

Laid On Table

Item No: 14/2012

**AGENDA FOR TECHNICAL COMMITTEE**

File No: F. No F11 (6)74/MP/Pt-I

Subject: Policy for Continuance of Temporary Cinemas in Delhi

**1.0 BACKGROUND:**

- i. The issue of continuance of Temporary cinemas was discussed in the 3<sup>rd</sup> Technical Committee meeting held on 11-8-2011 vide item no 21/11. The minutes of the Technical Committee meeting are as follows

*"The item was presented by Director (Plg.) MP & Zone 'D', it was informed that the temporary cinemas which were continuing on license basis, for a long time, at various locations in Delhi, were not conforming to the land use provisions. The MPD-2001 had stipulated the conditions for continuation of temporary cinemas, subject to maximum capacity of 300 seats; minimum front right of way 18 mtrs; One car space per 25 seats; conformity to the Cinematography Act and levying of conversion charges, to be worked out by the Authority. However, the issue of continuance of temporary cinemas is not addressed in the MPD-2021. Several representations were received from time to time in this regard and the issue of permissibility of temporary cinemas on permanent basis was also raised in one of the Authority meetings by the non official members which was also placed before the Technical Committee.*

*In view of the directions of the Hon'ble Lt. Governor for processing the cases of existing temporary cinemas for regularization, the matter was again placed before the Technical Committee. After detailed deliberations, it was observed that continuance of Temporary Cinemas and the possibility of effecting land use change to make them permanent in situ in Delhi should be dealt on case to case basis. Accordingly it was decided that the present status of the temporary cinemas in terms of area, ownership details and existing/functioning activities in these premises, supported by photographs/documents may be obtained to examine the matter further"*

- ii. As a follow up to the minutes of the Technical Committee meeting dt. 11-8-2011, the respective Director (Plgn) examined the issue and based on the information provided by these temporary cinemas owners with regards to plot size, details of existing construction, approach road and parking provisions etc. and after confirming the documents/site inspection, a case specific agenda was prepared and put up in the Technical Committee meeting held on 13.2.2012. These were discussed case by case in DDA's Technical Committee meeting held on 13.2.2012.

The decision of the Technical Committee is as follows

*The proposal was explained by Director (Plg) Zone C&G, DDA. After detailed deliberations and based on the feedback given by the members, it was decided that except the land use and enabling provisions of MPD-*

Item No. 19/2012

AD (M)

2021, the proposal be re-examined and evaluated based on provisions given in MPD-2001, licensing terms and conditions as per the Cinematography Act, building approvals already obtained etc. The desired information be given in a common format for all the cases and thereafter the matter may be put up again in the Technical Committee meeting.

## 2.0 FOLLOW UP ACTION

- i. As a follow up to the Technical Committee meeting, a common format was circulated to all the concerned planning units to provide the various details and put up agenda accordingly vide circular no F11(6)74/MP/Pt.1/67 dt. 28-3-12.
- ii. In the meantime, this issue was also discussed in the Advisory group meeting of MPD-2021 review of 23-2-2012 held under the chairmanship of LG Delhi. The decision of the same is reproduced below
  - a) *It was informed that the matter was placed in the Technical Committee of DDA, in its meeting held on 13-02-2012, and it has been decided that the concerned DDA officers will prepare case by case report in terms of the common parameters as given in MPD-2001. This will help to view how many temporary cinemas can be accommodated within the parameters so that the policy for modification in MPD-2021 can be formulated.*
  - b) *Hon'ble Lt. Governor suggested that an interactive meeting with Temporary Cinema owners be held before finalizing any policy in this behalf for incorporation in MPD-2021.*

Accordingly, a meeting was organized under Commissioner (Plgn) -I & II as per the direction of VC, DDA vide his note dt. 11-4-12 on various parameters on 19-4-12. The feedback received from all the concerned stakeholders/ owners is annexed at Annexure 'A'.

- iii. Based on the interaction with the stakeholders and feedback received from them and the provisions of MPD 2001 for temporary cinemas, the policy put up to the Technical Committee in its meeting on 13-2-2012 vide item No 15/2012 has been revisited and modified as given in following para 3.0

## 3.0 PROPOSAL

item No. 19/2012  
S.D. (11-11-12)  
A.D. (11-11-12)

Following modification is proposed in the Master Plan 2021, chapter 17 Development Code under sub clause 8 (2). Following shall be added after para (v) to the notes:

**"New Temporary cinemas shall not be permissible, however already existing Temporary Cinemas shall be allowed to continue on permanent basis as per the conditions given below"**

- i. Seat capacity - Minimum 300 seats and max. 1000 Seats in one or more cinema halls ( $\pm$  10 %)
- ii. Minimum road R/W in front - 18 mt.
- iii. Parking requirement - one ECS per 25 seats.
- iv. Maximum ground coverage - 50 % (subject to minimum setbacks as per MPD 2021 to be adhered)
- v. Max FAR - 60
- vi. Plot size - Min. 1200 sq. mts & max. 4000 sq. mts
- vii. Max. Permissible Height - 15 mts
- viii. No commercial activity other than snacks counter etc. shall be permissible.
- ix. Cinema would conform to the Cinematography act and other statutory provisions. Multiplexes shall accordingly be permissible.
- x. Land Use conversion charges, FAR charges, betterment levies and other charges will be levied as approved by the Government from time to time.
- xi. The local body and licensing Authorities shall ensure that the above conditions are complied before renewing the license.
- xii. The temporary cinema existing on government land shall not continue.
- xiii. The excess land in such cases if required for larger public purposes shall be acquired and developed as per the local area needs/ Master Plan provisions by the concerned local agencies.

Individual cases will be processed as per the above provisions after the enabling provisions are made in the MPD 2021 for change of land use.

**4.0** The proposal contained in para 3.0 above is placed before the Technical Committee for consideration and processing necessary modifications in MPD-2021 under section 11 A of DD Act, 1957 to add the above mentioned modification under sub clause 8 (2) Permission of Use Premises in Use Zones after point (v) of notes.

*Mecnak*  
25-4-12  
Asth. Director (MP)

*[Signature]*  
25/4/12  
Dy. Director (MP)

*[Signature]*  
25/04/12  
Director (MP)

Item No 4/2012

*[Signature]*  
A.D. (MP)

## INFORMATION PROVIDED BY TEMPORARY CINEMA OWNERS DURING INTERACTIVE MEETING HELD ON 19-4-12

Name of Cinema	Operational Status	Validity of License period	Existing no of seats	Proposed R.O.W of 18 mts.	Area (In sq.m (approx.))	Status of approval (Plan Sanctioned)	commercial activity existing (if any)	Type of activities required as conveyed during the meeting	Land Use as per MPPD/ZDP
Surya Cinema	Functional	March 2013	519	Yes	3476 sq. mts	Sanctioned from MCD	No	Permanent Cinema/ Multiplex	Residential- (built up)
Chanderok Cinema, Chitaranjan Park	Not functional	February 2013	550	Existing as available at site	3208 sq. mts	Approved plan of PWD	No	Permanent Cinema/ Multiplex	Residential
Selva Cinema, Madhura Road	Functional	5-2-2013	934	Yes	4877 sq. mts	Approved plan of PWD	Canteens	Commercial cum cinema	Residential
Rajinema, Chakandi, Tilai Nagar. (on rented property)	Not functional	2005	500	Yes	1800 sq. m	Approved plan of PWD	No	Commercial cum cinema	Residential
Swarn/Supreme Cinema, Vistas Nagar	Functional	14-9-2012	1189	Yes	2521 sq mts	Approved plan of PWD	No	Commercial cum cinema	Residential
Hare Cinema, GTRoad, Azapur	Functional	January 2013	900	Yes	3319 sq. mts.	Approved plan of PWD	6 Shops (not occupied)	Cinema (min. 300 seats) - as per MoUD Policy for multiplex	Recreational
Lokesh Cinema, Rotlak Road	Functional	7-11-2012	912	Yes	3000 sq. mts	PWD approved plan		Commercial cum cinema	Residential (Built up)

AD (MP)

Malka

19.4.12

Laid On Table

Item No: 19/2012

**AGENDA FOR TECHNICAL COMMITTEE**

**File No: F. No F11 (6)74/MP/Pt-I**

**Subject: Policy for Continuance of Temporary Cinemas in Delhi**

**1.0 BACKGROUND:**

- i. The issue of continuance of Temporary cinemas was discussed in the 3<sup>rd</sup> Technical Committee meeting held on 11-8-2011 vide item no 21/11. The minutes of the Technical Committee meeting are as follows

*"The item was presented by Director (Plg.) MP & Zone 'D', it was informed that the temporary cinemas which were continuing on license basis, for a long time, at various locations in Delhi, were not conforming to the land use provisions. The MPD-2001 had stipulated the conditions for continuation of temporary cinemas, subject to maximum capacity of 300 seats; minimum front right of way 18 mtrs; One car space per 25 seats; conformity to the Cinematography Act and levying of conversion charges, to be worked out by the Authority. However, the issue of continuance of temporary cinemas is not addressed in the MPD-2021. Several representations were received from time to time in this regard and the issue of permissibility of temporary cinemas on permanent basis was also raised in one of the Authority meetings by the non official members which was also placed before the Technical Committee.*

*In view of the directions of the Hon'ble Lt. Governor for processing the cases of existing temporary cinemas for regularization, the matter was again placed before the Technical Committee. After detailed deliberations, it was observed that continuance of Temporary Cinemas and the possibility of effecting land use change to make them permanent in situ in Delhi should be dealt on case to case basis. Accordingly it was decided that the present status of the temporary cinemas in terms of area, ownership details and existing/functioning activities in these premises, supported by photographs/documents may be obtained to examine the matter further"*

- ii. As a follow up to the minutes of the Technical Committee meeting dt. 11-8-2011, the respective Director (Plgn) examined the issue and based on the information provided by these temporary cinemas owners with regards to plot size, details of existing construction, approach road and parking provisions etc. and after confirming the documents/site inspection, a case specific agenda was prepared and put up in the Technical Committee meeting held on 13.2.2012. These were discussed case by case in DDA's Technical Committee meeting held on 13.2.2012.

The decision of the Technical Committee is as follows

*The proposal was explained by Director (Plg) Zone C&G, DDA. After detailed deliberations and based on the feedback given by the members, it was decided that except the land use and enabling provisions of MPD-*

Item No. 19/2012  
Shalika  
AD (MI)

2021, the proposal be re-examined and evaluated based on provisions given in MPD-2001, licensing terms and conditions as per the Cinematography Act, building approvals already obtained etc. The desired information be given in a common format for all the cases and thereafter the matter may be put up again in the Technical Committee meeting.

## 2.0 FOLLOW UP ACTION

- i. As a follow up to the Technical Committee meeting, a common format was circulated to all the concerned planning units to provide the various details and put up agenda accordingly vide circular no F11(6)74/MP/Pt.1/67 dt. 28-3-12.
- ii. In the meantime, this issue was also discussed in the Advisory group meeting of MPD-2021 review of 23-2-2012 held under the chairmanship of LG Delhi. The decision of the same is reproduced below
  - a) It was informed that the matter was placed in the Technical Committee of DDA, in its meeting held on 13-02-2012, and it has been decided that the concerned DDA officers will prepare case by case report in terms of the common parameters as given in MPD-2001. This will help to view how many temporary cinemas can be accommodated within the parameters so that the policy for modification in MPD-2021 can be formulated.
  - b) Hon'ble Lt. Governor suggested that an interactive meeting with Temporary Cinema owners be held before finalizing any policy in this behalf for incorporation in MPD-2021.

Accordingly, a meeting was organized under Commissioner (Plgn) -I & II as per the direction of VC, DDA vide his note dt. 11-4-12 on various parameters on 19-4-12. The feedback received from all the concerned stakeholders/ owners is annexed at Annexure 'A'.

- iii. Based on the interaction with the stakeholders and feedback received from them and the provisions of MPD 2001 for temporary cinemas, the policy put up to the Technical Committee in its meeting on 13-2-2012 vide item No 15/2012 has been revisited and modified as given in following para-3.0

## 3.0 PROPOSAL

Item No. 19/2012  
Following modification is proposed in the Master Plan 2021, chapter 17 Development Code under sub clause 8 (2). Following shall be added after para (v) to the notes:

**"New Temporary cinemas shall not be permissible, however already existing Temporary Cinemas shall be allowed to continue on permanent basis as per the conditions given below"**

- |       |   |   |
|-------|---|---|
| i.    | Seat capacity   | - Minimum 300 seats and max. 1000<br>Seats in one or more cinema halls ( $\pm$<br>10 %) |
| ii.   | Minimum road R/W in front   | - 18 mt.  |
| iii.  | Parking requirement   | - one ECS per 25 seats.   |
| iv.   | Maximum ground coverage   | - 50 % (subject to minimum setbacks<br>as per MPD 2021 to be adhered)                   |
| v.    | Max FAR   | - 60  |
| vi.   | Plot size   | - Min. 1200 sq. mts & max. 4000 sq.<br>mts  |
| vii.  | Max. Permissible Height   | - 15 mts  |
| viii. | No commercial activity other than snacks counter etc. shall be permissible.   |   |
| ix.   | Cinema would conform to the Cinematography act and other statutory provisions. Multiplexes shall accordingly be permissible.  |   |
| x.    | Land Use conversion charges, FAR charges, betterment levies and other charges will be levied as approved by the Government from time to time.   |   |
| xi.   | The local body and licensing Authorities shall ensure that the above conditions are complied before renewing the license.   |   |
| xii.  | The temporary cinema existing on government land shall not continue.  |   |
| xiii. | The excess land in such cases if required for larger public purposes shall be acquired and developed as per the local area needs/ Master Plan provisions by the concerned local agencies. |   |

Individual cases will be processed as per the above provisions after the enabling provisions are made in the MPD 2021 for change of land use.

**4.0** The proposal contained in para 3.0 above is placed before the Technical Committee for consideration and processing necessary modifications in MPD-2021 under section 11 A of DD Act, 1957 to add the above mentioned modification under sub clause 8 (2) Permission of Use Premises in Use Zones after point (v) of notes.

*Meenak*  
25-4-12  
Asth. Director (MP)

*[Signature]*  
25/4/12  
Dy. Director (MP)

*[Signature]*  
25/04/12  
Director (MP)

*Hein 25/4/2012*

*[Signature]*

*[Signature]*

## INFORMATION PROVIDED BY TEMPORARY CINEMA OWNERS DURING INTERACTIVE MEETING HELD ON 19-4-12

Name of Cinema	Operational Status	Validity of License period	Existing no of seats	Proposed R.O.W of 18 mts.	Area In sq.m (approx.)	Status of approval (Plan Sanctioned)	commercial activity existing (if any)	Type of activities required as conveyed during the meeting	Land Use as per MPD/ZDP
Surya Cinema	Functional	March 2013	519	Yes	3476 sq. mts	Sanctioned from MCD	No	Permanent Cinema/ Multiplex	Residential- (built up)
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Seble Cinema, Mathura Road	Functional	5-2-2013	934	Yes	4877 sq. mts	Approved plan of PWD	Canteens	Commercial cum cinema	Residential
Raj Cinema, Chakrandi, Tilak Nagar. (on rented property)	Not functional	2005	500	Yes	1800 sq. m	Approved plan of PWD	No	Commercial cum cinema	Residential
Swamy/Supreme Cinema, Vishwas Nagar	Functional	14-9-2012	1189	Yes	2521 sq mts	Approved plan of PWD	No	Commercial cum cinema	Residential
Hansa Cinema, GTK Road, Azadpur	Functional	January 2013	900	Yes	3319 sq. mts.	Approved plan of PWD	6 Shops (not occupied)	Cinema (min. 300 seats) - as per MoUD Policy for multiplex	Recreational
Lokesh Cinema, Rohak Road	Functional	7-11-2012	912	Yes	3000 sq. mts	PWD approved plan		Commercial cum cinema	Residential (Built up)

ADD (MCD)

M. K. Bhatnagar

14-4-12



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The decision of the Technical Committee is as follows

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Item No. 19/2012

Shalini

AP (R)

2021, the proposal be re-examined and evaluated based on provisions given in MPD-2001, licensing terms and conditions as per the Cinematography Act, building approvals already obtained etc. The desired information be given in a common format for all the cases and thereafter the matter may be put up again in the Technical Committee meeting.

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  - b) *Hon'ble Lt. Governor suggested that an interactive meeting with Temporary Cinema owners be held before finalizing any policy in this behalf for incorporation in MPD-2021.*

Accordingly, a meeting was organized under Commissioner (Plgn) -I & II as per the direction of VC, DDA vide his note dt. 11-4-12 on various parameters on 19-4-12. The feedback received from all the concerned stakeholders/ owners is annexed at Annexure 'A'.

- iii. Based on the interaction with the stakeholders and feedback received from them and the provisions of MPD 2001 for temporary cinemas, the policy put up to the Technical Committee in its meeting on 13-2-2012 vide item No 15/2012 has been revisited and modified as given in following para-3.0

## 3.0 PROPOSAL

item No. 14/2012  
J.S. Khan  
A.D. (14)

Following modification is proposed in the Master Plan 2021, chapter 17 Development Code under sub clause 8 (2). Following shall be added after para (v) to the notes:

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| xi.   | The local body and licensing Authorities shall ensure that the above conditions are complied before renewing the license.   |   |
| xii.  | The temporary cinema existing on government land shall not continue.  |   |
| xiii. | The excess land in such cases if required for larger public purposes shall be acquired and developed as per the local area needs/ Master Plan provisions by the concerned local agencies. |   |

Individual cases will be processed as per the above provisions after the enabling provisions are made in the MPD 2021 for change of land use.

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*Meenak*  
25-4-12  
Astt. Director (MP)

*[Signature]*  
25/4/12  
Dy. Director (MP)

*[Signature]*  
25/04/12  
Director (MP)

Item No 4/2012

*[Signature]*  
A. B. K.

## INFORMATION PROVIDED BY TEMPORARY CINEMA OWNERS DURING INTERACTIVE MEETING HELD ON 19-4-12

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Swara/Supreme Cinema, Visthas Nagar	Functional	14-9-2012	1189	Yes	2521 sq mts	Approved plan of PWD	No	Commercial cum cinema	Residential
Harsh Cinema, GT Road, Azadpur	Functional	January 2013	900	Yes	3319 sq. mts.	Approved plan of PWD	6 Shops (not occupied)	Cinema (min. 300 seats) - as per MoUD Policy for multiplex	Recreational
Loth Cinema, Rohak Road	Functional	7-11-2012	912	Yes	3000 sq. mts	PWD approved plan		Commercial cum cinema	Residential (Built up)

AD (MCD)  
 1/1/12  
 M. K. B.

DELHI DEVELOPMENT AUTHORITY  
MASTER PLAN SECTION, 6<sup>TH</sup> FLOOR,  
VIKAS MINAR, NEW DELHI - 110002  
Phone No. 23370507

No.F.1(7)2012/MP/74

Dt. 21.5.2012

Sub: Minutes of the 2<sup>nd</sup> Technical Committee Meeting held on 26.4.2012.

Item No. 16/2012:

Confirmation of Minutes of the 1<sup>st</sup> Technical Committee meeting held on 13.02.12.

No.F.1(01)2012/MP

The minutes were forwarded to the Members and no comments/observations have been received for any item. Hence the same were confirmed.

Item No.17/2012:

Relaxation of setback for construction of under ground connectivity between existing Supreme Court Building & proposed additional office complex at Mathura Road, New Delhi.

No. F.3(81)2006/MP

The proposal was presented by Dy. Architect, NDMC. Technical Committee approved the proposal of relaxation of set back for construction of underground connectivity between existing Supreme Court Building & proposed additional office complex at Mathura Road, subject to approval of scheme from Chief Fire Officer. NDMC was asked to correct the typographic errors in the agenda.

Action: Chief Architect, NDMC.

Item No.18/2012:

Regarding the property being used for commercial on ground floor having one side abutting notified commercial street.  
No.F.304(18)2003/Bldg.

The proposal was explained by Director (Bldg.). Technical committee observed that no policy issue is involved in this case to be considered by this Committee. The proposal was returned with the directions that it should be examined as per building bye laws, Provisions of MPD-2021 and other prevailing policy (if any) to dispose of the matter.

Action: Director (Bldg.)DDA.

Item No.19/2012:

**Policy for Continuance of Temporary Cinemas in Delhi.  
No.F11(6)74/MP/Pt.I**

The proposal was presented by Director (MP). After detailed deliberation on various points i.e. seating capacity, road R/W, parking requirement, plot size, FAR etc., the proposal was approved and recommended for consideration of Authority to process the amendment in MPD-2021 under Section 11A of DD Act-1957, with the condition that cinema owners would require to comply to the following conditions in addition to the conditions stipulated in the agenda:

1. To follow the provisions of National Building Code for construction of Permanent structure of Cinema Building.
  2. Clearance of Delhi Fire Service will be mandatory.
  3. To follow the cinematography rules and other licensing conditions.
- The individual case of Temporary cinema will be examined accordingly by the concerned Director (Plg) unit.

**Action: Director (MP)**

Other issue:

It was decided that as the department of Landscape is now headed by the Addl. Commissioner (Landscape), Addl. Commissioner (Landscape) shall be the member of the Technical Committee instead of Director (Landscape).

**Action: Director (MPR&TC)DDA**

Meeting ended with vote of thanks to the Chair.

  
(I.P. Parate) 21/5/12  
Director (MPR&TC)

Copy to:

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

List of participants of 2<sup>nd</sup> meeting for the year 2012 of Technical Committee on 26.04.2012.

**Delhi Development Authority**

S/Sh./Ms.  
G.S. Patnaik, Vice Chairman  
Ashok Khurana, EM, DDA  
J.B. Khadkiwala, Chief Architect  
Ashok Kumar, Commr. (Plg.)-I  
Dr. S.P. Bansal, Commr. (Plg.)-II  
P.M. Parate, Addl. Commr. (Plg) AP  
S.P. Pathak, Addl. Commr (Plg.)MPPR.  
Sanjiv Sen Gupta, Sr.Arch. (HQ)I  
Patha Dhar, Dir.(Plg.)AP-II  
M.Z. Bawa, Director (Bldg.)  
I.P. Parate, Director (Plg.)MPPR  
S.B. Khodankar,Dir. (Plg.) MP  
A.K. Manna, Dir. (Plg.), AP-I  
Sabyasachi Das, Dir.(Plg.)D-Zone  
T.K. Mandal, Dir. (Plg.), AP(E&O)  
A.K. Nanda, SE/(Elect.).  
Manju Paul, Dy. Director, VC Office

**Municipal Corporation of Delhi:**

Shamsher Singh,Chief Town Planner

**N.D.M.C:**

Sushil Kumar, Dy. Architect

**L&D.O.:**

Sunil Kumar Jain, Building Officer.  
Ravindra Singh, Building Officer

**C.P.W.D:**

Sanjib Sen Gupta, Sr. Architect(HQ)I

**DMRC:**

Umesh Mishra, C.E. (PD)

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Dr. G. C. Misra, Chief Fire Officer

**Traffic Police:**

G.S. Awana, Addl. DCP, Traffic

**Special Invitee:**

M/s.SGA

Suresh Goel, Consultant CS  
Rupesh Kumar, Consultant CS

DELHI DEVELOPMENT AUTHORITY  
MASTER PLAN SECTION, 6<sup>TH</sup> FLOOR,  
VIKAS MINAR, NEW DELHI - 110002  
Phone No. 23370507

No.F.1(7)2012/MP/74

Dt. 21.5.2012

Sub: Minutes of the 2<sup>nd</sup> Technical Committee Meeting held on 26.4.2012.

Item No. 16/2012:

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No.F.1(01)2012/MP

The minutes were forwarded to the Members and no comments/observations have been received for any item. Hence the same were confirmed.

Item No.17/2012:

Relaxation of setback for construction of under ground connectivity between existing Supreme Court Building & proposed additional office complex at Mathura Road, New Delhi.

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The proposal was presented by Dy. Architect, NDMC. Technical Committee approved the proposal of relaxation of set back for construction of underground connectivity between existing Supreme Court Building & proposed additional office complex at Mathura Road, subject to approval of scheme from Chief Fire Officer. NDMC was asked to correct the typographic errors in the agenda.

Action: Chief Architect, NDMC.

Item No.18/2012:

Regarding the property being used for commercial on ground floor having one side abutting notified commercial street.  
No.F.304(18)2003/Bldg.

The proposal was explained by Director (Bldg.). Technical committee observed that no policy issue is involved in this case to be considered by this Committee. The proposal was returned with the directions that it should be examined as per building bye laws, Provisions of MPD-2021 and other prevailing policy (if any) to dispose of the matter.

Action: Director (Bldg.)DDA.



**Item No.19/2012:**

**Policy for Continuance of Temporary Cinemas in Delhi.  
No.F11(6)74/MP/Pt.I**

The proposal was presented by Director (MP). After detailed deliberation on various points i.e. seating capacity, road RW, parking requirement, plot size, FAR etc., the proposal was approved and recommended for consideration of Authority to process the amendment in MPD-2021 under Section 11A of DD Act-1957, with the condition that cinema owners would require to comply to the following conditions in addition to the conditions stipulated in the agenda:

1. To follow the provisions of National Building Code for construction of Permanent structure of Cinema Building.
  2. Clearance of Delhi Fire Service will be mandatory.
  3. To follow the cinematography rules and other licensing conditions.
- The individual case of Temporary cinema will be examined accordingly by the concerned Director (Plg) unit.

**Action: Director (MP)**

**Other issue:**

It was decided that as the department of Landscape is now headed by the Addl. Commissioner (Landscape), Addl. Commissioner (Landscape) shall be the member of the Technical Committee instead of Director (Land scape).

**Action: Director (MPR&TC)DDA**

Meeting ended with vote of thanks to the Chair.

  
(I.P. Parate) 21/5/12  
Director (MPR&TC)

**Copy to:**

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Commissioner (Plg.)-I, DDA
4. Commissioner (Plg.)-II, DDA
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Ashok Khurana, EM, DDA

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Meeting ended with vote of thanks to the Chair.

  
(I.P. Parate) 21/5/12.  
Director (MPR&TC)

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**Action: Director (MPR&TC)DDA**

Meeting ended with vote of thanks to the Chair.

  
(I.P. Parate) 21/5/12  
Director (MPR&TC)

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  3. To follow the cinematography rules and other licensing conditions.
- The individual case of Temporary cinema will be examined accordingly by the concerned Director (Plg) unit.

**Action: Director (MP)**

Other issue:

It was decided that as the department of Landscape is now headed by the Addl. Commissioner (Landscape), Addl. Commissioner (Landscape) shall be the member of the Technical Committee instead of Director (Landscape).

**Action: Director (MPR&TC)DDA**

Meeting ended with vote of thanks to the Chair.

  
(I.P. Parate) 21/5/12  
Director (MPR&TC)

Copy to:

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

**List of participants of 2<sup>nd</sup> meeting for the year 2012 of Technical Committee on 26.04.2012.**

**Delhi Development Authority**

S/Sh./Ms.  
G.S. Patnaik, Vice Chairman  
Ashok Khurana, EM, DDA  
J.B. Khadkiwala, Chief Architect  
Ashok Kumar, Commr. (Plg.)-I  
Dr. S.P. Bansal, Commr. (Plg.)-II  
P.M. Parate, Addl. Commr. (Plg) AP  
S.P. Pathak, Addl. Commr (Plg.)MPPR.  
Sanjiv Sen Gupta, Sr.Arch. (HQ)I  
Patha Dhar, Dir.(Plg.)AP-II  
M.Z. Bawa, Director (Bldg.)  
I.P. Parate, Director (Plg.)MPPR  
S.B. Khodankar,Dir. (Plg.) MP  
A.K. Manna, Dir. (Plg.), AP-I  
Sabyasachi Das, Dir.(Plg.)D-Zone  
T.K. Mandal, Dir. (Plg.), AP(E&O)  
A.K. Nanda, SE/(Elect.).  
Manju Paul, Dy. Director, VC Office

**Municipal Corporation of Delhi:**

Shamsher Singh,Chief Town Planner

**N.D.M.C:**

Sushil Kumar, Dy. Architect

**L&D.O.:**

Sunil Kumar Jain, Building Officer.  
Ravindra Singh, Building Officer

**C.P.W.D:**

Sanjib Sen Gupta, Sr. Architect(HQ)I

**DMRC:**

Umesh Mishra, C.E. (PD)

**Delhi Fire Service:**

Dr. G. C. Misra, Chief Fire Officer

**Traffic Police:**

G.S. Awana, Addl. DCP, Traffic

**Special Invitee:**

M/s.SGA

Suresh Goel, Consultant CS  
Rupesh Kumar, Consultant CS



DELHI DEVELOPMENT AUTHORITY  
MASTER PLAN SECTION, 6<sup>TH</sup> FLOOR,  
VIKAS MINAR, NEW DELHI - 110002  
Phone No. 23370507

No.F.1(7)2012/MP/74

Dt. 21.5.2012

Sub: Minutes of the 2<sup>nd</sup> Technical Committee Meeting held on 26.4.2012.

Item No. 16/2012:

Confirmation of Minutes of the 1<sup>st</sup> Technical Committee meeting held on 13.02.12.

No.F.1(01)2012/MP

The minutes were forwarded to the Members and no comments/observations have been received for any item. Hence the same were confirmed.

Item No.17/2012:

Relaxation of setback for construction of under ground connectivity between existing Supreme Court Building & proposed additional office complex at Mathura Road, New Delhi.

No. F.3(81)2006/MP

The proposal was presented by Dy. Architect, NDMC. Technical Committee approved the proposal of relaxation of set back for construction of underground connectivity between existing Supreme Court Building & proposed additional office complex at Mathura Road, subject to approval of scheme from Chief Fire Officer. NDMC was asked to correct the typographic errors in the agenda.

Action: Chief Architect, NDMC.

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Regarding the property being used for commercial on ground floor having one side abutting notified commercial street. No.F.304(18)2003/Bldg.

The proposal was explained by Director (Bldg.). Technical committee observed that no policy issue is involved in this case to be considered by this Committee. The proposal was returned with the directions that it should be examined as per building bye laws, Provisions of MPD-2021 and other prevailing policy (if any) to dispose of the matter.

Action: Director (Bldg.)DDA.

Item No.19/2012:

**Policy for Continuance of Temporary Cinemas in Delhi.  
No.F11(6)74/MP/Pt.I**

The proposal was presented by Director (MP). After detailed deliberation on various points i.e. seating capacity, road RW, parking requirement, plot size, FAR etc., the proposal was approved and recommended for consideration of Authority to process the amendment in MPD-2021 under Section 11A of DD Act-1957, with the condition that cinema owners would require to comply to the following conditions in addition to the conditions stipulated in the agenda:

1. To follow the provisions of National Building Code for construction of Permanent structure of Cinema Building.
  2. Clearance of Delhi Fire Service will be mandatory.
  3. To follow the cinematography rules and other licensing conditions.
- The individual case of Temporary cinema will be examined accordingly by the concerned Director (Plg) unit.


**Action: Director (MP)**

Other issue:

It was decided that as the department of Landscape is now headed by the Addl. Commissioner (Landscape), Addl. Commissioner (Landscape) shall be the member of the Technical Committee instead of Director (Landscape).

**Action: Director (MPR&TC)DDA**

Meeting ended with vote of thanks to the Chair.

  
(I.P. Parate)<sup>21/5/12</sup>  
Director (MPR&TC)

Copy to:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Commissioner (Plg.)-I, DDA
4. Commissioner (Plg.)-II, DDA
5. Commissioner (LM) DDA
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20. Director, Landscape
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List of participants of 2<sup>nd</sup> meeting for the year 2012 of Technical Committee on 26.04.2012.

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**Delhi Fire Service:**

Dr. G. C. Misra, Chief Fire Officer

**Traffic Police:**

G.S. Awana, Addl. DCP, Traffic

**Special Invitee:**

M/s.SGA

Suresh Goel, Consultant CS  
Rupesh Kumar, Consultant CS

**Sub: Meeting of 2<sup>nd</sup> Technical Committee for the year 2012.**

The meetings of Technical Committee are being organized under the chairmanship of VC, DDA, with members of the various organizations and Local Bodies of Delhi. The last Technical Committee Meeting was held on 13.2.12, and the Minutes of the meeting are placed opposite at P-1/C to 5 /C.

Thereafter, 2 Agenda items have been received from Director (Plg.) Zone 'D' and Director (Plg.) Building. A Photocopy of each of the Agenda along with the Index of Items is placed opposite (P-6/C to 22/C) for kind perusal of VC, DDA. It is further requested that as a follow up to the decision taken in 1<sup>st</sup> Technical Committee meeting vide Item No.4/12, a common format has already been issued to all concerned Director (Plg.) (copy placed opposite) to put up the agendas, which may also be received from respective Planning Units. V.C. DDA is requested to give date and time for organizing the 2<sup>nd</sup> Technical Committee meeting of DDA, for the year-2012.

Submitted Please.

Meenal  
3-4-12  
A.D (Plg.)-II MP

F-434  
4.4.12

Dy. Director (MP)

*Handwritten signature*  
31/4/12

Director (MPR & TC)

*Handwritten signature*  
4/4/12

OSD(MPPR).

*Handwritten signature*  
4/4/2012

Commissioner (Plg.)-II

As proposed at  
'A' above pl.

VC, DDA.

*Handwritten signature*

*Handwritten signature*  
4/4/12

*Handwritten notes:*  
VCS  
279EP  
9/4/12

*Handwritten notes:*  
229  
to give  
date & time.

*Handwritten notes:*  
11/4  
Commr (Plg.) II

*Handwritten notes:*  
on 29/4/12  
at 11:30 AM

*Handwritten notes:*  
OSD (Plg.)  
Dir. (MPPR)

*Handwritten signature*  
16/4/12

*Handwritten signature*  
12/4

As informed by PS to Commr (Plg.) II, the meeting



of the Technical Committee has been postponed to  
 26<sup>th</sup> April at 10-30 am by the office of Vice chairman, DDA. Pl Issue meeting notice accordingly.

Dy. Dir (MP)

Pl. put up meeting notice  
 Sh. Meena  
 19/4/12  
A.D. MP-5

Sh. Meena  
 19/4/12

15/n-2

As per note of Director, (MPR & TC) at P-2/N dt. 18.4.12 the meetings of 2<sup>nd</sup> Technical Committee of 2012 under the chairmanship of VC, DDA is fixed to be held on 26.04.2012 at 10.30 AM in the Conference Hall, 1<sup>st</sup> Floor, B-Block, Vikas Sadan, INA, with members of the various organizations and Local Bodies of Delhi.

Accordingly, a Meeting Notice alongwith photocopy of 3 Agenda items received from various Planning Units of DDA and Index of Items is placed opposite for signature & issue.

Submitted Please.

Sh. Meena  
 23/4/12  
 A.D. (Plg.) MP

Dy. Director (MP)

Director (MPR & TC)

Dy. Dir (MP)

Sh. Meena  
 23/4/12

g. Meena  
 23/4/12

Pl. put up draft minutes meeting  
 Sh. Meena  
 17/5/12

A.D. MP-3

**Sub.: Minutes of 2<sup>nd</sup> Technical Committee Meeting held on 26.4.2012.**

The 2<sup>nd</sup> Technical Committee Meeting for the year 2012 was held on 26.04.2012 under the Chairmanship of VC, DDA. Meeting Notice and Agenda for all items are placed at (page 1/c to 30 /c) in the File. The draft minutes of the Technical Committee (P-33 & 34/C) are put up for approval.

Submitted for kind approval please.

*S.P. Kaur*  
4.5.12

(S.P. Kaur)  
Asstt. Director (MP)

DD(MP)

*Sharma*  
7/5/12

Dir.(Plg.)MPR & TC

*Sharma*

7/5/12

Addl. Commr. (MPPR)

*Pal* 7/5/2012

Commr.(Plg.)-II

The draft minutes of Tech. Committee meeting held on 26.4.12 are prepared and put up for approval pl.

*Sharma*  
7/5/12  
(Asstt. Director)

Diary No. (11) MPPR  
Date 27/05/12

Commr (Plg.)-II F-434  
Despatch  
Date 7/5/12

1615  
384  
9/5/12

*Annamah*  
12/5

Commr. (Plg.)-II  
*Sharma*  
14/5/12

Asstt. Dir. (MP)  
*Pal* 14/5/2012

Dy. Dir. (MP)

Pl get the minutes for to be signed  
*Sharma*  
11/5/12

DELHI-2  
159  
15-5-12

The minutes of Technical Committee meeting sent for approval to DDA and S12. Now the corrected/modified approved minutes has been received & placed at page 35/6 to 37/6.

Assembly final minutes of 2nd Technical Committee meeting held on 26-4-12 is placed opposite for signature please.

DDA(MPT)  
Dir (MPT & etc). g. m. t.  
21/5  
By Dir (MPT) MP

May kindly see the above note and for signature of final minutes pl.

Shelkar  
21.5.12  
21/5/12

Pl. imne the signed minutes today

S. J. Desai  
21/5/12

UDC

DELHI DEVELOPMENT AUTHORITY  
MASTER PLAN SECTION, 6<sup>TH</sup> FLOOR,  
VIKAS MINAR, NEW DELHI - 110002  
Phone No. 23370507

No.F.1(7)2012/MP/74

Dt. 21.5.2012

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**Action: Director (MPR&TC)DDA**

Meeting ended with vote of thanks to the Chair.

  
(I.P. Parate) 21/5/12  
Director (MPR&TC)

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1. Vice Chairman, DDA
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20. Director, Landscape
21. Land & Development Officer, (L&DO)

List of participants of 2<sup>nd</sup> meeting for the year 2012 of Technical Committee on 26.04.2012.

**Delhi Development Authority**

S/Sh./Ms.

G.S. Patnaik, Vice Chairman

Ashok Khurana, EM, DDA

J.B. Khadkiwala, Chief Architect

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Sanjiv Sen Gupta, Sr.Arch. (HQ)I

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Shamsher Singh,Chief Town Planner

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**Delhi Fire Service:**

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**Traffic Police:**

G.S. Awana, Addl. DCP, Traffic

**Special Invitee:**

M/s.SGA

Suresh Goel, Consultant CS

Rupesh Kumar, Consultant CS

Minutes of the 2nd. Technical Committee Meeting  
held on 26.4.2012 vide item No. 17/12.

SUBJECT : AGENDA FOR THE TECHNICAL COMMITTEE : RELAXATION OF SETBACK FOR CONSTRUCTION OF UNDERGROUND CONNECTIVITY BETWEEN EXISTING SUPREME COURT + PROPOSED ADDITIONAL OFFICE COMPLEX AT MATHURA ROAD, NEW DELHI.

1. BACK GROUND

The CPWD has submitted a proposal for construction of underground connectivity tunnel (towards Mathura Road side) between existing Supreme Court Complex side and proposed additional office complex adjacent to Pragati Maidan, Mathura Road, New Delhi i.e. part portion of the proposal is falling in the jurisdiction of NDMC and tunnel + additional office complex falls in the Jurisdiction of MCD. The proposal consist of construction of service way, walk way for Lawyers, auto walk way, travalator for Lawyers, Judges drive way, entrance lobby, staircase, ramp, lift lobby etc. The proposal of ramps, tunnels are falling in the side setback towards Mathura Road. The proposal for the relaxation of the setbacks for the consideration of the Technical Committee of DDA was referred by NDMC vide letter No: CA/BP/Supreme Court, New Delhi/D-0021-23 dated 04.01.2012.

2. Examination

- i) In response to the NDMC's Letter dtd. 4.01.2012; DDA issued a letter no. F3(81)2006/MP/17 dated 23.01.2012 to NDMC requesting to submit a Comprehensive Agenda with full justification indicating the location of building/setback on the plan which is to be considered for the relaxation of the set backs for the consideration of the Technical Committee of DDA.
- ii) This Comprehensive Agenda is being referred to DDA's w.r.t. DDA letter No: F3(81)2006/MP/17 dated 23.01.2012 along with the clarification & the reasons and circumstances for relaxing the setback in the existing Supreme Court Complex with the proposed building by providing ramps/Tunnels. In existing Supreme Court having covered area is sq.ft. 370.058 sq.mt. towards Supreme Court side which will provide the necessary connection to the new proposed complex.

Ground Coverage detail

- Total plot area	: 71127.12 sqm.
- Permissible ground coverage	: 21338.136 sqm. = 30%
- The total covered area of existing supreme court	: 19387.76 sq.mt.
- Proposed covered area	: 370.058 sq.mt.
- Total covered area of existing and proposed	: 19757.818 sq.mt. = 27.77%

FAR detail

- Total plot area	: 71127.12 sqm.
- Permissible FAR	: 142254.24 sqm. = 30%
- Existing FAR	: 51062.76 sq.mt. = 71.79%
- Proposed FAR	: 370.058 sq.mt. = 0.52%
- Total FAR	: 51432.818 sq.mt. = 72.31%

*Handwritten signature*

*Item No 17/12*

*AD(MP)*

# Two nos. of drawings consisting of Drg. No.1. i.e. Site Plan and Drg. No.2. i.e. Part Plan showing blow up detail of area wherein location of ramps & connecting Tunnels are shown in the drawings for which relaxation of setback from 12.00 mt. to 0.00 mtr. is required.

#### Justification for Relaxation in Setback

1. The Mandatory side setback required towards Mathura Road side is 12 mtr. as per MPD-2021 and the existing building/structures are beyond the 12 mt. setback line.
2. The Setback proposed for the construction of Tunnel and Ramp is 0.00 mtr. as the proposed connecting Tunnel towards Mathura Road side between Supreme Court Complex and Newly proposed Additional Office Complex towards Pragati Maidan. is only possible by constructing the Tunnel in the setbacks. The setback proposed is 0.00 mtr. due to following reasons.
  - a) To save existing trees
  - b) To facilitate movement of fire tenders around the existing building.
  - c) To retain the existing open parking area.
  - d) To provide comfortable margin of 3 mt. distance from the foundation of existing building of Supreme Court.
  - e) To adjust obliquity of the complex for smooth turning in Ramp.
3. Relaxation required is 12 mt. i.e. because of the connecting Tunnel between the existing Supreme Court Complex and Newly proposed Additional Office Complex towards Pragati Maidan and new setback will be 0.00 mt.

Furthermore CPWD/ Supreme Court has submitted following NOC / documents in NDMC office:-

- NOC issued by Dy. Commissioner Planning, Transport Deptt. Govt. of NCT of Delhi.
- A allotment letter of the land m.a. 12.90 acres allotted by L&DO vide letter no. L-II-11(396/767 dtd. 27.10.2006 w.r.t. land allotted adjoining I.T.P.O. at Pragati Maidan.
- Handing over taking over of possession of land vide dtd. 28.07.2008.
- A copy of the lease plan.
- A copy of the notification dtd. 07.02.2008 w.r.t. change in land use of the premises from recreational to Govt. office.
- NOC from DMRC Ltd. issued vide no. DMRC/Land/15/NOC/506/2176 dtd. 09.11.2010.
- NOC from DUAC issued vide no. 23(07)/2011-DUAC dtd. 02.06.2011 in respect of layout plan of additional office complex for Supreme Court of India.
- NOC from ASI issued vide no. F.No.12/108-2010-NOC-4368 dtd. 30.07.2010.
- NOC from CFO issued vide no. F.6/DFS/MS-KIO/2011/500 dtd. 17.03.2011 in respect of layout plan of additional office complex for Supreme Court of India.
- NOC from AAI issued vide no. AAI /NOC/ 2010/ 585/ 3059 dtd. 20.12.2010.
- NOC from I.G.L. Ltd. issued vide no. I.G.L. /P.N.G./MDPE/ CPWD/3413 dtd. 09.05.2011.

Form No  
17/12-

ADCamp

Antony

3. PROPOSAL

- i) Ramps showing the service block housing the lift and staircase this relaxation is coming of the south side of supreme court (ref: site plan as drawing no. 1)
- ii) Detail plan of the ramp area where relaxation is proposed stairs and lift as abutting existing Supreme court.

The above comprehensive agenda is being forwarded to DDA, Technical Committee for the relaxation of the setbacks for the consideration of the Technical Committee of DDA in response to DDA letter no. F3(81)2006/MP/17 dated 23.01.2012 and on the request of Executive Engineer, Construction Division - XIV, CPWD.

*Itom No*  
17/12  
*SP*  
AD(MP)

*(Signature)*  
(A.M. ATHALE)  
CHIEF ARCHITECT NDMC,  
PALIKA KENDRA,  
NEW DELHI

*Archi/Plan/Secy*  
*S Das*  
*Asst (Asst) D3*  
*Asst*

**DECISION**

The proposal was presented by Dy. Architect, NDMC. Technical Committee approved the proposal of relaxation of set back for construction of underground connectivity between existing Supreme Court Building & proposed additional office complex at Mathura Road, subject to approval of scheme from Chief Fire Officer. NDMC was asked to correct the typographic errors in the agenda.

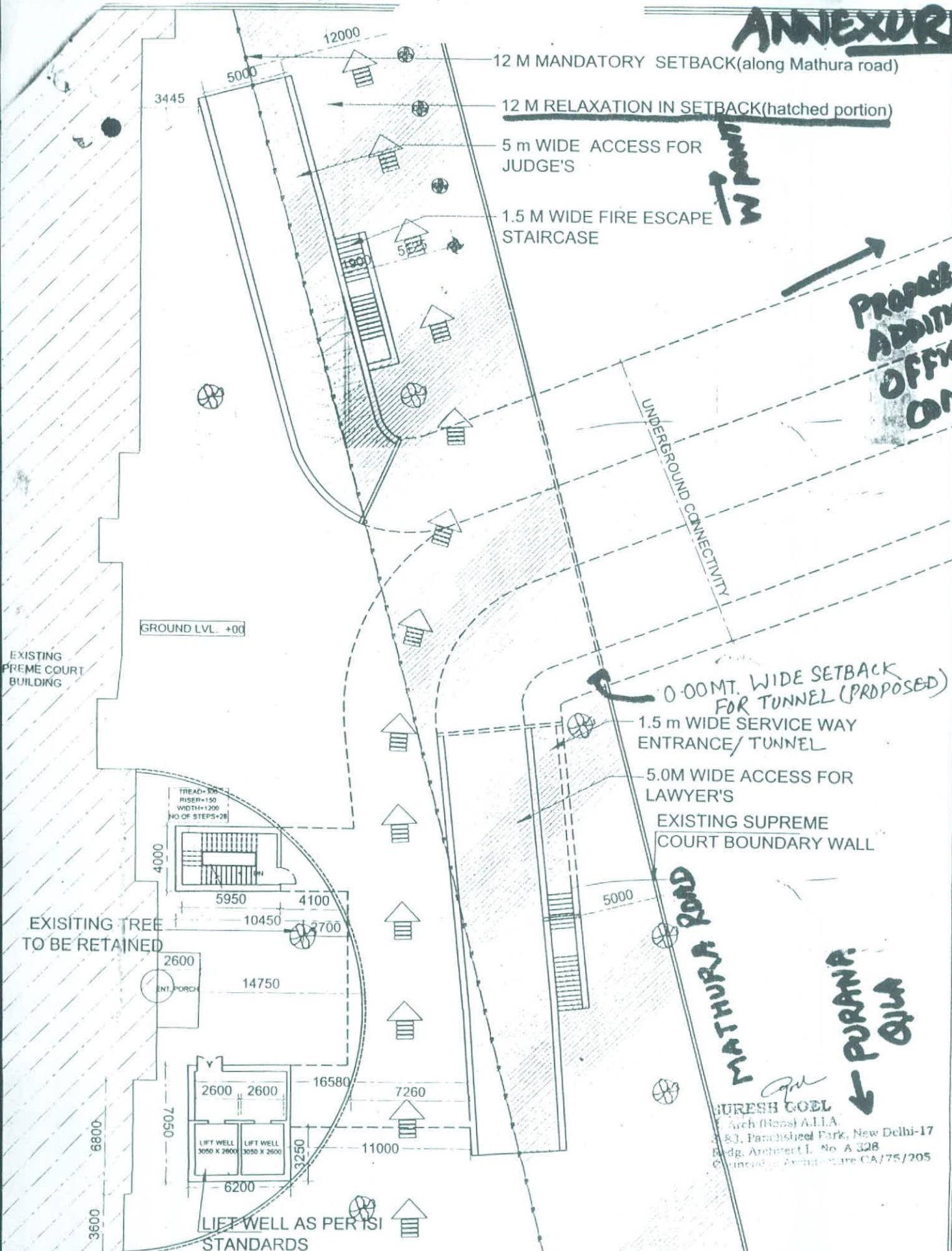
DELHI DEVELOPMENT AUTHORITY  
MASTER PLAN SECTION

This proposal was considered by  
2nd Technical Committee  
on 26.4.2012  
17/12

*(Signature)*  
Asst. Director  
Master Plan

*(Signature)*  
Director  
Master Plan

# ANNEXURE



**SURESH GOEL**  
Arch (Hons) A.I.I.A.  
383, Parkside Park, New Delhi-17  
Regd. Architect L. No. A 328  
Council of Architecture CA/75/205

### JUSTIFICATION FOR RELAXATION IN SETBACK

MANDATORY SETBACK IS 12METER .  
SETBACK PROVIDED 12METER FOR THE FOLLOWING REASONS:-  
TO SAVE EXISTING TREES.  
TO FACILITATE MOVEMENT OF FIRE TENDERS AROUND THE EXISTING BUILDING.  
TO SAVE THE EXISTING OPEN PARKING AREA.  
TO PROVIDE COMFORTABLE MARGIN/ DISTANCE FROM THE FOUNDATION OF EXISTING BUILDING OF SUPREME COURT.  
TO ADJUST OBLIQUITY OF THE COMPLEX FOR SMOOTH TURNING IN RAMP  
RELAXATION REQUIRED IS 12METER.

Item No 17/12

AD(MP)

LEGEND	
	LARGE EXISTING TREES TO BE RETAINED
	MOVEMENT PATTERN OF FIRE TENDERS
	RELAXATION IN SETBACK
	SMALL EXISTING TREES

WORKING	
	SURESH GOEL & ASSOCIATES ARCHITECTS ENGINEERS PLANNERS
	PROPOSED UNDERGROUND CONNECTIVITY BETWEEN EXISTING SUPREME COURT AND PROPOSED ADDITIONAL OFFICE COMPLEX AT MATHURA ROAD, NEW DELHI.
	JUSTIFICATION FOR RELAXATION IN SETBACK OF EXISTING SUPREME COURT

1. This drawing is the property of Suresh Goel & Associates. It is to be used only for the purpose for which it is prepared. For any other use, the user shall be liable. Suresh Goel & Associates, New Delhi-17. (MCA) 75/205. Regd. No. A 328.

Minutes of the 2nd. Technical Committee Meeting held on 26.4.2012 vide Item No. 18/12.

**AGENDA FOR THE TECHNICAL COMMITTEE MEETING.**

File No. F-304(18)2003/Bldg.

Sub: Regarding the property being used commercial on ground floor having one side abutting Notified Commercial Street.

**1.0 BACKGROUND :**

A reference has been received from the owners of plot No.12, Pkt.5, Sector-7, measuring 150.48 Sqm., Rohini to de-seal and regularized the building as per provisions of MPD-2021. (Annexure-A).

**2.0 EXAMINATION:**

2.1 (MASTER PLAN PROVISIONS-2021) The provisions to notify commercial street areas have been given under clause 15.12 in MPD-2021. Accordingly commercial street i.e. Sector-7, Rohini, internal road (from B-4 to DDA market 18 Mtr.R/W) has been notified by GNCTD and same has been included in the Zonal Plan of Zone 'H', Rohini at serial No.16 (copy enclosed as Annexure 'B').

2.2 The building plan was sanctioned on the plot facing 9.00 Mtrs. R/W Road as per approved Layout Plan (laid on Table). One side of the property under reference is abutting notified Commercial Street having 18.00Mtrs. R/W Road.

2.3 A Show Cause Notice was issued on 11.03.11 due to unauthorized construction. After completing all codal formalities, Sealing-cum-Demolition order was executed on 28.9.11, during which two bedrooms, third floor including 5 shops constructed at ground floor have been sealed. Copy of demolition diary is annexed (Annexure-C).

2.4 The matter was referred to Master Plan Section, Planning Department for the observation/comments as to whether the benefit of commercial street can be given to the property under reference. The observations of the Master Plan Section is as under:-

" The reply to the query of specific plot need to be clarified by the concerned local body/ GNCTD as the commercial street under reference is declared by the GNCTD, in consultation with the local body under the provisions of MPD-2021".

2.5 Accordingly, the matter was referred to Chief Town Planner, M.C.D. for their opinion being Civic Agency as to whether the benefit of commercial street can be considered in this case vide letter dated 9.2.12

Item No  
18/12

Spalko  
AD (MP)

(Annexure-D). The Architect (G), M.C.D., Town Planning Department vide letter dt. 14.2.12 (Annexure-E) has conveyed as under:

"As per provisions given in the MPD-2021 under Mixed Use Regulation, plot abutting to a mixed use/commercial street is eligible for getting the benefit of mixed use/commercial street. The plot under reference, marked in yellow on the copy of the layout plan enclosed with your letter, abuts notified commercial street marked in yellow on the aforesaid copy of the layout plan provided by DDA. Therefore, the plot under reference should be eligible for getting benefit of commercial street as per provisions of mixed use regulations of MPD-2021.

However, DDA being the author of Master Plan, opinion of Master Plan Section of DDA may also be obtained before finally deciding the matter".

### 3.0 PROPOSAL:

In view of the observations/comments received from the M.C.D., as stated in para-2.5 above, the matter is placed before the Technical Committee for its consideration please.

*H. D. Dama*  
21.3/12  
Director (Bldg.)

*[Signature]*  
21/3/12  
Dy. Dir. (Bldg)/R&N

*[Signature]*  
21/3/12  
AE-III (Bldg)/R&N

*21/3/12*  
*AD/Comp*

### DECISION

The proposal was explained by Director (Bldg.). Technical committee observed that no policy issue is involved in this case to be considered by this Committee. The proposal was returned with the directions that it should be examined as per Building bye laws, Provisions of MPD-2021 and other prevailing policy (if any) to dispose of the matter.

DEPARTMENT OF TOWN PLANNING  
M.C.D. DELHI  
This proposal was considered in  
the 2nd. Technical Committee  
Meeting held on 26.4.2012  
Vice Chair. No. 18/12  
*[Signature]*  
Asstt. Director  
Master Plan  
*[Signature]*  
Joint Director  
Master Plan



ANNEXURE - A

Date: 21-11-2011

The Dy. Director  
Building Section  
Rohini & Narela  
C-1, 2<sup>nd</sup> Floor  
Room No. 212  
Vikas Sadan  
New Delhi

Handwritten notes in Hindi, including a date stamp: 21/11/2011

No. F.304(18)03/Blđg/842

Subj: Desealing the property No. 12/Pocket E-5/Sector-7, Rohini, Delhi-110085

Sir,

In continuation of our request made earlier, we again request yourself to desal the above mentioned property at the earliest. We are facing huge problems and are unable to feed our family.

As for our demand we are submitting the Undertaking alongwith the signature attested from Sub Divisional Magistrate and alongwith the plan of existing structure duly signed by all the owners. We are also enclosing the list of road identified by the MCD for mix land use. We also undertake that we will deposit any fee compounded by DDA for misuse/unauthorized construction. We also submit that our building was constructed in the year 2004-05 and have deposited the House Tax from 2004-05 - upto dated.

Thanking you,

Yours faithfully,

- 1. Lokesh Gupta
- 2. Govind Gupta/Kapil Gupta
- 3. Ram Gopal Dalmia
- 4. Gurmeet Kaur
- 5. Rajesh Kumar
- 6. Pooja Mediratta
- 7. Manu Chandra

*(Signature)*

Handwritten notes: SDC may be instructed to put up on record (under file) ... 23/11/11

Vertical handwritten notes on the left margin: 22/11/11, AD(MP)

5630

Delhi.

Date: 03.10.2011.

To  
The Dy. Director. (Building) / R+N  
D.D.A., Rohini Zone,  
Vikas Sadan, INA,  
New Delhi.

विशेष विवरण प्रतिकरण  
विशेष विवरण (मान) कार्यालय  
दिनांक 03/10/11  
761

ब. नं. 304 (18) / 03 (B. n. 18)

Sub. For Regularization of unauthorized construction in the property bearing plot no. 12, Pocket E-5, Sector-7, Rohini, Delhi -110085.

Applicants :

1. Sh. Shyam Sunder Kalra S/o late Dr. A.K.Kalra.
2. Smt. Mamta Chauhan W/o late Sh. Kuldeep Chauhan.
3. Sh. Ram Gopal Dalmia S/o late Sh. C.L.Dalmia.
4. Sh. Govind Parsad Gupta and Sh. Kapil Gupta, both son of late Sh. Ram Avtar Gupta.

All co-owner and occupants in the property bearing no. 12, Pocket E-5, Sector-7, Rohini, Delhi.

Sir,

Respectfully showeth:-

1. That the above named applicants are the occupants being owner of different portions in the built up property bearing no. 12, Pocket E-5, sector-7, Rohini, Delhi. The documents in respect of the ownership in the said property of the above named applicants are attached herewith for kind perusal of your office.

2. That the DDA has served the notices upon the owner namely Sh. Lokesh Gupta and Mrs. Sapna Gupta every time, but the said owners have sold the said property to the different person through which the above named applicants have purchased their respective portions in the said property.

3. That the above said property is free hold property, therefore, none of the applicant has intimated the DDA about his ownership.

Mamta Chauhan

Item No 18/12

AD (MP)

Please file  
10/14  
M. Chandra

4. That the applicants namely Sh. Shyam Sunder Kalra and Smt. Mamta Chauhan purchased the built up second floor in the year 2011. House tax of the said portions has already paid w.e.f. 2004 to 2012. Receipts of house taxes are attached herewith for kind perusal of your office.
5. That applicant Smt. Mamta Chauhan has purchased the first floor of the said property in the year 2011 and the house-tax of the said portion is already deposited w.e.f. 2004 to 2012. Receipts of house taxes are attached herewith for kind perusal of your office. Sh. Lokesh Gupta and Smt. Sapna Gupta have sold the said portion in the year 2004.
6. That applicant Sh. Ram Gopal Dalmia purchased a built up shop no. 3 at ground floor on the said property, area measuring 10'2" x 27'8" in the year 2011. Sh. Lokesh Gupta and Smt. Sapna Gupta have sold the said shop in the year 2005.
7. That applicant Sh. Govind Parsad Gupta and Sh. Sh. Kapil Gupta have purchased a shop bearing no. 2, area measuring 10'2" x 36'10", at ground floor in the said property in the year 2005 from Sh. Lokesh Gupta and Smt. Sapna Gupta. However 40 % area of the said shop was purchased by the above named applicant, but remaining 60% area of the said shop had been purchased by their grand mother vide separate sale deed in the same year. Now the said applicants are in occupation of the said shop.
8. That however, the said property has been sold by Sh. Lokesh Gupta and Smt. Sapna Gupta, but they have kept some portion at ground floor with them. The said persons have played a fraud tactic upon all the bonafide purchasers of the said property. They have obtained a loan of Rs. 3 Crore from Pnuab National Bank, West Punjabi Bagh, Delhi against the original Conveyance Deed of the said property. Letter of the bank is also attached herewith for kind perusal of your office.
9. That the above named applicants are the bonafide - purchasers of their respective portions. Some of the said purchased portion has

Item No 18/12

AD (MIP)

X

Am J

Sh. Dalmia

Gupta

Sh. Kapil Gupta

Mamta Chauhan

been constructed unauthorized, which have been sealed by DDA on 28.09.2011.

10. That all the above named applicants want to get regular their respective portion as the said building has been constructed in the year 2004. The applicants collectively undertake to deposit the prescribed fee and penalty of the DDA for regularization of their portion in the said property.

**Prayer:-**

It is, therefore, most respectfully prayed that the portion of the applicants as mentioned here in above may kindly be regularized against the deposit of regularization fee and dues and the portion of the applicants which have been sealed on dated 28.09.2011 may kindly be de-sealed / open in the property bearing no. 12, Pocket E-5, Sector-7, Rohini, Delhi, in the interest of justice.

It is prayed accordingly.

**Applicants**

- Form No 18/12*  
*AD (MP)*
1. Shyam Sunder Kalra S/o late Dr. A.K. Kalra. (Owner of II<sup>nd</sup> & III<sup>rd</sup> floor)  
*Elect No-433 Pocket D-5 Sec-8 Admin. Delhi-85*
  2. Smt. Mamta Chauhan W/o late Sh. Kuldeep Chauhan. Owner of  
*Mamta Chauhan*
  3. Sh. Ram Gopal Dalmia S/o late Sh. C.L. Dalmia. Shop No. 3  
*RGD Dalmia*
  4. Sh. Govind Parsad Gupta and Sh. Kapil Gupta both sons of late Sh. Ram Avtar Gupta. Shop No. 2  
*G. Gupta*

Annexure -14 (Refer 2.2.3)

## IDENTIFICATION OF COMMERCIAL STREETS IN 'H' ZONE (ROHINI)

S. No.	Name of the Road/Street	Stretch of Road From-TO	R/W (M)
1.	S.T. Block, Mangolpuri	From PWD Road to S Block crossing	24.0
2.	A-Block market road, Mangolpuri	A Block M.C. Primary School to Hanuman Mandir	13.5
3.	I.G. Block Road, Mangolpuri	Indira Gandhi Park to Y Block Baraf Ghar	9.0
4.	H.Y. Block road, Mangolpuri	Police Station Road to Y Block Baraf Ghar	9.0
5.	N Block road, Mangolpuri	B Block Baraf Ghar to O Block Dispensary	9.0
6.	DL road, Mangolpuri	PS Road to E Block Laboratory Block	9.0
7.	PQ Block road	Q 11/49 to P 1/49, Mangolpuri	9.0
8.	R.S. Block road	R-1309 to R 624 Mangolpuri	9.0
9.	K.L. Block road	K-1021 to K-24, Mangolpuri	9.0
10.	PWD Road Dividing of sector 7 & 8	Sai Baba Chowk to Pawara Chowk (opposite M2K Cinema Sector-3)	30.0
11.	Road Dividing of sector 6 & 5	Rajiv Gandhi Cancer Hospital to Vishram Chowk	30.0
12.	PWD road No.41	Madhwan Chowk to Rithala Metro Station	40.0
13.	Sector-7, Rohini Internal Road	From D-1/61 to PWD	9.0
14.	Sector-16, Rohini Internal Road	From H-3/172 to H-1/1	13.5
15.	Sector-6, Rohini Internal Road	From B 2/60 to B 6/399	18.0
16.	Sector-7, Rohini Internal Road	From B-4 to DDA market	18.0
17.	Sector-16, Rohini Internal Road	From E 2 to E 7 to DDA Market	18.0
18.	Sector 6 & 7 Dividing Road	From Ayodhya Chowk to Amberkar Hospital	24.0
19.	C & D Block, Sector-15, Rohini	Manav Chowk to Sector-15 & 16 Dividing Road	13.5

Item No 18/12  
 Jha/ku  
 AD(MP)

DELHI DEVELOPMENT AUTHORITY  
OFFICE OF THE DE. DIRECTOR (LM)RZ  
DEL PALI CHOWK, ROHINI, PIN 7944583

Ref. No. DD/12/11/11/11/975

Dated: 12-10-11

Dy. Director (Bldg.) R&N  
Delhi Development Authority,  
Vikas Sadan, 2<sup>nd</sup> floor, C Block,  
INA, New Delhi.

अधीनस्थ कार्य  
आवक संख्या 739  
दिनांक 12/10/11  
(सं. 11/11/11)

Sub: Implementation of sealing cum demolition order in respect  
of property No. P-1, Blk-5, Pkt-5  
Sector-7, Rohini.

Please refer to your letter No. DD/12/11/11/11/975 dated 28/9/11 regarding implementation of sealing cum demolition orders in respect of above mentioned property. This is for information that the said property has been sealed on the identification by the Jr. Engineer (Bldg. & N. Sh. P. K. Roy, A.E. & S.O. P. on 28/9/11. Copy of diary Report is enclosed.

Encl: as above.

Dy. Director (LM) Rohini

28/10/12  
AD(MP)

13/11

AD(MP)

14/11

AD(MP)

Business done by attached  
at 11/11/11

1. संवत्सरा सभी सम्बंधित व्यक्तियों को अधिसूचित किया जाता है कि अधिसूचना सं० 12, S. O. B.K. E. Sect. 7

को विधायक अधिनियम, 1957 की धारा 31-ए के अन्तर्गत निदेशक (भवन विभाग), दिल्ली विकास प्रधिकरण द्वारा दिनांक 22-8-11 को जारी किए गए आदेश के अनुसरण में आज दिनांक 28-9-11 को नील/कर विषय गया है।

नील किए गए क्षेत्रों में अव्यवस्था से छेड़खानी, लोड़फोड़ और प्रवेश एक दंडनीय अपराध है और भारतीय दंड संहिता के अन्तर्गत कानून के अनुसार कार्रवाई की जाएगी।

- 1. Shop & construction at G.P. school.
- 2. Pucca Bed Room with balcony at G.P. school.
- 3. Pucca Bed Room with balcony at G.P. school.
- 4. School at Main Estate.
- 5. Steps & platform disconnected at G.P. on Govt land adjacent to shops.

आपशानुकर

उप निदेशक

दिल्ली विकास प्रधिकरण

Copy of diary/Report is enclosed.

Encl: as above.

Item No 18/12  
Walker  
AD(MP)

Director (LM) Rohini

17/11  
FOM

14/11  
S.K.C.

Blocked

In view of above, an opinion is required from your office being civic agency as to whether the benefit of commercial street can be considered in this case.

Yours faithfully,


  
(M.Z. Bawa)  
Director (Building)  
D.D.A.

Item No 18/12

AD/MP

Copy to :

1. Commissioner (Plg.)-1 - for kind information.
2. Suptdg. Engineer (Bldg.) (HQ)/M.C.D., Civic Centre, Minto Road, New Delhi - for necessary action.

  
Director (Building)  
D.D.A.



ANNEXURE - D <sup>361</sup>

DELHI DEVELOPMENT AUTHORITY  
BUILDING SECTION (Rohini & Narela)  
C-1, 2nd Floor, Room No.212,  
Vikas Sadan, New Delhi.

No. F.304(18)2003/Bldg./ 218

Dated :09.02.2012

To

Chief Town Planner,  
Municipal Corporation of Delhi,  
SPM Civic Centre, 13th floor,  
Minto Road, New Delhi-02.

Sub: Regarding plot No. 12, Pkt. E-5, Sector 7 measuring  
150.48 M<sup>2</sup>.

Sir,

The above said property was sealed by L.M. Office, DDA on  
the basis of unauthorized construction including commercial  
activity at ground floor in full area of the plot.

The owners of the said property on the basis of provision  
given in the MPD-2021 under Mixed Use Regulation, has  
requested to de-seal & consider the regularization of the above  
said property for the commercial use on ground floor being one  
side abutting commercial street.

Brief detail of the case is as under:

- (1) Plot size- 13.20X11.40Mtr(150.48M<sup>2</sup>) corner plot.
- (2) Front road- 9.00Mtr.
- (3) Side road- 18.00Mtr.(commercial street)
- (4) Copy of the Layout Plan indicating the plot under  
reference is enclosed.

In this case building plan was sanctioned on the plot facing  
9.0M road as per approved Layout Plan. One side of the plot  
abutting commercial street (18.00Mt.R/W) notified by the M.C.D.  
which has also been included in the Zonal Plan of Zone  
VI (Rohini) at Sl.No.16 (copy enclosed).

Plot No 12/12

A.D.(MP)

MUNICIPAL CORPORATION OF DELHI  
TOWN PLANNING DEPARTMENT

13<sup>th</sup> Floor, E-Block,  
Civic Centre, New Delhi

No. TP/5/4809/12

Dated 14/2/12

To,  
Director (Building),  
Delhi Development Authority,  
Building Section (Rohini & Narela)  
C-1, 2<sup>nd</sup> floor, Room no. 212,  
Vikas Sadan

Dir Bldg  
796 ✓  
14/2/12

38  
14/2/12

Sub- Regarding plot No.12, Pkt. E-5, Sector 7 measuring 150.48 sqm

Sir,

This has reference to your letter no 130-018/2005 Bldg/7E dated 09/02/12 on the subject cited above.

As per provisions given in the MPD 2021 under Mixed Use Regulation, plot abutting to a mixed use/commercial street is eligible for getting the benefit of mixed use/commercial street. The plot under reference, marked in yellow on the copy of the layout plan enclosed with your letter, abuts notified commercial street marked in yellow on the aforesaid copy of the layout plan provided by DDA. Therefore, the plot under reference should be eligible for getting benefit of commercial street as per the provisions of mixed use regulations of MPD-2021.

However, DDA being the author of Master Plan, opinion of Master Plan Section of DDA may also be obtained before finally deciding the matter.

AD (MP)

Museums  
14.2.12  
14/2/12

Put up in file  
Clean  
15/2/12

Consent Part B by  
Architect (G)  
15/2/2012

✓ OSE/11/13/11/11  
BE put in file

3/5

Minutes of the 2nd Technical Committee Meeting held on 26.4.2012 vide item No. 19/12  
Item No: 19/2012

AGENDA FOR TECHNICAL COMMITTEE

File No: F. No F11 (6)74/MP/Pt-I

Subject: Policy for Continuance of Temporary Cinemas in Delhi

**1.0 BACKGROUND:**

- i. The issue of continuance of Temporary cinemas was discussed in the 3<sup>rd</sup> Technical Committee meeting held on 11-8-2011 vide item no 21/11. The minutes of the Technical Committee meeting are as follows

*"The item was presented by Director (Plg.) MP & Zone 'D', it was informed that the temporary cinemas which were continuing on license basis, for a long time, at various locations in Delhi, were not conforming to the land use provisions. The MPD-2001 had stipulated the conditions for continuation of temporary cinemas, subject to maximum capacity of 300 seats; minimum front right of way 18 mtrs; One car space per 25 seats; conformity to the Cinematography Act and levying of conversion charges, to be worked out by the Authority. However, the issue of continuance of temporary cinemas is not addressed in the MPD-2021. Several representations were received from time to time in this regard and the issue of permissibility of temporary cinemas on permanent basis was also raised in one of the Authority meetings by the non official members which was also placed before the Technical Committee.*

*In view of the directions of the Hon'ble Lt. Governor for processing the cases of existing temporary cinemas for regularization, the matter was again placed before the Technical Committee. After detailed deliberations, it was observed that continuance of Temporary Cinemas and the possibility of effecting land use change to make them permanent in situ in Delhi should be dealt on case to case basis. Accordingly it was decided that the present status of the temporary cinemas in terms of area, ownership details and existing/functioning activities in these premises, supported by photographs/documents may be obtained to examine the matter further"*

- ii. As a follow up to the minutes of the Technical Committee meeting dt. 11-8-2011, the respective Director (Plgn) examined the issue and based on the information provided by these temporary cinemas owners with regards to plot size, details of existing construction, approach road and parking provisions etc. and after confirming the documents/site inspection, a case specific agenda was prepared and put up in the Technical Committee meeting held on 13.2.2012. These were discussed case by case in DDA's Technical Committee meeting held on 13.2.2012.

The decision of the Technical Committee is as follows

*The proposal was explained by Director (Plg) Zone C&G, DDA. After detailed deliberations and based on the feedback given by the members, it was decided that except the land use and enabling provisions of MPD-*

Item No. 19/2012  
AD (MP)

2021, the proposal be re-examined and evaluated based on provisions given in MPD-2001, licensing terms and conditions as per the Cinematography Act, building approvals already obtained etc. The desired information be given in a common format for all the cases and thereafter the matter may be put up again in the Technical Committee meeting.

## 2.0 FOLLOW UP ACTION

- i. As a follow up to the Technical Committee meeting, a common format was circulated to all the concerned planning units to provide the various details and put up agenda accordingly vide circular no F11(6)74/MP/Pt.1/67 dt. 28-3-12.
- ii. In the meantime, this issue was also discussed in the Advisory group meeting of MPD-2021 review of 23-2-2012 held under the chairmanship of LG Delhi. The decision of the same is reproduced below
  - a) It was informed that the matter was placed in the Technical Committee of DDA, in its meeting held on 13-02-2012, and it has been decided that the concerned DDA officers will prepare case by case report in terms of the common parameters as given in MPD-2001. This will help to view how many temporary cinemas can be accommodated within the parameters so that the policy for modification in MPD-2021 can be formulated.
  - b) Hon'ble Lt. Governor suggested that an interactive meeting with Temporary Cinema owners be held before finalizing any policy in this behalf for incorporation in MPD-2021.

Accordingly, a meeting was organized under Commissioner (Plgn) -I & II as per the direction of VC, DDA vide his note dt. 11-4-12 on various parameters on 19-4-12. The feedback received from all the concerned stakeholders/ owners is annexed at Annexure 'A'.

- iii. Based on the interaction with the stakeholders and feedback received from them and the provisions of MPD 2001 for temporary cinemas, the policy put up to the Technical Committee in its meeting on 13-2-2012 vide item No 15/2012 has been revisited and modified as given in following para 3.0

## 3.0 PROPOSAL

item No. 19/2012 Following modification is proposed in the Master Plan 2021, chapter 17 Development Code under sub clause 8 (2). Following shall be added after para (v) to the notes:

J.P. Khan  
A.D. (MP)

**"New Temporary cinemas shall not be permissible, however already existing Temporary Cinemas shall be allowed to continue on permanent basis as per the conditions given below"**

- i. Seat capacity - Minimum 300 seats and max. 1000 Seats in one or more cinema halls ( $\pm$  10 %)
- ii. Minimum road R/W in front - 18 mt.
- iii. Parking requirement - one ECS per 25 seats.
- iv. Maximum ground coverage - 50 % (subject to minimum setbacks as per MPD 2021 to be adhered)
- v. Max FAR - 60
- vi. Plot size - Min. 1200 sq. mts & max. 4000 sq. mts
- vii. Max. Permissible Height - 15 mts
- viii. No commercial activity other than snacks counter etc. shall be permissible.
- ix. Cinema would conform to the Cinematography act and other statutory provisions. Multiplexes shall accordingly be permissible.
- x. Land Use conversion charges, FAR charges, betterment levies and other charges will be levied as approved by the Government from time to time.
- xi. The local body and licensing Authorities shall ensure that the above conditions are complied before renewing the license.
- xii. The temporary cinema existing on government land shall not continue.
- xiii. The excess land in such cases if required for larger public purposes shall be acquired and developed as per the local area needs/ Master Plan provisions by the concerned local agencies.

Individual cases will be processed as per the above provisions after the enabling provisions are made in the MPD 2021 for change of land use.

**4.0** The proposal contained in para 3.0 above is placed before the Technical Committee for consideration and processing necessary modifications in MPD-2021 under section 11 A of DD Act, 1957 to add the above mentioned modification under sub clause 8 (2) Permission of Use Premises in Use Zones after point (v) of notes.

*Meenak*  
25-4-12  
Asth. Director (MP)

*[Signature]*  
25/4/12  
Dy. Director (MP)

*[Signature]*  
25/04/12  
Director (MP)

**DECISION**

Item No 19/201

*[Signature]*  
Asth. Director

The proposal was presented by Director (MP). After detailed deliberation on various points i.e. seating capacity, road R/W, parking requirement, plot size, FAR etc., the proposal was approved and recommended for consideration of Authority to process the amendment in MPD-2021 under Section 11A of DD Act-1957, with the condition that cinema owners would require to comply to the following conditions in addition to the conditions stipulated in the agenda:

1. To follow the provisions of National Building Code for construction of Permanent structure of Cinema Building.
  2. Clearance of Delhi Fire Service will be mandatory.
  3. To follow the cinematography rules and other licensing conditions.
- The individual case of Temporary cinema will be examined accordingly by the concerned Director (Plg) unit.

OFFICE OF THE AUTHORITY  
 2nd Technical Committee  
 26.4.2012  
 Vide item No. 19/12  
*[Signature]* 21/5/12  
 Astt. Director  
 Master Plan  
*[Signature]* 21/5/12  
 Dy. Director  
 Master Plan

## INFORMATION PROVIDED BY TEMPORARY CINEMA OWNERS DURING INTERACTIVE MEETING HELD ON 19-4-12

Name of Cinema	Operational Status	Validity of License period	Existing no of seats	Proposed R.O.W of 18 mts.	Area In sq.m (approx.)	Status of approval (Plan Sanctioned)	commercial activity existing (if any)	Type of activities required as conveyed during the meeting	Land Use as per MPD/ZDP
Suraj Cinema	Functional	March 2013	519	Yes	3476 sq. mts	Sanctioned from MCD	No	Permanent Cinema/Multiplex	Residential- (built up)
Chanderok Cinema, Chittaranjan Park	Not functional	February 2013	550	Existing as available at site	3208 sq. mts	Approved plan of PWD	No	Permanent Cinema/Multiplex	Residential
Seble Cinema, Mathura Road	Functional	5-2-2013	934	Yes	4877 sq. mts	Approved plan of PWD	Canteens	Commercial cum cinema	Residential
Raj Cinema, Chaukandi, Tilak Nagar. (on rented property)	Not functional	2005	500	Yes	1800 sq. m	Approved plan of PWD	No	Commercial cum cinema	Residential
Swarn/Supreme Cinema, Vishwas Nagar	Functional	14-9-2012	1189	Yes	2521 sq mts	Approved plan of PWD	No	Commercial cum cinema	Residential
Hans Cinema, GTK Road, Azadpur	Functional	January 2013	900	Yes	3319 sq. mts.	Approved plan of PWD	6 Shops (not occupied)	Cinema (min. 300 seats) - as per MoUD Policy for multiplexes	Recreational
Lokesh Cinema, Rohtak Road	Functional	7-11-2012	912	Yes	3000 sq. mts	PWD approved plan		Commercial cum cinema	Residential (Built up)

(For use by)  
 [Signature]  
 AD (M.P)

DELHI DEVELOPMENT AUTHORITY  
MASTER PLAN SECTION, 6<sup>TH</sup> FLOOR,  
VIKAS MINAR, NEW DELHI - 110002  
Phone No. 23370507

No.F.1(7)2012/MP/ 74

Dt. 21.5.2012

Sub: Minutes of the 2<sup>nd</sup> Technical Committee Meeting held on 26.4.2012.

Item No. 16/2012:

Confirmation of Minutes of the 1<sup>st</sup> Technical Committee meeting held on 13.02.12.

No.F.1(01)2012/MP

The minutes were forwarded to the Members and no comments/observations have been received for any item. Hence the same were confirmed.

Item No.17/2012:

Relaxation of setback for construction of under ground connectivity between existing Supreme Court Building & proposed additional office complex at Mathura Road, New Delhi.

No. F.3(81)2006/MP

The proposal was presented by Dy. Architect, NDMC. Technical Committee approved the proposal of relaxation of set back for construction of underground connectivity between existing Supreme Court Building & proposed additional office complex at Mathura Road, subject to approval of scheme from Chief Fire Officer. NDMC was asked to correct the typographic errors in the agenda.

Action: Chief Architect, NDMC.

Item No.18/2012:

Regarding the property being used for commercial on ground floor having one side abutting notified commercial street. No.F.304(18)2003/Bldg.

The proposal was explained by Director (Bldg.). Technical committee observed that no policy issue is involved in this case to be considered by this Committee. The proposal was returned with the directions that it should be examined as per Building bye laws, Provisions of MPD-2021 and other prevailing policy (if any) to dispose of the matter.

Action: Director (Bldg.)DDA.

**Item No.19/2012:**

**Policy for Continuance of Temporary Cinemas in Delhi.  
No.F11(6)74/MP/Pt.I**

The proposal was presented by Director (MP). After detailed deliberation on various points i.e. seating capacity, road R/W, parking requirement, plot size, FAR etc., the proposal was approved and recommended for consideration of Authority to process the amendment in MPD-2021 under Section 11A of DD Act-1957, with the condition that cinema owners would require to comply to the following conditions in addition to the conditions stipulated in the agenda:

1. To follow the provisions of National Building Code for construction of Permanent structure of Cinema Building.
  2. Clearance of Delhi Fire Service will be mandatory.
  3. To follow the cinematography rules and other licensing conditions.
- The individual case of Temporary cinema will be examined accordingly by the concerned Director (Plg) unit.

**Action: Director (MP)**

**Other issue:**

It was decided that as the department of Landscape is now headed by the Addl. Commissioner (Landscape), Addl. Commissioner (Landscape) shall be the member of the Technical Committee instead of Director (Landscape).

**Action: Director (MPR&TC)DDA**

Meeting ended with vote of thanks to the Chair.

  
(I.P. Parate) 21/5/12  
Director (MPR&TC)

Copy to:

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



4/mints.

DELHI DEVELOPMENT AUTHORITY  
MASTER PLAN SECTION, 6<sup>TH</sup> FLOOR,  
VIKAS MINAR, NEW DELHI - 110002  
Phone No. 23370507

No.F.1(7)2012/MP/

Dt.

**Sub: Minutes of the 2<sup>nd</sup> Technical Committee Meeting held on  
26.4.2012.**

**Item No. 16/2012:**

**Confirmation of Minutes of the 1<sup>st</sup> Technical Committee meeting  
held on 13.02.12.**

**No.F.1(01)2012/MP**

The minutes were forwarded to the Members and no comments/observations have been received for any item. Hence the same were confirmed.

**Item No.17/2012:**

**Relaxation of setback for construction of under ground connectivity  
between existing Supreme Court Building & proposed additional  
office complex at Mathura Road, New Delhi.**

**No. F.3(81)2006/MP**

The proposal was presented by Dy. Architect, NDMC. Technical Committee approved the proposal of relaxation of set back for construction of underground connectivity between existing Supreme Court Building & proposed additional office complex at Mathura Road, subject to the approval of scheme from Chief the Fire Officer. NDMC was asked to correct the typographic errors in the agenda.

**Action: Chief Architect, NDMC.**

:2:

**Item No.18/2012:**

**Regarding the property being used for commercial on ground floor having one side abutting notified commercial street. No.F.304(18)2003/Bldg.**

The proposal was explained by Director (Bldg.). Technical committee observed that no policy issue is involved in this case to be considered by this Committee. The proposal was returned with the directions that it should be examined as per Building bye laws, Provisions of MPD-2021 and other prevailing policy (if any) to dispose of the matter.

**Action: Director (Bldg.)DDA.**

**Item No.19/2012:**

**Policy for Continuance of Temporary Cinemas in Delhi. No.F11(6)74/MP/Pt.I**

The proposal was presented by Director (MP). After detailed deliberation on various points i.e. seating capacity, road R/W, parking requirement, plot size, FAR etc., the proposal was approved and recommended for consideration of Authority to process the amendment in MPD-2021 under Section 11A of DD Act-1957, with the condition that cinema owners would require to comply to the following conditions in addition to the conditions stipulated in the agenda :

1. To follow the provisions of National Building Code for construction of Permanent structure of Cinema Building.
2. Clearance of Delhi Fire Service will be mandatory .
3. To follow the cinematography rules and other licensing conditions

The individual case of Temporary cinema will be examined accordingly by the concerned Director (Plg.) unit.

**Action : Director (MP)**

:3:

**Other issue:**

It was decided that as the department of Landscape is now headed by the Addl. Commissioner (Landscape), Addl. Commissioner (Landscape) shall be the Member of the Technical Committee instead of Director (Landscape)

**Action: Director (MPR&TC)DDA**

Meeting ended with vote of thanks to the Chair.

(I.P. Parate)  
Director (MPR&TC)

DELHI DEVELOPMENT AUTHORITY  
 MASTER PLAN SECTION, 6<sup>TH</sup> FLOOR,  
 VIKAS MINAR, NEW DELHI - 110002  
 Phone No. 23370507

No.F.1(7)2012/MP/

Dt.

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No. F.3(81)2006/MP

The proposal was presented by Dy. Architect, NDMC. Technical Committee approved the proposal of relaxation of set back for construction of underground connectivity between existing Supreme Court Building & proposed additional office complex at Mathura Road, subject to approval of scheme from Chief Fire Officer. The typographic errors in agenda to be corrected.

**Action: Chief Architect, NDMC.**

**Item No.18/2012:**

**Regarding the property being used for commercial on ground floor having one side abutting notified commercial street. No.F.304(18)2003/Bldg.**

The proposal was explained by Director (Bldg.). Technical committee observed that no policy issue is involved in this case to be considered by this Committee. The proposal was returned with the directions that it should be examined as per Building bye laws. Provisions of MPD-2021 and other prevailing policy (if any) to dispose of the matter.

**Action: Director (Bldg.)DDA.**

**Item No.19/2012:****Policy for Continuance of Temporary Cinemas in Delhi.  
No.F11(6)74/MP/Pt.I**

The proposal was presented by Director (MP). After detailed deliberation on various points i.e. seating capacity, road R/W, parking requirement, plot size, FAR etc., the proposal was approved and recommended for consideration of Authority to process the amendment in MPD-2021 under Section 11A of DD Act-1957, with the condition that :

1. Cinema owner will <sup>also</sup> follow the provisions of National Building Code for construction of Permanent structure of Cinema Building.

2. Clearance of Delhi Fire Service will be ~~taken~~ <sup>mandatory</sup>.

3. Follow the cinematography rules and other licensing conditions.

The individual case of Temporary cinema will be examined thereafter.

*accommodated by the concerned Divisions units.  
Action Div(MP)*

**Other issue:**

Director, MPR &TC informed that Director (Land Scape) is a Member of Technical Committee. Now the landscape department is headed by Addl. Commissioner (Landscape) and in various other Committees of DDA in which Director (Land Scape) was a Member has been replaced with Addl. Commissioner (Land Scape).

The Technical Committee ~~was~~ agreed that Addl. Commissioner (Land Scape) may be replaced as a Member in place of Director (Land Scape).

**Action: Director (MPR&TC)DDA**

Meeting ended with vote of thanks to the Chair.

(I.P. Parate)  
Director (MPR&TC)

Director, MPR&TC.

32/c

tcm/l

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

No. F. 1(07)2012/MP

91

Date: 23/4/12

The 2<sup>nd</sup> Technical Committee meeting of the DDA for the year 2012 under the chairmanship of VC, DDA will be held on 26.4.2012 at 10.30 A.M. in the Conference Hall, 1st Floor, B Block Vikas Sadan, I.N.A New Delhi. A list of items along with agenda to be discussed is enclosed herewith.

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

Encl: As above.

(I.P. Parate)  
Director (MPR) & TC  
23/4/12

Copy to:

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

Special Invitees

For item No.

1. Chief Fire Officer
2. Director (Plg.)GIS&D Zone
3. Director (Bldg.)

- 17/12  
17/12  
18/12

91

DELHI DEVELOPMENT AUTHORITY  
(MASTER PLAN SECTION)  
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Telephone No.23370507

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Date 23/4/2012

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

Encl: As above.

*[Signature]*  
23/4/12  
(I.P. Parate)  
Director (MPR) & TC

## Copy to:

- ✓ 1. Vice Chairman, DDA
- ✓ 2. Engineer Member, DDA
- ✓ 3. Commissioner (Plg.)-I, DDA
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20. Director, Landscape
- ✓ 21. Land & Development Officer, (L&DO)

## Special Invitees

- ✓ 1. Chief Fire Officer
2. Director (Plg.)GIS&D Zone
- ✓ 3. Director (Bldg.)

## For item No.

17/12  
17/12  
18/12

## N.O.O.

- ✓ 1.
- ✓ 2.
- ✓ 3.

Chief Security Officer, Vikas Sadan  
A.E. (Maintenance), Civil, Vikas.  
AE. (Maintenance), Electrical, Vikas Sadan

9  
Recd 17 letters  
23/4/12  
at 2 PM.

30/c

tcm/1

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

No. F. 1(07)2012/MP

Date: 23/4/2012

The 2<sup>nd</sup> Technical Committee meeting of the DDA for the year 2012 under the chairmanship of VC, DDA will be held on **26.4.2012 at 10.30 A.M. in the Conference Hall, 1st Floor, B Block Vikas Sadan, I.N.A New Delhi.** A list of items along with agenda to be discussed is enclosed herewith.

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

Encl: As above.

*I.P. Parate*  
23/4/12

(I.P. Parate)  
Director (MPR) & TC

Copy to:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Commissioner (Plg.)-I, DDA
4. Commissioner (Plg.)-II, DDA
5. Commissioner (LM) DDA
6. Commissioner (LD) DDA
7. Chief Town Planner, TCPO
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19. Dy.. Commr. of Police (Traffic) Delhi
20. Director, Landscape
21. Land & Development Officer, (L&DO)

**Special Invitees**

**For item No.**

- |                              |       |
|------------------------------|-------|
| 1. Chief Fire Officer        | 17/12 |
| 2. Director (Plg.)GIS&D Zone | 17/12 |
| 3. Director (Bldg.)          | 18/12 |



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26.04.2012.**

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tcm/1

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

No. F. 1(07)2012/MP

Date: 23/4/2012

The 2<sup>nd</sup> Technical Committee meeting of the DDA for the year 2012 under the chairmanship of VC, DDA will be held on **26.4.2012 at 10.30 A.M. in the Conference Hall, 1st Floor, B Block Vikas Sadan, I.N.A New Delhi**. A list of items along with agenda to be discussed is enclosed herewith.

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

Encl: As above.

*[Signature]*  
23/4/12

(I.P. Parate)

Director (MPR) & TC

Copy to:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Commissioner (Plg.)-I, DDA
4. Commissioner (Plg.)-II, DDA
5. Commissioner (LM) DDA
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19. Dy.. Commr. of Police (Traffic) Delhi
20. Director, Landscape
21. Land & Development Officer, (L&DO)

**Special Invitees**

**For item No.**

- |                              |       |
|------------------------------|-------|
| 1. Chief Fire Officer        | 17/12 |
| 2. Director (Plg.)GIS&D Zone | 17/12 |
| 3. Director (Bldg.)          | 18/12 |

N.O.O.

1. Chief Security Officer, Vikas Sadan
2. A.E. (Maintenance), Civil, Vikas.
3. AE. (Maintenance), Electrical, Vikas Sadan

27/c

Laid On Table

Item No: 19/2012

AGENDA FOR TECHNICAL COMMITTEE

File No: F. No F11 (6)74/MP/Pt-I

Subject: Policy for Continuance of Temporary Cinemas in Delhi

**1.0 BACKGROUND:**

- i. The issue of continuance of Temporary cinemas was discussed in the 3<sup>rd</sup> Technical Committee meeting held on 11-8-2011 vide item no 21/11. The minutes of the Technical Committee meeting are as follows

*"The item was presented by Director (Plg.) MP & Zone 'D', it was informed that the temporary cinemas which were continuing on license basis, for a long time, at various locations in Delhi, were not conforming to the land use provisions. The MPD-2001 had stipulated the conditions for continuation of temporary cinemas, subject to maximum capacity of 300 seats; minimum front right of way 18 mtrs; One car space per 25 seats; conformity to the Cinematography Act and levying of conversion charges, to be worked out by the Authority. However, the issue of continuance of temporary cinemas is not addressed in the MPD-2021. Several representations were received from time to time in this regard and the issue of permissibility of temporary cinemas on permanent basis was also raised in one of the Authority meetings by the non official members which was also placed before the Technical Committee.*

*In view of the directions of the Hon'ble Lt. Governor for processing the cases of existing temporary cinemas for regularization, the matter was again placed before the Technical Committee. After detailed deliberations, it was observed that continuance of Temporary Cinemas and the possibility of effecting land use change to make them permanent in situ in Delhi should be dealt on case to case basis. Accordingly it was decided that the present status of the temporary cinemas in terms of area, ownership details and existing/functioning activities in these premises, supported by photographs/documents may be obtained to examine the matter further"*

- ii. As a follow up to the minutes of the Technical Committee meeting dt. 11-8-2011, the respective Director (Plgn) examined the issue and based on the information provided by these temporary cinemas owners with regards to plot size, details of existing construction, approach road and parking provisions etc. and after confirming the documents/site inspection, a case specific agenda was prepared and put up in the Technical Committee meeting held on 13.2.2012. These were discussed case by case in DDA's Technical Committee meeting held on 13.2.2012.

The decision of the Technical Committee is as follows

*The proposal was explained by Director (Plg) Zone C&G, DDA. After detailed deliberations and based on the feedback given by the members, it was decided that except the land use and enabling provisions of MPD-*

Item no. 19/2012

State

AD (M)

2021, the proposal be re-examined and evaluated based on provisions given in MPD-2001, licensing terms and conditions as per the Cinematography Act, building approvals already obtained etc. The desired information be given in a common format for all the cases and thereafter the matter may be put up again in the Technical Committee meeting.

## 2.0 FOLLOW UP ACTION

- i. As a follow up to the Technical Committee meeting, a common format was circulated to all the concerned planning units to provide the various details and put up agenda accordingly vide circular no F11(6)74/MP/Pt.1/67 dt. 28-3-12.
- ii. In the meantime, this issue was also discussed in the Advisory group meeting of MPD-2021 review of 23-2-2012 held under the chairmanship of LG Delhi. The decision of the same is reproduced below
  - a) It was informed that the matter was placed in the Technical Committee of DDA, in its meeting held on 13-02-2012, and it has been decided that the concerned DDA officers will prepare case by case report in terms of the common parameters as given in MPD-2001. This will help to view how many temporary cinemas can be accommodated within the parameters so that the policy for modification in MPD-2021 can be formulated.
  - b) Hon'ble Lt. Governor suggested that an interactive meeting with Temporary Cinema owners be held before finalizing any policy in this behalf for incorporation in MPD-2021.

Accordingly, a meeting was organized under Commissioner (Plgn) -I & II as per the direction of VC, DDA vide his note dt. 11-4-12 on various parameters on 19-4-12. The feedback received from all the concerned stakeholders/ owners is annexed at Annexure 'A'.

- iii. Based on the interaction with the stakeholders and feedback received from them and the provisions of MPD 2001 for temporary cinemas, the policy put up to the Technical Committee in its meeting on 13-2-2012 vide item No 15/2012 has been revisited and modified as given in following para 3.0

## 3.0 PROPOSAL

Item No. 19/2012  
 J.P. Khan  
 A.D. (A.P.)  
 Following modification is proposed in the Master Plan 2021, chapter 17 Development Code under sub clause 8 (2). Following shall be added after para (v) to the notes:

**"New Temporary cinemas shall not be permissible, however already existing Temporary Cinemas shall be allowed to continue on permanent basis as per the conditions given below"**

25/c

- i. Seat capacity - Minimum 300 seats and max. 1000 Seats in one or more cinema halls ( $\pm$  10 %)
- ii. Minimum road R/W in front - 18 mt.
- iii. Parking requirement - one ECS per 25 seats.
- iv. Maximum ground coverage - 50 % (subject to minimum setbacks as per MPD 2021 to be adhered)
- v. Max FAR - 60
- vi. Plot size - Min. 1200 sq. mts & max. 4000 sq. mts
- vii. Max. Permissible Height - 15 mts
- viii. No commercial activity other than snacks counter etc. shall be permissible.
- ix. Cinema would conform to the Cinematography act and other statutory provisions. Multiplexes shall accordingly be permissible.
- x. Land Use conversion charges, FAR charges, betterment levies and other charges will be levied as approved by the Government from time to time.
- xi. The local body and licensing Authorities shall ensure that the above conditions are complied before renewing the license.
- xii. The temporary cinema existing on government land shall not continue.
- xiii. The excess land in such cases if required for larger public purposes shall be acquired and developed as per the local area needs/ Master Plan provisions by the concerned local agencies.

Individual cases will be processed as per the above provisions after the enabling provisions are made in the MPD 2021 for change of land use.

**4.0** The proposal contained in para 3.0 above is placed before the Technical Committee for consideration and processing necessary modifications in MPD-2021 under section 11 A of DD Act, 1957 to add the above mentioned modification under sub clause 8 (2) Permission of Use Premises in Use Zones after point (v) of notes.

Meenak  
25-4-12  
Astt. Director (MP)

[Signature]  
25/4/12  
Dy. Director (MP)

[Signature]  
25/04/12  
Director (MP)

Item No. 4/2012

J.P. K.

A.D. K.

INFORMATION PROVIDED BY TEMPORARY CINEMA OWNERS DURING INTERACTIVE MEETING HELD ON 19-4-12

Name of Cinema	Operational Status	Validity of License period	Existing no of seats	Proposed R.O.W of 18 mts.	Area (In sq.m (approx.))	Status of approval (Plan Sanctioned)	commercial activity existing (if any)	Type of activities required as conveyed during the meeting	Land Use as per MPPD/ZDP
Surya Cinema	Functional	March 2013	519	Yes	3476 sq. mts	Sanctioned from MCD	No	Permanent Cinema/ Multiplex	Residential- (built up)
Chanderok Cinema, Changanjan Pardi	Not functional	February 2013	550	Existing as available at site	3208 sq. mts	Approved plan of PWD	No	Permanent Cinema/ Multiplex	Residential
Selva Cinema, Madura Road	Functional	5-2-2013	934	Yes	4877 sq. mts	Approved plan of PWD	Canteens	Commercial cum cinema	Residential
Rajinema, Chakandi, Tilak Nagar. (on rent property)	Not functional	2005	500	Yes	1800 sq. m	Approved plan of PWD	No	Commercial cum cinema	Residential
Swara/Supreme Cinema, Vistas Nagar	Functional	14-9-2012	1189	Yes	2521 sq mts	Approved plan of PWD	No	Commercial cum cinema	Residential
Hansa Cinema, GT Road, Azadpur	Functional	January 2013	900	Yes	3319 sq. mts.	Approved plan of PWD	6 Shops (not occupied)	Cinema (min. 300 seats) - as per MoUD Policy for multiplex	Recreational
Lokesh Cinema, Rolik Road	Functional	7-11-2012	912	Yes	3000 sq. mts	PWD approved plan		Commercial cum cinema	Residential (Built up)

24/c

AD (M.P.)  
Malkin

i3/c

tcm/16

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2<sup>nd</sup> Technical Committee Meeting to be held on-----2012.

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4. 19/12



DELHI DEVELOPMENT AUTHORITY  
(MASTER PLAN SECTION)  
6<sup>TH</sup> FLOOR: VIKAS MINAR: NEW DELHI.

No.F.1 (01)2012/MP/52

Dt. 13/05/12

Sub: Minutes of the 1st Technical Committee meeting held on 13.2.2012

ITEM NO. 1/12

Sub Confirmation of minutes of 4th meeting of Technical Committee held on 14.11.2011 which have already been sent to all the Members.

F.1(09)2011/MP

The minutes were forwarded to the Members and no comments/observations have been received for any item hence the same were confirmed.

ITEM NO. 2/12

Sub Proposed alignment of UER-III (80.0m R/W road) and Dove-tailing with Narela Project at Western Yamuna Canal – modification in the layout plan of Sector-29, Ph.IV, Rohini, Composite Plan, Sector 27 & 28, Ph.IV, Rohini, and layout plan of Pkt.I, Block A, Sector-29, Ph. IV, Rohini.

F. No MPR/Dir(Plg.)/R/09/2010

The proposal of dovetailing of UER-III was explained by Director (Plg.) Rohini, DDA. He informed that about 1.09 crores of infructuous expenditure would be incurred due to the realignment of the part stretch required under this dovetailing proposal. Suptdg. Engineer/CC-6 presented a plan showing the services already laid and required to be re-laid as per dove-tailing proposal affected in realigning of this road. It was decided that cost projections of 5.75 crore for relaying of services should be minimized. The gas pipe line may not be disturbed and the expenditure of 3.8 crores estimated to be incurred against relaying of the Gas Pipeline should not be accounted for. The proposal was approved except shifting of gas pipe line which may remain as per the earlier proposal subject to NOC from the Bawana Power Plant/IGL.

Action: CE (Rohini)/CE(North Zone).

ITEM NO. 3/12

Sub: Relaxation in setback norms in the single basement for parking and services use in multi-storey housing Sector A-9, Pkt.I, Narela.

F.180(01)2007/HUPW/SA/R&N/DDA

The proposal regarding relaxing setback norms in the single basement for parking and services was explained by Sr. Architect (Rohini & Narela)DDA and the proposal was approved.

Action: Sr. Architect(R&N).



2/c

**ITEM NO. 4/12.**

**Sub:** Continuation of temporary Cinemas in Delhi -Raj Cinema located in Tilak Nagar, Zone G.

F.11(05)80/MP/Pt.

The proposal was explained by Director (Plg) Zone C&G, DDA. After detailed deliberations and based on the feedback given by the members, it was decided that except the land use and enabling provisions of MPD-2021, the proposal be re-examined and evaluated based on provisions given in MPD-2001, licensing terms and conditions as per the Cinematography Act, building approvals already obtained etc. The desired information be given in a common format for all the cases and thereafter the matter may be put up again in the Technical Committee meeting.

**Action: Director (Plg.)C&G.**

**ITEM NO. 5/12**

**Sub:** Change of land use from Residential to public and semi-public (health facilities) for land 43318.79sqm. (9.0 acres) opposite Guru Gobind Singh Hospital, F-Black Raghbir Nagar.

F.3(08)2009/MP

The proposal was presented by Director (Plg) Zone C & G, DDA it was decided that the status of land ownership and the category of the hospital be confirmed in the first instance and proposal be put up in the next Technical Committee meeting.

**Action: Director(Plg.)C&G.**

**ITEM NO. 6/12**

**Sub** Proposed change of land use 'Recreational' to PSP (School & graveyard) in respect of part land out of the land measuring 42713.52 sqm. as per the layout plan proposed for approval alongwith at Mandoli, East Delhi.

F.20(06)2006/MP

The proposal for change of land use was explained by Director(Plg) Zone E and O. After detailed deliberation the proposal was approved. It was further directed that the file noting should not be annexed as part of the agenda in future.

**Action: Director (Plg.)Zone-E & O**

**ITEM NO. 7/12.**

**Sub** Continuance of temporary Cinemas in Delhi – Lokesh Cinema located in Nangloi Jat, Rohtak Road, Zone K-I.

F.1(508)/2011/Plg./DWK

While considering the item NO. 4/12 it was decided that the matter may be re-examined on the similar lines as mentioned in Item No. 4/12 in which after detailed deliberations and based on the feedback given by the members, it was decided that except the land use and enabling provisions of MPD-2021, the proposal be re-examined and evaluated based on provisions given in MPD-2001, licensing terms and conditions as per the Cinematography Act, building approvals already

3/c

obtained etc. The desired information be given in a common format for all the cases and thereafter the matter may be put up again in the Technical Committee meeting.

**Action: Director(Plg.)Dwarka.**

**ITEM NO.8/12**

**Sub** Continuance of temporary Cinemas in Delhi – Suraj Cinema located in Najafgarh Zone- L.  
F.1(205)11/Plg./DWK

While considering the item NO. 4/12 it was decided that the matter may be re-examined on the similar lines as discussed in Item No. 4/12 in which after detailed deliberations and based on the feedback given by the members, it was decided that except the land use and enabling provisions of MPD-2021, the proposal be re-examined and evaluated based on provisions given in MPD-2001, licensing terms and conditions as per the Cinematography Act, building approvals already obtained etc. The desired information be given in a common format for all the cases and thereafter the matter may be put up again in the Technical Committee meeting.

**Action: Director(Plg.)Dwarka.**

**ITEM NO. 9/12.**

**Sub:** Continuance of temporary Cinemas in Delhi --Swarn Cinema located in 'E' Zone.

F. 11(1)/80/MP/Pt-I

While considering the item NO. 4/12 it was decided that the matter may be re-examined on the similar lines as discussed in Item No. 4/12 in which after detailed deliberations and based on the feedback given by the members, it was decided that except the land use and enabling provisions of MPD-2021, the proposal be re-examined and evaluated based on provisions given in MPD-2001, licensing terms and conditions as per the Cinematography Act, building approvals already obtained etc. The desired information be given in a common format for all the cases and thereafter the matter may be put up again in the Technical Committee meeting.

**Action: Director(Plg.)Zone-E & O**

**ITEM NO.10/12**

**Sub:** Continuance of temporary Cinemas in Delhi -- Hans Cinema located in C Zone

F11(01)2006/MP

While considering the item NO. 4/12 it was decided that the matter may be re-examined on the similar lines as discussed in Item No. 4/12 in which after detailed deliberations and based on the feedback given by the members, it was decided that except the land use and enabling provisions of MPD-2021, the proposal be re-examined and evaluated based on provisions given in MPD-2001, licensing terms and conditions as per the Cinematography Act, building approvals already obtained etc. The desired information be given in a common format for all the cases and thereafter the matter may be put up again in the Technical Committee meeting.

**Action: Director(Plg.)C&G.**

4/c

**ITEM NO. 11/12**

**Sub** Continuance of temporary cinemas in Delhi case study in respect of Sible Cinema falling in Zone 'F'

F.11(6)80/MP/Pt.1

While considering the item No. 4/12 it was decided that the matter may be re-examined on the similar lines as discussed in Item No. 4/12 in which after detailed deliberations and based on the feedback given by the members, it was decided that except the land use and enabling provisions of MPD-2021, the proposal be re-examined and evaluated based on provisions given in MPD-2001, licensing terms and conditions as per the Cinematography Act, building approvals already obtained etc. The desired information be given in a common format for all the cases and thereafter the matter may be put up again in the Technical Committee meeting.

**Action: Director(Plg.)F&H.**

**ITEM NO.12/12**

**Sub:** Continuance of temporary cinemas in Delhi Cases study in respect of Chander Lok Cinemas falling in Zone 'F'.

F11(01)2011/MP

While considering the item NO. 4/12 it was decided that the matter may be re-examined on the similar lines as discussed in Item No. 4/12 in which after detailed deliberations and based on the feedback given by the members, it was decided that except the land use and enabling provisions of MPD-2021, the proposal be re-examined and evaluated based on provisions given in MPD-2001, licensing terms and conditions as per the Cinematography Act, building approvals already obtained etc. The desired information be given in a common format for all the cases and thereafter the matter may be put up again in the Technical Committee meeting.

**Action: Director(Plg.)F&H.**

**ITEM NO. 13/12**

**Sub** Regarding permissibility of construction of structures under the integrated development of Samadhi complex, New Delhi.

F.1(12)2009/MP/Pt.

The proposal was explained by Chief Architect, CPWD. After detailed deliberations it was recommended that the activities permitted in "Recreational use" (District Park) can only be proposed in Samadhi Complex including additional safe room for VVIP (5 Nos.) measuring 100 sqm. each for operational requirements. The proposal should adhere to the NBC guidelines. With the above recommendations, the proposal was approved as a case of special permission under section 8(2) of MPD-2021 with the approval of Authority. The proposal to be placed before Authority for consideration.

**Action:Director(Plg.)MP.**

S/c

**ITEM NO. 14/12**

**Sub:** Change of Land Use of 765 KV Electric sub station in Zone Land Route Clearance for construction of Loop in-Loop out (LILO) of both circuits for 400 KV Double Circuit Mundka (DTL)-Bamnoli (DTL) Transmission line at Jhatikara Sub station F.6(1)2009/MP

The proposal was explained by Director(Plg)Dwarka, DDA. Alternative-2 was approved by the Technical Committee with the observations that the proposed H.T. Line alignment (Loop in-Loop out) will follow the proposed 45 mtr R/W road of notified Zonal development plan for its Route in Zone L. The standard Cross Section of 45.0 m right of way is to be followed for locating HT Line towers.

**Action:Director(Plg.)Dwarka.**

**ITEM NO. 15/12.**

**Sub: Policy for Continuance of Temporary cinemas in Delhi F.11(6)74/MP/Pt-I**

This item was not discussed in view of the decision taken in Item NO. 4/12 above, in which after detailed deliberations and based on the feedback given by the members, it was decided that the land use and enabling provisions of MPD-2021, the proposal be re-examined and evaluated based on provisions given in MPD-2001 and licensing terms and conditions as per the Cinematography Act, building approvals already obtained etc. The desired information be given in a common format for all the cases, thereafter the matter may be put up again in Technical Committee meeting: AC(AP) and AC(UE&P) to guide the concerned units in adopting the agreed common format.

**Action:AC(AP), AC(UE&P), OSD (MPPR) to Co-ordinate.**

The Meeting ended with thanks to the Chair.

*Plg*  
Director (Plg) MPR&TC 13/3/12

Copy to:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Commissioner (Plg.)-I, DDA
4. Commissioner (Plg.)-II, DDA
5. Commissioner (LM) DDA
6. Commissioner (LD) DDA
7. Chief Town Planner, TCPO
8. Chief Architect, HUPW DDA
9. Chief Architect, NDMC
10. Chief Engineer (Property Development), DMRC
11. Chief Engineer (Elect) DDA
12. Chief Engineer (Rohini), DDA

g/c

WDC

Flow No 17/12

NDMC

DEPARTMENT OF ARCHITECTURE & ENVIRONS  
NEW DELHI MUNICIPAL COUNCIL  
PALIKA KENDRA : NEW DELHI

No: CA/BP/Supreme Court, New Delhi/D- 0316-318

Date:- 21.02.2012

THE DIRECTOR (Plg), Zone 'D'  
2nd FLOOR  
DDA, VIKAS MINAR,  
I. P. ESTATE  
NEW DELHI.

9  
22/2/12

Director (Plg)  
D-3 Zone Unit L-163  
28/2/12  
AB

**SUBJECT: RELAXATION OF SETBACK FOR CONSTRUCTION OF UNDER  
GROUND CONNECTIVITY BETWEEN EXISTING SUPREME COURT  
BUILDING AND PROPOSED ADDITIONAL OFFICE COMPLEX AT  
MATHURA ROAD, NEW DELHI.**

- Ref:- 1. This office letter No. CA/BP/Supreme Court, New Delhi/D-0237-239  
dtd. 10.02.2012.  
2. DDA letter No. F.3(81)2006/MP/D-26 dtd. 17.02.2012.

Sir,

This is with reference to your above referred letter and subject cited above, please find enclosed herewith a set of signed corrected Agenda For the Technical Committee- DDA.

You are therefore, requested to examine the case and send your comments/N.O.C. at the earliest w.r.t. the Relaxation of side setback toward Mathura Road in Supreme Court complex for construction of Tunnel and Ramp so that further necessary action can be taken, accordingly.

  
(A.M.ATHALE)  
CHIEF ARCHITECT

Copy To.

1. Sh. Nanhen Khan, Executive Engineer, CD-XIV, CPWD, East Block -4, Level-2, R.K. Puram, New Delhi.
2. Ar. Suresh Goel, S-83, Panchsheel Park, New Delhi-110017.

1  
CHIEF ARCHITECT

7/c      ~~7/c~~

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**SUBJECT : AGENDA FOR THE TECHNICAL COMMITTEE : RELAXATION OF SETBACK FOR CONSTRUCTION OF UNDERGROUND CONNECTIVITY BETWEEN EXISTING SUPREME COURT + PROPOSED ADDITIONAL OFFICE COMPLEX AT MATHURA ROAD, NEW DELHI.**

**1. BACK GROUND**

The CPWD has submitted a proposal for construction of underground connectivity tunnel (towards Mathura Road side) between existing Supreme Court Complex side and proposed additional office complex adjacent to Pragati Maidan, Mathura Road, New Delhi i.e. part portion of the proposal is falling in the jurisdiction of NDMC and tunnel + additional office complex falls in the Jurisdiction of MCD. The proposal consist of construction of service way, walk way for Lawyers, auto walk way, travalator for Lawyers, Judges drive way, entrance lobby, staircase, ramp, lift lobby etc. The proposal of ramps, tunnels are falling in the side setback towards Mathura Road. The proposal for the relaxation of the setbacks for the consideration of the Technical Committee of DDA was referred by NDMC vide letter No: CA/BP/Supreme Court, New Delhi/D-0021-23 dated 04.01.2012.

**2. Examination**

- i) In response to the NDMC's Letter dtd. 4.01.2012; DDA issued a letter no. F3(81)2006/MP/17 dated 23.01.2012 to NDMC requesting to submit a Comprehensive Agenda with full justification indicating the location of building/setback on the plan which is to be considered for the relaxation of the set backs for the consideration of the Technical Committee of DDA.
- ii) This Comprehensive Agenda is being referred to DDA's w.r.t. DDA letter No: F3(81)2006/MP/17 dated 23.01.2012 along with the clarification & the reasons and circumstances for relaxing the setback in the existing Supreme Court Complex with the proposed building by providing ramps/Tunnels. In existing Supreme Court having covered area is sq.ft. 370.058 sq.mt. towards Supreme Court side which will provide the necessary connection to the new proposed complex.

**Ground Coverage detail**

- Total plot area	:	71127.12 sqm.
- Permissible ground coverage	:	21338.136 sqm. = 30%
- The total covered area of existing supreme court	:	19387.76 sq.mt.
- Proposed covered area	:	370.058 sq.mt.
- Total covered area of existing and proposed	:	19757.818 sq.mt. = 27.77%

**FAR detail**

- Total plot area	:	71127.12 sqm.
- Permissible FAR	:	142254.24 sqm. = 30%
- Existing FAR	:	51062.76 sq.mt. = 71.79%
- Proposed FAR	:	370.058 sq.mt. = 0.52%
- Total FAR	:	51432.818 sq.mt. = 72.31%

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*AD(MP)*

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# Two nos. of drawings consisting of Drg. No.1. i.e. Site Plan and Drg. No.2. i.e. Part Plan showing blow up detail of area wherein location of ramps & connecting Tunnels are shown in the drawings for which relaxation of setback from 12.00 mt. to 0.00 mtr. is required.

Justification for Relaxation in Setback

1. The Mandatory side setback required towards Mathura Road side is 12 mtr. as per MPD-2021 and the existing building/structures are beyond the 12 mt. setback line.
2. The Setback proposed for the construction of Tunnel and Ramp is 0.00 mtr. as the proposed connecting Tunnel towards Mathura Road side between Supreme Court Complex and Newly proposed Additional Office Complex towards Pragati Maidan. is only possible by constructing the Tunnel in the setbacks. The setback proposed is 0.00 mtr. due to following reasons.
  - a) To save existing trees
  - b) To facilitate movement of fire tenders around the existing building.
  - c) To retain the existing open parking area.
  - d) To provide comfortable margin of 3 mt. distance from the foundation of existing building of Supreme Court.
  - e) To adjust obliquity of the complex for smooth turning in Ramp.
3. Relaxation required is 12 mt. i.e. because of the connecting Tunnel between the existing Supreme Court Complex and Newly proposed Additional Office Complex towards Pragati Maidan and new setback will be 0.00 mt.

Furthermore CPWD/ Supreme Court has submitted following NOC / documents in NDMC office:-

- NOC issued by Dy. Commissioner Planning, Transport Deptt. Govt. of NCT of Delhi.
- A allotment letter of the land m.a. 12.90 acres allotted by L&DO vide letter no. L-II-11(396/767 dtd. 27.10.2006 w.r.t. land allotted adjoining I.T.P.O. at Pragati Maidan.
- Handing over taking over of possession of land vide dtd. 28.07.2008.
- A copy of the lease plan.
- A copy of the notification dtd. 07.02.2008 w.r.t. change in land use of the premises from recreational to Govt. office.
- NOC from DMRC Ltd. issued vide no. DMRC/Land/15/NOC/506/2176 dtd. 09.11.2010.
- NOC from DUAC issued vide no. 23(07)/2011-DUAC dtd. 02.06.2011 in respect of layout plan of additional office complex for Supreme Court of India.
- NOC from ASI issued vide no. F.No.12/108-2010-NOC-4368 dtd. 30.07.2010.
- NOC from CFO issued vide no. F.6/DFS/MS-KIO/2011/500 dtd. 17.03.2011 in respect of layout plan of additional office complex for Supreme Court of India.
- NOC from AAI issued vide no. AAI /NOC/ 2010/ 585/ 3059 dtd. 20.12.2010.
- NOC from I.G.L. Ltd. issued vide no. I.G.L. /P.N.G./MDPE/ CPWD/3413 dtd. 09.05.2011.

ADCOMP

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~~4/4/12~~

3. PROPOSAL

- i) Ramps showing the service block housing the lift and staircase this relaxation is coming of the south side of supreme court (ref; site plan as drawing no. 1)
- ii) Detail plan of the ramp area where relaxation is proposed stairs and lift as abutting existing Supreme court.

SP  
AD(MP)

The above comprehensive agenda is being forwarded to DDA, Technical Committee for the relaxation of the setbacks for the consideration of the Technical Committee of DDA in response to DDA letter no. F3(81)2006/MP/17 dated 23.01.2012 and on the request of Executive Engineer, Construction Division - XIV, CPWD.

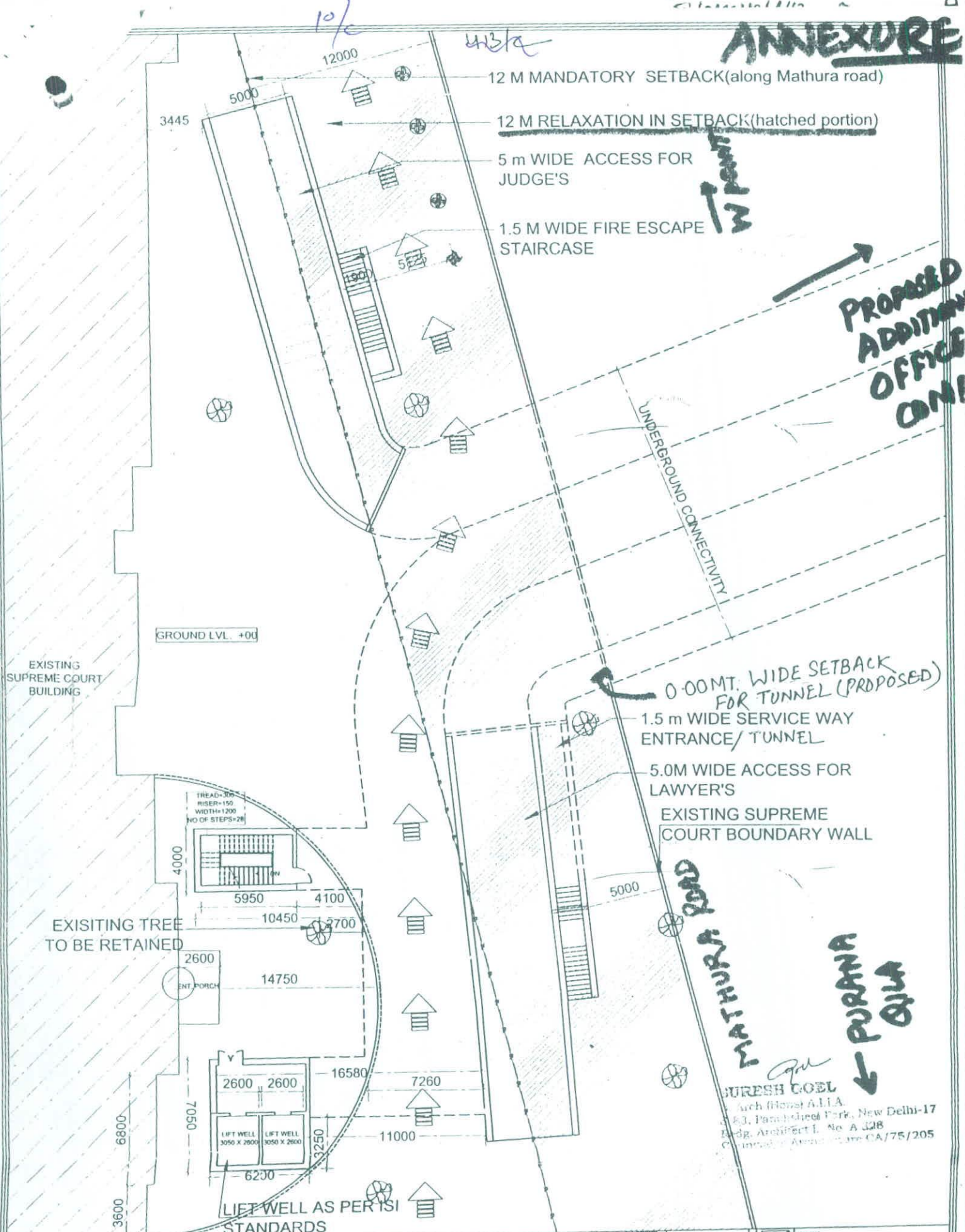
*(Signature)*  
(A.M. ATHALE)  
CHIEF ARCHITECT NDMC,  
PALIKA KENDRA,  
NEW DELHI

*Handwritten notes:*  
Kalyan (23)  
S DAP  
Div (13) D3  
D2A

A



# ANNEXURE



- 12 M MANDATORY SETBACK(along Mathura road)
- 12 M RELAXATION IN SETBACK(hatched portion)
- 5 m WIDE ACCESS FOR JUDGE'S
- 1.5 M WIDE FIRE ESCAPE STAIRCASE

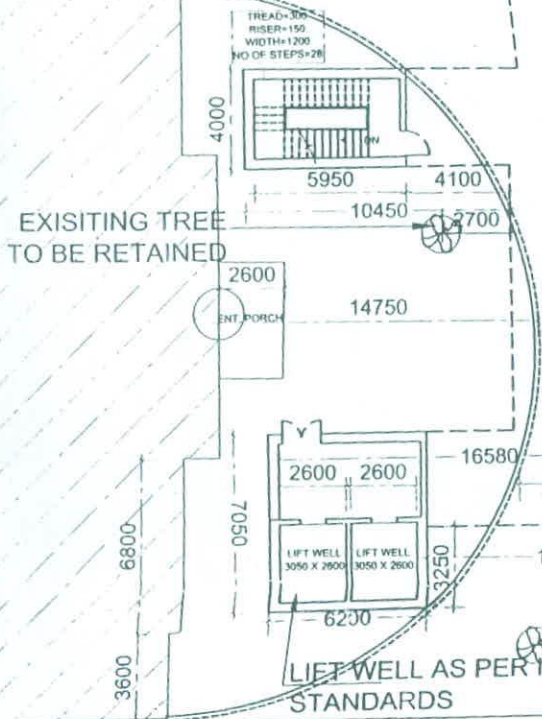
**PROPOSED ADDITIONAL OFFICE BLDG**

UNDERGROUND CONNECTIVITY

0.00MT. WIDE SETBACK FOR TUNNEL (PROPOSED)

- 1.5 m WIDE SERVICE WAY ENTRANCE/ TUNNEL
- 5.0M WIDE ACCESS FOR LAWYER'S
- EXISTING SUPREME COURT BOUNDARY WALL

**JURESH GOEL**  
 Arch (Hons) A.I.I.A.  
 83, Parkside Park, New Delhi-17  
 Reg. Architect L. No. A 328  
 Chartered Accountant CA/75/205



### JUSTIFICATION FOR RELAXATION IN SETBACK

1. MANDATORY SETBACK IS 12METER
2. SETBACK PROVIDED 0METER FOR THE FOLLOWING REASONS:-
  - (a) TO SAVE EXISTING TREES.
  - (b) TO FACILITATE MOVEMENT OF FIRE TENDERS AROUND THE EXISTING BUILDING.
  - (c) TO SAVE THE EXISTING OPEN PARKING AREA.
  - (d) TO PROVIDE COMFORTABLE MARGIN/ DISTANCE FROM THE FOUNDATION OF EXISTING BUILDING OF SUPREME COURT.
  - (e) TO ADJUST OBLIQUITY OF THE COMPLEX FOR SMOOTH TURNING IN RAMP
3. RELAXATION REQUIRED IS 12METER.

LEGEND	
	LARGE EXISTING TREES TO BE RETAINED
	IMPERVIOUS PATTERN OF FIRE TENDERS
	RELAXATION IN SETBACK
	SMALL EXISTING TREES

APPROVAL	
	<b>JURESH GOEL &amp; ASSOCIATES</b> ARCHITECTS - ENGINEERS - PLANNERS
PROPOSED UNDERGROUND CONNECTIVITY BETWEEN EXISTING SUPREMECOURT AND PROPOSED ADDITIONAL OFFICE COMPLEX AT MATHURA ROAD, NEW DELHI	
JUSTIFICATION FOR RELAXATION IN SETBACK OF EXISTING SUPREME COURT	

AD (MP)

11/c

378/c - Item No 18/12

DELHI DEVELOPMENT AUTHORITY  
(BUILDING DEPARTMENT)

DRAFT AGENDA FOR THE TECHNICAL COMMITTEE MEETING.

File No. F-304(18)2003/Bldg.

Sub: Regarding the property being used commercial on ground floor having one side abutting Notified Commercial Street.

1.0 BACKGROUND :

A reference has been received from the owners of plot No.12, Pkt.5, Sector-7, measuring 150.48 Sqm., Rohini to de-seal and regularized the building as per provisions of MPD-2021. (Annexure-A).

2.0 EXAMINATION:

2.1 (MASTER PLAN PROVISIONS-2021) The provisions to notify commercial street areas have been given under clause 15.12 in MPD-2021. Accordingly commercial street i.e. Sector-7, Rohini, internal road (from B-4 to DDA market 18 Mtr.R/W) has been notified by GNCTD and same has been included in the Zonal Plan of Zone 'H', Rohini at serial No.16 (copy enclosed as Annexure 'B').

2.2 The building plan was sanctioned on the plot facing 9.00 Mtrs. R/W Road as per approved Layout Plan (laid on Table). One side of the property under reference is abutting notified Commercial Street having 18.00Mtrs. R/W Road.

2.3 A Show Cause Notice was issued on 11.03.11 due to unauthorized construction. After completing all codal formalities, Sealing-cum-Demolition order was executed on 28.9.11, during which two bedrooms, third floor including 5 shops constructed at ground floor have been sealed. Copy of demolition diary is annexed (Annexure-C).

2.4 The matter was referred to Master Plan Section, Planning Department for the observation/comments as to whether the benefit of commercial street can be given to the property under reference. The observations of the Master Plan Section is as under:-

" The reply to the query of specific plot need to be clarified by the concerned local body/ GNCTD as the commercial street under reference is declared by the GNCTD, in consultation with the local body under the provisions of MPD-2021".

2.5 Accordingly, the matter was referred to Chief Town Planner, M.C.D. for their opinion being Civic Agency as to whether the benefit of commercial street can be considered in this case vide letter dated 9.2.12

11/c

HD(MP)

12/c

29/12

(Annexure-D). The Architect (G), M.C.D., Town Planning Department vide letter dt. 14.2.12 (Annexure-E) has conveyed as under:


"As per provisions given in the MPD-2021 under Mixed Use Regulation, plot abutting to a mixed use/commercial street is eligible for getting the benefit of mixed use/commercial street. The plot under reference, marked in yellow on the copy of the layout plan enclosed with your letter, abuts notified commercial street marked in yellow on the aforesaid copy of the layout plan provided by DDA. Therefore, the plot under reference should be eligible for getting benefit of commercial street as per provisions of mixed use regulations of MPD-2021.

However, DDA being the author of Master Plan, opinion of Master Plan Section of DDA may also be obtained before finally deciding the matter".


3.0 PROPOSAL:

In view of the observations/comments received from the M.C.D., as stated in para-2.5 above, the matter is placed before the Technical Committee for its consideration please.


Hand No 18/12  
Adalke  
AD (sup)

  
21.3.12

Director (Bldg.)

  
21/3/12

Dy. Dir. (Bldg)/R&N

  
21/3/12

AE-III (Bldg)/R&N

16/c

373/c

256/c

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been constructed unauthorized, which have been sealed by DDA on 28.09.2011.

10. That all the above named applicants want to get regular their respective portion as the said building has been constructed in the year 2004. The applicants collectively undertake to deposit the prescribed fee and penalty of the DDA for regularization of their portion in the said property.

**Prayer:-**

It is, therefore, most respectfully prayed that the portion of the applicants as mentioned here in above may kindly be regularized against the deposit of regularization fee and dues and the portion of the applicants which have been sealed on dated 28.09.2011 may kindly be de-sealed / open in the property bearing no. 12, Pocket E-5, Sector-7, Rohini, Delhi, in the interest of justice.

It is prayed accordingly.

**Applicants**

1. Shyam Sunder Kalra S/o late Dr. A.K.Kalra. (owner of II no  
Elec no-433 Pktd D-5 Sec-8 Rohini Delhi-85 & III no Acc  
Mamta Chauhan
2. Smt. Mamta Chauhan W/o late Sh. Kuldeep Chauhan. owner of  
A
3. Sh. Ram Gopal Dalmia S/c late Sh. C.L.Dalmia. Shop No. 3  
R.G.D almia
4. Sh. Govind Parsad Gupta and Sh. Kapil Gupta both sons of late Sh.  
Ram Avtar Gupta. Shop No-2  
Gupta

Item No/8/12  
Kalra  
AD/M/12

13/c

ANNEXURE - A

Date: 21-11-2011

316/c

The Dy. Director  
Building Section  
Rohini & Narela  
C-1, 2<sup>nd</sup> Floor  
Room No. 212  
Vikas Sadan  
New Delhi

Handwritten notes in Hindi, including dates like 21/11/2011 and other illegible text.

No. E.304(18)03/Bldg/842

Sub.: Descaling the property No. 12/Pocket E-5/Sector-7, Rohini, Delhi-110085

Sir,

In continuation of our request made earlier, we again request yourself to descale the above mentioned property at the earliest. We are facing huge problems and are unable to feed our family.

As for your demand we are submitting the Undertaking alongwith the signature attested from Sub Divisional Magistrate and alongwith the plan of existing structure duly signed by all the owners. We are also enclosing the list of road identified by the MCD for mix land use. We also undertake that we will deposit any fee compounded by DDA for misuse/unauthorized construction. We also submit that our building was constructed in the year: 2004-05 and have deposited the House Tax from 2004-05 - upto dated.

Thanking you,

Yours faithfully,

1. Lokesh Gupta
2. Govind Gupta/Kapil Gupta
3. Ram Gopal Dalma
4. Gurneet Kaur
5. Rajesh Kumar
6. Pooja Mediratta
7. Manika Choudhan

Gupta

Handwritten notes in Hindi: "sdc may not be intimated to put up in second (convent) file" and "23/11/11".

Handwritten notes on the left side, including a signature and date 11/11/11.

Handwritten notes: "22/11/11"

Handwritten notes: "Walki AD(NIP)"

Handwritten notes: "Item No(s)/2"



15/c

3/11/2012

(2)

4. That the applicants namely Sh. Shyam Sunder Kalra and Smt. Mamta Chauhan purchased the built up second floor in the year 2011. House tax of the said portions has already paid w.e.f. 2004 to 2012. Receipts of house taxes are attached herewith for kind perusal of your office.
5. That applicant Smt. Mamta Chauhan has purchased the first floor of the said property in the year 2011 and the house-tax of the said portion is already deposited w.e.f. 2004 to 2012. Receipts of house taxes are attached herewith for kind perusal of your office. Sh. Lokesh Gupta and Smt. Sapna Gupta have sold the said portion in the year 2004.
6. That applicant Sh. Ram Gopal Dalmia purchased a built up shop no.3 at ground floor on the said property, area measuring 10'.2" x 27'.8" in the year 2011. Sh. Lokesh Gupta and Smt. Sapna Gupta have sold the said shop in the year 2005.
7. That applicant Sh. Govind Parsad Gupta and Sh. Sh. Kapil Gupta have purchased a shop bearing no. 2, area measuring 10'.2" x 36".10", at ground floor in the said property in the year 2005 from Sh. Lokesh Gupta and Smt. Sapna Gupta. However 40 % area of the said shop was purchased by the above named applicant, but remaining 60% area of the said shop had been purchased by their grand mother vide separate sale deed in the same year. Now the said applicants are in occupation of the said shop.
8. That however, the said property has been sold by Sh. Lokesh Gupta and Smt. Sapna Gupta, but they have kept some portion at ground floor with them. The said persons have played a fraud tactic upon all the bonafide purchasers of the said property. They have obtained a loan of Rs. 3 Crore from Pnuab National Bank, West Punjabi Bagh, Delhi against the original Conveyance Deed of the said property. Letter of the bank is also attached herewith for kind perusal of your office.
9. That the above named applicants are the bonafide - purchasers of their respective portions. Some of the said purchased portion has

[Hau No 18/12

Jhalki

AD (MP)

X

Any One

Sh. Ram Gopal Dalmia

(Signature)

Sh. Govind Parsad Gupta

Mamta Chauhan

21/c

368/c

36/c

In view of above, an opinion is required from your office being civic agency as to whether the benefit of commercial street can be considered in this case.

Yours faithfully,



(M.Z. Bawa)  
Director (Building)  
D.D.A.

21/c 368/c

How No 15/12

AD(CMP)

Copy to :

1. Commissioner (Plg.)-I - for kind information.
2. Suptdg. Engineer (Bldg.) (HQ)/M.C.D., Civic Centre, Minto Road, New Delhi - for necessary action.



Director (Building)  
D.D.A.

21/c 368/c



DELHI DEVELOPMENT AUTHORITY  
OFFICE OF THE DY DIRECTOR (I.M)RZ,  
DEEPALC HOWE, ROHINI, PH-27944583

18/c 37/c

12/10/11 975

Dated: 12/10/11

Dy. Director (Bldg.)R&N,  
Delhi Development Authority,  
Vikas Sadan, 2<sup>nd</sup> floor, C Block,  
INA, New Delhi.

7.79  
12/10/2011

Sub: Implementation of sealing cum demolition order in respect  
of property No. 1 Blk- 6 Pkt 5  
Sector 7 Rohini.

Please refer to your letter No. 12/10/11/368/26  
dated 6/11 regarding implementation of sealing cum  
demolition orders in respect of above mentioned property. This is  
for information that the said property has been sealed on the  
identification by the Jr. Engineer (Bldg.) R&N, Sh. P. K. Roy, A/c 5, 2nd floor, C Block,  
on 28/9/11. Copy of diary Report is enclosed.

Encl: as above.

Dy. Director (I.M)Rohini

Item No 18/12

AD (MP)

13/11

AD (MP)

14/11

15/11

because the property is not attached  
at the site no m/c

19/c सूचना

F 10250

27/c

संबन्धित सभी सम्बंधित व्यक्तियों को अधिसूचित किया जाता है  
कि निसर सं० 12, JKR E, Sect. 7

की विधायक अधिनियम, 1957 की धारा 31-ए के अन्तर्गत निदेशक  
(सर्वजन विभाग), दिल्ली विकास प्रधिकरण द्वारा दिनांक 02-8-11  
को-वापस किए गए आदेश के अनुसरण में आज दिनांक 28-9-11  
को सील कर दिया गया है।

सील किए गए क्षेत्रों में अथवा रूप से छेड़खानी, लोड़फोड़ और प्रवेश  
एक दंडनीय अपराध है और भारतीय दंड संहिता के अन्तर्गत कानून के  
अनुसार कार्रवाई की जाएगी।

- 1. Shop constructed at Gate 2, Sector 7
- 2. Shop constructed at Gate 2, Sector 7
- 3. Shop constructed at Gate 2, Sector 7
- 4. Shop constructed at Gate 2, Sector 7
- 5. Shop constructed at Gate 2, Sector 7
- 6. Shop constructed at Gate 2, Sector 7
- 7. Shop constructed at Gate 2, Sector 7
- 8. Shop constructed at Gate 2, Sector 7
- 9. Shop constructed at Gate 2, Sector 7
- 10. Shop constructed at Gate 2, Sector 7

जायशानुसार

उप निदेशक

दिल्ली विकास प्रधिकरण

Copy of diary Report is enclosed.

Encl: as above.

Dy. Director (I.M) Rohini

Item No 18/12

AD (MR)

13/11

AD (MR)

14/11

AD (MR)

Handwritten notes and signatures at the bottom of the page.

20/c

369/c

ANNEXURE - D

DELHI DEVELOPMENT AUTHORITY  
BUILDING SECTION (Rohini & Narela)  
C-1, 2nd Floor, Room No.212,  
Vikas Sadan, New Delhi.

No. F.304(18)2003/Bldg./ 78

Dated :09.02.2012 -

To

Chief Town Planner,  
Municipal Corporation of Delhi,  
SPM Civic Centre, 13th floor,  
Minto Road, New Delhi-02.

Sub: Regarding plot No. 12, Pkt. E-5, Sector 7 measuring 150.48 M<sup>2</sup>.

Sir,

The above said property was sealed by L.M. Office, DDA on the basis of unauthorized construction including commercial activity at ground floor in full area of the plot.

The owners of the said property on the basis of provision given in the MPD-2021 under Mixed Use Regulation, has requested to de-seal & consider the regularization of the above said property for the commercial use on ground floor being one side abutting commercial street.

Brief detail of the case is as under:

- (1) Plot size- 13.20X11.40Mtr(150.48M<sup>2</sup>) corner plot.
- (2) Front road- 9.00Mtr.
- (3) Side road- 18.00Mtr.(commercial street)
- (4) Copy of the Layout Plan indicating the plot under reference is enclosed.

In this case building plan was sanctioned on the plot facing 9.0M road as per approved Layout Plan. One side of the plot abutting commercial street (18.00Mt.R/W) notified by the M.C.D. which has also been included in the Zonal Plan of Zone 'H'(Rohini) at Sl.No.16 (copy enclosed).

Item No 18/12

Shukla

AD(MP)