Memorial CGHS) by stating that Ministry of UD has filed an affidavit in the case of Yograj Krishna Vs DDA &amp; others that we should not entertain any increase or decrease in Group Housing Societies but in this case 16 dwelling units have already been constructed".</p> <p>It is pertinent to mention that both the CGHS have submitted building plans for regularization / revised sanction which have been taken into consideration in the respective cases in Hon'ble Court.]</p>								
<p>Maximum Floor Height: relaxation in buildings other than Residential, Office and Shops</p>	<p>Sub-Committee has recommended to consider the following.</p> <p>The minimum / maximum clear height (from floor to ceiling) is proposed as per following table:-</p> <table border="1" data-bbox="734 1814 1260 1993"> <thead> <tr> <th>SIN No.</th> <th>Land use</th> <th>Min. ht. (m)</th> <th>Max. Ht. (m)</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>(a) Road (Habitable)</td> <td>2.75m (As per NBC). 2.40m (Head Room)</td> <td>(b) 4.0m</td> </tr> </tbody> </table>	SIN No.	Land use	Min. ht. (m)	Max. Ht. (m)	1	(a) Road (Habitable)	2.75m (As per NBC). 2.40m (Head Room)	(b) 4.0m
SIN No.	Land use	Min. ht. (m)	Max. Ht. (m)						
1	(a) Road (Habitable)	2.75m (As per NBC). 2.40m (Head Room)	(b) 4.0m						



2-30 (38)

177K  
294/c  
(3)

	(a) Office of Higher Education	under Beams, folded plates, Eaves, A/C Rooms	(b) 4.6m
2.		(As per BBL) Assembly Room, Gymnasium shall have a clear height of 3.8m, except under girder / beams which project 0.6m below.  Clear ht. of Class Rooms 3 m, except under girder / beams which project 0.25m below	+
3.	Hotels / Motels	As per NBC or Architectural Standard / Guidelines	A clear height of 6.0m under girder/beam from floor. In the Restaurants, Lounges & Public Gathering Spaces.
4.	Industrial / Factories / Workshops	(As per BBL) Rooms for purpose of manufacturing- 4.6m  In case of small factories less than 50 workers under class of Platted Factories and Service Industry min. ht. allowed is 3.80m.	+
5.	Assembly Buildings / Cinemas / Theaters etc.	(As per BBL) Cinematographic Rules under Delta Cinematographic Act 1952 and IS 4070-1968 Code	+
6.	Social Cultural Centre	As per NBC or Architectural Standard / Guidelines	+
7.	Transport Terminal	As per NBC or Architectural Standard / Guidelines	+
8.	Health Infrastructure	As per NBC or Architectural Standard / Guidelines	+
9.	Community Facilities	As per NBC or Architectural Standard / Guidelines	+
10.	Sport Centre	As per NBC or Architectural	+

	Standard / Guidelines	
11. Commercial Buildings	As per NBC or Architectural Standard / Guidelines	

Wherever the clear max. ht. is not specified in BDL / NBC, the ht. of the area shall be governed as per functional requirement of the 'Use' and accordingly FAR of such area shall be counted one time only.

Necessary modification in the Building Bye-Laws be processed, accordingly.

Adoption of National Building Code or BDL/NBC

Sub-Committee recommended that National Building Code (NBC) can be referred where building Bye-Laws are not specific or do not have the provisions.

Atrium

The Sub-Committee recommended as under:-  
 (a) In Table 5.4. of MPD-2021 Development Controls - Commercial Centre: Para (c) Hotel, (on page 30), of Gazette Notification dated 7.2.2007 a correction in para (i) at column 6 by deleting "6" is proposed for modification MPD-2021 as under:-  
 "Maximum 10% additional ground coverage shall be allowed for providing atrium. In case the permissible additional ground coverage for atrium is utilized, 25% of the utilized ground coverage shall be counted towards FAR."

(b) Further recommended that sky light on top of atrium be mandatory as per its definition of - "a sky-lighted Central Court in contemporary buildings or houses."

- with following specifications:
- (I) Atrium portion should have natural sky-light.
- (II) No floor / activity over the top Atrium be allowed.
- (III) Minimum height be restricted up to 12 mt. Maximum height of atrium may be as per architectural design requirement.

Necessary modification in the MPD-2021 as per the recommendation be processed.

Religious

The Sub-Committee proposes to consider as under:-  
 (i) "Religious use-activity", may also be included in the list contained in Sl.No. (iii) of B-Residential Plot - Group Housing of 4.4.3 of MPD-2021 at page 20 of Gazette Notification dated 07.02.07.

32 (36) 5

DELHI DEVELOPMENT AUTHORITY  
(MASTER PLAN SECTION)

No. TT(01)2008-MP/65

Date: 31/01/08

Minutes of the 1<sup>st</sup> Technical Committee meeting held on 16.1.2008.  
List of the participants is annexed.

Item No. 1/2008

Sub: Proposal of Ring Road bypass from Hanuman Setu (Salimgarh Fort)  
along Mughal Bund passing through Velodrome Road  
F5(01)2006-MP

The proposal was explained by Project Manager, PWD, GNCTD and it was informed that an attempt has been made to make Ring Road signal free and to minimize the disturbance to Raj Ghat area. In order to facilitate north south traffic on Ring Road shall be turned along Old Bela Road and after passing through railway embankment joins Western Bund Road which is proposed to be widened to 8-lane carriageway. The Western Bund Road shall be a bypass road for existing Ring Road from Raj Ghat to Salim Garh Fort. The present traffic coming from Old Railway - cum road bridge will be diverted. The bypass shall cross new bridge behind Shanti Van and is proposed to be developed as full cloverleaf interchange. The Western Bund Road shall be slightly elevated between Raj Ghat Power Station to cross the railway line meant for feeding coal supply to Raj Ghat Power Station and shall meet Velodrome Road for smooth disbursement of traffic in the area. It was informed that a bridge over river Yamuna (Geeta Colony) is under construction which has to be linked with Ring Road. This bridge will be completed by April 2008. Clearances from ASI, Sports Authority of India and DUAC have already been obtained. After detailed discussion, following was decided:

- i) The proposal was approved in principle, subject to the following:
  - a) The Golden Jubilee Park being developed by the DDA be incorporated with the proposal,
  - b) Approval of Hon'ble L. G. in view of U O No. F 557 dated 23.8.2007
  - c) Clearance be obtained from Yamuna Committee.
- ii) The 'S' curves super elevation etc. in the ROB alignment shall conform to IRC guidelines which shall be checked by the engineers before the executing the proposal.
- iii) All other clearances from various agencies / authorities including EIA, shall be obtained by executing agency.
- iv) 10 times number of trees shall be planted against the number of trees proposed to be cut after obtaining approval of the Competent Authority.

Action: Director (TT) / PWD, GNCTD.



Item No. 4/2008

Sub: Guidelines for processing of Layout Plan & Building Plans as per MPD 2021

notified dated 7.2.2007

F.7(1)2003-Bldg.

The proposal was presented by Joint Director (Layout) Bldg. It was informed that in accordance with the decision of Technical Committee held on 3.9.2007 vide item no. 75/2007, the proposal was discussed in the Sub-Committee meetings held on 5.10.2007, 12.10.2007 & 29.10.2007 under the chairmanship of EM, DDA. The recommendations of the Sub Committee for 11 items out of 26 items were discussed and the remaining items are adjourned for the next meeting. After detailed deliberations, the Technical Committee decided as under :

i) Sl. No. 1,3,4,5,6,7,9,10 of the recommendations of the Sub Committee are approved.

ii) Sl. No. 2,8, & 11 are approved subject to following:

a) In paras 2 (3) the provision of parking charges is to be reconsidered.

b) The conversion of community service personnel (CSP) area for general housing may not be permitted. Accordingly, the cases of Ghalib Memorial CGHS and Geva Sampada CGHS may be examined.

c) Sl. No. 11 (b) (iii) (Minimum height ..... ) be deleted.

Action: Director (Bldg.)

Majha

342

(34)

Date: 23/1/10

10 VC  
27-1-10

for Item No 17/10

This is a Public Hearing Case.

ANNEXURE II

(1)

Chairman of Today Hotels had met the undersigned regarding objections raised by DDA in respect of Atrium and Basement. As regards Atrium is concerned the same has been covered. Since the height is compoundable, DDA is calculating the covered Atrium towards FAR, not once but twice. The hotel has no problem if standard single FAR is applied to lobby area; DDA is not considering the same. They have further said that such relaxation has been in respect of Hotel at Mayur Vihar by DDA.

As regards Basement is concerned, it is 6 meter, instead of 4.2 meters, because of constrains of Hydraulic/Stack parking. IN the past similar approvals have been accorded to Hotel Grand, Vasant Kunj where the basement is 6 meter and Hotel Marriot, Saket where the basement is 7.8 meter.

The request is to direct DDA to regularise such minor objections so that the hotel can commence within 3 weeks.

When the Today Hotels people had earlier sought appointment with Hon'ble LG, I had spoken to Director(Bldg.) DDA to do the needful expeditiously since the deviations were not of serious nature. I spoke to him today again and he said that matter was placed before the Technical Committee but to deferred to the next meeting which is likely to be on 28<sup>th</sup> January, 2010. Chairman of Today Hotel says that he has already appointed more than 500 people and delay in clearing the case is hurting the Company very dearly.

For consideration.

(A.K.Acharya)  
Addl. Secretary. to L.G. 21.1.10  
21.01.2010

Principal Secretary to L.G.

L.G.

Pl expedite, on next mtg  
22/1/2010

Dit (Bldg)

PR SPK

YO NO: 100 (3)

27.1.10

2010/RX/124/ISSD

May also like to see for info

25/1/10

R. J.

आदि. आ. सी. - 111  
आय. नं. 136  
दिनांक 3.1.10

S.M.  
292-C  
25/1/2010

519/11749  
21.1.10

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-35- 2.

Discussed with VC today, where the Applicant was present. It was desired that the case be put up in the Technical Committee next week.

AC (P) III

may also be see  
H J  
2/2/10

Compl (P) I

AC - P

H J  
4/2/10

H J  
10/3/10

DD (B) I

DD (B) I

H J  
8/2/10

AC I

Callulu  
8/2/10



1y

PH case - 21.1.1x

Today  
HOTELS

CROWNE PLAZA  
TODAY

32

2

Shri Tejendra Khanna,  
Lt. Governor,  
Govt. of NCT of Delhi,  
Raj Niwas, Delhi

36  
2403  
02/11/09

R.K.GAMBHIR  
CHAIRMAN

REGD. OFFICE: STATESMAN HOUSE, 16TH FLOOR,  
BARAKHAMBA ROAD, NEW DELHI : 110 001  
PHONE : +91-11-41524777-82 FAX: 41521060  
email : rk.gambhir@todayhotels.net M : 9810099992

**Sub : 216 Rooms Okhla Hotel Project for Commonwealth Games 2010**

Respected Sir,

We are pleased to inform that our Hotel Project at Okhla for the Common Wealth Games 2010 is likely to be made operational within a couple of weeks.

We have applied for **enhanced FAR 225 in April 2009**. The Sanction plans are held up with the DDA for some technical objections as shown below:-

- A. Atrium/ Lobby Area** – Double Height of 11 mtrs of Atrium/ Lobby Area has been constructed in Entrance for aesthetic appearance. As the height is compoundable, Building Department of DDA is counting the mentioned area twice in FAR. We request that standard single FAR may be applied to the Lobby area since; there is no provision and amendment of constructing single height in Entrance Lobby. We are ready to give an **undertaking for not proposing any single height entrance lobby in future**. There is a precedence of a similar height case in respect of Hotel at Mayur Vihar (Plot no.13A & 13B).
- B. Basement** – Only in First Basement, as per the standard technical constraints of Hydraulic/Stack Parking, the height of First Basement is per forced increased to 6.0 meters instead of 4.2 meters. This may kindly be approved as there are similar approvals accorded in the past in respect of **Hotel Grand Vasant Kunj** (Basement height 6 mtrs) and **Hotel Marriot (Sheraton) Saket** (Basement height 7.8 mtrs). These approvals have been accorded on the same rates and subject to submission of an **undertaking for not misusing the additional height for habitable purposes in the basement**.

Considering our seriousness for timely completion of our Hotel Project we have completed all interiors and exteriors as per building plans.

We, therefore, humbly request that building plans may kindly be approved and objections raised by the DDA be regularized on priority so that necessary action is initiated by us to obtain Completion Certificate.

It may not be out of place to mention that we are the first to commence construction and we shall be in a position to formally open our hotel within 3 weeks of obtaining the above approval.

Yours sincerely,

For **Today Hotels (New Delhi) Pvt. Ltd.**

**(R.K. Gambhir) - Chairman**

TODAY HOTELS (NEW DELHI) PVT. LTD

REGD. OFFICE: STATESMAN HOUSE, 16TH FLOOR, BARAKHAMBA ROAD, NEW DELHI : 110 001  
PHONE: 41524777-82 FAX: 41521060 email: contact@todayhotels.net

SITE OFFICE : PLOT NO.1, COMMUNITY CENTRE, OKHLA PHASE-1, NEW DELHI-110020 PHONE : 40687700-17 FAX : 011-41634480



Dated : January 9, 2010

The Lieutenant Governor  
Govt. of NCT of Delhi  
Raj Nivas  
Delhi

Attn : Mr. Tejender Khanna



SCG/L/11500  
11.1.10

(3)  
31

प्रमाण मायुक्त  
जायगी कस्य  
दिनांक 18/1/10

समाध्यक्ष कार्यालय  
संख्या सं. 193-C  
दिनांक 18/01/2010

आवन विभाग, दि०वि०शा०  
निदेशक कार्यालय  
शावली सं. 146-A  
दिनांक 18-1-10

131-C  
PC  
14/1/2010

Dy No 5024  
Date 15.1.2010  
Comm (2010)

Respected Sir,

We would like to introduce ourselves as one of the member associated with the hospitality industry.

Our Chairman of Today Hotels, Okhla, New Delhi - Mr. R. K. Gambhir, wants to have a courtesy call with you. May we request your good self to grant us your precious time to have a short meeting with your self. Please convey us the day and time as most convenient to you and an early confirmation to our humble request will highly be appreciated.

With kindest regards,

Sincerely yours,  
For Today Hotels (New Delhi) Pvt Ltd

Anil Sobti  
AGM - Commercial  
# 9811612489

for Bunking Dept  
Lok  
DIN (Bunking)

To Sir,

Spoke to the author of the letter and Comr. plg DDA  
The Hotel is complete and ready for inauguration. DDA is not granting completion certificate due to increase in lobby height from 5.5mtr. cleared by TC to 6mtr by the Hotel. Anyhow, he is preparing the issue to TC and the same is likely to be settled in the next meeting. Submitted for kind information.

Copies to

- ✓ 1) PC
- ii) Com (plg).

OSD  
18/1/10

This should be settled quickly since no significant deviation appears to be involved

AGM  
18/1/10

TODAY HOTELS (NEW DELHI) PVT. LTD  
REGD. OFFICE: STATESMAN HOUSE, 16TH FLOOR, BARAKHAMBA ROAD, NEW DELHI-110024  
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SITE OFFICE: PLOT NO. 1, COMMUNITY CENTRE, OKHLA PHASE-I, NEW DELHI-110024 PHONE: 40587/00-17 FAX: 011-41634480

Spec  
18/1/10  
D.D. / Rm  
11.1.2010

28. (30)

6296

Previous reference, for same sent to DD (C&I)  
as per record of D.S. to Dir (B). We may send the  
letter to DD (B) C&I. please-

19/11/10

SE-Dir (B) C&I

*[Signature]*  
19/11

Dir. (B) C&I

*[Signature]*  
20/11/10

DD-Dir (B) C&I

सि. वि. वि. वि. वि. वि.  
संख्या नं. 144-4  
दिनांक 19-11-10

218  
20/11/10



Dated : February 3, 2010

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

RD CELL  
VIKAS SADAN  
Dy. No. 794  
Date: 04/04/10

अति० आ. यो. - III  
हायरी सं० १०१  
विनांक ११/२/१०

**Sub.: Relaxation in Height for Hotel at Plot No. 1, Community Centre, Okhla Project belongs to Common Wealth Games**

Respected Sir,

We are pleased to inform that our Hotel Project at Okhla for Common Wealth Games 2010 is likely to be made operational within a couple of weeks.

We have applied for **enhanced FAR 225 in April 2009**. The Sanction plans are held up with the DDA for some technical objections as shown below:-

Com (PK)  
[Handwritten signature]

- a) **Atrium/Lobby Area** - Double Height 11.0 mtrs of Atrium/Lobby area has been constructed in Entrance for aesthetic appearance. As the height is compoundable, Building Department of DDA is counting the mentioned area twice in FAR. We request that standard single FAR may be applied to the Lobby area since, there is no provision and amendment of construction single height in Entrance Lobby. We are ready to give an **undertaking for not proposing any single height entrance lobby in future.**
- b) **Basement** - Only in First Basement, as per the standard technical constraints of Hydraulic/Stack Parking, service such as fresh air ducts, transformers room and D.G. Sets etc. the height of **First Basement is per forced increase to 6.0 meters instead of 4.2 meters.**

Considering our seriousness for timely completion of our Hotel Project we have completed all interiors and exteriors as per building plans.

We, therefore, humbly request that building plans may kindly be approved and objections raised by the DDA be regularized on priority so that necessary action is initiated by us to obtain Completion Certificate.

It may not be out of place to mention that we are the first to commence construction and we shall be in a position to formally open our hotel within 3 weeks of obtaining the above approval.

In view of the clarification given above, it is humbly requested that the case may be processed sympathetically.

Yours sincerely,

For **Today Hotels (New Delhi) Pvt. Ltd.**

R.K. Gambhir

DD [Handwritten initials]

[Handwritten signatures and notes: "Agree", "Pl. examine for UG.", "9/2/10", "Dis (PK) B/2/10", "9/2/10 A"]

TODAY HOTELS (NEW DELHI) PVT. LTD

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40/c

216/c

38

LOT  
18/10

### Agenda for the Technical Committee

**Sub:** Relaxation of set back vis-a-vis completion certificate in respect of Sarita Vihar Sanskriti Parishad.

F.13(188)/99/Bldg./

#### Background:

The Building plans on a plot measuring 400 sqm were approved by the DDA on the basis of MPD-2001 provisions in the year 2000 with 3m set back each on front, rear and left side. The Parishad submitted the completion plan of DDA on 7.9.06 with one more additional fire escape stair case which was constructed in the 3 m wide set back in the left side.

The completion plan cannot be approved because of the violation due to infringement on the side set back.

The Parishad vide its letter dated 9.12.09 has represented to DDA that they had to construct one additional fire escape stair case on the advice of fire department. However, they have constructed the fire escape stair case on the 3m side set back, as they could not find any suitable location within the plot. They have also requested to consider their case for issuing CC by relaxation of the set back norms.

With reference to VC's public hearing by the office bearer of Sarita Vihar Sanskriti Parishad on 14.12.09, Pr. Commr.-cum-Secy., vide its note dated 14.12.09 has also suggested to consider the case positively, as the fire department has given its NOC.

#### Examination:

As per the provision of MPD-2001, the set back of 3m in the front, 3m in the rear and 3m in any one side are to be kept free from any construction. As per the note (iv) under the table 17.1 (MPD-2021), the power for relaxation of set back vest with the Technical Committee.

#### Proposal:

The request of the Parishad for relaxation of set back is placed before the TC for its consideration.

  
Director (Bldg.)

  
Jt. Dir. (Bldg.)/L&C

  
Asstt. Engr. (B)/L&C-III



**Sub.: Issue of 'NOC' for acquisition of land for College - Aditi Mahavidyalaya, Bawana – Clarification for Plot Area for General College.**

F. No. F3(13) 2010/MP

**1.0 Background:**

Request from Administrative Officer Higher Education, GNCTD and Principal, Aditi Mahavidyalaya (University of Delhi) have been received for issue of NOC for acquisition of land measuring 4 hac. in village Bawana for construction of College.

The concerned Area Planning Unit has referred the case for clarification of the provisions under MPD-2021 w.r.t. plot area to be allotted for General College.

**2.0 Norms for General College:**

**2.1 MPD-2021:  
(Annexure I)**

In the MPD-2021 the provision of general college is to be provided at the planning norm of one plot (Area as per UGC Norms) for 5 lakh population. The other development controls are as under:

Max. Ground Coverage	35%
Maximum FAR	150
Max. Height Permissible	37m
Activities	College, Residential Flats (For maintenance staff), Hostel, Retail shops of area 20 sqm. each, (confectionary, grocery, and general merchandise, books & stationary, chemist, barber, launderer, vegetable), Canteen, Bank Extension Counter, Auditorium, Indoor Games, Hall, Swimming Pool, Play Ground, Post Office, Counter Facility.
Other Controls	<ol style="list-style-type: none"> <li>1. Upto 15% of max. FAR can be utilized for residential use of essential staff and student accommodation.</li> <li>2. Parking standard @ 1.33 Development centre. ECS / 100 sq m of floor area. The areas earmarked for parking if misused liable to be municipalized / taken over by the authority.</li> <li>3. Other controls related to basements etc. are given in the Development Code chapter.</li> </ol>



**2.2 MPD-2001:  
(Annexure II)**

As per MPD-2001 the plot area for college was 4 ha. with the planning norm of one unit for 1.25 lakh population.

**Planning Standard:**

1 for 1.25 lakh population	
Student strength of the college	1000 to 1500 students
Area per college	4 ha.
College Building Area	1.8 ha.
Play field Area	1.8 ha.
Residential including hostel area	0.4 ha.

**Development Controls:**

Max. Ground Coverage	25%
Max. FAR	100
Height	15m

Note: i). The Total area of plot shall be divided in (a) school/ college/building area, (b) play field area (c) Parking Area, (d) Residential and Hostel area in the proportion of the area as given for such premises in the section on social infrastructure. The maximum ground coverage and FAR shall be calculated only on the areas meant for building activities i.e. (a) & (d).

**2.3 UGC:**

There is no specific plot area norm provided for General College by UGC, however, as per the Draft UGC (Affiliation of Colleges by Universities) Regulations 2009 in Para 3.1.1. it is mentioned that for undisputed ownership and possession of land measuring not less than 2 acres (if it is located in metropolitan cities) and 5 acres (if it is located in other areas) be provided. However, written confirmation is yet to be received from UGC.

**3.0 Examination:**

(i) As the UGC norms gives only minimum plot area requirement for General College, further, the AICTE norms (Annexure III) prescribed for Technical Colleges in Metro city is 5 acres (2 ha.) only. The MPD-2001 had also prescribed 1.8 ha. under the college building area component. Looking at the scarcity of land in the city and reduced space norms prescribed for the other facilities in MPD-2021 the area may be considered as 1.8 ha. to 2 ha. for General College.

(ii) However, looking at the location of the site which is of rural character and not developed with proper infrastructure the general college would require the residential component along with other facilities mentioned under permissible uses of the use premise i.e. general college. Therefore, higher space norm for College in areas yet to be developed may be considered same as MPD-2001 planning norm of upto 4 ha.


**4.0 Options:**

In view of above examination two options of planning norm for a plot area for General College emerge as under:

- i. Within existing developed urban area 1.8 ha. – 2.0 ha.  
Development Controls as per MPD-2021 for total plot.
- ii. Outside existing developed urban area upto 4.0 ha.  
Breakup of area shall be in the same proportion and for FAR distribution as Note (i) of MPD-2001 given in above para 2.2.  
Development Controls for total FAR, ground coverage etc. as per MPD-2021.

**5.0 Proposal**

The matter is put up to Technical Committee for deliberation and decision for the plot area norms.

  
DD (Plg.)-I

  
Director (Plg.) MPPR

**Table 13.5: Planning Norms and Standards for Education Facilities (Higher Education)**

S.No.	Category	Pop./ unit (approx.)	Plot Area
1	Vocational Training Centre (ITI/ Polytechnic / Vocational Training Institute/ Management Institute/ Teacher Training Institute etc.), Research and Development centre	5.0 lakh	0.4 ha
2	General College	5.0 lakh	As per UGC norms
3	Professional College (Technical)	5.0 lakh	As per the AICTE norms.
4	University Campus including International Education Centre (IEC) – Large campus (10 ha and above) will be divided into following four parts: a) Academic including Administration (45% of total land area). b) Residential (25% of total land area). c) Sports and Cultural activities (15% of total land area). d) Parks and Landscape (15% of total land area).	4 sites in urban extension.	Upto 20.0 ha

Upto 10% variation in plot size is permitted.

**Table 13.6: Development Controls for Education Facilities (Higher Education)**

S. No.	Category	Maximum			Other Controls
		Ground Coverage	FAR	Height	
1	Vocational Training Centre (ITI/Polytechnic / Vocational Training Institute/ Management Institute/ Teacher Training Institutes etc.) / Research and Development centre.	35%	150	37 m	1. Upto 15% of max. FAR can be utilized for residential use of essential staff and student accommodation. 2. Parking standard @ 1.33 ECS / 100 sq m of floor area. The areas earmarked for parking, if misused liable to be municipalized / taken over by the authority. 3. Other controls related to basements etc. are given in the Development Code chapter.
2	General College				
3	Professional College (Technical)				
4	University Campus including International Education Centre (IEC) – Large campus (10 ha and above) will be divided into following four parts:				1. Parking standard @ 1.33 ECS / 100 sq m of floor area. 2. Other controls related to basements etc. are given in the Development Code chapter. 3. Landscape plan to be prepared.
	a) Academic including Administration (45% of total land area)	30%	120	37 m	
	b) Residential (25% of total land area)	1. Regulations for group housing shall apply. 2. The land shall be reserved for facilities as per residential norms.			
	c) Sports and Cultural activities (15%)	10%	15	26 m	
	d) Parks and Landscape (15%)	N.A.			



6.	College (including Professional College)	A premise having educational and playing facilities for students of under-graduate & post-graduate courses under a university. It includes all professional disciplines.	College, Residential Flat (For maintenance staff), Hostel, Retail Shops of area 20 sqm each (confectionery, grocery and general merchandise, books & stationery, chemist, barber, launderer, vegetable), Canteen, Bank Extension Counter, Auditorium, Indoor Games Hall, Swimming Pool, Playground, Post Office Counter facility.
7.	Library	A premise having a large collection of books for reading and reference for general public or specific class.	Library, Watch & Ward Residence (upto 20 sqm.), canteen, exhibition and art gallery, auditorium.
8.	Technical Training centre / Institute, Nursing and Paramedic Institute	A premise with facilities for training in discipline of technical nature. It includes technical school and industrial training institute etc.	Technical Training Centre, Residential flat (for maintenance staff), Books and stationery and chemist shops (Upto 20 sqm each) Canteen, Bank Extension counter, Auditorium, Post Office Counter facility.
9.	Vocational Training Institute	A premise with training facilities for short term courses for discipline e.g. Commercial, Secretarial, Nursing training etc., preparatory to the employment in certain profession & trade. It shall be run by public or charitable institution on non-commercial basis. It includes training cum-work centre.	Vocational Training Institute, Watch & Ward Residence (upto 20 sqm.), Hostel (only in case of Government Centres), Books & Stationery Shop (Upto 20 sqm.), Canteen, Library, Chemist Shop (Upto 20 sqm), Bank Extension Counter, Auditorium, Post Office Extension Counter Facility
10.	Commercial and secretarial training centre	A premise having training facilities for stenography, correspondence, record keeping etc.	Commercial and secretarial training centre, Watch & Ward Residence (upto 20 sqm.), Canteen.
11.	Hotel Management Institute	A premise with training facilities for hotel management discipline. It shall be run by public/private body. It includes training-cum-work-centre.	Hotel Management Institute, Watch & Ward Residence (Upto 20 sqm), Books and stationery and chemist shops (Upto 20 sqm each) Canteen, Bank Extension counter, Auditorium, Post Office Counter facility.
12.	Social Welfare Centre	A premise having facilities for welfare and promotion of community development. It shall be run by a public and charitable institution.	Social Welfare Centre, Watch & Ward Residence (upto 20 sqm.) canteen, Exhibition cum sale counter.
13.	Research and Development Centre	A premise providing facilities for research and development for any specific field.	Research and Development Centre, Watch & Ward Residence (upto 20 sqm.) residential flat (For maintenance staff) Hostel, Canteen, Bank Extension counter, Library, Post Office counter facility
14.	University Campus and International Education Centre	A premise having an educational institution designed for instruction, examination, or both, of students in many branches of advanced learning, conferring degrees in various faculties, and often embodying colleges and similar institutions.	Educational Institution, Colleges, Residential Flat (for maintenance staff), Institutional Hostel, Retail Shops of area 20 sqm each (confectionery, grocery and general merchandise, books & stationery, chemist, barber, launderer, vegetable), Residential, Library Bank Extn Counter, Auditorium, Post Office Extn Counter Facility, Canteen, Indoor Games Hall, X



school shall be utilised for creche which could be run by public, private or voluntary agencies. Specific areas have been reserved for city level integrated schools to accommodate central schools and public schools.

Planning standards for educational facilities are given below:

Upto Senior Secondary Level:

- (a) Pre-primary, Nursery school
  - 1 for 2500 population
  - Area for School 0.08 ha
  - Pre-primary/Nursery school to be located near a park
- (b) Primary school (Class I to V)
  - 1 for 5,000 population
  - Strength of the school 500 students
  - Area per school 0.40 ha
  - School building area 0.20 ha
  - Play field area with a minimum of 18m x 36m to be ensured for effective play 0.20 ha
- (c) Senior Secondary School (VI to XII)
  - 1 for 7,500 population
  - Strength of the school 1000 students
  - Area per school 1.60 ha
  - School Building area 0.60 ha
  - Play field area with a minimum of 68m x 126m to be ensured for effective play 1.60 ha
- (d) Integrated School without hostel facility (Class I to XII)
  - 1 for 90,000 to 1,00,000 population
  - Strength of the school 1500 students
  - Area per school 3.50 ha
  - School building area 0.70 ha
  - Play field area 2.50 ha
  - Parking area 0.30 ha
- (e) Integrated School with hostel facility
  - 1 for 90,000 to 1,00,000 population
  - Strength of the school 1000 students
  - Area per school 3.90 ha
  - School building area 0.70 ha
  - Play field area 2.50 ha
  - Parking area 0.30 ha
  - Residential, hostel area 0.40 ha
- (f) School for Handicapped
  - 1 for 45,000 population
  - Strength of the school 400 Students
  - Area per school 0.50 ha

School building area	0.20 ha
Play area	0.30 ha

Higher Education-General

- (a) College
  - 1 for 1.25 lakh population
  - Student strength of the college 1000 to 1500 students
  - Area per college 4 ha
  - College building area 1.8 ha
  - Play field area 1.8 ha
  - Residential including hostel area 0.4 ha
- (b) University Campus
  - 1 each in Planning Division E, F and G
  - 1 in the Urban Extension
  - Area of the university campus 10 ha
- (c) New University
  - 1 in the Urban Extension
  - Area 60 ha

Technical Education

- (a) Technical Education Centre (A)
  - 1 such centre provided for every 10 lakh population to include one industrial training institute and one polytechnic
  - Strength of the polytechnic 500 students
  - Strength of the ITI 400 trainees
  - Area per centre 4.00 ha
  - Area for ITI 1.60 ha
  - Area for polytechnic 2.40 ha
- (b) Technical Centre (B)
  - 1 provided for 10 lakh population to include 1 ITI, 1 technical centre and 1 coaching centre
  - Area per centre 4.00 ha
  - Area for technical centre 2.10 ha
  - Area for ITI 1.40 ha
  - Area for coaching centre 0.30 ha

Professional Education

- (a) New Engineering Colleges
  - 2 numbers to be provided in Urban Extension
  - Strength of the College 1500 to 1700 students
  - Area per college 60.00 ha
- (b) New Medical College
  - 2 sites of 15 ha each in Urban Extension. This includes space for specialised general hospital.



Maximum ground coverage	30%
Maximum floor area ratio	120
Maximum height	15m.

**COLLEGE (086)**

Maximum ground coverage	25%
Maximum floor area ratio	100
Maximum height	15m

**Note :**

- (i) In case of premises 081 to 086 the total area of the plot shall be divided in (a) school/college building area (b) play field area (c) parking area (d) residential and hostel area in the proportion of the areas as given for such premises in the section on social infrastructure. The maximum ground coverage and FAR shall be calculated only on the areas meant for building activities i.e. (a) & (d).
- (ii) And if basement is provided the same is to be counted in FAR calculations.

**EDUCATION AND RESEARCH CENTRES (LARGE CAMPUS i.e. ABOVE 8 HA)**

Large campuses of Universities, Medical and Engineering Colleges and other education and research institutes shall be covered under these regulations. The campus will be divided into three parts and the regulations shall apply, given as follows :

- a) Academic including administration (45% of the total land area)

Maximum ground coverage	20%
Maximum floor area ratio	80
Maximum height	26m

Basement below the ground floor and to the max. extent of ground coverage shall be allowed and if used for parking and services should not be counted in FAR.

- b) Residential 25% of total land area

This will be developed at a density of 400 pph. gross. The land shall be reserved for residential facilities @ 9.2 sqm per person.

Sub-division regulations as given for group housing shall apply.

- c) Sports and Cultural activities (15% of the total area)

Maximum ground coverage	10%
Maximum floor area ratio	15

- d) Parks and land scape (15% of the total land area); suitable land scape to plan to be prepared for this area.

**AUDITORIUM/COMMUNITY HALL (099 & 101)**

Maximum ground coverage	35%
Maximum floor area ratio	100
Maximum height	20m

**Other Controls :**

- (i) Basement upto building envelope line to the maximum extent of 50% of plot area shall be allowed and if used for parking and services should not be counted in FAR.

**RELIGIOUS PREMISES ( 107 )**

Maximum ground coverage	33.33%
Maximum floor area ratio	66.66
Maximum height	11m

**Other Controls :**

Basement below the ground floor and to the maximum extent of ground coverage, if constructed, shall be counted in FAR.

**POLICE POST (109)**

Maximum ground coverage	35%
Maximum floor area ratio	70
Maximum height	15m

**Other Controls :**

Basement below ground floor and to the maximum extent of ground coverage shall be allowed and if used for parking and services should not be counted in FAR.



GOVERNMENT LAND (071)  
(USE UNDETERMINED)

Use undetermined.

HOSPITAL (072)

Hospital, Residential Flat (Employees and service personnel), Institutional Hostel, Medical College, Retail Shop. (Confectionery, grocery & general merchandise, books and stationery, chemist, barber, launderer, vegetable).

HEALTH CENTRE AND NURSING HOME (073 & 074)

Health Centre, Nursing Home, Watch & Ward Residence (Upto 20 sqm each), Chemist Shop (Upto 15 sqm each).

DISPENSARY (075)

Dispensary, Soft Drink & Snack Stall.

CLINIC (076)

Clinic.

CLINICAL LABORATORY (077)

Clinical Laboratory, Soft Drink and Snack Stall.

VOLUNTARY HEALTH SERVICE (078)

Voluntary Health Service, Watch & Ward Residence (Upto 20 sqm), Administrative Office, Dispensary, Canteen.

CRECHE AND DAY CARE CENTRE (079)

Creche and Day Care Centre, Watch & Ward Residence (Upto 20 sqm).

NURSERY AND KINDERGARTEN SCHOOL (080)

Nursery and Kindergarten School, Watch & Ward Residence (Upto 20 sqm).

PRIMARY SCHOOL (081)

Primary School, Watch & Ward Residence (Upto 20 sqm.), Books and Stationery Shop

MFD-2001 / 48

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(Upto 15 sqm), Soft Drink and Snack Stall.

SECONDARY, SENIOR SECONDARY AND INTEGRATED SCHOOL (082, 083 & 084)

Secondary, Senior Secondary and Integrated School, Watch & Ward Residence (Upto 20 sqm), Books and Stationery and Chemist Shop (upto 15 sqm). Soft Drink & Snack Stall, Canteen, Bank Extension Counter, Auditorium, Indoor Games Hall, Swimming Pool, Post Office Counter Facility.

INTEGRATED RESIDENTIAL SCHOOL AND COLLEGE (INCLUDING PROFESSIONAL COLLEGE) (085 & 086)

School and College, Residential Flat (For maintenance staff), Institutional Hostel, Retail Shops of area 15 sqm each (confectionery, grocery & general merchandise, books & stationery, Chemist, barber, launderer, vegetable), canteen, Bank Extension Counter, Auditorium, Indoor Games Hall, Swimming Pool, Play Ground, Post Office Counter Facility.

VOCATIONAL TRAINING INSTITUTE (087)

Vocational Training Centre, Watch & Ward Residence (Upto 20 sqm), Hostel (Only in case of Government Centres), Books & Stationery Shop (Upto 15 sqm.), Canteen, Library.

SOCIAL WELFARE CENTRE (088)

Social Welfare Centre, Watch & Ward Residence (Upto 20 sqm), Canteen, Exhibition-cum-Sale Counter.

RESEARCH AND DEVELOPMENT CENTRE (089)

Research and Development Centre, Watch & Ward Residence (Upto 20 sqm), Residential Flat (For maintenance staff), Hostel, Canteen, Bank Extension Counter, Library, Post Office Counter Facility.

LIBRARY (090)

Library, Watch & Ward Residence (Upto

GOVERNMENT OF DELHI  
DEPARTMENT OF TRAINING & TECHNICAL EDUCATION  
MUNI MAYARAM MARG, NEAR PITAMPURA T.V. TOWER  
DELHI - 110 088

No.F.196/38/RAES/DDTE/2004

Dated : 14-8-2001

To

The Administrative Officer,  
Rishi Aurobindo Education Society ( Regd ),  
3721, Gali Barna, Mahavir Swami Chowk,  
( Bara Tooti ), Sadar Bazar, Delhi.

Sub: Allotment of land.

Sir,

Please refer to your letter No. RAES/AK-VII/122  
dated 16/7/2001 on the subject cited above.

In this connection, you are informed that as  
you have mentioned 2.5 acres of land has been recommended  
by the DDA to your Society while only 2 acres of land is prescribed  
for setting up an Architecture Institute as per  
All India Council for Technical Education ( Copy of norms  
is attached ).

Yours faithfully,

  
( O.P. SHUKLA )  
ASST. DIRECTOR ( SB )



NOTES FOR LAND AND FUND

ANNEXURE 1

Subject	Requirement of Land (in acres)			Requirement of Fixed Deposit (Ru. in Lakhs)
	Rural	Dist. HQ Corporation Limit	Metro City Corporation Limit	
Engineering & Technology (Degree)	25	10	5	50
Engineering & Technology (Diploma)	20	10	5	25
Pharmacy (Degree)	5	2.5	0.5	20
Hotel Management & Catering Technology (Degree)	5	2.5	0.5	20
Catering Technology (Diploma)	3	1.5	0.5	15
Hotel Management & Catering Technology (Degree+Diploma)	5	2.5	0.5	20
Architecture (Degree)	10	5	2	20
Arts (Diploma)	2.5	1.25	0.5	20
Arts (Diploma)	2.5	1.5	0.5	15

Permanent  
which is not covered under District  
under Metro City shall be considered under Rural.

Asstt  
- J.P.S.  
O. P. SHUKLA  
Asstt. Director (SB)  
Dte. of Trg. & Tech. Edn.  
Govt. of NCT of Delhi  
Pitampura, Delhi-110085





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**Subject:** Clarification regarding opening of Fitness centers after the Modification dt. 12.8.08 in C & D colonies.

**File No.:** F3(45)2009/MP

**1.0 Background:**

Clarification has been requested from Sh. A.R. Banerjee, R/o C.R.Park (Representation at Annexure – A) regarding status of Fitness centers in C & D colonies which might have come into existence in between 07-02-07 (date of notification of MPD-2021) to 12-08-08 (date for modification of MPD-2021 under para 15.7). This case was also discussed in the Technical Committee in its meeting held on 24-09-2009 and it was decided to examine the case with clear recommendations in the file (Annexure-B).

**2.0 Examination:**

- MPD-2021 notified on 07-02-07 allowed new fitness centers also to come up in C to G category colonies, while for A to B colonies the permissibility was limited only to those fitness centers which were already operating as on 07-09-06.

Whereas, the modification to MPD-2021 in para 15.7.1(e) issued on 12-08-08 restricted new fitness centers in all categories of colonies (A & G) and permitted only those as existed on 07-02-07.

The permissibility was subject to condition for the plots abutting specified minimum ROW given under para 15.3.2 with other applicable terms & conditions.

- As per MPD-2021 notified on 07-02-07, fitness centers were allowed only on the ground floor up to permissible ground coverage, while the modification dt. 12-08-08 permits fitness centers on all floors and also in basements subject to enhanced payment for excess FAR and all required norms/clearance for BBL etc.  
(Relevant Extracts of Notification dt. 07-02-07 and dt. 12-08-08 – Annexure – C).

**3.0 Observation:**

As per MPD-2021 notified on 07-02-07 provisions, new fitness centers were permitted in all colonies in the categories of C to G. Subsequently as per modification to the Master Plan – 2021 dated 12-08-2008 this facility has been restricted only in those cases that existed on 07-02-2007 and got themselves registered. Therefore, the fitness centers which have come up between 07-02-2007 to 12-08-2008 don't qualify to be continued as per the modification issued on 12-08-2008 though they were allowed as per the notification dated 07-02-2007.

RF

A. R. BANERJEE  
IAS (Retd.)



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OSD (Planning) 1116 B  
Chairman : S.S.S Group • Managing Trustee : Raah Foundation  
• Advisor & Member Governing Body : Life Line Foundation  
Person : Meru - Dand (National Character Dev) & Saamna (Disaster Mngmt)  
• Convenor : NFCC (National Forum for Citizen Care)

To,  
Vice Chairman,  
Delhi Development Authority,  
Vikas Sadan,  
Near INA Market,  
New Delhi.

R-3752

A 176  
28.7.09

Dated: 10/07/2009

Subject: Our letter dated: 05/05/2009 - Certain anomalies in Delhi Masterplan 2021 regarding opening of Fitness Centres.

Dear Shri Kumar,

I refer to my letter dated 5-5-2009 in which we have sought certain clarifications in our self explanatory letter. The Delhi Master plan 2021 newly published in February 2007 had originally allowed Fitness Centres, Banks, Coaching classes etc which were not allowed earlier in C and D categories. But suddenly an amendment dated 2-8-2008 was issued more than a year after the publication of masterplan of 2021 only taking off the Fitness Centres from the allowed categories of activities, that too with a retrospective effect ~~was sought to be given~~ as existed on 7-2-2007. Why and under what circumstances this amendment was issued and the logic behind it is not clear and has created lots of confusion.

I am senior citizen depending mostly on my rental income and having decided to give my house for the use of a gym I had broken some walls of my house and made some internal structural changes and this amendment has put me into a real jeopardy. The amendment does not clarify the position about Fitness Centres having come into existence in between 7-2-2007 and 12-8-2008, the date on which the amendment was issued. Since this amendment seeks to come into effect from a back date that too after more than lapse of a year. This is bad both in logic and administrative efficacy and creates confusion and causing lot of harassment to citizens and people interested in opening up Fitness Centres or opened it between the periods of 7-2-2007 and 2-8-2008.

I draw your attention to my above mentioned letter and seek your kind intervention in solving the anomalies in a satisfactory manner.

With Best Regards.

Cony (Rg)

22/7

A.R. Banerjee  
(IAS Retd.)

28/7/09  
OSD (P/A)

Dir (MPPR)

24-7-2009

Delhi Office :  
M-10, L.G.F., Chittaranjan Park, New Delhi-110019  
Ph.: +91-11-40573776, 40581353 Mob.: 09327095625  
E-mail : arbanerjee@raahfoundation.com

Guj:  
N 092, Indra Prastha Tower, Drive in-tow:  
Opp Asia School, Ahmedabad  
Ahmedabad : 079-65124529 Mob. : 91

See  
11/4/09  
22/7/09

Director (MPPR)  
E.S.H.  
22/7/09

ADP  
28-2  
29/7/09



1667 (D.D.II)

ANNEXURE 'A' 24/C

Add: ...  
Dist: 842  
Date: 4-5-09

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Additional Commission

To, ~~Chief~~ Planner,  
Delhi Development Authority,  
Vikas Minar, Near ITO,  
New Delhi.

Dated: 02/05/2009

Dear Sir,

This is to seek certain clarifications in the various provisions made in Delhi Masterplan 2021 under the clause 15.7 of "Other Activities" in the Mixed Land Use chapter. The Master Plan has been envisaged as befitting an international capital and emerging capital like Delhi and a vision has been projected as to how Delhi would be like in 2021. So it is assumed that it would be an integrated plan where growing needs of important amenities for citizens would be provided for in a uniform and balanced way. One of the important aspects of modern day life of megacities like Delhi is the availability of a integrated health and fitness centre within a reasonable distance of each of the important and populous colonies in order to provide for healthy and tension free life. While on one hand government is declaring health for all policy especially with Delhi hosting the 2010 Commonwealth Games where the focus is on fitness and sports and make people aware of the various problems of health hazards especially attributed to tensions and polluted lifestyle and on the other hand this document and its recent notification on the contrary has virtually put a stop to development of such amenities, without any logical reason that too abruptly.

USD (Planning) 754-0  
D.O.A. Dy. No. ...  
Date: 5/5/09

256  
11/5/09

The applicant, a senior citizen retired from the Indian Administrative Service (IAS) has been associated with master plan development in various cities of Gujarat in his career like Ahmedabad, Vadodara etc. I have a property at C R Park situated on a ROW of 18 metres. So long the master plan which existed allowed fitness centres in such colonies in C and D category situated on a ROW of 18 metres. However after the notification in August of 2008, while restrictions on other type of use like banks have been removed, a clause has been added abruptly in 2008 August to the effect that though fitness centres were allowed earlier, but beyond 7-02-2007, no new fitness centres would be allowed. When the masterplan was published there was no mention of this restriction in the original plan, but a sudden amendment on 12-08-2008 was suddenly introduced to the effect that only those fitness centres as existed on 07-02-2007 could continue. Along with this, an apparently confusing and self contradictory clause has also been added that while earlier fitness centres could only be located on ground floor, now it is permitted on all floors. (clause vi of subpara 15.7.3). Now this defacto means that new fitness centres are allowed to be open on other floors whether in the name of extension, expansion etc and at the same time it stated that only those fitness centres existing on or before the specific date of 07-02-2007 could continue. Under the present situation, as it stands after the issue of the amendments dated 12-08-2008, which also took sometime to come into public knowledge properly, this has completely shattered and jeopardized my future plans, and many like me. I had intended to lease out my premises to a fitness centre and after going through the masterplan and also from officials from MCD, I was told that CR Park coming under C and D Category and a resettlement colony and my property being situated on a ROW of 18 metres was perfectly eligible for opening such a fitness centre. Accordingly, I had leased my premises to a Fitness Centre which was in existence even before 2007, and who wanted to come out from where they were situated in the interiors earlier to the main big roads of CR Park and had also started making some architectural changes inside the premise to suit the requirements of the fitness centre at considerable cost.

Pl examine  
Bineta Sharma (F.I)

OSO (P/S)

Dir (MPPR)

Amo  
5-5-2009

Mishra  
12/05/09



23/11  
13

But in view of the notification, I don't know where I stand. Therefore I seek the following clarifications:


- 1) If fitness centres were allowed in C and D category colonies earlier, and no change was made when the master plan was published in 2007, how and why suddenly an amendment was issued not to allow opening of any new such centres. Amendments and notifications made in 2008 were issued to make the original circular easier and give more relief and remove confusion/difficulty if any to public. In this Case, the notification has caused more confusion and taken away relief already there.
- 2) The amendment which was released on 12-08-08 sought to come to effect from prior date i.e 7-2-2007. This is highly illogical and even illegal. E.g what will happen to those Fitness Centres which might have come into existence in between period of 7-2-2007 and 12-8-2008. What is their status? Because they have come in existence before the amendment was issued. There can't be 2 yardsticks in a similar situation.
- 3) Having allowed use of all floors for Fitness Centres, what does the master plan mean—because this clause defacto nullifies their restrictions imposed; because showing an apparent reason of shifting to other floors, new branches or new Fitness Centres in different guises can easily come up.
- 4) Perhaps the amendment was wrongly made applicable to C and D categories, but it was really meant for A and B categories of colony.

When we referred the matter for clarification to MCD officials, they were not having any clear idea of the real situation after the amendments and could not clear my queries. They should have as implementing agency of DDA sought clarification which I don't think they have done. On the contrary, I was directed to get the clarification. As it fundamentally affects my interest and I am now put into a very difficult situation having gone ahead with changing the design of my house internally, I seek urgent guidance in the matter. Moreover, I request that DDA should be more practical in their approach. The amendments of 12-08-2008 though otherwise has taken a broader approach and given more relief, in this case of Fitness Centres only, it has taken away the relief which was there and that too in a way that many people would find it difficult to adjust. Hence we request that a broad and not too technical a view be taken to understand the problems arising out of the anomalies so that a practical solution is worked out.

If need be, I may be allowed to go ahead with my Fitness Centre and in the meantime, DDA can take up the matter with the highest policy level to solve this problem and I am even ready to furnish an affidavit stating that if ultimately it is decided not to allow C and D areas to have new Fitness Centres, beyond 7-02-2007, I will be changing my use within three months.

Looking forward to your Cooperation on the above matter.

Yours Sincerely,

  
A R Banerjee (IAS Retd.)  
A-100, C R Park, New Delhi-19.

Mtg. 87

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**DELHI DEVELOPMENT AUTHORITY**  
(MASTER PLAN SECTION)  
6<sup>th</sup> Floor, Vikas Minar, New Delhi.  
Ph. No. 23370507

No. F.1(16)2009-MP/284

Date: 6/10/2009

Minutes of the 9th Technical Committee meeting held on 24.9.09.  
List of the participants is annexed.

Item No.63/09:

Sub.: Confirmation of minutes of 8<sup>th</sup> T.C. meeting held on 11.8.09 which were sent to all the members.  
Minutes were confirmed.

Item No.64/09:

Sub.: Conversion of Industrial Plots for Educational/Institutional Facilities.  
F.20(4)05/MP/Pl.II

The proposal was presented by Jt. Director (Policy Formulation). After detailed deliberations the Committee felt that the environment in the industrial area may not be conducive and compatible for educational/institutional activities. Moreover adequate provisions to provide for these facilities have already been given in the Master Plan-2021. It may not be appropriate to allow educational/institutional activities in the industrial premise. However, it was decided that with these broad observations the proposal be referred to the Ministry of Human Resource Development and Ministry of Environment, Govt. of India for their observations on the issue.

Action: Jt. Director (Policy Formulation)

Item No.65/09:

Sub.: Proposed multi-storied Commercial Complex (upto 7 floor) with Multi-level car parking on 8<sup>th</sup> to 13<sup>th</sup> floor at 27, Kasturba Gandhi Marg.  
F.5(01)/2009-MP

The proposal was presented by Director (MPPR) and after detailed discussion, it was decided that concerned Local Body may examine the proposal as per provision given in para 12.13 and clause No. 8(4), 8(5) of development code of MPD-2021.

Action: Director (MPPR)

Item No.66/09:

Sub.: Clarification regarding opening of Fitness Centres after the modification dated 12.8.08 in C & D Colonies.  
F.3(45)/2009-MP

The proposal was presented by Director (MPPR) and it was decided that the case be examined and put up in the file with clear recommendations.

Action: Director (MPPR)

*[Signature]*

(11)

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Item No.67/09

Sub.: Land Norms for granting recognition to schools on non-conforming areas.  
F.3(62)/2008-MP

The proposal was presented by Director (MPPR) and after detailed deliberations the Committee felt that the Development Control Norms given in the Master Plan for different schools are more liberal than recommended by CBSE. Therefore, the Development Control Norms of MPD-2021 need to be followed.

Action: Director (MPPR)

Item No.68/09:

Sub.: Enlarging the scope of activities permitted in MPD-2021 for dispensary.  
F3(46)/2009-MP

The proposal was presented by Director (MPPR) and after detailed deliberations the Committee felt that the list of additional health related activities proposed by Ministry of Health and Welfare may be permitted in case of Government Dispensaries.

Action: Director (MPPR)

Item No.69/09:

Sub.: Development controls/building bye-laws applicable for constitution of hotels in Delhi.  
F20(4)/05-MP/Pl.1A

The proposal was presented by Director(MPPR) and after detailed deliberations the Committee felt that the activities like, "laundry, cold room for storing food articles, linen store, gas tank, garbage room, provisions/housekeeping store and cold storage," as proposed by Federation of Hotels and Restaurant Association of India relates to Customer Care and is part of main activity of hotels. The provision of activity related with maintenance of hotel building has already been given in the Master Plan-2021. Therefore, the proposal was not agreed upon for allowing these activities in the basement without counting in FAR.

Action: Director (MPPR)

LAID ON TABLE:

Item No.70/09:

Sub.: Change of land use from 'Public and Semi public facilities to Govt. Office/Courts' for proposed Family Courts in Sector-17, Dwarka.  
F20(5)/2009-MP

The proposal of change of land use from 'Public and Semi public facilities to Govt. Office/Courts' was presented by Director (Dwarka). The same was

recommended by the Technical Committee for placing it before the Authority.

*gallan*



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Action: Director (Dwarka)

The meeting ended with thanks to the Chair.

*Anil Barai*  
(Anil Barai)  
OSD(Plg.) 6.10.2009

**Copy to:**

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Commissioner(Plg.), DDA
4. Commissioner(LM), DDA
5. Commissioner(LD), DDA
6. Sr. 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, (I.&DO)
17. Sr.Architect(H&TP), CPWD
18. Dy.Commissioner of Police(Traffic), Delhi
19. Director(Landscape), DDA

**SPECIAL INVITEES**

- Director (Plg.)Policy/Co-ord.
- Director (Plg.)/MPPR
- Director (Plg.)/Dwarka
- Director (Bldg.)

15.7 OTHERACTIVITY

15.7.1 Subject to the general conditions given in para 15.4 and additional conditions given in para 15.7.3, the following public and semi-public activities shall also be permitted in the residential plots abutting roads of minimum ROW prescribed in 15.7.2, whether or not the road is notified as mixed use street:

- (a) Pre-primary school (including nursery / Montessori school, creche.)
- (b) i. Nursing home  
ii. Clinic, Dispensary, Pathology lab and Diagnostic center.
- (c) Guest house (including lodging houses) irrespective of number of rooms.
- (d) Bank
- (e) ~~Fitness Centre (including gymnasium, yoga, meditation centre)~~ as existed on 7.9.2006
- (f) Coaching centres /tuition centres other than those imparting structured courses leading directly to the award of a degree or diploma or conducting classes such as a regular school.

15.7.2 The minimum ROW of a street or stretch of road on which the above-mentioned other activities are permissible is as follows:

~~In A & B Colonies:~~ 18m ROW in regular plotted development;

Notes

\* Banks and ~~fitness centers~~ shall however, ~~not be permissible, except those already operating as on 07.09.2006~~

In C & D colonies: 18 m ROW in regular residential plotted development, 13.5 m ROW in rehabilitation colonies and 9 m ROW in regularized- unauthorized colonies, resettlement colonies, Walled City, special area and urban villages: and in pedestrian shopping streets ( of less than 6 m ROW).

In E, F & G Colonies: 13.5 m ROW in regular plotted development, 9 m ROW in rehabilitation colonies and 6m ROW in Walled City, regularized- unauthorised colonies, resettlement colonies, Special areas, and urban villages and in pedestrian shopping streets ( of less than 6m ROW).

15.7.3 The above mentioned public and semi-public activities shall be subject to the following additional conditions in addition to general conditions prescribed in preceding paras:

- i. Subject to the specific conditions mentioned in succeeding paras, the minimum size\*\* of the plot on which these activities shall be permissible, on streets of prescribed minimum ROW, shall be ~~200 sqm~~ in regular plotted development, ~~75 sqm~~ in rehabilitation colonies, regularized -unauthorized colonies, resettlement colonies, Walled City, Special Area & urban villages subject to the following specific conditions.
- ii. Banks shall be permissible on maximum 2/3rd of FAR subject to 600 sqm, while guesthouse and nursing homes will be permissible up to 3/4th of the floor area.
- iii. Nursing Homes, dispensaries, clinics and pathology labs shall be permissible: on minimum plot size of 100 sqm in regular plotted development on 13.5 m ROW in C&D colonies and 9 m ROW in E, F& G colonies. However, the minimum plot size shall be 50 sqm for clinics, dispensaries and pathology labs running in these colonies and also in E, F and G category colonies. In Walled City, Walled city extension, villages and unauthorized-regularized colonies, conditions of plot size and minimum ROW shall not be applicable.
- iv. Nursing Homes operating in plots abutting Master Plan roads and Zonal Plan roads shall be permissible up to 100% of built up area and the limit on the size of the plot would not apply.
- v. Guest Houses operating in plots abutting streets of prescribed minimum ROW in Special Area and in plots abutting Master plan roads and zonal plan roads shall be permissible up to 100% of built up area and the limits on the size of the plot shall not apply. Provided that except in LBZ and Civil Line Bungalow Zone, Guest houses that were operating validly under provisions of MPD, prior to 7.9.2006 would continue to the extent as was permissible at that time.
- vi. Pre-primary school and ~~fitness center (other than those on plots abutting commercial streets) shall be restricted only to the ground floor up to the permissible ground coverage~~
- vii. Coaching centres and tuition centres referred to in para 15.7.1 (f) shall be permissible in up to 2/3 rd of the maximum permissible FAR in plots of less than 250 sqm. There shall be no restriction as to minimum size of plot. Other existing coaching/ tuition centers may be allowed to continue till end of May 2008 and shift to conforming locations by then.
- viii. The above mentioned activities shall also be subject to any other specific terms and conditions, as may be prescribed in the relevant statutes/ acts applicable to them.



3(ii)]

- iv. Identification and notification of mixed use streets in future shall be based on the criteria given in para 15.3.2 and as per procedure prescribed in para 15.3.3, and given wide publicity by the local bodies concerned.
- v. Plotted development in pre-1962 colonies listed in Annexure 1 shall be treated as rehabilitation colonies in their respective categories (A to G) for the purpose of this Chapter.

15.3.2 The extent of mixed use permissible in various categories of colonies is further clarified as follows:

1. In colonies falling in categories A and B

No commercial activities will be permissible in the colonies of A & B categories except the following:

- Professional activity, subject to conditions given in para 15.8, mixed use and commercial activity up to one plot depth, in plots abutting Master Plan roads that are notified as mixed use streets, and commercial streets respectively, since such roads are not internal to the colonies (provided that the request of the RWA concerned shall not be necessary for notifying the Master Plan roads abutting the colonies, as mixed use streets on commercial streets).
- ✗ • "Other activity" restricted to guest houses, nursing homes and pre-primary schools, as defined in para 15.7.1, subject to conditions contained in para 15.7, in plots abutting roads of minimum 18m ROW in regular plotted development, since these activities are in the nature of 'Public and Semi-Public' facilities. New Banks and Fitness Centres will not be permissible. Banks and Fitness Centres which already exist, in accordance with notifications issued in this regard from time to time, and are on plots abutting roads of minimum 18m ROW, on the date of notification, shall however, continue. ✓
- Retail shops in terms of para 15.6 on such mixed use streets with a minimum 18m ROW, within the colony, in regular residential plotted development, as are notified in terms of para 15.3.3, if there is a specific request of the RWA concerned, in terms of para 15.10.

Planned see note

Note:

Commercial activity on mixed use streets, within A & B category colonies, earlier notified under MPID-2001 shall cease with immediate effect (other than in plots abutting Master Plan roads).

2. In colonies falling in categories C & D

- Mixed use in the form of Retail shops shall continue to be permissible as per conditions in para 15.6, in plots abutting notified mixed use streets.
- "Other activity" in terms of para 15.7 shall be permissible in plots abutting roads of minimum 18m ROW in regular plotted development, 13.5m ROW in rehabilitation colonies and 9m ROW in Walled City, regularized- unauthorized colonies, resettlement colonies, Special Areas, and urban villages, subject to conditions in para 15.7.
- Notification of mixed use streets in future, of minimum 18 m ROW in regular residential plotted development, 9m ROW in rehabilitation colonies and any road in regularized- unauthorized colonies, resettlement colonies, Walled City, Special Area and urban villages in terms of para 15.3.3 shall be subject to consultation with RWAs concerned in terms of para 15.10.
- Mixed use shall be permissible in pedestrianized shopping streets as per para 15.3.3.
- Professional activities shall be permissible as per conditions laid down in para 15.8.

3. In colonies falling in categories E, F and G

- Retail shops shall continue to be permissible as per conditions in para 15.6., in plots abutting notified mixed use streets.
- "Other activity" in terms of para 15.7 shall continue to be permissible in plots abutting roads of minimum 13.5m ROW in regular plotted development, 9m ROW in rehabilitation colonies and any road in Walled City, regularized- unauthorized colonies, resettlement colonies, Special areas, and urban villages subject to conditions in para 15.7.
- Professional activities shall be permissible subject to conditions in para 15.8.
- Notification of mixed use streets in future, of minimum 13.5m ROW in regular residential plotted development, 9m ROW in rehabilitation colonies and any road in regularized- unauthorized colonies, resettlement colonies, Walled City, Special Area and urban villages shall be in terms of para 15.3.3



- Mixed use shall be permissible in pedestrianised shopping streets as per para 15.3.3.
- 4. **Group housing in all categories of colonies**
- Only professional activity, and small shops in terms of para 15.6.3 shall be permissible. Retail shops specifically provided for in the lay out plan of group housing would be permissible.
- 5. **In respect of colonies falling in NDMC area**

Excluding Lutyens' Bungalow Zone, government housing, institutional and staff housing of public and private agencies and buildings/ precincts listed by the Heritage Conservation Committee, existing mixed use streets/ stretches will be notified by NDMC. Future notification of mixed use streets/ stretches will be done on a field level survey to assess the community needs, environmental impact and traffic circulation/ adequate parking and in consultation with Residents Welfare Associations concerned.

#### 15.3.3 NOTIFICATION OF MIXED USE STREETS IN URBAN AREAS

- i) Where more than 50% of the plots in a stretch/ street, are having shops on ground floor, such streets/ stretches shall be eligible for notification as mixed use street.
- ii) The minimum ROW for identification of a street or stretch of road as mixed use street would be follows\*:
 

In A & B Colonies:	18m ROW in regular plotted development on the specific request of RWAs.
In C & D colonies:	18 m ROW in regular residential plotted development, 9 m ROW in rehabilitation colonies and any road in regularized-unauthorized colonies, resettlement colonies, Walled City, Special area and urban villages; in consultation with RWA concerned.
In E, F & G Colonies:	13.5m ROW in regular plotted development, 9m ROW in rehabilitation colonies and any road in Walled City, regularized-unauthorized colonies, resettlement colonies, Special Areas, and urban villages.

\* Provided that consistency shall be maintained by the local body in determining the ROW whether the street is bordered by service road, green verge, park or not.

- iii) Streets of less than 6 m ROW notified as mixed use streets or as commercial streets, in regularised-unauthorised colonies, resettlement colonies, Special Area, urban villages, will be declared as pedestrian shopping streets (PSS) and will not be open to motorized transport.

Note:

- (a) Request of the RWA concerned or consultation with RWAs concerned, shall not be necessary for notifying the Master Plan roads abutting the colonies as mixed use streets, since such roads are not internal to the colonies.
- (b) Specific request of or consultation with RWA concerned shall be governed by Para 15.10.
- (c) For the notification of mixed use streets, in areas that have not been surveyed or have been surveyed but streets have not been notified pursuant to notification dated 7.9.2006, local bodies shall be required to carry out within a reasonable time of the notification coming into force, and with due expedition, and not later than 90 days, a survey of all streets of the above-mentioned width, if not already done, with a view to identifying stretches of such streets as mixed use streets.
- (d) The field survey shall assess the extent of existing non-residential use on the streets, the stretch of the street to be notified, the additional requirement of civic amenities and the provision for traffic circulation and parking.
- (e) The notification shall be issued by the Urban Development Department, GNCTD immediately after the field survey is completed.

#### 15.3.4 NOTIFICATION OF MIXED USE STREETS IN URBANISABLE AREAS IN FUTURE

In new urbanisable areas, mixed use shall be permissible in the following areas:

- i) In newly developed residential areas, mixed use as specified above shall be permitted only on residential plots abutting 18m. ROW roads.
- ii) The layout plan in newly developed urban extension shall earmark such stretches/ plots and notify them under the mixed use policy at the time of grant of permission for layout plan in the case of private development and at the time of disposal by allotment or auction in the case of areas developed by DDA.
- iii) In the Abadi area of villages in urbanisable area, mixed use shall be permissible as per the provisions of urban villages and for this purpose, local bodies shall be required to carry out within a reasonable time of the

			activities existing as on 7.2.2007 may continue on ground floor only in a residential plot in A & B category of colonies but in future only one small shop of 20 sqm area shall be allowed on ground floor in a residential plot in A & B category of colonies."
16.	117	Clause b(ii) of sub-para 15.7.1	After this Clause, the following shall be added:-  "iii. Wellness Centers including Day Spas/ Weight Loss Centres/ Ayurvedic Centres offering Ayurvedic treatment/ Salons offering fitness & aesthetic medical services and operating as on 7.2.2007."
17.	117	Clause (e) of Sub-para 15.7.1	At the end of this Clause, the following shall be added:-  "as existed on 7.2.2007."
18.	117	Clause (f) of Sub-para 15.7.1	After this Clause, the following shall be added:-  "(g) Non-profit making Non-Governmental Organizations (NGOs) existing as on 7.2.2007 and registered as such under Section 12A read with Section 12AA(1)(b) of the Income Tax Act, 1961."
19.	117	Sub Para 15.7.2	At the end of this sub para, the following note shall be added:-  "Note: Coaching centres/tuition centres shall also be allowed to operate on a minimum ROW of 9m unless lesser ROW is specified, in all colonies planned and developed prior to 1962 including A and B category colonies."
20.	117	Notes below Sub-para 15.7.2	In the Note with * mark, the words 'and fitness centers' shall be deleted.
21.	117	Sub Para 15.7.2	The opening phrase of this sub-para shall be modified as under:-  "The above mentioned public and semi-



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			public activities shall be subject to the following overriding conditions on the general conditions prescribed in preceding paras:"
22.	117	Clause (ii) of sub-para 15.7.3	This Clause shall be substituted by the following: "ii. Banks shall be permissible on maximum 2/3 <sup>rd</sup> of FAR subject to 600 sqm while guest house, nursing homes, Wellness Centers including Day Spas/ Weight Loss Centres/ Ayurvedic Centres offering Ayurvedic treatment/ Salons offering fitness & aesthetic medical services will be permissible upto 3/4 <sup>th</sup> of the floor area."
23.	117	Clause (iii) of sub-para 15.7.3	In this Clause, between the words "clinics" and "and", the following shall be inserted:- ",Wellness Centers including Day Spas/ Weight Loss Centres/ Ayurvedic Centres offering Ayurvedic treatment/ Salons offering fitness & aesthetic medical services".
24.	117	Clause (iv) of sub-para 15.7.3	In this Clause, between the words "Nursing Homes" and "operating", the following shall be inserted:- "Wellness Centers including Day Spas/ Weight Loss Centres/ Ayurvedic Centres offering Ayurvedic treatment/ Salons offering fitness & aesthetic medical services."
25.	117	Clause (vi) of Sub-para 15.7.3	This clause shall be substituted by the following: "Pre-primary school (other than those on plots abutting commercial streets) shall be restricted only to the ground floor upto the permissible ground coverage. Fitness Centre (including Gymnasium, Yoga/Meditation Centre), (other than those on plots abutting commercial streets) is permitted on all floors. It is also permitted in the basement subject to relevant provisions of Building Bye Laws,

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(3)

Provisions of MPD-2021 for Fitness Centres under Mixed Use Regulations.

S. No.	Para	Notification dt. 7.2.07	Modification dt. 12.8.8
1.	Sub Para 15.3.2-1	"Other activity" restricted to guest houses, nursing homes and pre-primary schools, as defined in para 15.7.1, subject to conditions contained in para 15.7, in plots abutting roads of minimum 18m ROW in regular plotted development, since these activities are in the nature of 'Public and Semi-Public' facilities. <u>New Banks and Fitness Centres will not be permissible.</u> Banks and <u>Fitness Centres, which already exist,</u> in accordance with notifications issued in this regard from time to time, and are on plots abutting roads of minimum 18m ROW, on the date of notification, <u>shall, however, continue.</u>	This clarification is substituted by the following: "Other activity" restricted to guest houses, nursing homes and pre-primary schools, as defined in para 15.7.1, subject to conditions contained in para 15.7, in plots abutting roads of minimum 18m ROW in regular plotted development, since these activities are in the nature of 'Public and Semi-Public' facilities. <u>New Banks and Fitness Centres and NGOs will not be permissible.</u> Banks <b>which existed as on 7.9.2006, fitness centres, wellness centres and NGOs which existed as on 7.2.2007,</b> (as defined in para 15.7.1) in accordance with notifications issued in this regard from time to time, and are on plots abutting roads of minimum 18m ROW, on the date of notification, <u>shall, however, continue.</u>
2.	Sub Para 15.7.1b(ii)	i. Nursing home ii. Clinic, Dispensary, Pathology lab and Diagnostic center.	After the clause following is added <b>"iii. Wellness Centres including Day Spas/Weight Loss Centres/Ayurvedic Centres offering Ayurvedic treatment/Salons offering fitness &amp; aesthetic medical services and operating as on 7.2.2007."</b>
3.	Sub Para 15.7.1 (e)	Other Activity (e) <u>Fitness Centre</u> (including gymnasium, yoga/ meditation centre)	At the end of clause, the following shall be added: (e) <u>Fitness Centre</u> (including gymnasium, yoga/ meditation centre) <b>as existed on 7.2.2007.</b>
4.	Note below Sub Para 15.7.2	Note: <u>In A &amp; B colonies</u> *Banks and <u>fitness centers</u> shall however, not be permissible, except those already operating as on 07.09.06.	<b>Fitness Centres shall be deleted.</b>

.Sub Para  
15.7.3

The above mentioned public and semi-public activities shall be subject to the following additional conditions in addition to general conditions prescribed in preceding paras:

The above mentioned public and semi-public activities shall be subject to the following over-riding conditions on general conditions prescribed in preceding paras:

6.Sub Para  
15.7.3 (vi)

Pre-primary school and fitness center (other than those on plots abutting commercial streets) shall be restricted only to the ground floor up to the permissible ground coverage.

Fitness Centre (including Gymnasium, Yoga/Meditation Centre), (other than those on plots abutting commercial streets) is permitted on all floors. It is also permitted in the basement subject to relevant provisions of Building Bye Laws, structural safety norms and fire safety clearance. In case the use of basement leads to exceeding the permissible FAR on the plot, such FAR in excess shall be used subject to payment of appropriate charges prescribed with the approval of Government.

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DELHI DEVELOPMENT AUTHORITY  
(MASTER PLAN SECTION)  
6<sup>th</sup> Floor Vikas Minar, New Delhi  
Telephone No.23370507

No. F.1(05)2010-MP / 59

Date: 22-2-2010

The 2nd meeting of Technical Committee of the DDA for the year 2010 under the chairmanship of VC, DDA will be held on 25.02.2010 at 11.00 A.M. in the Conference Hall, 5<sup>th</sup> floor, Vikas Minar, New Delhi. A list of items alongwith agenda to be discussed is enclosed herewith.

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

*M.Z. Bawa*  
(M.Z. Bawa)  
Director (MP)

- ✓ 1. Vice Chairman, DDA ✓
- ✓ 2. Engineer Member, DDA ✓
- ✓ 3. Commissioner (Plg.) DDA ✓
- ✓ 4. Commissioner (LM) DDA ✓
- ✓ 5. Commissioner (LD) DDA ✓
- ✓ 6. Sr. Town Planner, MCD ✓
- ✓ 7. Chief Town Planner, TCPO ✓
- ✓ 8. Chief Architect, NDMC ✓
- ✓ 9. Chief Architect, HUPW DDA ✓
- ✓ 10. Chief Engineer (Property Development), 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) (PWD) ✓
- ✓ 18. Dy. Commr. of Police (Traffic) Delhi ✓
- 19. Director (Landscape) DDA ✓

20 letter  
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SPECIAL INVITEES

- ✓ Pr. Commr., DDA ✓
- ✓ Engineer-in Chief, PWD, GNCTD ✓
- ✓ Project Manager, CW-13, PWD (GNCTD) ✓
- ✓ Director (Bldg.)/JD(Bldg.)L&C ✓
- ✓ Director (Plg.) UTTIPEC & 'D' Zone ✓
- ✓ Director (LC) ✓
- ✓ Mr. Harpreet Singh Khurmi c/o M/s Khurmi Associates Pvt. Ltd. ✓

Item No.

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✓ Mrs Manju Paul, Dy Director (Plg) VC's Office, DDA Vikas Sadan ✓  
 ✓ AE (Maint) Elect.  
 ✓ AE (Maint) Civil  
 ✓ Security officer vikas minar