

DELHI DEVELOPMENT AUTHORITY
Office of the Jt. Dir (M.D)
6th Floor, Vikas Mansarovar

155
6-2-11

With reference to your office reference
No E-160 dt 22/1/2011 please find enclosed
herewith the photocopy of letter No F-1(15)
2010-MP/384 dt 8/12/2010 issuing minutes
of the 9th T.C meeting held on 1/12/2010
for necessary action pl.

JD/MSF Hamilton 7.2.11
✓ CE (E2) DDA

Singh
7-2-11
Rabha Singh
VDC
RC

153
4-2-16
3807 31/1/11

Commr (PLG) Office
Blk No A-319
Dy No 33-16

DELHI DEVELOPMENT AUTHORITY
OFFICE OF ENGINEER MEMBER

Adl Commr. (Plg) MPPK

Dy No 42

Date 3/2/11

January 27, 2011

Sub: CLEARANCE OF E.M.'s REFERENCES

Kind attention is drawn to the following references for necessary action as desired by Engineer Member, D.D.A.:

Director (Plg) DDA
Dy No 42/11
3/2/11
1) Ac (MPPK)
2) Ac (AP)
Dir (MP)
of Commr
04/2/11
3.2.2011
JD (MP)
H.Dhillon
7/2/11
Sh. Parbhakar
U.D.C
Sh. O.P. Sharma
For n.a.
31/01/2011
EA

| Sl. No. | Reference number and subject | E.M.'s remarks./Action to be taken |
|---------|---|---|
| 1. | Email dated 7 th December, 2010 from Shri J.S. Saluja, President, SHK & Conenor, SRF regarding DDA's long outstanding jobs in parks of Sarva Vihar. This letter has been sent to C.E.(EZ) vide this T.O. Dy. No. 3492 dated 9/12/2010. | C.E.(EZ) may review himself all the points with his staff, planning and DOH and submit a report in fortnight. |
| 2. | No. F.1(15)2010-MP/384 dated 8.12.2010 from Director(MP) issuing minutes of the 9 th Technical Committee meeting held on 1.12.2010. This has been sent to C.E.(EZ) vide T.O. Dy. No. 5829 dated 9/12/2010. | C.E.(EZ) should take immediate steps to protect the District Park land and report compliance. |
| 3. | No. PMG/LG/0084 dated 8/13.12.2010 from General Secretary, Paper Market Gazipur Traders Welfare Society reg. Shifting of Asia's biggest Paper Market from Chawri Bazar to Gazipur. This letter has been sent to C.E.(EZ) vide T.O. Dy. No. 5874 dated 13.12.2010. | C.E.(EZ) to send parawise report on each point after inspection of site. |
| 4. | Letter dated 22.12.2010 from Dr. Harsh Vardhan, MLA/Member DDA, regarding removal of encroachment on DDA land at Geeta Colony. This letter has been sent to C.E.(EZ) vide T.O. Dy. No. 88 dated 12.1.11. | To lodge a complaint in Police and SDM's office urgently. |
| 5. | Letter number and date Nil from Addl. Secy. to L.G. enclosing therewith a copy of letter dated 17.1.11 from Dr. Harsh Vardhan, MLA regarding construction of Community Centre at Sukh Vihar. | |
| 6. | No. EM5(2)89/VC/344 dated 25.1.11 enclosing therewith a copy of DO No. 320(1)09/DDA/08/JM/152 dated 19.1.11 from V.C. addressed to Shri P.L. Punia regarding repair of MIG Flat No. 17-D 3 rd floor at Jhilmil Colony. | To ensure that the flat is repaired to the satisfaction of the allottee before handing over the same. |

Chief Engineer(EZ).

SE. (148)

(N.P. Singh)
Dy. Director.

CE/E2

CE/E2-1(5) 2011/355

Dated 02/02/2011

Copy to: - ✓ Commissioner Planning & Project Management for
taking action ^{at sl 2} vide. The matter has already been sent
to your office vide this office letter No. CE/E2/1(1) 2010/105
Dated 11/1/2011

2. SE/CC-10 & Dy Director (Hort) S & E for taking ^{at sl 2} action vide.
This office letter No. CE/E2/F9(1) 2010/3884 dt. 16/12/2010

3. SE/CC-10 for taking action vide. at sl no. 4 & 6 vide T.O. office
letter No. CE/E2/1(3) 2011/341 dt. 2/2/2011

4. SE/CC-3 for taking action vide. at sl no. 5 vide T.O. letter
No. CE/E2/1(4) 2011/HNSK/338 dt. 2/2/2011


02/02/2011

EAS to CE(E2)

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)
6th Floor, Vikas Minar, New Delhi.
Ph. No.23378870

No. F.1(15)2010-MP/384

Date: 08/12/10

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List of the participants is annexed.

Item No.54/10:

Sub.: Confirmation of minutes of 8th Technical Committee Meeting held on 12.11.10.

The minutes were forwarded to the members and since no comments have been received, the same were confirmed.

Item No.55/10:

Sub.: Change of Land use from 'Recreational' (District Park) to 'Public & Semi-Public' (Burial Ground).
F.3(125)98/MP

The proposal was presented by Dir.(Plg.)/E&O. During the discussion it was informed that the existing graveyard has been extended to the adjoining undeveloped District Park Area. It was observed that in the first instance the area be surveyed to assess the extent of encroachment and thereafter the proposal be brought to the Technical Committee. In the mean time steps be taken to develop the remaining area by the Landscape Deptt./Hort.Deptt. as per MPD/ZDP.

Action: Dir. (Plg.)/ E&O,
Dir. (Landscape) &
Dir.(Hort.)

Item No.56/10:

Sub.: Building Plan application of All India Congress Committee for Office building at Pocket-9A, Kotla Road, New Delhi.
F.1(12)2009/MP

After discussion, it was clarified that the canopy and the projection at parapet level (approved by the DUAC as an Architectural feature), are not to be counted in ground coverage and FAR calculations.

Action: SE(Bldg.)/HQ/MCD

Item No.57/10:

Sub.: Re- Development of Indraprastha Power Plant Site : Change of land use from ' Utility to 'Transportation', thereof.
F.4(2)98/MP/Pt.II

Deferred with the observation that DSIIDC to make a detailed presentation in the next meeting of Technical Committee.

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The meeting ended with thanks to the Chair.


(P.V. Mahashabdey)
Director (MP)

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2. Engineer Member, DDA
3. Commissioner(Plg.), DDA
4. Commissioner(UM),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.)UE&P, DDA
13. Additional Commissioner(Plg.) TB&C, DDA
14. Additional Commissioner(Plg) MPPR, DDA
15. Additional Commissioner(Plg) AP, DDA
16. Secretary, DUAC
17. Land & Development Officer, (L&DO)
18. Sr.Architect(H&TP), CPWD
19. Dy.Commissioner of Police(Traffic), Delhi
20. Director(Landscape), DDA

Special Invitees:

Director (Plg.)AP (Zone E&O)

Item No.55

Chief Town Planner, MCD

Item No. 56

Suptdg. Engineer, (Bldg.)(HQ)/MCD

Item No.56

List of participants of 9th meeting for the year 2010 of Technical Committee held on 01.12.2010.

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Ashok Khurana, Engineer Member
Ashok Kumar, Commr. (Plg.)
J.B. Khadkiwala, Chief Architect
S.P. Bansal, Addl. Commr, UE&P
B.K. Jain, Addl. Commr. (Plg.) TB&C
Anil Barai, Addl Commr. (Plg) MPPR
P.M. Parate, Addl. Commr. (Plg) AP
Savita Bhandari, Dir. (Landscape)
Tapan Mandal, Dir. (E & O Zone)
P.V. Mahashabdey, Dir. (MP)

Delhi Police

Sharad Kumar Sinha, DCP/Taffic/WR
Ravinder Soni, Inspector

L&DO

Ravindra Singh, Building Officer

MCD

V.K. Bugga, Chief Town Planner
R.K. Sharma, SE (Bldg.)/HQ
Shamsher Singh, Sr. Town Planner
K.P. Sharma, A.E.

TCPO

Sudeep Roy, ATP

Mtg.119

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9/2

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(P.V. Mahashabdey)
Director (MP)

Copy to:

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3. Commissioner(Plg.), DDA ^{44/6} 8/12/10
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 ⁸ 3/12/10

(11) ^{44/6} 8/12/10

- 10. Chief Engineer/Planning, DMRC
- 11. Chief Engineer(Elect.), DDA
- 12. Additional Commissioner(Plg.)UE&P, DDA → *cap*
- 13. Additional Commissioner(Plg.) TB&C, DDA → *8/12/10*
- 14. Additional Commissioner(Plg) MPPR, DDA → *8/12*
- 15. Additional Commissioner(Plg) AP, DDA → *8.12.10*
- 16. Secretary, DUAC -
- 17. Land & Development Officer, (L&DO)
- 18. Sr.Architect(H&TP), CPWD
- 19. Dy.Commissioner of Police(Traffic), Delhi
- 20. Director(Landscape), DDA → *Himant*

Special Invitees:

- | | | |
|-----------------------------------|-------------|-------------------|
| Director (Plg.)AP (Zone E&O) | Item No.55 | → <i>P. Khule</i> |
| Chief Town Planner, MCD | Item No. 56 | → <i>8/12</i> |
| Suptdg. Engineer, (Bldg.)(HQ)/MCD | Item No.56 | |

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F.3(125)98/MP

The proposal was presented by Dir.(Plg.)/E&O. During the discussion it was informed that the existing graveyard has been extended to the adjoining undeveloped District Park Area. It was observed that in the first instance the area be surveyed to assess the extent of encroachment and thereafter the proposal be brought to the Technical Committee. In the mean time steps be taken to develop the remaining area by the Landscape Deptt./Hort.Deptt. as per MPD/ZDP.

Action: Dir. (Plg.)/ E&O,
Dir. (Landscape) &
Dir.(Hort.)

Item No.56/10:

Sub.: Building Plan application of All India Congress Committee for Office building at Pocket-9A, Kotla Road, New Delhi.

F.1(12)2009/MP

After discussion, it was clarified that the canopy and the projection at parapet level (approved by the DUAC as an Architectural feature), ~~calculations~~ are not to be counted in ground coverage and FAR. *Calculations*.

Action: SE(Bldg.)/HQ/MCD

ADCM
ADCM

20/c

Item No.57/10:

Sub.: Re- Development of Indraprastha Power Plant Site : Change of land use from ' Utility to 'Transportation', thereof.
F.4(2)98/MP/Pt.II

Deferred with the observation that DSIDC to make a detailed presentation in the next meeting of Technical Committee.

Action.: Dir. (Plg.)/E&O

Other Points (Issues):

~~The Chief Town Planner and Superintending Engineer (Bldg.), MCD present in the meeting.~~ The issue of sanction of building plans of Shop-cum-Residences in designated Local Shopping Centres was raised in the meeting. The Chief Town Planner and Supdt.Engineer (Bldg.)MCD present in the meeting sought certain clarifications in respect of the sanction of Building Plans and parking provisions as per MPD-2021. It was reiterated that the earlier Technical Committee decisions on the issue of development control norms was clear and accordingly MCD should sanction the building plans in such cases.

After deliberations the following was clarified:

- i) The building plans in designated Local Shopping Centres be sanctioned as per the Standard Plans, approved by the concerned Local Body, where basement is not permitted.
- ii) The applicable charges be levied by the local body as per the notification under mixed use policy for providing parking in the vicinity, as per the MPD-2021 norms for commercial use.

SE(Bldg.) assured that the Building Plans will be processed and cleared by MCD accordingly.

The meeting ended with thanks to the Chair.

(P.V. Mahashabdey)
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

ADC MP

19/c

Mtg.86

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)
6th Floor Vikas Minar, New Delhi
Telephone No.23378870

No. F.1(15)2010-MP / 374

Date: 26.11.2010

MEETING NOTICE

The 9th Technical Committee Meeting of the DDA for the year 2010 under the chairmanship of VC, DDA will be held on 01.12.2010 at 11.30 A.M. in the Conference Hall, 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 same.


(P.V. Mahashabdey)
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 (Property Development), DMRC ✓
 - 11. Chief Engineer (Elect) DDA ✓
 - 12. Additional Commissioner(Plg.) UE&P, DDA ✓
 - 13. Additional Commissioner(Plg.) TB&C, DDA ✓
 - 14. Additional Commissioner(Plg) MPPR, DDA ✓
 - 15. Additional Commissioner(Plg) AP, DDA ✓
 - 16. Secretary, DUAC ✓
 - 17. Land & Development Officer, (L&DO) ✓
 - 18. Sr. Architect, (H&TP) CPWD ✓
 - 19. Dy.. Commr. of Police (Traffic) Delhi ✓
 - 20. Director (Landscape) DDA ✓
- Special Invitees
- Director (Plg.)AP (Zone E&O) Item No.55 ✓
 - Chief Town Planner, MCD Item No. 56 ✓
 - Suptdg. Engineer, (Bldg.)(HQ)/MCD Item No.56 ✓
 - Dio (Bldg) DDA Item No.56 ✓

AE (CD) WDS ✓
29/11/10

AE (E) ED 8

Security Guard office ✓
29-11-10

29/11/10
29/11/10

29/11/10

14
26/11/10

29/11/10

29/11

29/11/10

29/11/10

18/c

Mtg.86

DELHI DEVELOPMENT AUTHORITY

(MASTER PLAN SECTION)
6th Floor Vikas Minar, New Delhi
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Director (MP)

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8. Chief Architect, NDMC
9. Chief Architect, HUPW DDA
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11. Chief Engineer (Elect) DDA
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17. Land & Development Officer, (L&DO)
18. Sr. Architect, (H&TP) CPWD
19. Dy.. Commr. of Police (Traffic) Delhi
20. Director (Landscape) DDA

Special Invitees

- | | |
|-----------------------------------|-------------|
| Director (Plg.)AP (Zone E&O) | Item No.55 |
| Chief Town Planner, MCD | Item No. 56 |
| Suptdg. Engineer, (Bldg.)(HQ)/MCD | Item No.56 |

INDEX9th Technical Committee Meeting to be held on 01.12.2010.

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Item No. 54/10

Mtg.113

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)
6th Floor, Vikas Minar, New Delhi.
Ph. No.23378870

No. F.1(12)2010-MP/368

Date: 18-11-10

Minutes of the 8th Technical Committee Meeting held on 12.11.2010.
List of the participants is annexed.

Item No.49/10:

Sub.: Confirmation of minutes of 7th Technical Committee Meeting held on 11.8.10 were sent to all the members.

The minutes were forwarded to the members and since no comments have been received, the same were confirmed.

Item No.50/10:

Sub.: Development Control norms of Shops-cum-Residential plots designated as Local Shopping Centre in MPD-2001/2021 F3(20)09/MP

The proposal was presented by the representatives from MCD. It was informed that the issue of Development Control Norms for designated LSCs in MPD-2001/2021 was discussed earlier in the Technical Committee Meeting and the decision and subsequent clarifications were conveyed to the MCD accordingly. The matter was deliberated in the meeting and considering the traffic circulation issues and parking problems in the existing designated LSCs, it was decided that the Development Control Norms of MPD 2021 for residential plots cannot be extended to the Shop-cum-Residence plots which will continue to be governed by the standard plans, approved by the Local Bodies.

Action: Dir. (MP)

Item No.51/10:

Sub.: Revision of layout plan of Public and Semi Public Area-1, Sec-3 Rohini for use of two plots for Higher Education Institutions/ Colleges of Bharat Ratna Dr. B.R. Ambedkar University- request of Govt. of NCT Delhi. F. PP/R/1069/Pt./97

The proposal of change of use of the two plots in PSP area as an amalgamated plot for Academic activities under Dr. B.R. Ambedkar University was approved with the Development Control Norms of MPD-2021 for colleges. This is subject to condition that the existing road of 13.5mtr.R/W be retained by the University for unhindered access of traffic and for maintenance by concerned agencies for already laid services along this road.

Action: Dir.(Plg.)/Rohini

Item No.52/10:

Sub.: Regarding provision of stilts in Rohini Residential Scheme for the smaller plots (25.90 sq.m. to 90 sq.m.)
No. DD/Bldg./Misc/10/DDA

The item was deferred with the observation to undertake a study for examining the implications of the proposal.

Action.: Dir. (Bldg.)

Item No.: 53/10:

Sub.: Relaxation of Setback vis-a-vis part completion certificate in respect of remaining building (i.e. Hostel Block, V.I.P Hoatel I, V.I.P. Hostel II, Senior Staff Residence, Middle Staff Residence & Lower Staff residence only) of Foreign Services Institute at Old JNU Campus, New Delhi.
F101(1)95/Bldg

The Technical Committee approved the relaxation in one side set back with the observation that specific clearance be obtained from the Chief Fire Officer with respect to the infringement in the set back before issue of Completion Certificate.

Action.: Dir. (Bldg.)

The meeting ended with thanks to the Chair.


(P.V. Mahashabdey)
Director (M2)

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.)UE&P, DDA
13. Additional Commissioner(Plg.) TE & C, DDA
14. Additional Commissioner(Plg) MPPR, DDA
15. Additional Commissioner(Plg) AP, DDA
16. Secretary, DUAC
17. Land & Development Officer, (L&DO)
18. Sr.Architect(H&TP), CPWD
19. Dy.Commissioner of Police(Traffic), Delhi



AGENDA FOR TECHNICAL COMMITTEE

SUB: Change of land use from 'Recreational' (District Park) to 'Public & Semi Public' (Burial Ground). (E Zone)

File No. F.3(125)98/MP/

1.0 BACKGROUND

A reference from Lands Department was received with reference to the representation of General Secretary Kabristan Committee Yamuna Vihar, Delhi-110053 for allotment of land for burial ground adjacent to the existing burial ground. The request was regretted since land use of the land under reference was 'Recreational'. Further this issue was raised by Sh. J.P. Aggarwal, MP with LG, Delhi and Additional Secretary to LG vide his note dated 3.3.2010 in file no. F.2311/DD/LM/East Zone has stated that Hon'ble L.G has perused the file and observed : 'seen. Let this be placed before the authority for consideration at initial stage. Land use change can be taken up after the Authority's in principal approval.'

- (a) Accordingly, Director (LM) has forwarded the matter to Planning Department for taking further necessary action in this regard.
- (b) Simultaneously, another request has also been received from the L.G. office to utilize the land under District Park for sports complex or Athletic Training Centre. The matter was examined and it is desired by Commissioner (Plg.) that the issue be put up in Technical Committee for consideration.

2.0 EXAMINATION AND OBSERVATIONS:

1. The land use of land under reference is 'Recreational' (District Park) as per MPD-2021 and Zonal Development Plan of Zone 'E'. The site has also been shown as District Park in the approved Layout Plan of Facility Centre No. 8 at Wazirabad road and Loni road crossing.
2. Zone 'E' is a thickly populated zone and having only 10% as 'Recreational' (Green) area against overall percentage of 15% at city level as per MPD-2021.
3. In the approved layout plan of Facility Centre No.8 at Wazirabad road and Loni road crossing a site of 'Burial Ground' measuring 9881 sqm, and 'college hostel' measuring 4000 sqm and a Green (Recreational) strip (land under reference) have been earmarked as a buffer between 'burial ground' and the 'College hostel'.
4. As per MPD-2021 one burial ground per 10 lakh population is required with an area of 10000 sqm. Zone E has planned population of 28 lakh, hence as per master plan recommendations 3 burial grounds/ cemeny are required. However, there are 7 burial grounds already existing in Zone E, the list of existing burial grounds is as follows:
 - a. Two burial grounds at Sopera Basti.
 - b. One burial ground each in Khureji Khas, Sunder Nagri, Mandoli, FC-8 and village Kotla.

13/c -4-

The burial ground site measuring 9881 sqm is earmarked in the approved Layout Plan of FC-8.

5. The land under reference has got P.T. surveyed by Dy. Dir. (Survey) and the area of the land is about 17264 sqm.

3.0 PROPOSAL:

- (A) Based on the decisions and directions to accommodate both the issues, the layout plan of Facility Centre no.-8 (FC-8) has been proposed for modification in which an area measuring 4150 sqm is proposed for burial ground subject to the change of land use from 'Recreational' to 'Public and Semi-Public).

Boundaries of the plot :

| | | |
|------------|---|---------------------------|
| North East | - | District Park. |
| South East | - | Sewerage Treatment Plant. |
| South West | - | Existing Burial Ground. |
| North West | - | District Park. |


- (B) The remaining part of the 'District Park' is proposed to be utilized for open play area as permitted in 'District Park' as per MPD-2021.

The proposal of modification of Layout Plan of Facility centre No.-8, at Wazirabad Road and Loni Road Crossing is enclosed alongwith as Annexure -'A' for consideration of Technical Committee for proposed change of landuse of area measuring 4150 sqm in it from 'Residential' to 'Public & Semi Public' facility (burial ground)..

4.0 RECOMMENDATION

The matter as examined in Para-2 and proposal contained in Para-3 above is placed before the Technical Committee for its consideration.


(Tapan K. Mondal)
Dir.(Plg.)AP(Zone E&O)


(Rajesh Kumar Jain)
Dy. Dir.(Plg.)AP,Zone E&O

(Vikas Verma)
Asstt.Dir.(Plg.)(Zone E&O)

12/c

MUNICIPAL CORPORATION OF DELHI
OFFICE OF THE SUPERINTENDING ENGINEER (BLDG.) HQ
TOWN HALL: CHANDNI CHOWK : DELHI

S.D. (M.P.)'s Office
Diary No. 1526
25-11-10

No. 150 /SE(Bldg.) HQ/2010

Dated : 24/11/10

Pl. Amulhat
9M
Shri Ashok Kumar,
Commissioner (Planning),
Delhi Development Authority,
Vikas Minar,
New Delhi.

SUBJECT : BUILDING PLAN APPLICATION OF ALL INDIA CONGRESS COMMITTEE FOR OFFICE BUILDING AT POCKET-9 A, KOTLA ROAD, NEW DELHI

Sir,

We acknowledge with thanks for the clarification provided vide letter No. F.1(12)/2009/MP/366 dated 12/11/2010 to draw conclusion on the issues as had been referred vide letter No.D-216/PS/Jdl.Comm.(E)/AS/2010 dated 01/11/2010 by Additional Commissioner (Engg.), MCD.

In this context, I may like to submit that there are some other issues, as had been referred, on which the present clarification does not speak to and which are as significant as the issue already clarified. It has been felt imperative to request DDA to examine these issues and provide clarification. An agenda note, revealing facts of the case and specific issues to be got considered and resolved is enclosed.

It is requested to kindly get the matter examined and clarification on specific issues may be provided to this office at the earliest possible. If required, the case may be placed before the Technical Committee of DDA to get these issues considered. In such event, relevant file shall be placed in the meeting by the representative of the MCD.

Yours faithfully,

Encl: As Above

[Signature]
Superintending Engineer
Building (HQ)

*Spoken to comm(Plg)
Pl. put up agenda item before T.C.*

✓ JD(MP)

*H. Dhillon
25.11.10*

*Cm
25.11.2010*

AD.MP

*Pl. Amulhat
9M
24/11/10
AC/MP*

*Copy No. A-4524
Date 25/11/10*

*Diary No. 175-2
Date 25-11-10*

Subject : Building Plan Application for office Building at Pocket-9A, Kotla Road, New Delhi.

The building plan application for construction of two level basement for parking & services, ground floor, first floor, second floor, third floor, fourth floor and part fifth floor for office, library, press briefing hall/auditorium etc. was submitted by All India Congress Committee vide file No. 3656/B/HQ/2010 dated 1.6.2010. The site was inspected and the case was scrutinized. The case was referred to Town Planning Deptt. on 15.6.2010 for comments on land use, Ground coverage, FAR, Set backs, frontage of plot etc. The comments of Town Planning Department were obtained on 1.7.2010. The land use as per layout plan is public/semi-public facilities.

In the instant case the proposed ground coverage & FAR are 28.70% and 119.93 against the permissible 30% & 120 respectively as per MPD-2021. The proposed height of building is 26.00 Meter which is permissible as per MPD-2021. The proposed setbacks are front 9.00 Meter, sides (One & two) 6.00 Meters and rear 6.00 Meters which are permissible as per MPD-2021. The parking @2ECS 100/sqm. has been proposed in the basements which is permissible as per MPD-2021. One Security Post has been proposed in front setbacks which is also permissible as per Building Bye Laws.

The applicant proposed the following items free from ground coverage and FAR:

- a) Glass canopy with metal frame of size 10.4x8.0 mtr. at 11th floor level.
- b) A metal sheet 6.0mtr. wide strip in shape of architectural feature on top of 1.5 mtr. high parapet wall on fifth floor with overall height of 27.5 mtr. (26 mtrs. permissible height + 1.5 mtr. high parapet wall) which is projected partly on terrace and partly beyond the building line with 3 mtr. wide middle connection in between. The height of metal sheet at terrace of fourth floor 5.5m.

The provision of **Bldg. Bye Laws 1983** with regard to canopy and projection is as under:

2.19 Covered Area- Ground area covered immediately above the plinth level covered by the building but does not include the spaces covered by

- a) Garden, rockery, well and well structures, plant nursery, water pool, swimming pool (in uncovered), Platform round a tree, tank, fountain, bench, chabutra with open top and unenclosed on side by walls and the like;
- b) Drainage culvert, conduit, catch-pit, gully-pit, chamber, gutter and the like; and
- c) Compound wall, gate, slide swing, **canopy, areas covered by chajja or alike projection** and staircase which are uncovered and open atleast on three sides and also open to sky.

12.6 Exemption of Open Spaces/ Covered Area

12.6.1 The following exemption to open spaces shall be permitted.

Projections into open spaces-

(a) Every open space provided either interior or exterior shall be kept free from any erection thereon and shall be open to the sky. Nothing except cornice, chajja or weather shade (not more than 0.75 m wide) shall overhang or project over the said open space so as to reduce the width to less than the minimum required.

Note: Such projections shall not be allowed at a height more than 2.2 m from the corresponding finished floor level.

(b) A canopy or canopies each not exceeding 4.5 m in length and 2.4 m in width in the form of cantilever or cantilevers, over the main entrance/ entrances, providing a minimum clear height of 2.2 m below the canopy.

In one storeyed residential building, only one such canopy shall be permitted for each individual detached block. In more than one storeyed residential buildings, two canopies shall be permitted over ground floor/ higher floor entrances. In buildings of other occupations the permissibility of canopy, canopies shall be as decided by the Authority on its merits.

In buildings of other occupancies (refer Bye-laws Nos.2.54.2 to 2.54.9), the permissibility of canopy, canopies shall be as decided by the Authority on its merits.

| | |
|--------|-------------------------|
| 2.54.2 | Educational Buildings |
| 2.54.3 | Institutional Buildings |
| 2.54.4 | Assembly Buildings |
| 2.54.5 | Business Buildings |
| 2.54.6 | Mercantile Buildings |
| 2.54.7 | Industrial Buildings |
| 2.54.8 | Storage Buildings |
| 2.54.9 | Hazardous Buildings |

12.7.1 Height Exceptions - The following appurtenant structures shall not be included in the height of building covered under bye-laws No.12.7- roof tanks and their supports not exceeding 1.0 m in height, ventilating, air- conditioning and lift rooms and similar service equipments, stairs covered with mumty not exceeding 3.0 m in height, chimneys and parapet wall and architectural features not exceeding 1.5 m in height - unless the aggregate area of such structures including barsati, exceeds 1/3 of the roof of the building upon which they are erected.

The provision of **MPD 2021** with regard to sanction of plans Chapter 17 Development Code 3(13) is as under:-

Wherever required, the **Technical Committee of the DDA** shall formulate policy guidelines for the sanctioning of local area plans, layout plans, comprehensive schemes, re-development schemes, urban renewal schemes and **multi-storeyed buildings** in all land use categories. The Technical Committee shall be empowered to call for the plans from the development organizations/Local Bodies and would give directions/ recommendations wherever necessary.

The case was discussed in the meeting of Building Plan Committee and it was decided that matter may be referred to Technical Committee/DDA for decision in view of provision of Master Plan as per chapter 17 Development Code sub-clause 3 (13) as explained above.

In view of above decision of Building Plan Committee, the above matter was referred to Technical Committee/DDA vide letter no. D# 216/PS/Addl. Cm.(E)/AS/2010 dt. 01/11/2010, (copy enclosed). In response to above, Joint Director(MP)DDA vide their letter no. F.1(12)2009/MP/366 dt. 12/11/2010 has informed as under:-

"I have been directed to inform that the issue of permissibility of porch was considered by the Technical Committee in its meeting held on 16.6.2008 vide item No. 66:08, while considering the Guidelines for processing of layout plans and building plans vis-à-vis amendment in MPD-2021. Accordingly, the size of the porch shall be determined by the Architect concerned, depending upon the no. of vehicles to be parked at a time under the porch considering unit area of 23 sq.mt. per ECS or modular size of 7 mtrs.x4mtrs. upto maximum limit of 8 mtrs.x20 mtrs. The building can have more than on porch but the total area of the porch shall not exceed 3% of the total FAR.

The issue of project above parapet as architectural feature may be examined as per the DUAC recommendations. However as per the Building Bye-laws no projection (except Chajjas and Canopies) is permitted in setbacks at any level/height."

The area of proposed canopy is 10.40 x 8.00 = 83.20 Sqm which is less than the 3% of permissible FAR. The height of canopy from ground level is 13.40 M at third floor level. The proposed building with canopy and architectural feature in the shape of metal sheet projection has been approved by DUAC and the same are not infringing the mandatory setbacks.

The following issues need clarifications and decision :-

- (a) Whether a canopy (size 10.40 Meters x 8.00 Meters) proposed at a height of 13.40 meters (3rd floor level) can be allowed free from ground coverage & FAR.
- (b) Whether, the Architectural features of projected metal sheet as proposed by the applicant & approved by the DUAC which are not infringing the mandatory setbacks can be allowed free from ground coverage & FAR.

8/c

87/mtg

INDEX9th Technical Committee Meeting to be held on 01.12.2010.

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AGENDA FOR TECHNICAL COMMITTEE

Sub: Re-development of Indraprastha Power Plant Site : Change of Land Use from 'Utility' to 'Transportation', thereof.
F.4(2)98/MP/Pt.-II/

A. BACKGROUND:

Chief Secy, Govt. of NCT of Delhi forwarded the proposal of Redevelopment of Indra Prastha Power Plant Site, I.P. Estate, New Delhi prepared by DSIIDC (Delhi State Industries and Infrastructure Development Corporation Ltd.). A meeting was convened by Hon'ble L.G on the issue of re-development of IP Power Station site, at Raj Niwas, on 02.11.10 where a presentation on the proposal prepared by DSIIDC was made. The area of the power plant behind the power station could be capable for parking of 600 buses at two levels. The existing power plant building can be retrofitted to make it into green building. The detailed proposal, as per the minutes of the meeting dated 12/11/2010 issued by Chief Sec., GNCTD (enclosed as ANNEXURE-B), of re-use of the land were as follows:

- a) 9.62 acre to be made into city forest.
- b) 15 acre to be used for bus parking and retrofitment of existing power plant building.
- c) 35 acre (approx.) for existing Electric Sub Station building, which would remain
 1. with DTL (Delhi Transco Ltd.).

B. DSIIDC SCHEME:

Chairman & Managing Director, DSIIDC has forwarded a proposal for Change of Land Use for re-development of IP Power Plant Site and the presentation was made in the meeting held at Raj Niwas. The proposal (ANNEXURE-A) for re-use of the land is as follows :

- i) The project is proposed to upgrade the I.P. Power Plant land measuring 15.50 Ha. for Bus Depot (DTC Bus parking-cum-Public Use) for Offices of DTC as well as other Offices. The total area of the land being vacated by IP Power Station is 23.927 Ha.
 - DSIIDC has proposed to redevelop the IP Power Station building and retrofit it for office space and use the coal dumping yard as parking of Buses. This is an innovative proposal which needs to be considered from planning perspective.
 - The proposed construction of East- West Corridor in the vicinity of Metro line would reduce the area of existing IP Bus Depot to a major extent and is required to be shifted to another site.
 - The area of Coal Plant behind the Power Station (towards River Yamuna) will be capable of parking 600 buses at two levels.
- ii) The Project proposes 9.60 Ha. of "Recreational" area, on the southern edge of the site.
- iii) To the North exist electric sub-station and yard which will remain with the power deptt.

Break-Up of the Proposal is as under:

| SL.No | FROM | TO | AREA |
|-------|--|--|---------------------|
| A) | | | 10.23 Ha |
| (i) | UTILITY | TRANSPORTATION (Bus Depot) | 6.33 Ha (15.644 Ac) |
| (ii) | UTILITY (Power Plant Area) | RECREATIONAL (South of Power Plant Building) | 3.90 Ha (9.60 Ac) |
| B) | UTILITY (Electric sub station : existing) | (Remains unchanged) | 13.697Ha |
| C) | TOTAL | | 23.927Ha (59.10 Ac) |

C. EXAMINATION / OBSERVATIONS:

1. Earlier, Pr. Secy. to L.G. vide U.O. dated 1.12.2009 had forwarded the comments of Chief Secretary, GNCTD on the draft Zonal Plan of Zone 'O' for necessary action in the light of discussion with Hon'ble L.G. on 1.12.2009. The comments are reproduced below :-

"There is a thinking that at once the Raj Ghat Power Station be closed down and in order to make up the shortage of cultural and conferencing facilities, there is a need to set up a cultural and conferencing centre in this area, particularly because it is on the river bank and would be a good location for development of a cultural complex. The I.P. Power Station, after it shuts down, is proposed to be used for DTC bus parking as already approved by the Hon'ble LG because the I.P. Depot is likely to be closed once the East West Corridor comes up and the land would be under the East West Corridor. Therefore, an alternative location is needed in the near vicinity for DTC bus parking."

2. MPD-2021 Provisions

As per MPD-2021, sub-clause 9.1.2, all Thermal Power Plants located in the NCT of Delhi should be gradually converted to gas based plants.

3. Zonal Development Plan (ZDP) Zone-'O' PROVISIONS

(i) As per approved ZDP of Zone 'O', IP Thermal Power Station falls in sub zone- 05 (from ITO Barrage to Nizamuddin Railway Bridge) and the land use as per MPD-2021 and ZDP-'O' is "utility" [U3-Electricity (Power House, Sub Station etc.)].

(ii) As per ZDP of Zone-'O', all thermal Power Plants located in Zone 'O' either should be shifted or gradually be converted to gas based power plants. The area under the plants will be developed for green/ recreational areas as part of comprehensive scheme as per the provision of ZDP [Zone O], in case it is shifted.

The precise use of the recreational /green area will be determined as per the detailed layout Plan to be prepared.

(iii) This will require modification in MPD 2021 & ZDP for Zone- O, u/s 11-A, DDA Act

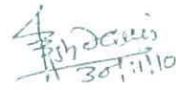
(iv) CLU would involve clearances from CWC, Central Ground Water Authority, Ministry of Environment, YRDA etc.

5/c

D. PROPOSAL :

- 1) Change of Landuse (CLU) for Land area measuring 6.33 Ha. (15.644 Ac) is proposed from UTILITY (U3) to TRANSPORTATION (Bus Depot) , to be processed Under Section 11-A Of DD Act. (Plan laid on table).
 - 2) For land of area measuring 3.90 Ha. (9.60Ac) is proposed for RECREATIONAL use. No CLU is required as per the provision of ZDP [Zone O], as referred in para- C3 above.
 - 3) For land of area measuring 13.527 Ha. (33.411Ac) under UTILITY Use (ESS) is proposed to remain unchanged. In case it is shifted the area is to be developed for Recreational/ Green as per ZDP provision.
 - 4) In case the IP Bus Depot is likely to be closed once the East- West Corridor comes up and the land would be under East-West Corridor, the remaining area would be developed for **Recreational** Landuse.
 - 5) Development Controls for Bus Depot as per MPD 2021 shall be applicable.
 - 6) Necessary Clearances will be obtained by concerned Deptt./GNCTD.
- E. The submitted Scheme, Examination, Observation and Proposal contained in paras B, C & D above is placed for consideration of the Technical Committee.


28/11/10
Director (Plg) E&O


30/11/10
Dy. Director (Plg) E&O

Asstt. Director (Plg) O

41c

ALLOTMENT OF LAND WITHING I.P. POWER PLANT BY HON. L.G. FOR BUS DEPOT, MULTI LEVEL PARKING, OFFICES, ETC.

RE-MODELLING AT I.P. POWER PLANT

ELECTRIC SUB-STATION Expansion

DTC BUS DEPOT & OFFICES
multi level parking, offices, workshop, etc)
644 Acres

RAIL WAY TRACK



CITY CREEK
9.60 Acres

Annexure A

g/c

353/c

-2-

The Commissioner (Planning), DDA pointed out that this area falls in the O-Zone and is meant to be used for power plant and thereafter as green. However, Hon'ble LG stated that since the investment in the structure of the power plant is already available and no additional river-bed area is being converted to urban use, creating green office space in an existing structure would be in keeping with the environmental considerations. It was pointed out by the Chief Secretary that the power plant building is very strong and cannot be demolished, hence, it is better to use it for a public purpose.

At the end of the discussion, it was agreed that a proposal would be moved by the government to change the land use of 15.50 acres of land to DTC bus parking and public offices.

(Rakesh Mehta)
Chief Secretary

No.

Dated: 12-11-2010

Copy to:-

1. ✓ VC, DDA
2. Pr. Secretary to LG
3. Commissioner (Planning), DDA
4. CMD, DSIIDC
5. Secretary (E&F)
6. Jt. Secretary (Power)
7. SO to CS for record



310 3641 C
GOVERNMENT OF NCT OF DELHI
OFFICE OF THE CHIEF SECRETARY
DELHI SECRETARIAT, I.P. ESTATE, NEW DELHI

Commr (PLG)'s Office

Diary No. M-1130

Date 26/11/10

M-313

दिनांक 26/11/10

निदेशक (प्लानिंग)

जयपुरा बास क्षेत्र

वि. वि. प्र. विभागाधीन

फोटो कॉपी
उपरोक्त कार्यालय
आदेश क्र 313/10
दिनांक 18/11/10

MINUTES OF THE MEETING HELD ON 2ND NOVEMBER, 2010
AT 11.30 A.M. IN RAJ NIWAS ON THE REDEVELOPMENT OF
INDRAPRASTHA THERMAL POWER STATION SITE

A meeting was convened by the Hon'ble Lt. Governor, Delhi on the issue of redevelopment of Indraprastha Thermal Power Station site on 02.11.2010 at 11.30 A.M. at Raj Niwas. The following officers attended the meeting:-

M-430/10
26/11/10
26/11/10

1. Shri Rakesh Mehta, Chief Secretary, Delhi
2. Shri A.K. Nigam, Vice-Chairman, DDA
3. Shri Rakesh Behari, Pr. Secretary to LG
4. Shri Chetan B. Sanghi, CMD, DSIIDC
5. Shri Dharmendra, Secretary (E&F)
6. Shri Ashok Kumar, Commissioner (Planning), DDA and other officers

C (Prq) (in leave)
18/11

The Hon'ble LG, initiating the discussion, stated that the proposal of the DSIIDC to redevelop the Indraprastha Thermal Power Station building and retrofit it for office space and use the coal dumping yard as parking for buses is an innovative proposal which needs to be considered from the planning perspective.

The CMD, DSIIDC stated that with the proposed construction of the East-West Corridor, the Indraprastha Bus Depot would be reduced by more than half its size and is required to be shifted to another site and the area of the coal plant behind the I.P. Power Station is capable of parking 300 buses at two levels. He also stated that the existing power plant building can be retrofitted to make it into green building. The Consultant of the DSIIDC made a detailed presentation on the proposal and stated that the proposal of re-use of the land is as follows:-

- (a) 9.62 acres to be made into city forest.
- (b) 15 acres to be used for bus parking and retrofitment of existing power plant building.
- (c) 35 acres approximately for existing electric sub-station building, which would remain with the DTL.

The project would be creating 9.60 acres of city forest in the area, which is currently a dumping yard. Other areas would be upgraded and 15.50 acres would be redeveloped into a DTC bus parking-cum-public use for offices of DTC as well as other offices to bring them close to Delhi Secretariat. This would save the time of officers with the reduction in number of government vehicles coming to the Delhi Secretariat from far away locations. There is also a proposal to integrate the entry into the office building of the Delhi Metro Station for more metro usage.

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Sh. Raj Kumar
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18/11/10

DELHI DEVELOPMENT AUTHORITY

(MASTER PLAN SECTION)
6th Floor Vikas Minar, New Delhi
Telephone No.23378870

No. F.1(15)2010-MP / 374

Date: 26.12.2010

MEETING NOTICE

The 9th Technical Committee Meeting of the DDA for the year 2010 under the chairmanship of VC, DDA will be held on 01.12.2010 at 11.30 A.M. in the Conference Hall, 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 same.


(P.V. Maitshabdey)
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 (Property Development), DMRC
11. Chief Engineer (Elect) DDA
12. Additional Commissioner(Plg.) UE&P, DDA
13. Additional Commissioner(Plg.) TB&C, DDA
14. Additional Commissioner(Plg) MPPR, DDA
15. Additional Commissioner(Plg) AP, DDA
16. Secretary, DUAC
17. Land & Development Officer, (L&DO)
18. Sr. Architect, (H&TP) CPWD
19. Dy.. Commr. of Police (Traffic) Delhi
20. Director (Landscape) DDA

NOO:

AE (Main.), DDA, Vikas Minar
AE(Elect.), DDA, Vikas Minar
Security Officer, Vikas Minar

Special Invitees

Director (Plg.)AP (Zone E&O)
Chief Town Planner, MCD
Suptdg. Engineer, (Bldg.)(HQ)/MCD
Dir. (Bldg) DDA

Item No.55
Item No. 56
Item No.56
Item No.56