



DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
6th Floor, VikasMinar
I.P. Estate, New Delhi - 110002

F.1 (2)/2020-MP/98

Date: 06.03.2020

Subject: Minutes of the 2nd Technical Committee meeting of DDA for the year 2020 held on 24.02.2020.

The 2nd Technical Committee meeting of DDA for the year 2020 was held under the Chairmanship of V.C. DDA on 24.02.2020. The list of the participants is annexed. Please find enclosed herewith a copy of the minutes of the same for information and further necessary action.


(Rajesh Kumar Jain)
Director (Plg.) Master Plan

To:

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

Sl. No	Agenda Item No.	Issue	Discussion / Recommendations	Remarks
1.	07/2020	Confirmation of the minutes of 10 th Technical Committee meeting held on 13.01.2020. F.1(1)/2020/MP	Since no observations/ comments were received, the minutes of the 10 th Technical Committee meeting held on 13.01.2020 were confirmed as circulated.	
2.	08/2020	Proposal regarding change of land use of an area measuring 10.17 Acres 48 bighas, 17 biswas (Kh. No. 1579/474, 475, 465, 468 & 469) at village Bahapur situated along the MaaAnandimai Marg, Kalkaji from "Recreational (City Park District Park, Community Park) to 'Institutional' in Planning Zone-F. F.3(64)2003/MP	It was informed by AC (Plg)-III that it is a MCD's proposal but the concern officer is not present in the meeting to explain the proposal. The agenda was earlier deferred in the last T.C. Meeting held on 13.01.2020 due to non-presence of the officer of the concerned department. It was further pointed out that the ownership status as mentioned in agenda is not clear. It was finally decided that the agenda be returned to the concerned department of SDMC with the request to bring in forthcoming TC meeting with clear cut land status.	
3.	09/2020	Applicability of Development Control norms on Plot no. 3 and Plot no. 4 of M/s Pasco Motels Pvt. Ltd. and M/s Pasco Hotels Pvt. Ltd. Respectively in Layout Plan of Facility Corridor F.C.-1. F.26(8)2019-MP	The proposal was presented by Director (Plg) Zone J. Chief Town Planner (CTP), SDMC requested for clarification w.r.t. the Use Premise and Development Control to be provided to these plots. The following points were deliberated: 1. It was deliberated that the plots under reference forms part of facility corridor and Master Plan for Delhi - 2021 in para 5.7.1 stipulates that Sub-City Level Commercial Areas permits the provisioning of District Centre and community centre in a linear form with specific area provisions. Besides the District Centres and Community Centres, non - hierarchical Commercial Centres also permitted in para 5.5. The development Control Norms for all the above commercial centres are identified in Table 5.4 of Chapter 5.0 in MPD-2021. 2. CTP, SDMC informed superimposition of Khasraon the maps as mentioned in SOP, cannot be done by MCD. This may be dealt by DDA.	

Sl. No	Agenda Item No.	Issue	Discussion / Recommendations	Remarks
			<p>3. It was informed by Director, Master Plan that for fixing of conversion charges / other charges as mentioned in regulations for enabling the Planned Development of Privately Owned Land, matter has already been referred to Director (LC) on - 19.07.2018 and 18.02.2020.</p> <p>After deliberation, it was decided that:</p> <p>i. Since the area of the plots does not qualify in either of the category of District Centre and Community Centre, the development control norms of non-hierarchical commercial centre i.e. 50% Ground Coverage and 125 FAR be given to the plots under reference and the activities permitted shall be same as in community centres.</p> <p>ii. Further, it was decided that following to be added/ clarified in the approved guidelines for implementation of "Regulations for enabling planned development of privately owned lands" for further action by the concerned department:</p> <p>a. Super imposition of the individual plot shall be done by concerned local body / applicant in consultation with the revenue department, GNTCD before forwarding the application to DDA. However, Layout plan of the area on the khasra map shall be prepared by DDA if the land is contiguous. In such cases where DDA has to prepare Layout Plan for the area, DDA will do the super imposition on Khasra Map.</p> <p>b. Further, utilization of land in facility corridors on proportionate basis shall be worked out while preparing the layout plan, in order to cater to the City / Zonal</p>	

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			<p>requirement while preparing the Layout Plan.</p> <p>c. In case there are other general issues needing clarification, MCD's may identify and send to DDA and a discussion will be organized.</p>	
4.	10/2020	<p>Provision of additional land of 5.9 Acres to GNCTD for expansion of institute of Liver and Billiary Sciences (ILBS) Hospital, Vasant Kunj.</p> <p>F.20(2)2005/MP</p>	<p>The proposal was presented by Dir(plg) Zone J, it was informed that Chief Secretary vide letter dt. 24.01.2014 has requested to allot 6 acres of additional land to Health and Family Welfare Department for expansion of essential facilities at ILBS. A land measuring 9.3 hectares is already under possession of ILBS hospital till date.</p> <p>IL Department has informed in the file that Competent Authority has in principal agreed for allotment of this additional land. It has also been mentioned in the request received from ILBS that it is a deemed university and as per MPD_2021 land upto 20 Ha can be earmarked for university and education and research.</p> <p>After deliberation, Technical Committee agreed to the proposal for allotment of additional land to GNCTD for expansion of ILBS hospital subject to change of land use, as the land use of the land is residential as per Zonal Development Plan of Zone 'J'.</p> <p>It was also recommended that the provisions for National / City level health facilities should also be considered over and above the provisions given in MPD for health facilities so that specialized / super speciality medical facilities can be developed in the larger public interest. The norms should be framed and proposed in the next Master Plan for Delhi - 2041, which is under preparation.</p>	
5.	11/2020	<p>Proposed modification in MPD-2021, Para 4.2.3.4 of Chapter 4.0 w.r.t. Slum & JJ Clusters redevelopment regulations and Guidelines.</p> <p>F.3(36)1996/MP/Pt.I</p>	<p>The Agenda item was withdrawn for want of more information.</p>	

I. No	Agenda Item No.	Issue	Discussion / Recommendations	Remarks
6.	12/2020	<p>Allowing FAR of 400 for Group Housing on Industrial Plots (Ajudhiya Mills / National Textile Corporation) wherein portion of land has been surrendered pursuant to the directions of Hon'ble Supreme Court order dated 10th May 1996 and MPD-2021 provisions of Table 7.3 para (xii).</p> <p>F.23(13)2005Bldg./Pt.</p>	<p>The proposal was presented by Director(Building). It was informed that as per the decision of last Technical Committee meeting, the legal opinion has been obtained and forms part of the agenda wherein it is clearly mentioned that since the previous legal opinion is clear as such no further Legal opinion / vetting is required.</p> <p>After detail deliberation the proposal was approved. It was further decided that similar cases need not to bring in TCmeeting and concerned local body shall take necessary action as decided by the Technical Committee.</p>	
7.	13/2020 Laid on Table	<p>Proposal of grant of NOC for CNG / EV charging station on PrivateLand Khasra No. 10/22 min, village - Singhola, Tehsil - Alipur, DistrictNorth, Delhi in view of notified regulations dated 08.03.2019.</p> <p>F.3(11)2009-MP/</p>	<p>The proposal was presented by AC (Plg.) Projects. It was informed that the applications after scrutiny from LD Wing have been forwarded to Planning Department and all such cases after examination are being placed before the Technical Committee for its consideration.</p> <p>It was further explained that the site under reference falls partly under Public and Semi-Public (PSP) Use and partly in Recreational land use and no layout plan of this area has been prepared yet. Since CNG station is permitted in all Use Zones including undeveloped recreational areas with the exception of Ridge and Regional Park as mentioned in para 12.13 of MPD-2021 and in para 1 of <i>regulations for setting up of fuel stations on privately owned lands</i>, the proposal is placed for approval.</p> <p>After detailed deliberations, the proposal was approved with the conditions that:</p> <p>(i) The approval shall be null and void if the said site is affected in any of the future infrastructure project.</p> <p>(ii) For EV Charging, till such time the D.C. norms for EV Station / EV charging point are framed, minimum 15 sqm per Car for EV charging will be earmarked which</p>	

11/12

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			<p>shall conform to specifications and safety norms as per the PESO Act and obtain clearance from the concern Authority.</p> <p>(iii) The approved site of fuel station shall be incorporated in the area layout plan/ zonal development plan.</p>	

2/2

ANNEXURE-I

List of participants of 2nd meeting for the year 2020 of Technical Committee on 24.02.2020.

DELHI DEVELOPMENT AUTHORITY

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner (Housing) Sports
4. Pr. Commissioner (LD)
5. Commissioner (Plg)
6. Addl. Commissioner (Landscape)
7. Addl. Commissioner (Plg.) - III
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9. Addl. Chief Architect, VC Sectt.
10. Director (Plg) MP
11. Director (Plg.) UC & J (In-Charge)
12. Dy. Director (Plg) MP & DC
13. Dy. Director (LM)

OTHER ORGANIZATIONS

1. Town Planner, T.P. Deptt., SDMC
2. Town & Country Planner, TCPO
3. Architect (Asstt.), DUAC
4. ACP / T/SD (Delhi Traffic Police)
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1/11



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Rajesh Jain
6/3/2020

(Rajesh Kumar Jain)
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1. Vice Chairman, DDA
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5. DCP/T/Southern Range, Delhi Police
6. Chief Engineer, SDMC

1/11

अतिरिक्त आयुक्त (योजना)-I

4/4/4
डायरी सं.....

दिनांक 3/6/2020



SOUTH DELHI MUNICIPAL CORPORATION
OFFICE OF THE SUPERINTENDING ENGINEER (BUILDING)-HQ
9TH FLOOR : DR. S.P.M. CIVIC CENTRE
J.L. NEHRU MARG : NEW DELHI-110002

No.South DMC/SE(B)HQ/2020/42

Dated : 29.05.2020

To

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

आयुक्त (योजना) कार्यालय
डायरी सं. I-766
दिनांक 2/6/2020

Subject : Clarification reg. permission to run Path-Lab / Diagnostic Laboratory Facilities from the Basement.

Sir / Madam,

A representation has been received from Prof.(Dr.)Navin Dang stating therein that 'Dr. Dangs Lab' situated at C-2/1, Safdarjung Development Area, New Delhi has been authorized by the Indian Council of Medical Research as Private Laboratory to test COVID-19 and requested to grant permission for using the basement for Path-Lab / Diagnostic use in the present pandemic situation.

The property under reference abuts on Aurobindo Marg i.e. Master Plan / Zonal Plan Road in Category-B. The building plans w.r.t. property No.C-2/1, Safdarjung Development Area, New Delhi were sanctioned vide dated 14.05.2012 for residential use (basement, stilt, ground, first & second floor). Presently, ground to second floor is being used for Pathological Lab / Diagnostic Centre after getting registration and payment of conversion charges under self-assessment scheme under Mixed Use Regulations.

Provision to run Path-Lab / Diagnostic Centre from basement has not been given in MPD-2021. However, keeping in view the pandemic of Corona Virus (Covid-19), DDA is requested to provide clarification / guide whether the request of the applicant can be considered to use basement for Path-Lab / Diagnostic Centre, as a special case, for a period of six months or till the pandemic lasts, whichever is earlier.

Yours faithfully,

S.E. (Building)-HQ
South DMC

बुना
3/6/2020
Acep(19)I

Let us discuss the issue in the
T.C. whose officers of SDMC will
also be participating. Before that, the
issue needs to be discussed with Commr (P).

MM
4/6/2020

- DD (P)

Discussed with Commr (P)
We may discuss the issue during T.C
as other items. SDMC may be informed
accordingly.

MM
4/6/2020



TP/G/SDMC/2020/2377
Date 2/6/2020

अतिरिक्त आयुक्त (मोहाना)-I
डायरी सं. 441
दिनांक 2/6/2020

SOUTH DELHI MUNICIPAL CORPORATION
Town Planning Department

21st Floor, E-1 Block, Dr. S.P.M. Civic Centre, Minto Road, New Delhi-110002



No. TP/G/SDMC/2020/2377

Date: 18/05/2020

To,

The Commissioner (Plg.)
Delhi Development Authority
Vikas Minar, New Delhi.

आयुक्त (योजना) कार्यालय
डायरी सं. 127-114
दिनांक 01/06/2020

Sub: Regarding Minutes of 2nd Technical Committee meeting dtd 06.03.2020 of D.D.A. for the year 2020 held on 24.02.2020

Sir/Ma'am,

This is with respect to minutes of the 2nd Technical Committee meeting of D.D.A. for the year 2020 held under Chairmanship of Vice Chairman, D.D.A. on 24.02.2020 received in Town Planning department/SDMC.

As per the minutes, issues related to 'applicable development control norms on Plot No. 3 and Plot No. 4 of M/s Pasco Hotels Pvt. Ltd. and M/s Pasco Motels Pvt. Ltd. respectively in layout plan of Facility Corridor FC-1'; 'work of superimposition of Khasra on the maps as mentioned in SOP; 'fixing of conversion charges' were deliberated.

However, issue related to 'examination of application in consultation with L.M. Deptt, DDA as mentioned in SOP' was also discussed which is not been reflected in the minutes of the meeting. In this regard it was decided that Local bodies will examine application in consultation with Revenue department/GNCTD and DDA will examine application in consultation with L.M. Deptt of DDA.

In view of above, DDA is requested to accordingly clarify/ revise minutes of 2nd Technical Committee meeting dtd 06.03.2020.

Acceptd I
DD (G) M
26/5/2020
MM
2/6/2020
03/06/2020
VF-1

Chief Town Planner
South Delhi Municipal Corporation

ITEM No. 12/TC/2020

-33-

Minutes of the Technical Committee Meeting Held
on 24.02.2020.

File No: F.23(13)2005/Bldg/Pt

Sub: Allowing FAR of 400 for Group Housing on Industrial Plots (Ajudhiya Mills/ National Textile Corporation) wherein portion of land has been surrendered pursuant to the directions of Hon'ble Supreme Court order dated 10th May 1996 and MPD 2021 provisions of Table 7.3 para (xii).

1.0 BACKGROUND: The Subject Land of 4.54 acres (18372.46 Sqm) used for Group Housing is a free hold land purchased by Negolice India Ltd. from Ajudhiya Mills/ National Textile Corporation at Azadpur. Out of Total 9.9 acres Land, 5.36 acres Land was surrendered to DDA by Ajudhiya Mills/ National Textile Corporation as per Hon'ble Supreme Court order dated 10/05/96 being a polluting Industry. As per the Hon'ble Supreme Court Order 1.5 times FAR is permitted on 4.54 acres residential Group Housing Plot.

i) The Building Plans for Group Housing on plot area 4.54 acre (18372.46 Sqm) were sanctioned on 01/02/08 for 33.33% GC & 250.5 FAR (167 X 1.5) after depositing the additional FAR Charges. The Developer Entity submitted the revised Sanction Building Permit on 03/10/09 for 300 FAR (200X1.5) in accordance to the DC norms of MPD 2021 and building bye laws. The Completion cum Occupancy Certificate for 338 General DU's (Housing Towers) except 132 EWS DU's has been issued on 18/02/15 after depositing the Compounding Fee and additional FAR Charges on 300 FAR & 33.33 GC (In this case 1.5 times of 200 FAR i.e. 300 is applicable, as per Supreme Court order). The Completion cum Occupancy Certificate for 132 EWS Units were issued on 13/02/2017.

ii) The DE has made a request to avail 400 FAR (Annexure "A") in this plot based on the Technical Committee decisions vide Item No 80/2014 held on 27.11.2014. The following was submitted by the DE in the letter:
"This has reference to the subject and the DDA Technical Committee Minutes F.1(14)/2014/MP/406 dated 27.11.2014, Item No.80/2014 vide which development control norms applicable to the land retained by the industrial units as per the orders of Hon'ble Supreme Court was notified by DDA. The said minutes along with the opinion given by legal department of DDA obtained under RTI, makes it clear that FAR of 400 for Group Housing in Industrial Plots, who have surrendered land as per Supreme Court Order dated 10.05.1996 has been allowed along with increase in density, ground coverage, and other development control norms on proportionate basis. You are therefore requested to kindly confirm the same for our plot erstwhile Ajuthia Textile Mills/M2K Victoria Gardens purchased in auction/tender from National Textile Corporation (A Govt. of India Undertaking) wherein out of total 9.90 acres, 5.36 acres has already been surrendered to DDA in 2005, so that plans with 400 FAR for Group Housing sanction can be submitted".

ii) Various Technical Committee meetings were held on the matter of Development Code applicable to land retained by the industrial Unit as per orders of the Hon'ble Supreme Court in the Technical Committee meeting held on 11.03.2003 vide item No. 7/2003, 03.09.2007, and 17.03.2008 vide Item No. 62/2008, vide No. 60/2009, vide item No 80/2014 - wherein 400 FAR was allowed. (Annexure B)

2.0 EXAMINATION

2.1 Legal Opinion of Chief Legal Advisor: The matter has been examined with reference to the available notings in file bearing no F 17(2) 97-MP/ wherein the following was mentioned:

DDA had taken up an exercise for working out the proposal or development norms to applicable to the land retained by the Industrial Unit in April vide file no.F.17(2)97/MP/Pt./D-170. The then Dy. Director (Plg.) AP-II Suggested to refer the matter to Solicitor General of India whereupon the legal opinion has been given by Chief Legal Advisor which is re-produced below:

"I have perused the orders of Hon'ble SC, in relation to the issue raised. The court observations are not in respect of any particular Master plan. It has permitted FAR increase by 50% of the original and user as permitted by Master Plan. This obviously would as per Master Plan in force when the owner resorts to use of his own land. As of now, Master Plan 2021 would govern the development goals/norms. There is no occasion for referring the matter to Solicitor General of India. The matter in court is not on these aspects. The question agitated by the industry in the court is that govt. should pay compensation to them for the land surrendered by them. It is a debatable issue to be answered by the Court. At best, DDA can avail outcome on this aspect, before applying new development norms."

The then VC, DDA has also given observations: *"My understanding is that the enhanced FAR as per MPD-2021 can be availed only after payment of prescribed charges as notified"*. Comm. (Plg.) may examine it further and give his comments.

Planning department prepared an agenda i.e. Development Code applicable to land retained by the industrial Unit as per orders of the Hon'ble Supreme Court. The proposal was considered by Technical Committee in its meeting held vide Item No. 62/2008, Decision of the Technical Committee is placed at Annexure C.

The Chief Legal Advisor (CLA) vide his note dated 20.10.2014 in the File bearing No.— F. 17(2) 97-MP/ has given detailed observation including the opinion obtained of Mr.Arminder Saran, Sr. Advocate (former Addl. Solicitor General) the relevant part of his opinion is reproduced below:

" In addition to the opinion of the then CLA, the opinion of Mr. Amrinder Sharan, Sr. Advocate (Former Additional Solicitor General) was also obtained with respect to the applicability of the Master Plan 2021. A copy of hte his opinion is placed opposite and for the sake of convenience the relevant part of his opinion is quoted below.

Quote

The order dated 10-05-1996 passed by the Hon'ble Supreme Court clearly states that the land which is left with the owner is to be developed in accordance with the use permitted under the Master Plan. Thus the order clearly states that land surrendered by the owners has to be used for the development of green belt and open spaces. However, in respect of land which is retained by the owners, they may be developed in any manner provided they conform to the MPD 2021. Thus the only limitation/restriction on the said lands is that they have to be in Conformity with the Master Plan for Delhi.

It is also pertinent to mention here that the terms "Master Plan" as reflected in the judgment of the Hon'ble Supreme Court, would also include Master plan which is subsequently amended. Thus the judgment of the Hon'ble Supreme court dated 10-05-1996 would also extend to the amendment in Master plan which was carried out vide notification dated 13.05.2013, this would mean, that the owner of the land may use the land retained with him in any manner, provide it conforms to the use permitted under the Amended Master Plan for Delhi 2021.

The judgment dated 10.05.1996 passed by the Hon'ble Supreme Court clearly directs/states that the owner of the land is permitted to develop his land in any manner, in conformity with the user permitted under the Master plan. Thus there is no restriction on the Use of said land as long as it conforms to the use permitted under the Master plan.

As the Supreme Court order dated 10-05-1996 allows use permitted in the Master plan for Delhi, 2021 on the retained lands, the same will be applicable to the amendments of MPD 2021 as well. The amended Master Plan, in table 7.3 S.N. (xii) specifically states that the existing plots "shall be eligible for residential use (Group housing) thus in an event that the land is utilized for Residential Use (Group Housing), the same would be within the scope of the order of the Hon'ble Supreme court dated 10-05-1996".

In continuation, the Ld. CLA also opined as under:

"The permissible FAR for group Housing on all industrial plots of more than 3000sqm on 24m ROW is 300 as mentioned in the notification dated 13.05.2013 (irrespective of the fact whether portion of land has been surrendered or not) by them as per the Supreme Court Orders mentioned above. The industrial units which have not surrendered the land obviously can not have parity with those units which surrendered the land as per directions of the Hon'ble Supreme Court and in consideration of surrender of their land for community purposes have made them eligible for consideration and grant of one and half time of the permissible FAR. As per order of the Apex Court dated 25.03.2010(page 961/C) FAR would stand increased to one and a half times of the admissible FAR under the Master Plan. In consideration of the land owners surrendering and dedicating a part of the land for community use Therefore those units which surrendered the land should be eligible for grant of 1.5 times of the permissible FAR as per the Supreme Court direction."

2.2 Modification in MPD- 2021 about permissibility of Residential Use in Industrial area:

As per Gazette Notification S.O. No. 1215 (E) dt.13.05.2013 FAR of 1.5 times for Group Housing has been allowed on industrial plots located on 24 mt. ROW.

The MPD 2021 Chapter 7: Table 7.3 para (xii) states as under:

"In existing Industrial Units/ plots with an area of 3000 sq.mtrs. or above abutting road of 24mtr. ROW and above shall be eligible for Residential use (Group Housing) within development control norms of group housing along with incentive 1.5 times FAR of permissible FAR of Group Housing subject to payment of Conversion charges as prescribed by the Government from time to time for respective use..." (Annexure D).

2.3 The earlier Technical Committee of the DDA being a statutory committee under section 5 (A) of the DD Act, 1957 has been taking decision with respect to applicable FAR keeping in view of the order of the Hon'ble Supreme Court, where land has been surrendered by the industrial units. The Legal Opinion of the Ld. CLA and the Former

Additional Solicitor General also clarifies that the permissible FAR for Group Housing shall be governed by the provisions of amendments in MPD 2021 Table 7.3 (xii) and are within the scope of the order of the Hon'ble Supreme Court dt.10.05.96. The legal opinion also clarifies that the permissible FAR for Group Housing in the surrendered land is 300 FAR.

In this current case, the 1.5 times (as per Supreme Court order) on FAR of 200 has already been consumed/constructed and 1.5 times of 200 FAR {as per provisions of Table 7.3 (xii)}, i.e. 100 FAR is the balance FAR, which can be availed with the deposition of additional FAR charges.

2.4 The agenda for the Technical Committee "Allowing FAR of 400 for Group Housing on Industrial Plots (Ajudhiya Mills/ National Textile Corporation) wherein portion of land has been surrendered pursuant to the directions of Hon'ble Supreme Court order dated 10th May 1996 and MPD 2021 provisions of Table 7.3 para (xii)" was put up in the 1st Technical Committee Meeting held on 13.01.2020 vide Item No 03/2020 and the following was decided:

"The proposal was presented by Director (Building). It was explained that the applicant is asking for 400 FAR of redevelopment as provided to other land owners, who have surrendered land as per the direction of Hon'ble Supreme Court orders. In the instant case the building has already been constructed at site and occupancy certificate has been issued in the year 2015 & 2017.

Technical committee enquired about the background of the case, as well as the cases in which the FAR for redevelopment has already been given. Chief Town Planner, North DMC informed that in two cases at Moti Nagar, the 400 FAR has been sanctioned.

After detailed deliberation, the Technical Committee observed that a fresh legal opinion be obtained and after considering all aspect of the case, the revised proposal be placed before the Technical Committee". Refer copy placed at 248/C to 250/C.

The agenda was prepared based on the Legal opinion of the then Ld. CLA and Mr. Amrinder Sharan, Sr. Advocate (Former Additional Solicitor General); so obtained with respect to the applicability of the Master Plan 2021, for the cases of surrendered lands.

In view of the above, the Files bearing No F.17(2) 97-MP/ and F.23(13)2005/Bldg/Pt was forwarded to the Legal Wing for seeking legal vetting of the agenda already discussed vide Item No 03/2020.

The legal opinion has been obtained in file which are as under:

"Having gone through the records it is revealed that the then Lg. CLA had already examined/opined in details in r/o to the comments made by the Additional Solicitor General and the Legal opinion provided by the then Ld. CLA still hold good & therefore, the Agenda has prepared for the technical committee is as per the legal opinion so provided, by the then Ld. CLA at page No. 72 to 77/N and 89 to 91/N in file bearing No. F17(02)97/MP. Since the legal opinion is clear as such there is no further legal opinion/vetting is required".

3.0 PROPOSAL:

Based on the examination at para-2.0 above, the Group Housing on Industrial Plots (Ajudhiya Mills/ National Textile Corporation) at Azadpur which was given Occupancy - cum Completion Certificate for 300 FAR (one and half time on the FAR 200 as per

Hon'ble Supreme Court's Order) can further avail 100 FAR as per provisions of Table 7.3 (xii) of MPD 2021.

The balance FAR of 100 shall also have the density, ground coverage, parking EWS component as per the prevailing norms of MPD 2021. The additional FAR charges as per prevailing norms shall be deposited. All the provisions and compliances of UBBL 2016 and RERA shall be adhered.

4.0 RECOMMENDATION

The above proposal at para-3 above is placed before the technical committee for consideration.

DECISION

6.	12/2020	Allowing FAR of 400 for Group Housing on Industrial Plots (Ajudhiya Mills / National Textile Corporation) wherein portion of land has been surrendered pursuant to the directions of Hon'ble Supreme Court order dated 10 th May 1996 and MPD-2021 provisions of Table 7.3 para (xii). F.23(13)2005Bldg./Pt.	The proposal was presented by Director(Building). It was informed that as per the decision of last Technical Committee meeting, the legal opinion has been obtained and forms part of the agenda wherein it is clearly mentioned that since the previous legal opinion is clear as such no further Legal opinion / vetting is required. After detail deliberation the proposal was approved. It was further decided that similar cases need not to bring in TCmeeting and concerned local body shall take necessary action as decided by the Technical Committee.	
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DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION

This Proposal was Considered in the 2nd Technical Committee Meeting held on 24.02.2020 vide Ref. No. 12/2020.

Jang
Asstt. Director
Master Plan

Shikha
Dy. Dir
Master Plan

11th April 2019

Sh. Surajit Jaradhara
Director (Building)
Delhi Development Authority
Vikas Sadan, INA,
New Delhi 110023

Sub: Allowing FAR of 400 for Group Housing on Industrial Plots wherein portion of land has been surrendered pursuant to the directions of Hon'ble Supreme Court order dated 10 May 1996

Ref.: Technical Committee Minutes of Meeting St. 27.11.14, Item No. 80/2014


Sir,

This has reference to the subject and the DDA Technical Committee Minutes F.1(14)2014/MP/406 Dt. 27/11/2014, Item No. 80/2014 (Copy enclosed as Annexure 1) vide which development control norms applicable to the land retained by the industrial units as per the orders of Hon'ble Supreme Court was notified by DDA. The said minutes along with the opinion given by legal department of DDA (Copy enclosed as Annexure 2) obtained under RTI, makes it clear that FAR of 400 for Group Housing in Industrial plots who have surrendered land as per Supreme Court Order dt. 10/05/1996 has been allowed (Copy enclosed as Annexure 3) along with increase in density, ground coverage, and other development control norms on proportionate basis.

You are therefore requested to kindly confirm the same for our plot erstwhile Ajudhia Textile Mills / M2K Victoria Gardens purchased in auction / tender from National Textile Corporation (A Govt. Of India Undertaking) wherein out of total 9.90 Acres, 5.36 Acres has already been surrendered to DDA in 2005, so that plans with 400 FAR for Group Housing sanction can be submitted.

Sincerely,

for Negolice India Limited



Authorised Signatory

Approved on 11/04/19
[Signature]

Negolice India Ltd.

Corp. Off.: M2K Corporate Park, 4th Floor, Sector 51, Gurugram, Haryana 122003, India.

Regd. Off.: E-34, 2nd Floor, Connaught Circus, New Delhi 110001, India.

Tel.: +91 124 4525000 | Fax: +91 124 4526060 | E-mail: info@m2kindia.com | www.m2kindia.com | CIN: U67120DL1983PLC016587



DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION,
6TH FLOOR, VIKAS MINAR,
I.P. ESTATE, NEW DELHI - 110002

Date: 27.11.2014

F.1 (14) 2014/MP/406

Sub: Minutes of the 14th Technical Committee held on 17-11-2014

The 14th meeting of Technical Committee was held under the Chairmanship of VC, DDA on 17.11.2014.

The List of the participants is annexed at 'Annexure- A'

Item No. 77/2014

Confirmation of Minutes

The Minutes of the 13th Technical Committee meeting held on 21.10.2014 were circulated to all the members. As no observations have been received, the Minutes of the 13th Technical Committee meeting held on 21.10.2014 were confirmed.

Item No. 78/2014

Modification in the layout plan of Mohan Co-operative Industrial Estate (MCIE) at Okhla for amalgamation of plot No. H-6(Block B-1) with H-6/1 (Block- 1) F1(22)05/MP

The proposal was presented by Director (Plg) AP-1, after detailed deliberation Technical Committee approved the proposal of Amalgamation of plot No. H-6(Block B-1) with H-6/1 (Block-1) subject to the modification in the layout plan by the concern local body and issue necessary clearance / ownership documents by the lands department of DDA to MCD as per the policy.

Action: Chief Town Planner (SDMC)
Director (Lands)

Item No. 79/2014

In-situ redevelopment of Industrial cluster at Swaran Park Mundka as per MPD-2021. F17(01) 2008/MP/

The proposal was presented by Director (Plg) MP. During the discussion Chief Town Planner (SDMC) has raised issue that 2%-3% Commercial area / Built-up area has not been given in the provisions as mentioned in Clause 7.6.2.1 of MPD for these non-confirming Clusters of Industrial Concentration for redevelopment. Therefore, the Commercial component can only be permitted after due modification in the Master Plan. It was clarified that the provision in the Regulations notified on 01.05.2012 has already given in Para vi. (i) & (vii) and on the basis of the same local body may consider 2% to 3% Commercial area / Built-up area. Technical Committee decided that the matter be put up on the file and after the approval, the necessary clarification may be sent to MCD.

Action: Director (Plg) MP&DC.

Item No. 80/2014 ✓

Development control norms applicable to the land retained by the industrial units as per the orders of Hon'ble Supreme Court
F17(02) 97/MP/

The proposal for allowing 1.5 times FAR over and above to the permissible FAR under the Supreme Court orders on the plots where land has been surrendered by the industrial units was deliberated and considering that the industrial units which have not surrendered the land obviously cannot have parity with these units which have surrendered the land. In MPD-2021 the max permissible FAR is 400 in case of redevelopment and considering the opinion given by legal department of DDA, the Technical Committee agreed for allowing max. FAR of 400 for group housing in such type of plots. The density Ground Coverage and other development control norms shall also be increased on proportionate basis for which the decision has been taken by the Technical Committee in its meeting held on 11.03.2003 and 11.08.2009 vide Item No. 07/2003 and 60/2009 respectively.

Action: Director (MP)
Chief Town Planner (SDMC)
Chief Town Planner (NDMC)

Item No. 81/2014

Layout Plan of Police Station & Staff quarters at Badarpur, New Delhi.

F.1(26)2005/MP

The proposal was presented by Director (Plg) Zone -F. After detailed deliberation Technical Committee recommended the proposal for relaxation in size of plot for construction of Police Station and Staff quarters at Badarpur New Delhi on the plot size 4332.45 sqmt (1.07 acres) as a special permission by the Authority under clause 8 (2) of DD Act 1957.

Action: Director (Plg) Zone F,
Sr. Town Planner (SDMC).

Item No. 82/2014

Ratification of already adopted procedure for interpretation and clarification of provisions of Master Plan of Delhi.

F.3(28)63/MP/Pt.

The proposal was presented by Director (Plg) MPR&TC. After detailed deliberation it is agreed that Technical Committee be recognized under section 5 (A) of Delhi Development Act 1957 & further recommended for consideration by the Authority.

Action: Director (MPR&TC).

Item No. 83/2014

Change of land use of "MCD Staff" Quarter complex at Model Town for "Relocation and rehabilitation of project Affected persons" of the project of "construction of Grade Separator at Rani Jhansi Road"

F.3(63)2007/MP/Pt-III

The proposal was presented by Chief Town Planner (MCD). After detailed deliberation Technical Committee recommended the proposal of Change of land use of an area measuring 4.53 ha from 'Recreational' to 'Residential' & 0.90 hac from 'Transportation' to 'Residential' for further processing to the Authority.

Action: Director (Plg) C&G

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AD ON TABLE

Item No. 84/2014

Change of land use for the Additional land measuring 3.48 Ha (8.6 Acres) allotted to CAPFIMS from "Residential use" to "Public & Semi Public Use (PS1)" at village Maidangarhi.

F.20(28)2014/MP

The proposal was presented by Director (Plg) UC & Zone -J. After detailed deliberation Technical Committee recommended the proposal for change of land use of an area measuring 3.48 Hac (8.6 acre) from 'Residential' to 'Public & Semi Public' in the Revenue state of village Maidan Garhi for further processing to the Authority under section 11-A of DD Act 1957 with the condition that:

- CAPFIMS will submit the Layout Plan of entire land i.e 20.80 Hac (51.4 acres) to the local body.
- The Development control norms on the entire site shall be applicable as per MPD- 2021 for Public & Semi Public Facilities (Hospital with Medical College).
- The land pocket is utilized for the Institute shall have to make own arrangement for physical Infrastructure and other services till such time, these are extended to the site by the local body.
- The institute shall have to develop the area as a zero discharge zone.

Action: Director (Plg) UC & Zone J
Member Secretary & Consultant CAPFIMS.

Item No. 85/2014

Regarding request of New Delhi Municipal Council (NDMC) for permitting 'Residential quarters (EWS Dwelling units) for the workers' in the 'Auto workshop' plot falling in 'Manufacturing (Service Centre)' land use, Sarai Kale Khan, Delhi, Falling in Planning Zone D, F.16(20)88/MP

The proposal was presented by Director (Plg) Zone -D. After detailed deliberation Technical Committee agreed to the proposal for construction of EWS dwelling units for workers in the Auto workshop plot as per development control norms of MPD-2021.

Action: Director (Plg) Zone D.

Item No. 86/2014

Change of status of the Zonal Plan Road up to a stretch from Desh Banhu Gupta Road and Link Road / land use of the same from Transportation to Residential.

F.20(01)83/MP/Pt-I

The proposal was explained by Director (Plg) Zone A&B. After detailed deliberation Technical Committee recommended the proposal for change of land use for an area measuring 8880 sqmt (approximate) from 'Transportation' to 'Residential' for further processing to the Authority under section 11 (A) of DD Act .

Action: Director (Plg) Zone A&B

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Item No. 87/2014

Layout Plan for integrated scheme at Karkardooma on DDA land measuring approx., 30 Ha with norms and development code for Transit Oriented Development (TOD) as per Draft section 12.0 and 17.0 of MPD-2021 Review and implementation model for the project.

F.11(01)2010/UTTIPEC

The proposal was presented by Dy. Director (Plg) UTTIPEC. After detailed deliberation the proposal containing the layout plan, circulation plan and the green area was approved in principle. The development control norms of Transit Oriented Development (TOD), which are part of Chapter on 'Transportation' of MPD- 2021 shall be applicable. The transport chapter is under modification as part of review exercise for which a public notice is being issued under sanction 11 (A) of D.D. Act, 1957.

The proposed road in the scheme shall be integrated with the proposals of the Railways, Anand Vihar passenger terminal and other agencies. Further out of the 3 model, proposed by NBCC, Technical Committee in principle agreed for adopting the development model of the East Kidwai Nagar which already stands approved by the Govt. for taking the development in the area.

Action: Director (Plg) UTTIPEC.

The meeting ended with vote of thanks to the Chair.



(S.B. Khodankar)

Director (Plg.) MP&TC

Copy to:

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

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

NO. F1(3)2003-MP

DATED:

MINUTES OF THE 1ST TECHNICAL COMMITTEE FOR THE YEAR 2003 HELD ON 11.3.2003. LIST OF THE PARTICIPANTS ARE ENCLOSED.

Subj: Confirmation of minutes of Technical Committee held on 28.11.2002

The draft minutes of the Technical Committee dated 28/11/2002 were confirmed excepting for item no. 29/2002 whose minutes were also confirmed with slight modification as given below:

The proposed scheme was discussed.

It was pointed out that the proposal (phase I) approved by the DUAC consists of 4 cloverleaves at Four Corners of the intersection and slip roads. Under pass below the Railway line along road no. 13-A leading to Okhla falls in phase II.

The proposal is already approved by DUAC and Technical Committee. The construction of Cloverleaf and slip road be dovetailed in such away that construction of under pass is feasible at later stage.

Item No. 1/2003

Subj: Corridor Improvement plan for the stretch of Ring Road between Mayapuri & Punjabi Bagh Intersection F 5(4)2001-MP

The proposal has been approved by the Technical Committee subject to statutory conditions of approval from various agencies.

Item No. 2/2003

Subj: Regarding the Proposal of BSES Rajdhani Power Ltd. for route approval of 66 KV Tower line from 220 KV Dwarka Grid Sub Station (P-3) to 66 KV Grid Sub station (G-6) Dwarka F11(63)DWK/2000

The proposal was explained in detail by Director (Plg.) Dwarka and the following was decided:

a) Keeping in view the fact that already high tension line is existing on part of the route, therefore, in this portion another HT line will not be desirable and in this stretch the proposed route alignment will continue to be underground as already decided and in the remaining part the route alignment could be overhead.

b) Since the road development has already been undertaken by DDA, any financial loss to the DDA due to erection of pylons will be made good by the electrical company under consideration before undertaking any overhead route in the length agreed to.

Item NO-80/14
Sudhakar
11.11.2014
A.D. (M.P.) I

[Handwritten signature]

Item No. 3/2003

Sub: Construction of Bridge Across River Yamuna near Geeta Colony and Master Plan Road over Disused canal in East Delhi. F5(17)2000-MP

Part I: Proposed Master Plan road of 30 M R/W over the disused canal.

i) This matter was discussed earlier in the 6th Technical Committee on 28th November, 2002.

ii) The concerned disused canal in East Delhi is indeed an integral part of the drainage scheme of the influence area as has been informed by the Project Manager, PWD / CSE, MCD.

iii) Certain details including intersections, traffic circulation system etc. were submitted.

The modified proposal submitted by PWD has been recommended for approval to 30 mt. R/W road from Karkardooma intersection on road no. 57 upto marginal bund road, Geeta Colony by the Technical Committee subject to statutory conditions of approval from various agencies

Part II: Proposed Bridge over River Yamuna near Geeta Colony.

(i) This issue was earlier discussed in the Technical Committee meeting held on 28.11.2002

(ii) The modified proposal was submitted by PWD. The Technical Committee recommended for approval of the proposal subject to stipulation that 3+3 lane carriageway with standard cross section may be incorporated in the proposal which should also be got approved from various agencies. A copy of the modified proposal alongwith report be also submitted to DDA by the PWD.

Sub: Change of land use of 56 hect. of land in Zone 'J' North of Mehrauli Mahipalpur Road F3(96)98-MP-P1.

The Technical committee approved the recommendations of the Screening Board and decided that the change of land use for an area of 56 hect. in Zone J, South of Mehrauli Mahipalpur Road may be placed before the Authority.

Item No. 5/2003:

Sub: Proposed grade separator at the intersection of Vikas Marg & Marginal Bund Road (ITO Chungi Crossing) A part of corridor improvement proposal of Vikas Marg. F.5(19)91-MP

The item submitted by the PWD was discussed in the meeting It was opined that :

a) a comprehensive circulation system plan upto 1 km. / next intersection with Master Plan road shall be submitted by PWD.

b) PWD shall submit the clarification of DMRC with respect to the MRTS route through this intersection.

c) Necessary statutory clearances will be got obtained by them from various agencies and the proposal will be brought again before the sub committee for consideration.

[Signature]

Item No. 80/14

[Signature]

11.2014

D. (M.P.) I

Item No. 6/2003

Sub: Provision of public and semi public facilities around village settlements in rural zone vis-a-vis provision of MPD 2001 F3(5)2001-MP

The Technical Committee noted the various stages as given in the agenda item and further recommended that the issue of public and semi public facility around rural settlements (villages) should be addressed as part of MPD 2021.

Item No. 7/2003

Sub: Development code applicable to land retained by the industrial units as per the order of the Hon'ble Supreme Court, F17(2)97-MP

Adml. Commr. (Plg.) II explained the background with various issues relating to surrender of land by industrial units in compliance of the Hon'ble Supreme Court orders. The Technical Committee agreed in principle with the proposals contained in para 3.0 of the agenda item. The decision / proposal as agreed may be communicated to the concerned agencies / Departments for further action.

Item No. 8/2004

Item No. 8/2003

Sudhakar
11.11.2014

Sub: Regularisation of roof projection / sun shades out side the plot for tiny size allotment category plots for EWS/LIG/MIG in Rohini. FJD/WR/48/2001

A.D.(M.P.) I

Director (Bldg.) explained the entire background with various issues involved. It was also explained that smaller size of residential plots in Rohini are a specific case and there may be smaller size of the residential plots

The Technical committee recommended for approval of the policy for allowing sun shades upto 45 cm. and balconies upto 90 cm. for the residential plots upto 60 sq.m. and sun shades upto 45 cm located only in the corner plots upto 90 cm, after compounding the same subject to clearance from the Fire Deptt. and it was further desired that the issue be processed through Authority for concurrence of the Ministry of Urban Development.

The Technical committee desired that till the finalisation of the subject matter no action on ground may be initiated.

These minutes are issued with the approval of the Vice Chairman, DDA.

[Signature]
DIRECTOR (DC)

Copy to:

- 1. E.M. DDA
- 2. Commr. (Plg.) DDA
- 3. Commr. (JM) DDA
- 4. Commr. (JM) II DDA
- 5. Commr. (LD) DDA
- 6. Town Planner, MCD

[Signature]

Mtg79

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Annexure

ANNEXURE (D)

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

No. F.1(15)2009-MP / 237

Date: 19-8-09

Minutes of the 8th Technical Committee meeting held on 11.08.09.
List of the participants is annexed.

Item No.57/09:

Sub.: Confirmation of minutes of 7th T.C. meeting held on 7.07.09 which were sent to all the members.
Minutes were confirmed.

Item No.58/09:

Sub.: Review/Modification of list of Pre-1962 built up Residential and Rehabilitation Colonies under Mixed Use Regulation of MPD-2021.
F.3(40)05/MP/Pt.IV

u No. 80/14
11.2014
J. (M.P.) I

The proposal was presented by Director (MPPR). It was informed that Chief Town Planner, MCD has requested the name of Nimri Colony be included in Pre-1962 list of built up Residential and Rehabilitation Colony in MPD-2021. After detailed discussion, it was felt that since the list of such colonies was prepared at the time of finalization of MPD-2021, after taking a conscious view in consultation with MCD, DDA, NDMC & MoUD. It is not appropriate to include any other colony in the list.

Action: Director (Plg.)/MPPR.

Item No.59/09:

Sub.: Establishment of 400/220 KV Sub-station at East of Loni Road.
F.6(4)2004/MP

The proposal was presented by Dir.(Plg.)/TYA. It was informed that Deputy Secretary, L.A. vide letter dated 16.4.09 has requested for issuance of NOC for acquiring land measuring 6.8 hact. in Village Mandoli for Transco Ltd. for a 400/200KV ESS at East of Loni Road. The exact location of the site and its route alignment has not been submitted by Delhi Transco Ltd. After detailed discussion it was decided that NOC for land acquisition be given subject to the following conditions:

- *1. Submission of a layout plan/location plan with description of the land under reference be submitted to ascertain the boundaries of the site.
2. Justification for an area of 6.8 hact. against 2.96 hact. required for establishment of 200/400 KV ESS as per MPD 2021 norms.
3. This is a Master Plan level utility for which change of land use will be processed after land is acquired.

HRA

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4. Submission of transmission route alignment plan as the surrounding area is thickly populated.
5. The site shall not be used for any other purpose other than ESS.

Action.: Dir.(Plg.)/TYA

Item No. 60/09

Sub.: Development Code applicable to land retained by the industrial units as per orders of the Hon'ble Supreme Court.
F.17(2)97/MP/Pt.

The proposal was explained by Director (Plg.)AP-II. As per orders of the Hon'ble Supreme Court regarding closure of noxious, hazardous and large scale industries in Delhi, a part of the land of the industrial units was to be surrendered to DDA for provision of recreational use (Green) and the other part was to be retained by the industry to be used as per the Master Plan provisions. On the retained land, 1.5 time of permissible FAR is allowed by Supreme Court. However, the Technical Committee in its meeting held on 6.6.2008 has allowed 1.5 time permissible FAR of MPD-2021.

Now, MCD has sought clarification on permissible density on the retained land of the industrial units. After detailed deliberations it was decided that the proportionate enhancement in the Density/DU's norms may also be allowed subject to the following:

- i) Density of EWS component shall remain as per MPD-2021 i.e. 500 DUs per hect.
- ii) 15% of FAR or 35% of the enhanced dwelling units (whichever is more) are to be constructed for community service personnel/EWA.
- iii) NOC/Clearance from local municipal body/authority for availability of services/infrastructure (such as water supply, sewerage, power etc.)
- iv) Adequate parking spaces as per prescribed norms of MPD-2021 are to be provided within the site area (i.e. retained land).
- v) Necessary utility/services are to be provided within the premises to meet additional dwelling units as per the norms.

Action.: Director (Plg.)AP-II

Item No. 80/14

withheld
11.2.014
J.D.(M.P.)I

Item No.61/09:

Sub.: Car parking requirement at Hospitality District of IGI, New Delhi -
Relaxation of Norms
F.1(04)67/MP/Pt.-II

The proposal was presented by Director (Plg.)M.PPR and presentation was also made by the representatives of G.M.R. It was also informed that a letter was received from Chief Secretary, GNCTD forwarding the representation of DIAL/GMR regarding reduction of parking norms as prescribed in MPD-2021 in hospitality District of IGI Airport where 10 plots have been earmarked for hotels. The issue was discussed in detail and it was decided that since the

H.R.

layout plan of IGI Airport has been approved by IAAI, the issue of parking may also be seen by IAAI, as per MPD-2021 provisions.

Action.: Director (Plg.)/MPPR

Item No.62/09:

Sub.: Clarification of Development Control Norms of Shops-cum-Residential plots designated as Local Shopping Centre - in MPD-2001/2021.

There are large number of colonies where shop-cum-residential plots were developed as per standard plan approved by local bodies to fulfill of local commercial needs of the residents. Some of these areas have been designated as LSC in the Zonal Development Plans, prepared under MPD-2001. As per MPD-2021 norms the maximum ground coverage of LSC is 40% & FAR is 100, maximum height 15 mt. & parking @ 2 ECS/100 sqm. of floor area. This can only be made applicable if the total shopping area is redeveloped. At present the building plans are not being passed by MCD due to non availability of clear policy of such areas.

After detailed deliberation, it was decided that all the activities permitted in LSC as per MPD-2021 may also be allowed on these plots subject to payment of conversion charges approved by Central Govt. However, development control norms for the building shall remain same as per already approved layout plans by the concerned local bodies. Taking into account the additional load of parking, plot for common parking be made available by the Local Body for parking facility preferably multi level parking.

Action.: Director (Plg.)/MPPR

The meeting ended with thanks to the Chair.

H.S. Dhillon

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

10.8.14
u
10.14
i.p.)I

Copy to:

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

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ANNEXURE C
ANNEXURE (B)

mtg32

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

No. F.1(08)2008-MP/212

Date: 23/6/08

Minutes of the 6th Technical Committee meeting held on 16.06.2008.
List of the participants is annexed.

Item No. 56/2008

Sub: Route clearance for 220 KV O/H Transmission Link between existing Maharani Bagh 400/220 KV s/stn. to Gazipur 220 KV S/stn. F6(02)2007/MP/Pt.

The proposal was presented by Jt. Dir. (Plg.) RYP and the route alignment proposal was explained. After detailed discussion the Technical Committee approved the proposal subject to that all statutory clearances be obtained by the Power Company from all concerned agencies.

In No. 80/14
Su
2014
(M.P.)

Technical Committee further noted that as per MPD-2021 the drains, which include Gazipur drain are to be developed as Greenways and interconnected Parkways along with pollution control measures. Accordingly, this should be taken up for planning and development by the concerned Land Owning Agency.

Action OSD (Plg.)

Item No. 57/2008

Sub: Change of land use of site measuring 3923.0 sqm from 'Recreational' (Distt Park) to 'Public and semi Public' facilities (Burial Ground at Badarpur F20(13)2005-MP

The proposal was presented by Jt. Dir. (Plg.) AP-I After discussion the change in land use was approved for processing under section 11 A of DD Act 1957.

Action: Director (AP) I

ma/cw

Item No. 58/2008

Sub: Proposed change of land use of plot no. 16-A Akbar Road (1.5215 ha) and plot no. 138 Ashoka Road (1.5380 ha) from 'Public and semi Public' 9Socio Cultural Institution) to Govt. Office in the Planning Zone-D F.20(4)2008-MP

The proposal was explained by Jt. Director (Plg.) DC and representative of CPWD. The proposed was deferred for further examination.

Item No. 59/2008

Sub: Setting up of Heliport in Zone 'O' F3(79)2007-MP

The proposal was presented by Jt. Dir. (Plg.) RYP and it was explained that a site measuring 3 ha has been identified for Heliport at proposed stadium complex in Zone 'O' (Yamuna river). The proposal was deferred since the draft Zonal Plan of Zone 'O' is before the Authority.

Action: OSD (Plg.)

Item No. 60/2008

Sub: Temporary Cinemas in Delhi F11(6(74)MP/Pt.I

The proposal was presented by Jt. Dir. (Plg.) DC The Technical Committee decided to constitute a Sub Committee with the representatives of MCD, DDA, Delhi Police, PWD, GNCTD. The Sub Committee will be headed by AC I (Plg.), DDA and shall submit its report within one month.

Action: OSD (Plg.)

Sudhakar
11.11.2014
A.O. (M.P.) I

Item No. 61/2008

Sub: Utilisation Plan of DDA land vacated from encroachments in Anand Parbat area F3(85)2005-MP

The proposal was explained by Jt. Dir. (Plg.) AP-I. EM raised doubt about the feasibility of 24 M road and access to the proposed Hospital Site. It was decided that this may be jointly checked by Engineering and Planning Department and plan may be modified and put up for approval of the Technical Committee at an early date.

Action: Director (AP) I

Item No. 62/2008

Sub: Development code applicable to land retained by the Industrial Unit as per orders of the Hon'ble Supreme Court. F.17(2)97-MP/Pt.

Murphy

The proposal was presented by Director (AP)II, and it was informed that a public interest litigation was filed by Sh. M C Mehta Vs UOI vide CWP No. 4677 of 1985 where it was ordered to close and shift Hazardous / noxious, large scale and heavy industry from Delhi.

The Industrial unit covered in category H(a) and H (b) as per MPD 2001 were to surrender a part of their land to DDA for maintaining as Recreational / green. The formula was worked out in which a portion of land was to be retained by the industrial units as per land use provisions of Master Plan for Delhi. At present Master Plan for Delhi 2021 has been notified on 7.2.2007. This proposal was put up previously in the Technical Committee meetings held on 3.9.2007 & 17.3.08 where it was decided that advise of CLA be taken. CLA has informed that the land retained by the industries should be developed as per provisions of MPD-2021.

The Technical Committee was informed that when the directions of the Hon'ble Supreme Court came in 1996, 1 1/2 times of permissible FAR (133) was allowed. Subsequently, with the notification in 1998, the FAR for Group housing was increased to 167 on which 1 1/2 times of this FAR was allowed for 'Residential' (GH). Therefore, following the same logic, the FAR provided for in the MPD-2021 should be based on 1 1/2 times of the present FAR, subject to payment of notified charges.

Suokh
11.11.2014
A.D.(M.P.)

After detailed discussion it was decided :

- ✓ a) The local body will accept the proposals only when the industrial units surrender land to DDA free from financial and physical encumbrances within the framework of the orders of the Hon'ble Supreme Court.
- ✓ b) In the event of development of retained land as an individual plot, the FAR shall be increased by 50% (of the FAR envisaged in MPD-2021) as per the permissible land use of the plot.
- ✓ c) Appropriate levies for increased FAR over and above which was permissible in 1996 shall be charged from the beneficiaries by the competent Authority as per prevailing Orders.
- ✓ d) Wherever the land use is industrial, the same could be used for plotted development as per the norms of MPD-2021 or for flatted factories.

Action: Dir. (AP-II)

mlw

		(100 बिस्तरो तक)					
21.	खण्ड 8: उप खण्ड 8(5) (ख)	(ख) बिल्डिंग लाइन से बाहर बना/बने हुए तहखाना (तहखाने) भूमि के तल के बराबर होगा/होंगे तथा इसमें/इनमें वातायन के यांत्रिक साधनों से वातायन की व्यवस्था की जाएगी, और					

[सं. के-12016/9/2012-डीडी-1]

सुनील कुमार. अवर सचिव

MINISTRY OF URBAN DEVELOPMENT
(DELHI DIVISION)
NOTIFICATION

New Delhi, the 13th May, 2013

S.O. 1215 (E). - Whereas, certain modifications which the Central Government proposed to make in the Master Plan for Delhi-2021 as part of its review exercise which were published in the Gazette of India, Extraordinary, as Public Notice vide No. S.O. 2344 (E) dated 1st October, 2012 by the Delhi Development Authority in accordance with the provisions of Section 44 of the Delhi Development Act, 1957 (61 of 1957) inviting objections/suggestions as required by sub-section (3) of Section 11-A of the said Act, within ninety days from the date of the said notice.

2. Whereas the Central Government have, after carefully considering all aspects of the matter, decided to modify the Master Plan for Delhi-2021.

3. Now, therefore, in exercise of the powers conferred by sub-section (2) of Section 11-A of the said Act, the Central Government hereby makes the following modifications in the said Master Plan for Delhi-2021 with effect from the date of publication of this Notification in the Gazette of India.

CHAPTER-WISE MODIFICATIONS ARE AS UNDER:

Chapter/ S. No.	Para/Clause/ Table of MPD- 2021	Modifications								
1	2	3								
CHAPTER 1.0-INTRODUCTION										
1.	Para 20 (e)	<ul style="list-style-type: none"> In order to prevent growth of slums, mandatory provision of EWS housing/slum rehabilitation in all group housing to the extent minimum 15% of the proposed FAR on the plot. 								
CHAPTER 4.0-SHELTER										
2.	Para 4.2 HOUSING STRATEGY	<p>The following paragraph is to be replaced as per text highlighted in 'Bold Italic':</p> <p>A fixed density could lead to under utilization of FAR of imposition of artificial limits to optimal use of land, which is a scarce commodity. Therefore, the following density norms, with corresponding category of dwelling unit (DU) sizes are proposed:</p> <table border="0"> <tr> <td>Slum/EWS housing (upto 30 sq.m.)</td> <td>-600 DUs/Ha.</td> </tr> <tr> <td>Category-I (above 30-upto 40 sq.m.)</td> <td>-500 DUs/Ha.</td> </tr> <tr> <td>Category-II (above 40-upto 80 sq.m.)</td> <td>-250 DUs/Ha.</td> </tr> <tr> <td>Category-III (above 80 sq.m.)</td> <td>-175 DUs/Ha.</td> </tr> </table> <p><i>As the development of housing in new area or redevelopment of existing housing stock in built up area to be taken by the Public Agencies, Society or private developers the upper limit of density be taken as 200 DUs/hect. (900 pph) with flexible Dwelling Unit sizes to achieve optimal utilization of land. The density for Slum & JJ clusters (In-situ up-gradation/Rehabilitation/Redevelopment of Slum & JJ Clusters, Resettlement Colonies) and EWS Public Housing Schemes be 900 DUs/hect. (± 15% variation permissible).</i></p>	Slum/EWS housing (upto 30 sq.m.)	-600 DUs/Ha.	Category-I (above 30-upto 40 sq.m.)	-500 DUs/Ha.	Category-II (above 40-upto 80 sq.m.)	-250 DUs/Ha.	Category-III (above 80 sq.m.)	-175 DUs/Ha.
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Category-II (above 40-upto 80 sq.m.)	-250 DUs/Ha.									
Category-III (above 80 sq.m.)	-175 DUs/Ha.									
3.	Para 4.2.3.3 New Housing for Urban Poor	... The developers of group housing shall ensure that minimum 15% of proposed FAR to be constructed for Community-Service Personnel/EWS and lower income category. Employer Housing of Central Government, State Government and other Government Agencies are not required to follow the requirement of FAR or								

		<i>original use i.e. shop-cum-residence and in such cases there will be no insistence for levy of any conversion charges.</i>																								
CHAPTER 6.0-WHOLESALE TRADE																										
9.	Para 6.2 SUB-CITY LEVEL MARKETS	Most of the existing planned markets and warehousing were developed in early seventies for specific commodities. Due to their proximity to residential area, these markets need to be redeveloped to overcome the environmental and traffic problems. <i>To incentivize the redevelopment, a maximum overall FAR of 50% over and above the permissible FAR shall be given.</i> The traders associations shall share the responsibility of redevelopment to modern wholesale markets. The beneficiaries will have to pay the betterment charges to the implementing agency. Space for commodities that are not permissible in mixed use streets under para 15.6 shall be made available in wholesale city level market and sub-city level market to enable their relocation.																								
CHAPTER 7.0-INDUSTRY																										
10.	Table 7.2: Norms for Land Distribution in Industrial Areas	<table border="1"> <thead> <tr> <th>S. No.</th> <th>Use Premises</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Industrial Plots (Net Area)</td> <td>45-50</td> </tr> <tr> <td>2.</td> <td><i>Residential*</i></td> <td>20</td> </tr> <tr> <td>3.</td> <td>Recreational: Buffer Zone, Parks, Water Bodies, Green under HT lines, etc.</td> <td>8-10</td> </tr> <tr> <td>4.</td> <td>Commercial: Shopping Centre, Petrol Pumps, Guest House/Budget hotels, Lodging and Boarding, Service and Repair Shops, Communication/ Telephone Exchange, etc.</td> <td>2-3</td> </tr> <tr> <td>5.</td> <td>Facilities • Public and Semi Public: Fire Station/Fire Post, Police Station/Police Post, Hospital/Dispensary, ITI/ Polytechnic, Dharamshala, Night Shelter, Day Care Centre, etc. • Utilities: Electric Sub-station, CETPs, Pumping Stations, Underground Reservoirs/Fire Fighting Tanks and other utilities, etc.</td> <td>6-8</td> </tr> <tr> <td>6.</td> <td>Transportation: Circulation, Loading/ Unloading Area, Parking, Ideal Truck Parking, Goods Vehicle Parking etc.</td> <td>16-18</td> </tr> <tr> <td></td> <td>Total</td> <td>100</td> </tr> </tbody> </table> <p><i>Note:</i> * Residential Use premise shall be carved out in the industrial area of urban extension. In case of residential use premises regulations for Group Housing shall apply. The land shall be reserved for facilities as per residential facilities. This housing would be for workers engaged in the industrial sector. These provisions to be applicable to New Industrial Area.</p>	S. No.	Use Premises	Percentage	1.	Industrial Plots (Net Area)	45-50	2.	<i>Residential*</i>	20	3.	Recreational: Buffer Zone, Parks, Water Bodies, Green under HT lines, etc.	8-10	4.	Commercial: Shopping Centre, Petrol Pumps, Guest House/Budget hotels, Lodging and Boarding, Service and Repair Shops, Communication/ Telephone Exchange, etc.	2-3	5.	Facilities • Public and Semi Public: Fire Station/Fire Post, Police Station/Police Post, Hospital/Dispensary, ITI/ Polytechnic, Dharamshala, Night Shelter, Day Care Centre, etc. • Utilities: Electric Sub-station, CETPs, Pumping Stations, Underground Reservoirs/Fire Fighting Tanks and other utilities, etc.	6-8	6.	Transportation: Circulation, Loading/ Unloading Area, Parking, Ideal Truck Parking, Goods Vehicle Parking etc.	16-18		Total	100
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6.	Transportation: Circulation, Loading/ Unloading Area, Parking, Ideal Truck Parking, Goods Vehicle Parking etc.	16-18																								
	Total	100																								
11.	Definition for 'Industrial Plot' Use Premise in Table 7.3: Development Control Norms	<i>A premise for industrial activity with non- hazardous, non- polluting performance.</i>																								
12.	Definition for 'Flatted Group Industry' Use Premise in Table 7.3: Development Control Norms	<i>A premise having a group of small industrial units with common services and facilities of non-polluting nature.</i>																								
13.	Notes below Table 7.3	vi) Industrial units/plots abutting roads of 24m ROW and above shall be eligible for conversion to commercial use within the existing development control norms, subject to payment of conversion charges <i>computed on current market value of commercial area and cost of parking as decided</i> by Government from time to time. The activities permissible in <i>Community Centre</i> will be permitted in such plots. In addition, multilevel parking shall be permissible activity. However, this shall not be permitted on																								

14.	Under the Notes given below Table 7.3, S. No. (vii) added after S. No. (vi)	<p>non-conforming/regularized industrial cluster. The above provision shall not affect the Supreme Court orders in any way.</p> <p>vii) <i>Industrial plots abutting roads of 24m ROW and above shall be eligible for conversion to Hospitals (up to 100 beds) within the existing development control norms, subject to the conditions (a) the number of beds to be accommodated on a plot shall be worked out @ 100 sqm of gross floor area per bed and (b) payment of conversion charges as prescribed by the Government from time to time. The activities permissible in Hospital (Table 13.20) shall be permitted in such plots. However, this shall not be permitted on non-conforming/regularized industrial cluster. The above provision shall not affect the Supreme Court orders in any manner.</i></p>
15.	Notes to be added below Table 7.3 after S. No. (vii)	<p>viii) <i>In the redevelopment of industrial plots, 1.5 times of permissible FAR has already been notified in Notification S.O. 683 (E) dated 01.04.2011 regarding Regulations and Guidelines for Existing Planned Industrial Area, therefore, the incentive of 1.5 times of permissible FAR shall be allowed on all permissible uses on industrial plot.</i></p> <p>ix) <i>Banquet Hall, Restaurant, Recreational Club, Hostel & Old age home, Community and Recreational hall, Nursing Home & Health Centre are permitted as part of modification in layout plan of industrial area where also enhanced FAR 1.5 times of permissible FAR of respective Use shall be allowed.</i></p> <p>x) <i>As per the Notification S.O. 683 (E) dated 01.04.2011, minimum plot size eligible for redevelopment is given 1000 Sqm. whereas some of the plots are less than 50-100 Sq.mts. from area limit of 1000 Sq.mts. In such redevelopment relaxation in area upto 5% in lower limit of plot size shall be permitted.</i></p> <p>xi) <i>The development control norms i.e. Ground Coverage, FAR etc. of respective use premises while allowing redevelopment/reconstruction on the individual industrial plots shall be adhered to and there shall be no height restriction. The height shall be as per requirement of AAI/Fire Department. In case of addition, alteration or change of use within permissible category in existing building to achieve permissible FAR, already sanctioned ground coverage shall continue, if parking requirement or sufficient open space around building is made available.</i></p> <p>xii) <i>In existing Industrial Units / plots with an area of 3000 sq. mtrs. or above abutting road of 24 mtr. ROW and above shall be eligible for Residential use (Group Housing) within development control norms of group housing along with incentive 1.5 times FAR of permissible FAR of Group Housing subject to payment of Conversion charges as prescribed by the Government from time to time for respective use. Required Commercial preferably and PSP activity for residential population, and working space up to 15% of Permissible FAR shall also be allowed. Sub-division of larger Industrial plot or amalgamation of smaller Industrial plots will be allowed in existing areas as well as approved schemes/layouts/building plans on these Industrial Plots. Rain water harvesting preferably with Rain water storage for re-use & STP, Dual piping system use of solar electricity shall be provided to minimize the additional burden on infrastructure services. This provision shall not affect any Court Orders.</i></p>
16.	7.6.2.1 Norms for Redevelopment of clusters of Industrial Concentration in Non-Conforming Areas	<p>vi) Other stipulations shall include –</p> <p>a) <i>About 10% area is to be reserved for circulation/roads/service lanes.</i></p> <p>b) <i>About 10% of semi-permeable surface for parking and loading/unloading areas.</i></p>

Minutes of the Technical Committee Meeting
Held on 24.02.2020

ITEM No. 10/TC/2020

- 26 -

File No. F.20(2)/2005-MP

Sub: Provision of additional land of 5.9 Acres to GNCTD for expansion of Institute of Liver and Biliary Sciences (ILBS) Hospital, Vasant Kunj.

1. Background:

Chief Secretary, GNCTD vide letter dated 24.01.2014 requested to allot 6 acres of additional land to Health and Family Welfare Department for expansion of essential facilities at ILBS.

2. Examination:

- i) The CLU of land measuring 6.5 Ha. was notified vide S.O. 1542 (E) dated 24.06.2008 and corrigendum S.O.559 (E) dated 26.02.2009 from 'Agriculture and Water Body (Rural)' to 'Public and Semi-Public facilities' (Institute of Liver and Biliary Sciences including internal road circulation) and 'Recreational' (Sports complex) for an area of 6.20 Ha. and 0.3 Ha. respectively.
- ii) Additional land measuring 2.9 Ha. was allotted to ILBS for Phase- II development of the Hospital on 21.03.2012.
- iii) On the request of ILBS, land measuring 2963 sqm. was approved by Screening Committee dated 02.09.2014 for Residential purpose.
- iv) Total of approximately 9.39 Ha. land has been allocated to ILBS Hospital till date.
- v) Request for allotment of additional 2.39 Ha. (5.9 acres) has been made by ILBS vide letter dated 10.07.2019 addressed to VC, DDA for expansion of essential facilities at ILBS. Earlier, Chief Secretary, GNCTD vide letter dated 24.01.2014 requested to allot 6 acres of additional land to Health and Family Welfare Department for expansion of essential facilities at ILBS. (Annexure- 'A')
- vi) On the request of IL Deptt., Planning Deptt. DDA vide letter dated 02.08.2019 requested Department of Health and Family Welfare, GNCTD to submit the agenda for Technical Committee for Change of land use measuring 5.9 acres from 'Residential' to 'PSP' for ILBS. Also, Planning Deptt. vide letter dated 02.08.2019 requested Engineering and LM Deptt. to provide T.S.S and land status/litigation of the plot under reference respectively. Above information are awaited from respective Departments.



vii) MPD-2021 envisages Public-Semi Public facilities at various levels i.e. Community, District, Zonal level etc. on population basis. The 'Planning Norms and Standards for Health Facilities' are given in Table 13.1 of Chapter 13 of MPD-2021 which are as follows-

Sl. No.	Category	Population /Unit	Plot Area (approx.)
1	Hospital	5.0 lakh	2.5 Ha. to 4.5 Ha.
2		2.5 lakh	1.5 Ha. to 2.5 Ha.
3		1.00 lakh	0.2 Ha. to 1.5 Ha.
4	Tertiary Health Care Centre	1.00 lakh	0.2 Ha. to 1.5 Ha.

- viii) VC, DDA vide note dated 10.12.19 stated that *"these premier medical/health institutes of international standards are supported and provisions be created in the Master Plan, if required. Master Plan stipulates facilities to be provided on district population. These bigger hospitals already have land beyond these limits. We may clarify that these limits would not apply to such hospitals which cater to population much larger than the District and are also involved in carrying focused research and may be deemed universities."*
- ix) Further, IL Department vide letter dated 10.01.2020 stated that the Competent Authority has in principle agreed for allotment of additional land measuring 5.9 acres at Vasant Kunj to Health and Family Welfare Department, GNCTD for further use of ILBS for creation of essential facilities subject to creation of provisions in the Master Plan for Delhi.
- x) As per the plan provision of MPD & ZDP, all Zonal level facilities including Health facilities are to be accommodated in proposed Facility Corridors along major transport networks in ZDP of Urban Extensions. As per the new Land Acquisition Act, the acquisition of land shall be very difficult in Urban Extensions and time consuming and therefore provision of all the facilities as envisaged in MPD-2021 including Health facilities will be difficult to provide if the Private sector/landowners does not come forward.
- xi) Keeping in view of the above stated facts, the scarcity of such super specialty health facilities created by the Government in Urban Extension and observation of VC, DDA, existing health facilities can be strengthened. Since ILBS is an autonomous body of GNCTD, the request of provisioning of additional land for GNCTD may be considered subject to change of land use.
- xii) Since the land is considered over and above to the MPD-2021 provisions, matter may be placed in the T.C. meeting for its approval.



3. Issue for consideration of the Technical Committee-

Based on the examination in Para 2, the matter is placed before Technical Committee for consideration of additional land to GNCTD for expansion of ILBS hospital subject to change of land use.

4.	10/2020	Provision of additional land of 5.9 Acres to GNTCD for expansion of institute of Liver and Billiary Sciences (ILBS) Hospital, Vasant Kunj. F.20(2)2005/MP	<p style="text-align: center;">DECISION</p> <p>The proposal was presented by Dir(plg) Zone J, it was informed that Chief Secretary vide letter dt. 24.01.2014 has requested to allot 6 acres of additional land to Health and Family Welfare Department for expansion of essential facilities at ILBS. A land measuring 9.3 hectares is already under possession of ILBS hospital till date.</p> <p>IL Department has informed in the file that Competent Authority has in principal agreed for allotment of this additional land. It has also been mentioned in the request received from ILBS that it is a deemed university and as per MPD_2021 land upto 20 Ha can be earmarked for university and education and research.</p> <p>After deliberation, Technical Committee agreed to the proposal for allotment of additional land to GNCTD for expansion of ILBS hospital subject to change of land use, as the land use of the land is residential as per Zonal Development Plan of Zone 'J'.</p> <p>It was also recommended that the provisions for National / City level health facilities should also be considered over and above the provisions given in MPD for health facilities so that specialized / super speciality medical facilities can be developed in the larger public interest. The norms should be framed and proposed in the next Master Plan for Delhi - 2041, which is under preparation.</p>
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DELHI DEVELOPMENT AUTHORITY

This Proposal was examined by the 2nd Technical Committee on the 24.02.2020 and was approved on 10/2020.

Jain
Asst. Director
Master Plan

Shikha

H. SRIVASTAVA, IAS

-29-



GOVT. OF
DELHI SE
Tel.: 23

ANNEXURE - A

(17/09/13)
SECRETARY
NATIONAL TERRITORY OF DELHI
STATE, NEW DELHI-110002
Tel: 011-2330 2102
http://nctdelhi.gov.in

D.O.No.112/LAB/7/ILBS/Adm/2009/ S
January 24, 2013

Dear Sir,

The Institute of Liver & Biliary Sciences (ILBS) has been established by the Government of NCT of Delhi as an autonomous super-specialty medical-research Institute for the treatment of liver and biliary diseases, at D-1, Vasant Kunj, New Delhi.

I have been apprised that there is a need for allotment of additional land for the developmental activities of this Institute and that this has been considered and in-principle agreed to by DDA in various meetings and correspondence, wherein the requirement of additional land measuring around 10 acres has been projected by the institute, duly supported by the Health & Family Welfare Department.

I understand that there has been availability of approx. 7 acres land with DDA including 1 acre encumbrance free land against gate No. 4 of the Institute and 6 acres additional land in the case matter of Meera Sahni & Others vs. LG & Others' possession proceeding, of which have been completed by the LAC, South and the possession of the land has been handed over to DDA on 31.12.2013.

I would request you to look into the matter and issue appropriate directions for allotment of above referred land to the Health & Family Welfare Department, GNCTD, being the Administrative Department, for expansion of essential facilities of ILBS at the earliest.

Yours faithfully,
H. Srivastava

Yours sincerely,

(H. Srivastava)

Secretary
Health Development Authority,
Vasant Kunj, New Delhi.

13/1

Minutes of the Technical Committee Meeting Held on 24.02.2020
दिल्ली विकास प्राधिकरण
AID ON TABLE

DELHI DEVELOPMENT AUTHORITY

ITEM No. 15 / Tg / 2020

SUBJECT: Proposal for grant of NOC for CNG/EV charging station on Private Land Khasra No. 10/22 min, village – Singhola, Tehsil – Alipur, District North, Delhi in view of notified regulations dated 08.03.2019

F.3(11)/2009-MP/

Dated: /02/2020

1.0 BACKGROUND

- 1.1 Central Government vide S.O. 1244 dated 08.03.2019 notified 'Regulations for setting up of Fuel Stations on Privately owned Lands in National Capital Territory of Delhi'.
- 1.2 In view of above regulations, a request for allowing Fuel Station on Private land on Khasra No. 10/22 min, village – Singhola, Tehsil – Alipur, District North, Delhi was received and processed by Narela Project unit of Planning Department in November, 2019. A separate note with details as per notified regulations has already been forwarded to Director (CL).
- 1.3 Commercial Lands Branch issued Modalities for processing of applications seeking NOC for setting up of Petrol Pump on private land in December 2019.

2.0 EXAMINATION

- 2.1 Proposed site is situated at G.T. Karnal Road on Khasra No. 10/22, having ROW as 100.0 m, situated in Singhola Village after crossing UER-I.
- 2.2 The site u/r is 200 m approx. from the 3-way intersection on G.T. Karnal Road
- 2.3 Following are the requisites as per S.O. 1244 dated 08.03.2019:

Sl. No.	Planning Parameters	Status
1.	Master Plan/ Zonal Plan Road – More than 30m	Proposed road on 100m ROW/ G.T. Karnal Road
2.	Landuse as per MPD-2021/ZDP	PSP & Green Buffer along National Highway
3.	Site Falling on Service Lane	Yes
4.	Plot size as per regulations	Clears the requisites of 30m x 36m
5.	Minimum Distance of 100m from intersection	Yes
6.	Any other fuel station of similar category	-
a)	Not less than 1000m on the same side of the road	No
b)	Not less than 500 m on the other side of the road	No

- 2.4 All the required NOC from concerned departments has already been received by the applicant.

2.5 As per So. 1244 dated 08.03.2019 following points for consideration are as follows:

2.5.1 Clause 2.0 of the regulations provides the following:

"2.0 An area in respect of which there is no approved Layout Plan, the privately owned land pocket shall be governed by the provisions of the Master Plan/Zonal Development Plan. The same shall be appropriately incorporated in the layout plan as and when prepared by the concerned local body / Authority."

2.5.2 At clause 3.0 followings is provided:

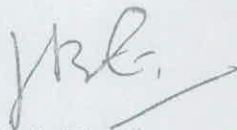
- "iv) The plot size for such Fuel Stations will be as per prevailing Master Plan with a minimum of 30 m x 36 m and maximum of 33 m x 45 m (75m X 40m for CNG mother station as per requirement).*
- v) In case of CNG stations, the minimum size of the plot may vary subject to the NOC and norms / standards as prescribed by the Petroleum and Explosives Safety Organisation (PESO) or any other statutory body defined for the same.*
- vi) In case the plot size is larger than the maximum size prescribed in (iv) above, the development control norms i.e. FAR, Coverage etc. shall be as applicable to the plot size of 33 m x 45 m only. The remaining areas of the plot shall be maintained as open green space."*

3.0 PROPOSAL

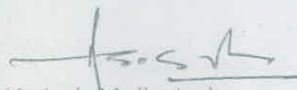
The proposal for allowing the use of privately owned land for setting up of CNG Station and providing NOC, subject to following conditions:

- i. Land if required for the road widening or any other planned development shall be surrendered by the owner/ occupier. The permission does not confer any immunity against acquisition of the land for any planned scheme by Government.
- ii. Necessary clearances from the concerned authorities shall be obtained for execution.

4.0 The proposal as contained in para 3.0 above is placed before the Technical Committee for its consideration and approval.



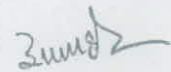
(H. K. Bharti)
Addl. Comm. (Plg.)
Projects
(Narela/Rohini/Dwarka)



(Ashok Malhotra)
Dy. Director (Plg.)
Projects
(Rohini/Narela)



(Pramod Pal)
Asst. Dir. (Plg.)
Narela Project



(Sher Singh)
Plg. Asst.
Narela Project

"DECISION"

7.	13/2020 Laid on Table	<p>Proposal of grant of NOC for CNG / EV charging station on Private Land Khasra No. 10/22 min, village - Singhola, Tehsil - Alipur, District North, Delhi in view of notified regulations dated 08.03.2019.</p> <p>F.3(11)2009-MP/</p>	<p>The proposal was presented by AC (Plg.) Projects. It was informed that the applications after scrutiny from LD Wing have been forwarded to Planning Department and all such cases after examination are being placed before the Technical Committee for its consideration.</p> <p>It was further explained that the site under reference falls partly under Public and Semi-Public (PSP) Use and partly in Recreational land use and no layout plan of this area has been prepared yet. Since CNG station is permitted in all Use Zones including undeveloped recreational areas with the exception of Ridge and Regional Park as mentioned in para 12.13 of MPD-2021 and in para 1 of regulations for setting up of fuel stations on privately owned lands, the proposal is placed for approval.</p> <p>After detailed deliberations, the proposal was approved with the conditions that:</p> <p>(i) The approval shall be null and void if the said site is affected in any of the future infrastructure project.</p> <p>(ii) For EV Charging, till such time the D.C. norms for EV Station / EV charging point are framed, minimum 15 sqm per Car for EV charging will be earmarked which shall conform to specifications and safety norms as per the PESO Act and obtain clearance from the concern Authority.</p> <p>(iii) The approved site of fuel station shall be incorporated in the area layout plan/ zonal development plan.</p>
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DELHI DEVELOPMENT AUTHORITY
 MASTER PLAN SECTION
 This Proposal was Considered in the 2nd Technical Committee Meeting held on 24.02.2020
 vide item No. 13/2020
 Jais
 Director
 Master Plan
 D. D. Shikha
 Dy. Dir.
 Mr.

Minutes of the Technical Committee⁵⁻ Meeting Held on 24.02.2020. ITEM No. 08/TC/2020

AGENDA FOR THE TECHNICAL COMMITTEE MEETING

Subject : Proposal regarding proposed change of Land Use of an area measuring (10.17 Acres 48 bighas, 17 biswas (Kh. No.1579/474, 475, 465, 467, 468 & 469) at village Bahapur situated along the Maa Anandmai Marg, Kalkaji from "Recreational (City Park, District Park, Community Park) to 'Institutional' in planning Zone-F

File No :

1.0

Background:

23.8.2019 and letter No. D/539/AE(BT)/CNZ/2019 dt. 18.12.2019 from Bdg. Deptt, C. Zone, SDMC. (Annexure-G)

- Reference is invited to the E.E (B)/CZ/SDMC dated 23.8.2019 and letter No. D/539/AE(BT)/CNZ/2019 dt. 18.12.2019 from Bdg. Deptt, C. Zone, SDMC. (Annexure-G)
- 1.1. The request for change of land use has been received from Competent Authority, South Delhi Municipal Corporation
 - 1.2. There is a piece of land measuring 48 bighas, 17 biswas (Kh. No.1579/474, 475, 465, 467, 468 & 469) total 10.17 acres village Bahapur situated along the Maa Anandmai Marg, Kalkaji, New Delhi. Banarsi Dass Chandiwala Sewa Samarak Trust Society (*hereinafter called the Applicant*) claims the ownership of said land whereupon following structures were raised at the instance of said trust without getting the building plan sanctioned from competent authority.
 - B.D. Chandiwala Institute of Hotel Management & Catering Technology
 - B.D. Chandiwala Ayurvedic Dispensary in main hospital building constructed by Government of India.
 - B.D. Chandiwala Institute of Medical Science - a multi hospital in the main building constructed by the Government of India.
 - B.D. Chandiwala Institute of Information Technology (MCA) in main hospital building constructed by Government of India.
 - B.D. Chandiwala Institute of Physiotherapy (BPT) in main hospital building constructed by the Government of India.
 - B.D. Chandiwala Sports Center
 - Food Court and commercial offices
 - 8+9 Huge commercial complex in a separate building, rented out to Corporation Offices.
 - 1.3. The building plans submitted by the applicant with DDA on 01/06/1987 stands rejected primarily owing to (i) Non-submission of ownership documents (ii) Clearance of land use and (ii) NOC from Land Department.
 - 1.4. South DMC in the wake of direction of Hon'ble Supreme Court's appointed Monitoring Committee, sealed aforesaid structures on account of misuse. Consequently, the applicant preferred appeal before Appellate Tribunal against sealing of structures by filing appeal bearing No.29/2013 title "Banarsi Dass Chandiwala Sewa Samarak Trust Society V/s South DMC".
 - 1.5. In the aforesaid appeal, DDA had also filed status report inter-alia informed that a Public Notice was published by DDA in the leading newspapers on 01/05/2008 in which applications from bona-fide institutions rendering cultural and religious (including spiritual) healthcare and educational services were invited for regularization which were in existence prior to 01/01/2006.
 - 1.6. The record received from DDA revealed that a meeting was held on 14/10/2015 under the chairmanship of Hon'ble Lt. Governor on the status of the policy for regularization of Pre-Existing Institutions (Health Care Cultural and Religious (including spiritual) and Educational Institute) existing prior to 01/01/2006. The minutes of said meeting further reveal that the cases which are not in conformity to the land use of approved ZDP/MPD-2021 i.e. cases where change of Land Use is required, such cases shall be referred by the concerned local body to DDA for processing their change of Land Use as per provision of DDA Act 1957 and DDA, after receiving all such proposals for change of land use from local bodies, shall make one consolidated proposal and bring the same before the Authority for decision. Further, as

per decisions, while examining regularization, the local bodies shall also keep in mind the information regarding whether the institution under reference is on public land / forest / ridge land or on heritage zone, being very critical. The copy of minutes of the meeting dated 14/10/2015 is annexed herewith as Annexure-A.

1.7 The Tribunal in its order dated 27/11/2017 and 21/05/2018 observed that application submitted by applicant in the light of above public notice has not so far been decided. Accordingly, Tribunal directed that Commissioner, SDMC and the Vice Chairman DDA will hold the meeting to decide the said application. The copies of aforesaid orders are annexed herewith as Annexure-B.

1.8 In compliance of aforesaid orders of Tribunal a meeting between Commissioner, South DMC and Chairman, DDA was held on 15/06/2018. The copy of minutes of the said meeting is annexed herewith as Annexure-C. As per deliberations held and decisions taken, the applicant was required to submit following document for proper examination of the proposal of change of land use:

- (i) Detailed layout plan of the area
- (ii) Existing land use plan of the entire area
- (iii) Proposed change of land use plan
- (iv) Total Station Survey of the entire area
- (v) On receipt the above documents a field survey will be carried out by the staff of SDMC and DDA and the agenda will be put up by the SDMC in the Technical Committee for consideration. After consideration of the matter by the Technical Committee, the final proposal will be submitted to the DDA Authority for approval.

2.0 Examination :

2.1 The land use of area under reference as per the MPD-2001, MPD-2021 and ZDP of Zone-F is "Recreational (City Park, District Park, Community Park).

2.2 In pursuance of decisions taken in the meeting held 15/06/2018 between Commissioner, South DMC and Vice-Chairman, DDA, the officials of SDMC & DDA inspected the site.

2.3 As per record, there is no court case. However, applicant has claimed ownership of land by virtue of following documents:

- Copy of Jama Bandi
- Copy of Judgment dated 12/07/1979 passed by the Hon'ble High Court of Delhi in IA No. 1695 of 1979 & Suit No. 501 of 1979 title "Union of India V/s Shri Banarsi Dass Chandiwala & Others" pertaining to transfer of aforesaid land to Banarsi Dass Chandiwala Sewa Samarak Trust Society.

The applicant has submitted an undertaking in the shape of affidavit, aforesaid judgment dated 12/07/1979 has not been challenged in any court of law. The copy of submitted ownership documents are annexed herewith as Annexure D & E.

2.4 The site does not fall in Natural Conservation Zone (NCZ), Natural features such as water bodies etc.

2.5 The land use of site, in-question, as per the MPD-2001, MPD-2021 and ZDP of Zone-F is "Recreational (City Park, District Park, Community Park).

The proposed change in land use is not a requirement of South DMC. The proposed change of land use is being examined in the light of orders of Appellate Tribunal and subsequent decisions taken in the meeting held on 15/06/2018 between Commissioner, South DMC and Vice-Chairman, DDA.

Information required as per the MoUD, Govt letters dated : 07.04.2015/ 0409.2015:

S. No	Information required	Explanatory background
A:	As per MoUD letter 04.09.2015	
i.	Background Note indicating the current Situation/provisions	The background note given at para 1.0 is self-explanatory.
ii.	Whether similar proposals have earlier been considered by DDA / Ministry and / or disposed, and if yes, when and how;	No
iii.	What were the specific recommendations of the Authority with regard to the proposal;	Needs no comment in view of above.
iv.	How and why the proposal was initiated;	As Above
v.	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof;	<p>The stage of examination of pros and cons had departed long ago. The structures on the land, in question, had already been come up long ago. It is case of regularization of existing structures, which cannot be considered till the change of land use is approved by the competent authority.</p> <p>DDA had invited applications through PUBLIC NOTICE for regularization of Pre-Existing Institutions (Health Care Cultural and Religious (including spiritual) and Educational Institute) existing prior to 01/01/2006.</p> <p>Further, the proposed change in land use is not a requirement of South DMC. It is a proposal of a private party being processed by the South DMC in the light of orders of Appellate Tribunal and subsequent decisions taken in the meeting held on 15/06/2018 between Commissioner, South DMC and Vice-Chairman, DDA and as per decision as had been taken in the meeting held on 14/10/2015 under the chairmanship of Hon'ble Lt. Governor on the status of the policy for regularization of Pre-Existing Institutions (Health Care Cultural and Religious (including spiritual) and Educational Institute) existing prior to 01/01/2006.</p>
vi.	What are the expected short term and long term outcomes if the proposal is approved and implemented;	-As Above-
vii.	How the proposal will benefit in the development and economic growth of the city;	-As Above-
viii.	What are the provisions corresponding to the proposed policy/ change in other metropolitan cities in India and other countries, and if those provisions differ from the proposal then why are they not considered appropriate for Delhi;	<p>No such study has been conducted for the apparent reason that change in land use is being sought for regularization of project / structures already existed at site.</p> <p>To regularize such structures, DDA had invited applications through PUBLIC NOTICE for regularization of Pre-Existing Institutions (Health Care Cultural and Religious (including spiritual) and Educational Institute) existing prior to 01/01/2006.</p> <p>Moreover, it is case of regularization of existing structures, which needs change in land use as existing use is not in accordance with MPD-2021 and ZDP of Zone-F.</p>

ix.	What will be the public purpose served by the proposed modifications;	No such study has been conducted since it is case of regularization of existing structures, which needs change in land use as existing use is not in accordance with MPD-2021 and ZDP of Zone-F.
x.	What is the number of people/families/ households likely to be affected by the proposed policy;	The proposed change of land use would not affect people/families/ households being a private land.
xi.	Whether the proposal is in consonance with the existing plans, laws, bye-laws, rules, etc.	The proposal is in accordance with the decision taken in the meeting held on 14/10/2015 under the chairmanship of Hon'ble Lt. Governor on the status of the policy for regularization of Pre-Existing Institutions (Health Care Cultural and Religious (including spiritual) and Educational Institute) existing prior to 01/01/2006 and PUBLIC NOTICE issued by DDA. The status of existing structures in terms of laws, bye-laws, rules, etc. would be determined once the decision on proposed change in land use is taken and approval of lay out plan.
xii.	Whether the implementation of the proposal will require changes in certain rules, provisions of Master Plan, etc, and if yes, what action has been taken to bring about such changes;	The land use of site, in question, as per the MPD-2001, MPD-2021 and ZDP of Zone-F is "Recreational (City Park, District Park, Community Park). Therefore, it requires amendment in Zonal Development Plan. The proposed change in land use is being sought in the light of PUBLIC NOTICE issued by DDA for regularization of Pre-Existing Institutions (Health Care Cultural and Religious (including spiritual) and Educational Institute) existing prior to 01/01/2006.
xiii	Whether the departments /organizations/ Ministries related with the proposal have been consulted and if yes, what were their views and how they were disposed;	No
xiv	Whether the relevant guidelines/ orders of DOP&T, Ministry of Finance and other nodal Ministries/Departments were taken into account while preparing and examining the proposal	No
xv.	The name, designation and contact information of an officer of the level of Director or above who will be the nodal officer to be contacted by the Ministry regarding the proposal.	Shri B.S. Yadav, Executive Engineer, Building-I, Central Zone, South DMC. Office Address: SDMC Zonal Office, Jal Vihar, adjoining Delhi Jal Board Office, Lajpat Nagar-II, New Delhi-110024. Contact No : 8588888828

B. As per MoUD letter dated 07.04.2015

a.	Whether the land is government or private and who is the land owning agency?	As per submitted documents by the applicant, it is a private land.
b.	On whose request the change of land use case or modification to MPD-2021 has been initiated?	The proposed change in land use is being processed on the application of Banarsi Dass Chandiwala Sewa Samarak Trust Society, which had been filed with DDA in pursuance of PUBLIC NOTICE issued by DDA for regularization of Pre-Existing Institutions (Health Care Cultural and Religious (including spiritual) and Educational Institute) existing prior to 01/01/2006.

c.	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	The site was jointly inspected by the officers of DDA & South DMC in compliance of decision taken in the meeting held on 15/06/2018 between Commissioner, South DMC and Vice-Chairman, DDA
d.	What is the public purpose proposed to be served by modification of MPD and for change of land use?	No such study has been conducted since it is case of regularization of existing structures, which needs change in land use as existing use is not in accordance with MPD-2021 and ZDP of Zone-F.
e.	What will be impact of proposal on the ZDP/ MPD and whether the changes are in consonance with the approved plans/policies?	The stage of examination of impact had departed long ago for the evident reason that structures on the land, in question, had already been come up. The existing use is not in accordance with MPD-2021 and ZDP of Zone-F. Therefore, change in land use is being sought by the applicant in pursuance of PUBLIC NOTICE issued by DDA. The South DMC is being processed the case in the light of decision taken in the meeting held on 14/10/2015 under the chairmanship of Hon'ble Lt. Governor on the status of the policy for regularization of Pre-Existing Institutions (Health Care Cultural and Religious (including spiritual) and Educational Institute) existing prior to 01/01/2006.
f.	What will be proposals impact/implications on general public eg. Law & order etc.?	No such study has been conducted in view of facts detailed out at (e) above.
g.	Whether any court cases are ongoing on the land mentioned in the proposal? Full details be attached.	As per undertaking in the shape of affidavit of applicant, there is no ongoing court case on the land, in question.

1.0 Proposals:

In view of the above, the land use in respect of an area measuring 10.17 Acre located at Village Bahapur situated along the Maa-Anandmai Marg, Kalkaji, New Delhi. (Banarsi Dass Chandiwala Sewa Samarak Trust Society), New Delhi, falling in Planning Zone-F may be changed from (Recreational (City Park, District Park, Community Park) to (Institutional) under Section 11A of DD Act, 1957. The boundary descriptions of the same are as follows:

Location	Area (Acre)	Land Use (As per MPD & ZDP of Zone-F)	Proposed Land Use	Boundaries	
Village Bahapur situated along the Maa Anandmai Marg, Kalkaji, New Delhi. (Banarsi Dass Chandiwala Sewa Samarak Trust Society)	10.17 Acre	MPD-2001, MPD-2021 and ZDP of Zone-F is "Recreational (City Park, District Park, Community Park).	Institutional	North	Pant Polytechnic
				South	DDA Land
				East	DDA Land
				West	DDA Land

Recommendations:

The proposal at para 4.0 above is placed before the "Technical Committee for consideration under Section 11A of DD Act for inviting objections/ suggestions from public by issue of Public Notice.


 Executive Engineer
 Building-I/Central Zone

" DECISION "

2.	08/2020	<p>Proposal regarding change of land use of an area measuring 10.17 Acres 48 bighas, 17 biswas (Kh. No. 1579/474, 475, 465, 468 & 469) at village Bahapur situated along the MaaAnandimai Marg, Kalkaji from " Recreational (City Park District Park, Community Park) to 'Institutional' in Planning Zone-F.</p> <p>F.3(64)2003/MP</p>	<p>It was informed by AC (Plg)-III that it is a MCD's proposal but the concern officer is not present in the meeting to explain the proposal. The agenda was earlier deferred in the last T.C. Meeting held on 13.01.2020 due to non-presence of the officer of the concerned department. It was further pointed out that the ownership status as mentioned in agenda is not clear. It was finally decided that the agenda be returned to the concerned department of SDMC with the request to bring in forthcoming TC meeting with clear cut land status.</p>
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DELHI DEVELOPMENT
MASTER PLAN SECTION
VERIFIED
 This Proposal was Considered in
 the 2nd Technical Committee
 Meeting held on 24.02.2020
 Vide Item No. 08/2020
Chauhan
 Asst. Director
 Master Plan
Shikha
 Dy. Director
 Master Plan

DELHI DEVELOPMENT AUTHORITY

Master Plan Unit
6th Floor, Vikas Minar, I. P Estate
New Delhi-110002
Ph: 23370507

3013
05/11/15

164 6/Dia/AB/1
6-11-15

F.20 (19)/96-MP/Vol.II/353

Date: 05/11/2015

Sub: Minutes of the meeting regarding pre-existing Institutions (Health Care, Cultural, & Religious (including spiritual) and Educational Institutions) existing prior to 01.01.2006 held on 14.10.2015 at Raj Niwas.

1. A meeting was held under the chairmanship of Hon'ble LG, Delhi on 14.10.2015 on status of the policy for regularisation of pre-existing Institutions (Health Care, Cultural, & Religious (including spiritual) and Educational Institutions) existing prior to 01.01.2006. The list of participating officers is annexed. At the outset, a presentation was made and the salient features of the presentation as discussed are as under:
- Policy approved by Authority in April, 2008, Public Notice dated 01.05.2008.
 - Zone wise number and type of institutions.
 - Authority decision regarding role of DDA planning department restricted only to land use issues and not on ownership of land.
 - Number of institutes where provisional planning permissions has been granted.
 - Standards as per MPD-2021 and GNCTD norms.
 - Decision of Hon'ble High Court dated 07.05.2015 w.r.t provision of schools
 - Action required on the applications received after cut-off date i.e 30.06.2008

2. After detailed deliberations/ discussions, the following decisions were taken:

1. It was *inter alia* decided that since education and health are among the prime concerns for any society, applications received only from educational and health institutions should be considered first for the proposed regularization. As the building plan approval/sanctioning powers vest with the concerned local bodies, all the applications received from educational and health institutions within due date in response to public notice dt. 01.05.2008 shall be referred to the concerned local body by DDA. The concerned local body shall examine the individual cases as per provisions of applicable building bylaws, statutory requirements for fire safety, structural safety/stability and norms laid down by GNCTD. Further, while examining their regularization, the local bodies shall also keep in mind the information regarding whether the institution under reference is on public/forest/ridge land or on heritage zone, being very critical.

The cases which are in conformity to the above requirements but not in conformity to the land use of approved ZDP/MPD 2021 i.e cases where change of Land Use is required, such cases shall be referred by the concerned local body to DDA for processing their change of Land Use as per provisions of DD Act 1957. And DDA, after receiving all such proposals for change of land use from local bodies, shall make one consolidated proposal and bring the same before the Authority for decision.

P.No. 29/13

01.01.2006, it was decided that cases which are not in conformity to the land use of approved cases where change of Land Use is required, such case shall be referred by the concerned local body to DDA for processing their change of land use as per the DDA Act 1957.

It is therefore, stated that the submitted application for regularization of the existing construction needs to go through following stages:

Stage 1 - Change of Land Use from DDA.

Stage 2 - Approval of layout plan.

Stage 3 - Regularization of existing structures.

Respondent / SDMC vide letter dated 28.02.2018 has referred the case to DDA for consideration and approval of land use. Copy of the letter written to DDA is Annexure B.

Ld. Counsel for DDA submitted that DDA has not received copy of the said letter. It is stated by Id.counsel for respondent that said letter has been send to the DDA by post.

The sending of such an important letter / important documents by the SDMC vide post and the present status report shows that the respondent is not serious to carry out the directions dated 27.11.2017 issued by this Tribunal.

The respondent SDMC is directed to deposit the entire material / copy of order before the DDA within a week and file the proof on next date of hearing.

It is further stated that respondent / SDMC will proceed the case as per law as soon as decision of land use of DDA received.

Ld. Counsel for appellant pointed out that in order dated 16.01.2018 this Tribunal directed the Commissioner to take disciplinary action against the officials who have initiated the proceedings at such a later stage after one and half months of the last date of order of this Tribunal and no status report has been filed by the Id.Counsel for

Annexure

-12-

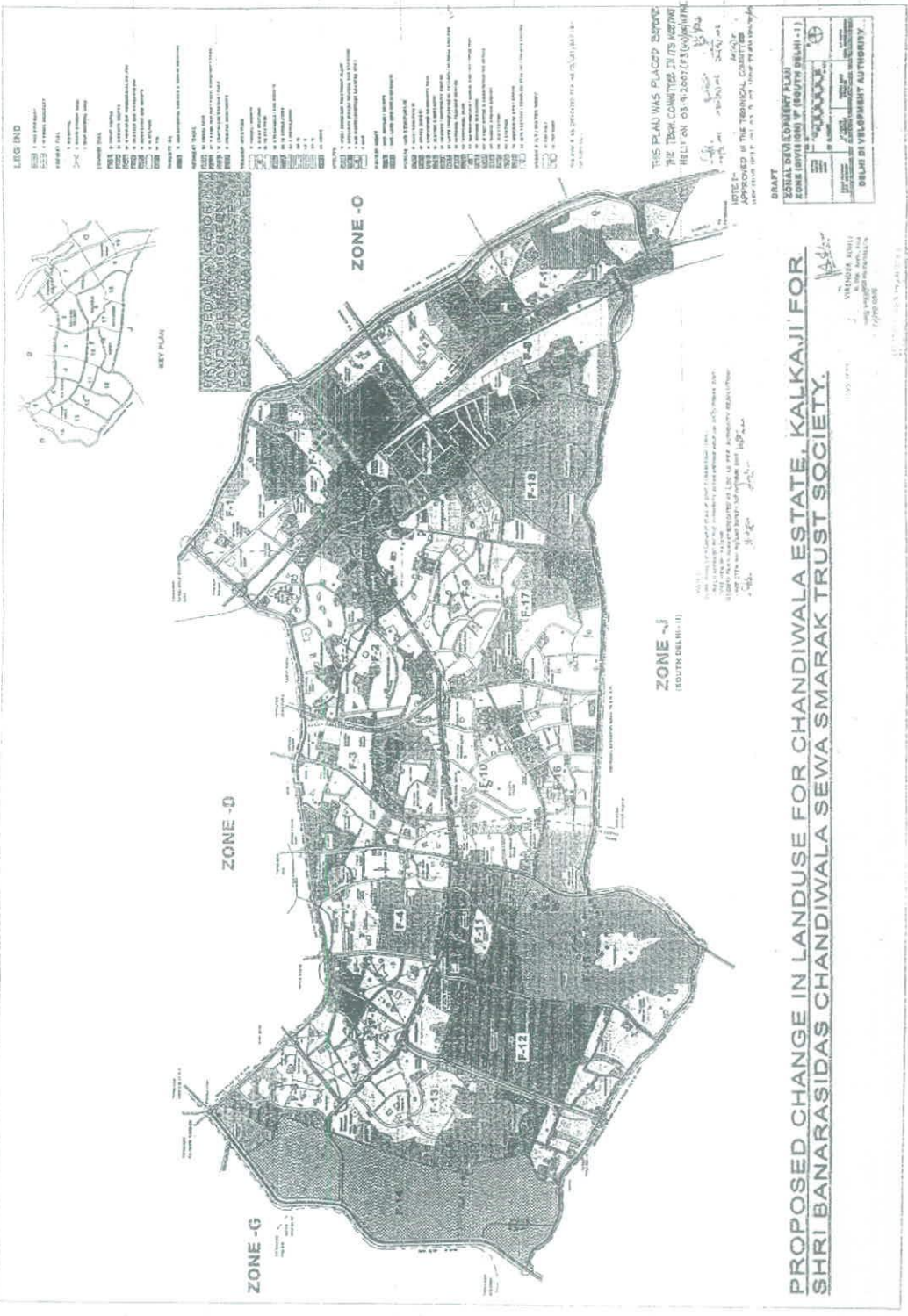
Minutes of Meeting dated 15.06.2018 between VC, DDA and Commissioner (SDMC).

- Commissioner (SDMC) invited attention on the orders of the Appellate Tribunal MCD (ATMCD) dated 27.11.2017 and 21.05.2018 in P. No.29.2013. The Hon'ble ATMCD vide its order dated 27.11.2017 directed that if no decision has been taken on the application for regularization submitted by Banarsi Das Chandi Wala Sewa Samarak Trust Society, Man Anandmai Marg, New Delhi then the Commissioner (SDMC) and VC, DDA, will hold a meeting to decide the said application as already a year has passed.
- On 21.05.2018, the Hon'ble ATMCD noted that no action has been taken subsequent to its directions dated 27.11.2017 and directed Commissioner (SDMC) and VC, DDA to take up this matter seriously and to comply the order dated 27.11.2017.
- In compliance of the order dated 27.11.2017 and 21.05.2018, this meeting was convened on 15.06.2018 and it was noted that DDA had formulated a policy for regularization pre-existing institution providing cultural and religious (including spiritual), health care and educational services prior to 1st Jan, 2006 which are existing on privately owned land but not in accordance with the provisions of the Master Plan. Later MoUD conveyed its approval for regularization of such institutes as existed as on 1st Jan, 2006 and listed in the Annexure of the Zonal Development Plan or those cases recommended by DDA to Govt. on or before 08.03.2010 subject to certain conditions and payment of penalty and other applicable charges.
- In a meeting at Raj Niwas under the Chairmanship of Hon'ble LG, it was decided that :-
"It was inter alia decided that since education and health are among the prime concerns for any society, applications received only from educational and health institutions should be considered first for the proposed regularization. As the building plan approval/sanctioning powers vest with the concerned local bodies, all the applications received from educational and health institutions within due date in response to public notice dated 01.05.2008 shall be referred to the concerned local body by DDA. The concerned local body shall examine the individual cases as per provisions of applicable building bylaws, statutory requirements for fire safety, structural safety/stability and norms laid down by GNCTD. Further, while examining their regularization, the local bodies shall also keep in mind the information regarding whether the institution under reference is on public/forest/ridge land or on heritage zone, being very critical.

Form No. 32/2
 2011-12

Khasra No. खसरा नं.	Name of Patel or Talat नाम या तालत या नाम या तालत या	Name of Land owner नाम या लेंड ऑय्नार & address	Village गाँव	Name of Cultivator & address	Well or other sources of irrigation	No. Khasra & Settlement		Area & kind of Land	Rent which Cultivator pays - Rate & Amount	District Dehal जिल्हा	Hisa & Farmana Haquyat श्री तालत या असत	Demand with details of revenue cases	Balance revenue not paid तिल ऑ अंत नु, ऑ तिल ऑ अंत नु, ऑ	Remarks शब्दांत
						Present Settlement असांत	Last Settlement असांत							
1						7	8	9	10	11	12	13	14	
2														
3														
4														
5														

10/10/07



PROPOSED CHANGE IN LANDUSE FOR CHANDIWALA ESTATE, KALKAJI FOR SHRI BANARASIDAS CHANDIWALA SEWA SMARAK TRUST SOCIETY.

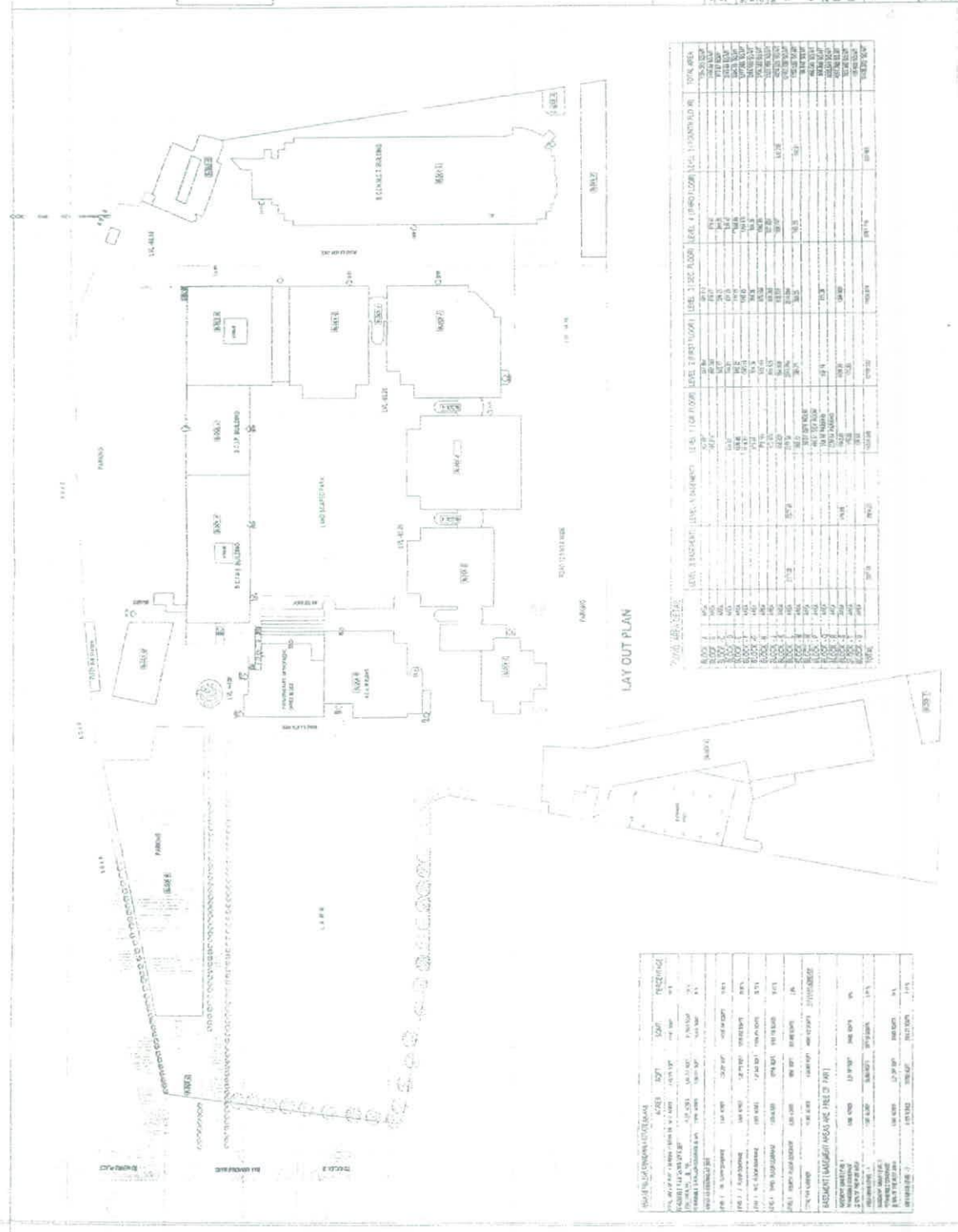
MEMBER SOCIETY
CHANDIWALA ESTATE

CHANDIWALA ESTATE
KALKAJI



PROPOSED CHANGE OF
LANDUSE FROM GREEN TO
INSTITUTIONAL/P.S.P FOR
CHANDIWALA ESTATE.

151



LAYOUT PLAN

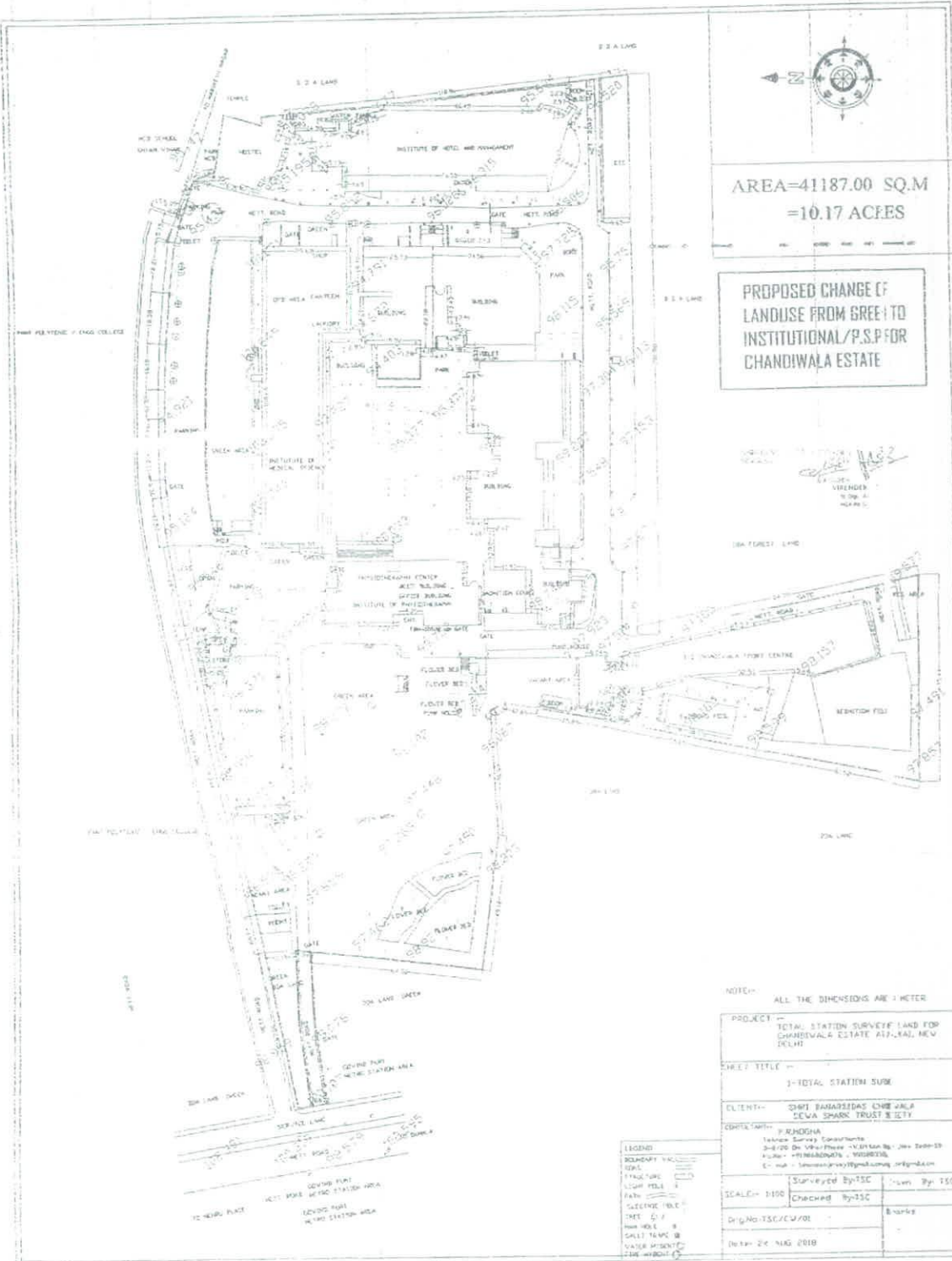
NO.	DESCRIPTION	AREA	UNIT	QTY	REMARKS
1	CONCRETE	100	SQ. FT.	100	
2	BRICKS	100	SQ. FT.	100	
3	ROOFING	100	SQ. FT.	100	
4	PAINTING	100	SQ. FT.	100	
5	WATER TOWER	100	SQ. FT.	100	
6	WATER TANK	100	SQ. FT.	100	
7	WATER SUPPLY	100	SQ. FT.	100	
8	WATER DISTRIBUTION	100	SQ. FT.	100	
9	WATER TREATMENT PLANT	100	SQ. FT.	100	
10	WATER STORAGE TANK	100	SQ. FT.	100	
11	WATER DISTRIBUTION NETWORK	100	SQ. FT.	100	
12	WATER DISTRIBUTION SYSTEM	100	SQ. FT.	100	
13	WATER DISTRIBUTION NETWORK	100	SQ. FT.	100	
14	WATER DISTRIBUTION SYSTEM	100	SQ. FT.	100	
15	WATER DISTRIBUTION NETWORK	100	SQ. FT.	100	
16	WATER DISTRIBUTION SYSTEM	100	SQ. FT.	100	
17	WATER DISTRIBUTION NETWORK	100	SQ. FT.	100	
18	WATER DISTRIBUTION SYSTEM	100	SQ. FT.	100	
19	WATER DISTRIBUTION NETWORK	100	SQ. FT.	100	
20	WATER DISTRIBUTION SYSTEM	100	SQ. FT.	100	

LEVEL	DESCRIPTION	AREA	UNIT	QTY	REMARKS
1	GROUND LEVEL	100	SQ. FT.	100	
2	FIRST FLOOR	100	SQ. FT.	100	
3	SECOND FLOOR	100	SQ. FT.	100	
4	THIRD FLOOR	100	SQ. FT.	100	
5	ROOF	100	SQ. FT.	100	
6	WATER TOWER	100	SQ. FT.	100	
7	WATER TANK	100	SQ. FT.	100	
8	WATER SUPPLY	100	SQ. FT.	100	
9	WATER DISTRIBUTION	100	SQ. FT.	100	
10	WATER TREATMENT PLANT	100	SQ. FT.	100	
11	WATER STORAGE TANK	100	SQ. FT.	100	
12	WATER DISTRIBUTION NETWORK	100	SQ. FT.	100	
13	WATER DISTRIBUTION SYSTEM	100	SQ. FT.	100	
14	WATER DISTRIBUTION NETWORK	100	SQ. FT.	100	
15	WATER DISTRIBUTION SYSTEM	100	SQ. FT.	100	
16	WATER DISTRIBUTION NETWORK	100	SQ. FT.	100	
17	WATER DISTRIBUTION SYSTEM	100	SQ. FT.	100	
18	WATER DISTRIBUTION NETWORK	100	SQ. FT.	100	
19	WATER DISTRIBUTION SYSTEM	100	SQ. FT.	100	
20	WATER DISTRIBUTION NETWORK	100	SQ. FT.	100	

M-01
LAYOUT PLAN FOR CHANDIWALA ESTATE
KALKAJI NEW DELHI - 110019

PREPARED BY: [Signature]
DATE: [Date]
SCALE: [Scale]
PROJECT NO: [Project No.]

=16-



AREA=41187.00 SQ.M
=10.17 ACRES

PROPOSED CHANGE OF
LANDUSE FROM GREEN TO
INSTITUTIONAL/P.S.P FOR
CHANDIWALA ESTATE

Surveyed By: TSC
Checked By: TSC
Date: 24 AUG 2018

NOTE: ALL THE DIMENSIONS ARE IN METERS

PROJECT	TOTAL STATION SURVEY (AND FOR CHANDIWALA ESTATE AT KAL NEV DELHI)	
SHEET TITLE	1-TOTAL STATION SURV	
CLIENT	SHRI BHARATIDAS CHAVLA SEVA SHAKH TRUST SOCIETY	
CONTRACT	PRAGDHA Survey Consultants 3rd/20 Dr. Vaidya's Vardaan Bldg. 2nd floor Punjab - BHARATIDAS - VISHWANATH E-mail - bharatidas@pragdha.com, info@pragdha.com	
SCALE	1:100	Drawn By: TSC
Checked By: TSC		
Drawn By: TSC		
Checked By: TSC		
Date: 24 AUG 2018		

LEGEND
BOUNDARY WALL
ROAD
STRUCTURE
CLUMP TREE
PARK
SCREENING WALL
TREE
IRON ROPE
SMALL TANK
WATER MOUNTED
THE HOUSE

-17-

Annexure - F

SOUTH DELHI MUNICIPAL CORPORATION
TOWN PLANNING DEPARTMENT
21st Floor, Civic Centre, Minto Road, New Delhi-110002.

No. DDA/CP/1578/474, 475, 465, 467, 468 & 469

Date: 23/08/19

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

Sub: Proposal regarding proposed change of Land Use of an area measuring (10.17 Acres 48 Bighas, 17 biswas (Kh. No. 1578/474, 475, 465, 467, 468 & 469) at village Bahapur situated along the Maa Anandmai Marg, Kalkaji from "Recreational (City Park, District park, Community Park) to 'Institutional' in planning Zone-F

Kindly find enclosed a draft agenda as prepared and signed by undersigned for placing the case in Technical Committee of DDA.

Encl: As above

EE(B)- / Central Zone/SDMC

- 18 -

Annexure 'G'

835
19/12/19



**SOUTH DELHI MUNICIPAL CORPORATION
BUILDING DEPARTMENT: CENTRAL ZONE:
LAJPAT NAGAR : NEW DELHI**

No. D-539/AE(B)II/CNZ/2019

Dated: 18/12/19



The Asstt. Director (Planning) Zone-F (Pt)
Delhi Development Authority,
Area Planning-I, Zone-F,
4th Floor, Vikas Minar,
New Delhi 02

Subject:- Proposal regarding proposed change of Land use of an area measuring 10.17 Acres (48 Bighas, 17 Biswas), (Kh. No. 1578/474, 475, 465, 467, 468 & 409) at Village Bahapur situated along the Maa Anandmai Marg, Kalkaji from 'Recreational' (City Park, District Park, Community Park) to 'Institutional' in Planning Zone-F.

Reference:- F.3(64)/2003-MPD/D-180 dated 11.11.2019.

Sir,

This refers to you letter bearing No. F.(3)64/2006-MP/D-180 dated 11.11.2019 vide which following information has been provided :-

"As per the minutes of the meeting dated 14.10.2015 held under the chairmanship of Hon'ble LG on the status of the policy for regularization of Pre-Existing institutions [Health Care, Cultural and Religious (including spiritual) and Educational institutional institute] existing prior to 01.01.2006, reveal that the cases which are not in conformity to the land use of approved ZDP/ MPD-2021 i.e. cases where change of land use is required, such cases shall be referred by the concerned local body to DDA for processing their change of land use as per provision of Delhi Development Act, 1957. And DDA, after receiving all such proposals for change of land use from local bodies, shall make one consolidated proposal and bring the same before the Authority for decision, and the same has been intimated vide office letter dated 21.11.2015. In this case, isolated proposal has been received. The reasons if any/ any exigencies by which, why the proposal has been singled out and referred to DDA for CLU may kindly be brought out on record."

In this regard, it is submitted that the issue of change of land use of the subject premises is not a requirement of the South Delhi Municipal Corporation, but the matter was placed before the DDA, in compliance of the orders of Hon'ble ATMCD passed on 27.11.2017 and 21.05.2018 in appeal No. 29/2013, vide which it was directed that application submitted by the applicant in the light of public notice has not so far been decided accordingly, Tribunal directed that the Commissioner, SDMC and Vice Chairman, DDA will hold a meeting to decide the application. This fact was also informed/ mentioned in the forwarded agenda dated 23.08.2019 at S. No. (V). Further, as the query related to submission of isolated proposal of change of Land Use being submitted to DDA for CLU is that as of now only one case is available with the Building Department, Central Zone, SDMC.

In view of above, it is once again requested to place the issue before the Technical Committee for necessary action please.

Asstt. Engineer (Bldg.)
Central Zone

145/DD/14-17
23/12/19

D(P)g-II/Zone-F
LPI

l put up -
ile F.3(64)/2003-MP

dmm
23/12

Asa

-19-

Minutes of the Technical Committee Meeting Held on
24.2.2020.

File No. F.26 (8)/2019-MP

Sub: Applicability of Development Control norms on Plot No. 3 and Plot No. 4 of M/s Pasco Motels Pvt. Ltd. and M/s Pasco Hotels Pvt. Ltd. respectively in Layout Plan of Facility Corridor (F.C.)-1.

1. Background:

- i) Layout Plan of Facility Corridor (F.C.)-1 along NH-8 in Planning Zone 'J' incorporating the vacant plots and existing features as per Satellite image and PT Survey was approved in 9th Technical Committee meeting of DDA on 11.11.2019 and forwarded to SDMC for necessary action.
- ii) Further, SDMC vide letter dated 27/12/2019 sought clarification on applicability of Development Control norms of Commercial centres on plots of M/s Pasco Motels Pvt. Ltd and M/s Pasco Hotels Pvt. Ltd. (**Annexure 'A'**)

2. Examination:

- i) The plots of M/s Pasco Motels Pvt. Ltd. (Plot No. 3) and M/s Pasco Hotels Pvt. Ltd. (Plot No. 4) of an area 1.618 ha and 1.623 ha respectively are falling in Facility Corridor (F.C.)-1. As per LOP of FC-1, the plot nos. 3 and 4 are earmarked for 'Commercial' use.
- ii) In letter dated 27/12/2020, SDMC has sought following clarifications on applicability of DC norms on Commercial centers on plots of M/s Pasco Motels Pvt. Ltd. and Pasco Hotels Pvt. Ltd.-
 - a) Whether norms of Local Shopping may be allowed in Plot 3 and Plot 4 as per MPD-2021 or not?
 - b) If not what norms should be allotted for plots in question (i.e. No.3 and No.4)?
 - c) Whether both the plots adjacent to each other may be given use premise of 'Local Shopping' while assuming planning population for FC-1 to be more than 10,000 in accordance with Table 3.3 "Hierarchy of Urban Development" of MPD-2021?
 - d) Whether any conversion charges and other charges are applicable on the plots under reference?
- iii) Para 5.2 of "Regulations for Enabling the Planned Development of Privately Owned Lands" dt. 04/07/2018 states that-

"Planning and development of privately owned land falling within facility corridors shall be as per the development control norms specified in

AS

prevailing MPD/ZDP for Public Semi-Public facilities and District/Commercial Centers (in case of Commercial/Industrial use):

5.2.1- Maximum FAR 150 and Ground Coverage 50% on the total plot area of the remaining 50% plot area, 30% shall be developed as Green/Open Spaces, and 20% for Transportation (roads, parking etc.)" (Annexure 'B').

iv) Para 5.7.1: 'Sub city level Commercial Areas', of MPD-2021 states that-

"In Urban Extension, District Centres and Community Centres could be developed wherever possible, in a linear form as commercial cum facility corridors along major transport networks. Such corridors will have non residential uses like Commercial, Recreational, Public and Semi public, Utilities, Service and Repair, etc. with detailed Urban Design and landscape schemes."

v) As per Zonal Development Plan of Zone J, Zonal level facilities for Commercial, PSP, Recreational and Transportation use are to be provided in the proposed Facility Corridors.

vi) MPD-2021 in Chapter 5- 'Trade and Commerce' provides five tier system of Commercial areas at various levels i.e. Housing area, Neighborhood, Community, District & Zonal/ Sub-City level and provides specific area for development of such facility. Further, Development Control norms for each use premises have been given in Table 5.4 - 'Development Controls - Commercial Centres' of the said chapter. The norms given in Chapter 5 of MPD-2021 for various Commercial areas are as follows:

Sl. No.	Use Premise	Area (Ha.)	FAR	Ground Coverage
1	District Centre	40	150	50
2	Community Centre	4.0	125	50
3	Non-hierarchical Commercial Centres	-	125	50

vii) Plot area of Plot No. 3 and Plot No. 4 of M/s Pasco Motels Pvt. Ltd. and M/s Pasco Hotels Pvt. Ltd. respectively comes out to be a total of 3.24 Ha. which does not fall in District Centre and Community Centre category. However, MPD-2021 in Clause 5.5 and Table 5.4 at Sl. No. (iv) describes another use premise i.e. 'Non-hierarchical Commercial Centres'.

As per Table 5.4: 'Development Controls - Commercial Centres' of MPD-2021, DC norms for 'Non-hierarchical Commercial Centre' are FAR- 125 and Ground Coverage- 50% but the activities to be permitted have not been mentioned in the MPD-2021. In this case, norms of 'Non-hierarchical Commercial Centres' may be given on aforementioned plots.

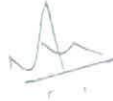
viii) Regarding applicability of conversion charges and other charges, provision has been given in Para 7 of the "Regulations for Enabling the Planned Development of Privately Owned Land.

3. Proposal:

In view of the examination in Para-2 above, the matter is placed before Technical Committee for consideration of applicability of Development Control norm of 'Non-hierarchical Commercial Centres' and activities permitted on Plot No. 3 and Plot No. 4 of M/s Pasco Motels Pvt. Ltd. and M/s Pasco Hotels Pvt. Ltd. respectively in Layout Plan of Facility Corridor (F.C.)-1.



Addl. Commr. (Plg.)-II



Director (Plg.) UC&J (I/C)



AD. (Plg.) Zone J

3.	09/2020	Applicability of Development Control norms on Plot no. 3 and Plot no. 4 of M/s Pasco Motels Pvt. Ltd. and M/s Pasco Hotels Pvt. Ltd..Respectively in Layout Plan of Facility Corridor F.C.-1. F.26(8)2019-MP	The proposal was presented by Director (Plg) Zone J. Chief Town Planner (CTP), SDMC requested for clarification w.r.t. the Use Premise and Development Control to be provided to these plots. The following points were deliberated: 1. It was deliberated that the plots under reference forms part of facility corridor and Master Plan for Delhi - 2021 in para 5.7.1 stipulates that Sub-City Level Commercial Areas permits the provisioning of District Centre and community centre in a linear form with specific area provisions. Besides the District Centres and Community Centres, non - hierarchical Commercial Centres also permitted in para 5.5. The development Control Norms for all the above commercial centres are identified in Table 5.4 of Chapter 5.0 in MPD-2021. 2. CTP, SDMC informed superimposition of Khasraon the maps as mentioned in SOP, cannot be done by MCD. This may be dealt by DDA. 3. It was informed by Director, Master Plan that for fixing of conversion charges / other charges as mentioned in regulations for enabling the Planned Development of Privately Owned Land, matter has already been referred to Director (LC) on - 19.07.2018 and 18.02.2020. After deliberation, it was decided that: i. Since the area of the plots does not qualify in either of the category of District Centre and Community Centre, the development control norms of non-hierarchical commercial centre i.e. 50% Ground Coverage and 125 FAR be given to the plots under reference and the activities permitted shall be same as in community centres.
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		<p>ii. Further, it was decided that following to be added/ clarified in the approved guidelines for implementation of "Regulations for enabling planned development of privately owned lands" for further action by the concerned department:</p> <p>a. Super imposition of the individual plot shall be done by concerned local body / applicant in consultation with the revenue department, GNTCD before forwarding the application to DDA. However, Layout plan of the area on the khasra map shall be prepared by DDA if the land is contiguous. In such cases where DDA has to prepare Layout Plan for the area, DDA will do the super imposition on Khasra Map.</p> <p>b. Further, utilization of land in facility corridors on proportionate basis shall be worked out while preparing the layout plan, in order to cater to the City / Zonal</p>	
		<p>requirement while preparing the Layout Plan.</p> <p>c. In case there are other general issues needing clarification, MCD's may identify and send to DDA and a discussion will be organized.</p>	

DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
VERIFIED

This Proposal was Considered in
the.....2nd..... Technical Committee
Meeting held on 24.02.2020
Vide Item No. 09/2020

[Signature]
Asstt. Director
Master Plan

[Signature]
Dy. Director
Master Plan

निदेशक (योजना)
सुशी, जे व जी (प्र. रं.)
सायरी सं०: 1/6
दिनांक: 7/11/2020

-22-



SOUTH DELHI MUNICIPAL CORPORATION

Town Planning Department

21st Floor, E-1 Block, Dr. S.P.M. Civic Centre, Minto Road, New Delhi-110002

TP/G/SDMC/2019/2221

Date 27/12/2019

To,

The Commissioner (Plg.)
Delhi Development Authority,
5th Floor, Vikas Minar, I.P. Estate, New Delhi-110002

संयुक्त प्रिपोजे कार्यालय
सायरी I-23
दिनांक 31/10/2020

Sub: Proposal For Approval Of Layout Plan Under Facility Corridor Policy For Pasco Motels Pvt. Ltd. & Pasco Hotels Pvt. Ltd. (0.01 acres) for Commercial Building/ I.T. Offices.

Ref: Letter of Asstt. Dir.(Plg.) Zone-I of DDA vide letter No. E.26(08)2019/-MP/D-374 dated 06.12.2019, on the subject 'Layout Plan of Facility Corridor (FC-1) along with NH-8 in Planning Zone-I incorporating the vacant plot and existing features as per Satellite Image and P.T Survey'

This is with reference to above mentioned letter of Asstt. Dir.(Plg.) Zone-I/DDA. The layout plan of facility corridor (FC-1) has been prepared by DDA and is approved in 9th T.C. Meeting of DDA, on which the plot of M/s Pasco Motels (P) Ltd and Pasco Hotels (P) Ltd is shown as Plot No.3 & Plot No.4 respectively but the specific use premises as per Hierarchy of Commercial area is not designated by DDA. Further, in the letter dtd 06.12.2019 it is stated that "...It was decided that SDMC may decide on the specific uses for the other vacant plots as permitted and approved in the layout plan...".

Further, as per MPD-2021, Table 5.4: "Five-Tier System of Commercial Areas" of Chapter-5 "Commercial" minimum plot area for District Centre (with population about 5 lakh, max. FAR=150 & max. GC=50) is 40Ha; minimum plot area for Community Centre (with population about 1 lakh, max. FAR=125 & max. GC=50) is 4Ha and minimum plot area for Local Shopping (with population about 10000, max. FAR=100 & max. GC=50) is 0.3Ha.

In current cases, the area of plot No. 3 is 4.00 acres (1.618 Ha) and plot No. 4 is 4.01 acres (1.623 Ha), thus, as per Table 5.4 of MPD-2021, both Plot No.3 and Plot No.4 fall within minimum plot area range of Local Shopping (>0.3Ha to <4Ha). If this regard, please clarify:

1. Whether norms of Local Shopping may be allowed in Plot No.3 and Plot No.4 as per MPD-2021 or not?
2. If not what norms should be allotted for plots in question (i.e. No.3 and No.4)?
3. Whether both the plots adjacent to each other may be given use premise of 'Local Shopping' while assuming planning population for FC-1 to be more than 10,000 in accordance with Table 3.3 "Hierarchy of Urban Development" of MPD-2021?
4. Whether any conversion charges and other charges are applicable on the plots under reference?

An early reply is requested for.

6/11/2020
Dir (Plg.) U/17

8/11/20
ADJ (Plg.)

Copy To:
Sh. Sanjay Passi, Pasco Hotels Pvt Ltd, Pasco Motels Pvt. Ltd., Regd Office; 57, Golf Link, New Delhi-110003, Tel No.- 0124-401200

Chief Town Planner,
South DMC

Chief Town Planner,
South DMC

- 6.5 भूस्वामी द्वारा प्रस्तुत किए गए ले-आउट प्लान के अनुमोदन पर प्लान को संस्वीकृति प्रदान करने वाले संबंधित प्राधिकरण द्वारा उनकी मानक प्रचालन प्रक्रिया के अनुसार समयबद्ध रूप से कार्यवाही की जाएगी।
- 6.6 दि.वि.प्रा. संबद्ध स्थानीय निकाय और सरकारी विभाग/एजेंसियां इन विनियमों के अंतर्गत प्रदान किए गए अनुमोदन के अनुसार उचित उपयोग/उपयोग आधारिका के समावेशन के लिए, जहां भी आवश्यक हो, आर्बटन पत्र, विक्रय विलेख इत्यादि जैसे सांविधिक दस्तावेजों में आवश्यक संशोधन करेगी।
- 7. लागू प्रभार
 - 7.1 आधारिक संरचना के प्रावधान के लिए सभी अपेक्षित प्रभारों, जिसमें अन्य बातों के साथ बाह्य विकास प्रभार भी शामिल होंगे, का भुगतान भूस्वामी द्वारा सेवा प्रदाता को विकास के समय प्रचलित लागत पर किया जाएगा।
 - 7.2 भूस्वामी को सरकार द्वारा समय-समय पर लागू तथा निर्धारित किए गए परिवर्तन प्रभारों तथा अन्य सभी प्रभारों, यदि कोई हो, का भुगतान करना होगा।
 - 7.3 सभी अपेक्षित प्रभारों, जैसे यथा लागू विकास/सुधार प्रभार, परिवर्तन प्रभार इत्यादि अथवा सरकार द्वारा समय-समय पर निर्धारित प्रभार का भुगतान भूस्वामी द्वारा मामले पर कार्यवाही के समय तथा भूमि पर किसी भी प्रकार के विकास कार्यक्रमलाप शुरू करने से पहले किया जाएगा।
- 8. अस्वीकृति/अनुमति वापिस लेने की शर्त
इन विनियमों के अंतर्गत प्रदान की गई अनुमति या पंजीकरण को प्राधिकरण या संबंधित स्थानीय निकाय द्वारा उन किसी भी शर्तों का उल्लंघन करने के मामले में रद्द या निलंबित किया जा सकता है, जिनके अंतर्गत अनुमति/पंजीकरण प्रदान किया गया था।
- 9. दंडात्मक कार्रवाई
उक्त वर्णित प्रावधानों के उल्लंघन के मामले में, दिल्ली विकास अधिनियम अथवा दिल्ली नगर निगम अधिनियम अथवा किसी अन्य प्रासंगिक लागू संविधि के संबंधित प्रावधानों के अंतर्गत कार्रवाई की जाएगी।
- 10. शिकायत निवारण प्रक्रिया
 - 10.1 शिकायत निवारण समिति का गठन आयुक्त (योजना), दि.वि.प्रा. के अधीन किया जाएगा, जिसमें वास्तुकला विभाग, दि.वि.प्रा. के प्रतिनिधि, संबंधित स्थानीय निकाय के प्रतिनिधि (अभियांत्रिकी विभाग और योजना विभाग प्रत्येक से एक-एक), सेवा प्रदाता एजेंसी के प्रतिनिधि, वित्त शाखा, दि.वि.प्रा. के प्रतिनिधि और निदेशक (भवन), दि.वि.प्रा. संयोजक के रूप में शामिल है। समिति अलग-अलग मामले के आधार पर, जब भी आवश्यकता होगी, अन्य सदस्यों को भी सहयोजित कर सकती है।
 - 10.2 समिति ले-आउट/भवन प्लान के अनुमोदन से संबंधित सभी शिकायतों का हल करेगी, जिसमें विकास नियंत्रण मानदंडों की प्रयोज्यता और विकास से संबंधित कोई अन्य मामले शामिल हैं।
 - 10.3 शिकायत निवारण समिति के अधिनिर्णय (यदि संपत्ति के स्वामी द्वारा स्वीकार्य न हो) को इस उद्देश्य हेतु गठित एक अपीलीय समिति को भेजा जाएगा, जो एक स्वतंत्र निकाय जैसे 'रेरा' होगा अथवा प्राधिकरण द्वारा जैसा निर्णय लिया जाएगा। इस संबंध में अपीलीय समिति का निर्णय अंतिम और बाध्यकारी होगा।

[फा. सं. 15(12)2017/एमपी]

डी. सरकार, आयुक्त एवं सचिव

DELHI DEVELOPMENT AUTHORITY

NOTIFICATION

New Delhi, the 4th July, 2018

S.O. 3249(E).—In exercise of the powers conferred by sub-section (1) of Section 57 of the Delhi Development Act, 1957, the Delhi Development Authority, with the previous approval of Central Government, hereby makes the following Regulations:

1. SHORT TITLE AND COMMENCEMENT

- 1.1 These Regulations shall be called "Regulations for Enabling the Planned Development of Privately Owned Lands".

3.2 These regulations shall NOT BE APPLICABLE on the following types of land parcels:

- 3.2.1 Land parcels in Zone 'O'
- 3.2.2 Land parcels in Notified Green Belt
- 3.2.3 Land parcels covered under water bodies
- 3.2.4 Land parcels in the Ridge, Regional Park, Reserved Forest areas
- 3.2.5 Land parcels in Monument Regulated Zones
- 3.2.6 Land parcels already eligible for land pooling as per the notified Land Policy
- 3.2.7 Land parcels falling in Lal Dora (Village Abadi) / Extended Lal Dora and Unauthorized colonies.
- 3.2.8 Disputed land parcels wherein the land acquisition proceedings are pending/ matter is sub judice. The owner can apply after getting the land free from all legal encumbrances.

3.3 These regulations shall not entitle any land owner for regularization of any already existing unauthorized / illegal development on its property.

4. PRE-REQUISITES AND PLANNING REGULATIONS

- 4.1 Development on the privately owned land shall be in consonance with the land use as notified in prevailing MPD / ZDP or land use / use premise mentioned in already approved layout plans / schemes of that area, if any or as specified in these Regulations.
- 4.2 DDA (in the 'development area') / ULB (in the 'non-development area') shall take up the master planning for external development of the plots i.e. roads and linkages required for provision of infrastructure and services (subject to payment of applicable external development charges by the land owner).
- 4.3 Where any land is required for providing governmental or public semi-public use of the private land, the same shall be acquired by the concerned implementing agency either by mutually agreed rate or under the provisions of Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 and appropriate compensation to be paid accordingly by the agency concerned.
- 4.4 The category / type of development activity shall be in conformity with the existing development on majority of the plots adjacent / surrounding the said land parcel.
- 4.5 Amalgamation, reconstitution and subdivision of plots within the same land use category will be permitted as per the prevailing MPD for the planning purpose.
- 4.6 The landowners shall be responsible for preparing all detailed plans (covering inter-alia, aspects such as site layout, buildings, services), as per the prevailing MPD and ZDP and applicable development controls, for undertaking internal development within their land parcel. Landowners will also be responsible for obtaining all requisite NOCs from concerned agencies and procuring necessary services (electricity, sewerage, water supply, etc.) upon payment of applicable charges to respective service providing agencies.
- 4.7 Request of NOC shall be processed by the respective government department / Urban Local Body / service providing agency in a time bound manner on payment of requisite charges, if any.

5. DEVELOPMENT CONTROL NORMS

- 5.1 Land owner shall abide by the development control norms as prescribed in the prevailing MPD and UBBL or specifically mentioned in these regulations, if any.
- 5.2 Planning and development of privately owned land falling within facility corridors shall be as per the development control norms specified in prevailing MPD/ZDP for Public Semi-Public facilities and District / Commercial Centres (in case of Commercial / Industrial use):

- 5.2.1 Maximum FAR 150 and Ground Coverage 50% on the total plot area. Of the remaining 50% plot area, 30% shall be developed as Green/ Open Spaces, and 20% for Transportation (roads, parking etc.).
- 5.2.2 Use/activities permitted on such plots shall be non-residential uses like Commercial, Recreational, Public and Semi-Public, Utilities, Industrial, Service and Repair etc. as permissible under the prevailing Master Plan.
- 5.3 The land parcels falling under "Residential" land use, within Low Density Residential Area (LDRA) shall be governed as per the provisions given under Para 4.4.3 (G) Low density Residential Plot of Chapter 4 in MPD-2021.
- 5.4 Any land pocket being utilized for any specific commercial / PSP activity, for which no development controls have been specified, shall be permitted FAR 120, Ground Coverage of 30% and Height not restricted, subject to approval of statutory authorities or as per surrounding development, whichever is lower. Rest of the development control norms shall be as per prevailing MPD / ZDP and UBBL.
- 5.5 Land parcels falling within the already approved or developed schemes of DDA/ULBs/other government bodies shall be in conformity with the surrounding development, irrespective of applicable development control norms. The development of such lands will be governed by the use/activity and the development control norms of the surrounding development (subject to availability of required infrastructure services), maintaining the planned development around the land parcel.
- 5.6 Privately owned land falling within a layout plan, which has been assigned the use premise namely "Government" or "Utility", the owner shall be allowed to develop any compatible PSP use as per requirement of the neighbourhood with prevailing development control norms. The same shall be subject to NOC from the concerned government agency / authority and change in the layout plan as per standard operating procedure.
- 5.7 Privately owned lands with pre-MPD 1962 activities / use, can choose to continue with the same activity / use provided that all provisions specified in the Regulations are met. The landowner can also opt to develop as per the use specified in the prevailing MPD/ ZDP/ approved layout plan subject to payment of requisite charges.
- 5.8 Any activities / uses existing on privately owned land prior to MPD-1962 will be allowed to continue, irrespective of the land use specified in prevailing MPD/ ZDP, provided their purpose and extent (dimensions, area, FAR, height etc.) remain the same, subject to documentary proof thereof, as contained in proviso to Section 14 of Delhi Development Act, 1957, with the following controls:
- 5.8.1 Activities / uses existing / permitted prior to MPD-1962 for such areas shall be allowed to continue in all compatible land use categories including those the provision stipulated under Chapter 15.0 on Mixed Use Regulations in MPD-2021, if any.
- 5.8.2 Any portion of land if required for governmental or public semi-public use or for any physical infrastructure (like road, drainage, sewerage, drinking water supply, etc.), the same shall be acquired by the concerned implementing agency either by mutually agreed rate or under the provisions of Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 and appropriate compensation to be paid accordingly by the agency concerned.
- 5.8.3 Individual cases based on documentary proof and scrutiny shall be approved by the DDA / concerned Local Body.
- 5.8.4 Charges for use conversion shall not be applicable if the use prior to Master Plan 1962 is continued.
- 5.8.5 Local body may levy any other charges to the beneficiaries for the continuation of pre - MPD 1962 activities / uses, if any addition/ alteration is proposed.
- 5.9 Land parcels falling in more than one land use category mentioned in MPD / ZDP, the land owner shall be permitted to utilize the land as an integrated development proportionately as per built-up space permissible in the specific land use / use category (without any physical subdivision of the land pocket).



DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
6th Floor, VikasMinar
I.P. Estate, New Delhi - 110002

F.1 (2)/2020-MP/

Date: 03.2020

Subject: Minutes of the 2nd Technical Committee meeting of DDA for the year 2020 held on 24.02.2020.

The 2nd Technical Committee meeting of DDA for the year 2020 was held under the Chairmanship of V.C. DDA on 24.02.2020. The list of the participants is annexed. Please find enclosed herewith a copy of the minutes of the same for information and further necessary action.

(Rajesh Kumar Jain)
Director (Plg.) Master Plan

To:

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

Sl. No	Agenda Item No.	Issue	Discussion / Recommendations	Remarks
1.	07/2020	Confirmation of the minutes of 10 st Technical Committee meeting held on 13.01.2020. F.1(1)/2020/MP	Since no observations/ comments were received, the minutes of the 10th Technical Committee meeting held on 13.01.2020 were confirmed as circulated.	
2.	08/2020	Proposal regarding change of land use of an area measuring 10.17 Acres 48 bighas, 17 biswas (Kh. No. 1579/474, 475, 465, 468 & 469) at village Bahapur situated along the MaaAnandimai Marg, Kalkaji from "Recreational (City Park District Park, Community Park) to 'Institutional' in Planning Zone-F. F.3(64)2003/MP	It was informed by AC (Plg)-III that it is a MCD's proposal but the concern officer is not present in the meeting to explain the proposal. The agenda was earlier deferred in the last T.C. Meeting held on 13.01.2020 due to non-presence of the officer of the concerned department. It was further pointed out that the ownership status as mentioned in agenda is not clear. It was finally decided that the agenda be returned to the concerned department of SDMC with the request to bring in forthcoming TC meeting with clear cut land status.	
3.	09/2020	Applicability of Development Control norms on Plot no. 3 and Plot no. 4 of M/s Pasco Motels Pvt. Ltd. and M/s Pasco Hotels Pvt. Ltd. Respectively in Layout Plan of Facility Corridor F.C.-1. F.26(8)2019-MP	The proposal was presented by Director (Plg) Zone J. Chief Town Planner (CTP), SDMC requested for clarification w.r.t. the Use Premise and Development Control to be provided to these plots. The following points were deliberated: 1. It was deliberated that the plots under reference forms part of facility corridor and Master Plan for Delhi - 2021 in para 5.7.1 stipulates that Sub-City Level Commercial Areas permits the provisioning of District Centre and community centre in a linear form with specific area provisions. Besides the District Centres and Community Centres, non - hierarchical Commercial Centres also permitted in para 5.5. The development Control Norms for all the above commercial centres are identified in Table 5.4 of Chapter 5.0 in MPD-2021. 2. CTP, SDMC informed superimposition of Khasraon the maps as mentioned in SOP, cannot be done by MCD. This may be dealt by DDA.	

Sl. No	Agenda Item No.	Issue	Discussion / Recommendations	Remarks
			<p>3. It was informed by Director, Master Plan that for fixing of conversion charges / other charges as mentioned in regulations for enabling the Planned Development of Privately Owned Land, matter has already been referred to Director (LC) on - 19.07.2018 and 18.02.2020.</p> <p>After deliberation, it was decided that:</p> <p>i. Since the area of the plots does not qualify in either of the category of District Centre and Community Centre, the development control norms of non-hierarchical commercial centre i.e. 50% Ground Coverage and 125 FAR be given to the plots under reference and the activities permitted shall be same as in community centres.</p> <p>ii. Further, it was decided that following to be added/ clarified in the approved guidelines for implementation of "Regulations for enabling planned development of privately owned lands" for further action by the concerned department:</p> <p>a. Super imposition of the individual plot shall be done by concerned local body / applicant in consultation with the revenue department, GNTCD before forwarding the application to DDA. However, Layout plan of the area on the khasra map shall be prepared by DDA if the land is contiguous. <i>In such cases</i></p> <p>b. Further, utilization of land in facility corridors on proportionate basis shall be worked out while preparing the layout plan, in order to cater to the City / Zonal requirement. <i>while preparing the layout plan</i></p>	
4.	10/2020	Provision of additional land of 5.9 Acres to GNTCD for	The proposal was presented by Dir(plg) Zone J, it was informed that Chief	

20/11

Where DDA has to prepare layout plan for the area, DDA will do the super imposition of on khasra map.

In case there are other issues needing clarification, ~~DDA~~ ^{general} DDA's may identify and send to DDA and a discussion will be required.

Sl. No	Agenda Item No.	Issue	Discussion / Recommendations	Remarks
		expansion of institute of Liver and Billiary Sciences (ILBS) Hospital, Vasant Kunj. F.20(2)2005/MP	<p>Secretary vide letter dt. 24.01.2014 has requested to allot 6 acres of additional land to Health and Family Welfare Department for expansion of essential facilities at ILBS. A land measuring 9.3 hectares is already under possession of ILBS hospital till date.</p> <p>IL Department has informed in the file that Competent Authority has in principal agreed for allotment of this additional land. It has also been mentioned in the request received from ILBS that it is a deemed university and as per MPD_2021 land upto 20 Ha can be earmarked for university and education and research.</p> <p>After deliberation, Technical Committee agreed to the proposal for allotment of additional land to GNCTD for expansion of ILBS hospital subject to change of land use, as the land use of the land is residential as per Zonal Development Plan of Zone 'J'.</p> <p>It was also recommended that the provisions for National / City level health facilities should also be considered over and above the provisions given in MPD for health facilities so that specialized / super speciality medical facilities can be developed in the larger public interest. The norms should be framed and proposed in the next Master Plan for Delhi - 2041, which is under preparation.</p>	
5.	11/2020	Proposed modification in MPD-2021, Para 4.2.3.4 of Chapter 4.0 w.r.t. Slum & JJ Clusters redevelopment regulations and Guidelines. F.3(36)1996/MP/Pt.I	The Agenda item was withdrawn for want of more information.	
6.	12/2020	Allowing FAR of 400 for Group Housing on Industrial Plots (Ajudhiya Mills / National Textile Corporation) wherein portion of land has been surrendered pursuant to the directions of Hon'ble Supreme Court order dated	The proposal was presented by Director(Building). It was informed that as per the decision of last Technical Committee meeting, the legal opinion has been obtained and forms part of the agenda wherein it is clearly mentioned that since the previous legal opinion is clear as such no further Legal opinion / vetting is required.	

Sl. No	Agenda Item No.	Issue	Discussion / Recommendations	Remarks
		10 th May 1996 and MPD-2021 provisions of Table 7.3 para (xii). F.23(13)2005Bldg./Pt.	After detail deliberation the proposal was approved. It was further decided that similar cases need not to bring in TCmeeting and concerned local body shall take necessary action as decided by the Technical Committee.	
7.	13/2020 Laid on Table	Proposal of grant of NOC for CNG / EV charging station on PrivateLand Khasra No. 10/22 min, village - Singhola, Tehsil - Alipur, DistrictNorth, Delhi in view of notified regulations dated 08.03.2019. F.3(11)2009-MP/	<p>The proposal was presented by AC (Plg.) Projects. It was informed that the applications after scrutiny from LD Wing have been forwarded to Planning Department and all such cases after examination are being placed before the Technical Committee for its consideration.</p> <p>It was further explained that the site under reference falls partly under Public and Semi-Public (PSP) Use and partly in Recreational land use and no layout plan of this area has been prepared yet. Since CNG station is permitted in all Use Zones including undeveloped recreational areas with the exception of Ridge and Regional Park as mentioned in para 12.13 of MPD-2021 and in para 1 of <i>regulations for setting up of fuel stations on privately owned lands</i>, the proposal is placed for approval.</p> <p>After detailed deliberations, the proposal was approved with the conditions that:</p> <p>(i) The approval shall be null and void if the said site is affected in any of the future infrastructure project.</p> <p>(ii) For EV Charging, till such time the D.C. norms for EV Station / EV charging point are framed, minimum 15 sqm per Car for EV charging will be earmarked which shall conform to specifications and safety norms as per the PESO Act and obtain clearance from the concern Authority.</p> <p>(iii) The approved site of fuel station shall be incorporated in the area layout plan/ zonal development plan.</p>	

ANNEXURE-I

List of participants of 2nd meeting for the year 2020 of Technical Committee on 24.02.2020.

DELHI DEVELOPMENT AUTHORITY

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner (Housing) Sports
4. Pr. Commissioner (LD)
5. Commissioner (Plg)
6. Addl. Commissioner (Landscape)
7. Addl. Commissioner (Plg.) - III
8. Addl. Commissioner (Plg.) - IV
9. Addl. Chief Architect, VC Sectt.
10. Director (Plg) MP
11. Director (Plg.) UC & J (In-Charge)
12. Dy. Director (Plg) MP & DC
13. Dy. Director (LM)

OTHER ORGANIZATIONS

1. Town Planner, T.P. Deptt., SDMC
2. Town & Country Planner, TCPO
3. Architect (Asstt.), DUAC
4. ACP / T/SD (Delhi Traffic Police)
5. DCP/T/Southern Range, Delhi Police
6. Chief Engineer, SDMC

DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
6th FLOOR, VIKAS MINAR
I.P Estate, New Delhi - 110002
Phone No.23370507

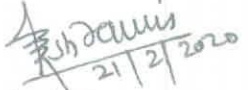
F.1 (2)/2020/MP/82

Date: 21.02.2020

MEETING NOTICE

The 2nd Technical Committee meeting of DDA for the year 2020 will be held under the Chairmanship of Vice Chairman, DDA on **Monday, 24.02.2020 at 12.00 P.M.** in the Conference Hall at B-Block, 1st Floor, Vikas Sadan INA, New Delhi 110023.

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


(Rajesh Kr. Jain)
Director (Plg.) MP

To:

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

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2nd Technical Committee Meeting to be held on 24.02.2020

SL. No	ITEM NO.	SUBJECT	PAGE NO.
1	07/2020	Confirmation of the minutes of 1 st Technical Committee meeting held on 13.01.2020. F.1 (1)/2020/MP	1 - 4
2.	08/2020	Proposal regarding change of land use of an area measuring (10.17 Acres 48 bighas, 17 biswas (Kh. NO. 1579/474, 475, 465, 467, 468 & 469) at village Bahapur situated along the Maa Anandmai Marg, Kalkaji from "Recreational (City Park District Park, Community Park) to 'Institutional' in planning Zone-F. F.3(64)2003/MP	5 - 18
3.	09/2020	Applicability of Development Control norms on Plot no. 3 and Plot no. 4 of M/s Pasco Motels Pvt. Ltd. and M/s Pasco Hotels Pvt. Ltd. respectively in Layout Plan of Facility Corridor F.C.)-1. F.26(8)/2019-MP	19 - 25
4	10/2020	Provision of additional land of 5.9 Acres to GNCTD for expansion of institute of Liver and Billiary Sciences (ILBS) Hospital, Vasant Kunj. F.20(2)2005/MP	26 - 29
5	11/2020	Proposed modification in MPD-2021, Para 4.2.3.4 of Chapter 4.0 w.r.t. Slum & JJ Clusters redevelopment regulations and Guidelines. F.3(36)1996/Pt.I	30 - 32
6	12/2020	Allowing FAR of 400 for Group Housing on Industrial Plots (Ajudhiya Mills/ National Textile Corporation) wherein portion of land has been surrendered pursuant to the directions of Hon'ble Supreme Court order dated 10 th May 1996 and MPD-2021 provisions of Table 7.3 para (xii). F.23(13)2005)Bldg./Pt.	33 - 54



DELHI DEVELOPMENT AUTHORITY
 MASTER PLAN SECTION
 6th Floor, Vikas Minar
 I.P. Estate, New Delhi - 110002

F.1 (1)/2020/MP/63

Date: 04.02.2020

Subject: Minutes of the 1st Technical Committee meeting of DDA for the year 2020 held on 13.01.2020.

The 1st Technical Committee meeting of DDA for the year 2020 was held under the Chairmanship of V.C. DDA on 13.01.2020. The list of the participants is annexed. Please find enclosed herewith a copy of the minutes of the same for information and further necessary action.

(K. Srirangan)

Additional Commr. (Plg.) - I

To:

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

Agenda Item No.	Issue	Discussion / Recommendations
01/2020	Confirmation of the minutes of 11 th Technical Committee meeting held on 23.12.2019. F.1(14)/2019/MP	Since no observations/ comments were received, the minutes of the 11th Technical Committee meeting held on 23.12.2019 were confirmed as circulated
02/2020	Proposal for change of land use from "Public and Semi Public (PSP)" to "Recreational" of an area measuring 1.98 Ha. Adjacent to C.R.P.F. camp in the layout plan titled "Modified layout plan of the area on the west of Marginal bund & North of Wazirabad road for Facilities, Gas Godowns & Workshop" in 'Zone-O' which is to be swapped in lieu of land at Shastri Park measuring 1.98 Ha. Proposed for community Sports Centre in 'Zone -E'. F20(8)/2019-MP	The proposal was presented by Asst. Director (Plg.), Zone- E & O. It was explained that there is no vacant land under Public & Semi Public use available in Zone E for swapping from Public & Semi-public to Recreational use. The equivalent area has been identified in Zone O for change of landuse. After detailed deliberations, the Technical Committee agreed to the proposal with the direction that the roads as provided in the plan should be made clear for through traffic, as it will be required in future expansions also.
03/2020	Allowing FAR of 400 for Group Housing on Industrial plots (Ajudhiya mill/National Textile Corporation) wherein portion of land has been surrendered pursuant to the directions of Hon'ble Supreme Court order dated 10 th May, 1996 and MPD-2021 provisions of Table 7.3 Para (xii). F.23(13)2005/Bldg./Pt	The proposal was presented by Director (Building). It was explained that the applicant is asking for 400 FAR of redevelopment as provided to other land owners, who have surrendered land as per the direction of Hon'ble Supreme Court orders. In the instant case, the building has already been constructed at site and occupancy certificate has been issued in the year 2015 & 2017. Technical Committee enquired about the background of the case, as well as the cases in which the FAR for redevelopment has already been given. Chief Town Planner, North DMC informed that in two cases at Moti Nagar, the 400 FAR has been sanctioned. After detailed deliberation, the Technical Committee observed that a fresh legal opinion be obtained and after considering all aspects of the case, the revised proposal be placed before the Technical Committee.
04/2020	Proposal regarding proposed change of land use of an area measuring (10.17 Acres 48 bighas, 17 biswas (Kh. No 1579/474, 475, 465, 467, 468 & 469) at village Bahapur situated along the Maa Anandmai Marg, Kalkaji from 'Recreational' (City Park, District Park, Community Park) to 'Institutional' in Planning Zone-F. F.3(64)2006-MP/Pt. III	The matter could not be deliberated and was deferred, as no representatives from SDMC were present to explain.

Agenda Item No.	Issue	Discussion / Recommendations
05/2020	Proposals for sanctioning of layout for Daulat Ram College (University of Delhi) which needs relaxation in setback by the Technical Committee, DDA for existing Sports building block built during Commonwealth Games by the University of Delhi in Planning Zone-C. F.4(5)/2006-MP/Pt. III	The proposal was presented by Chief Town Planner, North DMC. It was explained that a sports complex building constructed as Training centre for Rugby for Commonwealth Games and to accommodate this existing building, the relaxation in setback is required. After detailed deliberation the Technical Committee approved the relaxation in setback as available on the south side of the plot (towards Sant Kripal Marg) after leaving the land for proposed road widening.
06/2020	<i>(Laid on Table)</i> Applicability of Development Control norms on Plot No. 3 and Plot No 4 of M/s Pasco Motels Pvt. Ltd. and M/s Pasco Hotels Pvt. Ltd. Respectively in layout plan of Facility Corridor (F.C) - 1 F.26(8)2019-MP	The matter could not be deliberated and was deferred, as no representatives from SDMC was present. Regarding conversion charges and other levies, it was discussed that charges may be fixed as per the policy in coordination with Land Costing.

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

ANNEXURE-I

List of participants of 1st meeting for the year 2020 of Technical Committee on 13.01.2020

DELHI DEVELOPMENT AUTHORITY

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner (Housing) Sports
4. Pr. Commissioner(LD)
5. Commissioner (Plg)
6. Addl. Commissioner (Plg.) - III
7. Addl. Chief Architect, VC Sectt.
8. Director (Plg) MP
9. Director (Building)

OTHER ORGANIZATIONS

1. Town Planner, T.P. Deptt., EDMC
2. Asstt. Architect. O/o SA(HQ)CPWD
3. Town & Country Planner, TCPO
4. Architect, DUAC
5. Principal, Daulat Ram College, Delhi University

AGENDA FOR THE TECHNICAL COMMITTEE MEETING

Subject : Proposal regarding proposed change of Land Use of an area measuring (10.17 Acres 48 bighas, 17 biswas (Kh. No.1579/474, 475, 465, 467, 468 & 469) at village Bahapur situated along the Maa Anandmai Marg, Kalkaji from "Recreational (City Park, District Park, Community Park) to 'Institutional' in planning Zone-F

File No :

F-3 (64) 2003-MA
Reference is invited to the E.E (B) / CZ / SDMC dated

1.0

Background :

23.8.2019 and letter No. D/539/AE (BJI) / CNZ / 2019 dt. 18.12.2019 from Bldg. Deptt., C. Zone, SDMC. (Annexure - G)

1.1.

The request for change of land use has been received from Competent Authority, South Delhi Municipal Corporation

1.2

There is a piece of land measuring 48 bighas, 17 biswas (Kh. No.1579/474, 475, 465, 467, 468 & 469) total 10.17 acres village Bahapur situated along the Maa Anandmai Marg, Kalkaji, New Delhi. Banarsi Dass Chandiwala Sewa Samarak Trust Society (*hereinafter called the Applicant*) claims the ownership of said land whereupon following structures were raised at the instance of said trust without getting the building plan sanctioned from competent authority.

- B.D. Chandiwala Institute of Hotel Management & Catering Technology
- B.D. Chandiwala Ayurvedic Dispensary in main hospital building constructed by Government of India
- B.D. Chandiwala Institute of Medical Science - a multi hospital in the main building constructed by the Government of India.
- B.D. Chandiwala Institute of Information Technology (MCA) in main hospital building constructed by Government of India.
- B.D. Chandiwala Institute of Physiotherapy (BPT) in main hospital building constructed by the Government of India.
- B.D. Chandiwala Sports Center
- Food Court and commercial offices
- 8+9 Huge commercial complex in a separate building rented out to Corporation Offices.

1.3

The building plans submitted by the applicant with DDA on 01/06/1987 stands rejected primarily owing to (i) Non-submission of ownership documents (ii) Clearance of land use and (ii) NOC from Land Department.

1.4

South DMC in the wake of direction of Hon'ble Supreme Court's appointed Monitoring Committee, sealed aforesaid structures on account of misuse. Consequently, the applicant preferred appeal before Appellate Tribunal against sealing of structures by filing appeal bearing No.29/2013 title "Banarsi Dass Chandiwala Sewa Samarak Trust Society Vs South DMC".

1.5

In the aforesaid appeal, DDA had also filed status report inter-alia informed that a Public Notice was published by DDA in the leading newspapers on 01/05/2008 in which applications from bona-fide institutions rendering cultural and religious (including spiritual) healthcare and educational services were invited for regularization which were in existence prior to 01/01/2006.

1.6

The record received from DDA revealed that a meeting was held on 14/10/2015 under the chairmanship of Hon'ble Lt. Governor on the status of the policy for regularization of Pre-Existing Institutions (Health Care Cultural and Religious (including spiritual) and Educational Institute) existing prior to 01/01/2006. The minutes of said meeting further reveal that the cases which are not in conformity to the land use of approved ZDP/MPD-2021 i.e. cases where change of Land Use is required, such cases shall be referred by the concerned local body to DDA for processing their change of Land Use as per provision of DDA Act 1957 and DDA, after receiving all such proposals for change of land use from local bodies, shall make one consolidated proposal and bring the same before the Authority for decision. Further, as

per decisions, while examining regularization, the local bodies shall also keep in mind the information regarding whether the institution under reference is on public land / forest / ridge land or on heritage zone, being very critical. The copy of minutes of the meeting dated 14/10/2015 is annexed herewith as Annexure-A.

1.7 The Tribunal in its order dated 27/11/2017 and 21/05/2018 observed that application submitted by applicant in the light of above public notice has not so far been decided. Accordingly, Tribunal directed that Commissioner, SDMC and the Vice Chairman DDA will hold the meeting to decide the said application. The copies of aforesaid orders are annexed herewith as Annexure-B.

1.8 In compliance of aforesaid orders of Tribunal a meeting between Commissioner, South DMC and Chairman, DDA was held on 15/06/2018. The copy of minutes of the said meeting is annexed herewith as Annexure-C. As per deliberations held and decisions taken, the applicant was required to submit following document for proper examination of the proposal of change of land use:

- (i) Detailed layout plan of the area
- (ii) Existing land use plan of the entire area
- (iii) Proposed change of land use plan
- (iv) Total Station Survey of the entire area
- (v) On receipt the above documents a field survey will be carried out by the staff of SDMC and DDA and the agenda will be put up by the SDMC in the Technical Committee for consideration. After consideration of the matter by the Technical Committee, the final proposal will be submitted to the DDA Authority for approval.

2.0 Examination :

2.1 The land use of area under reference as per the MPD-2001, MPD-2021 and ZDP of Zone-F is "Recreational (City Park, District Park, Community Park).

2.2 In pursuance of decisions taken in the meeting held 15/06/2018 between Commissioner, South DMC and Vice-Chairman, DDA, the officials of SDMC & DDA inspected the site.

2.3 As per record, there is no court case. However, applicant has claimed ownership of land by virtue of following documents:

- Copy of Jama Bandi
- Copy of Judgment dated 12/07/1979 passed by the Hon'ble High Court of Delhi in IA No. 1695 of 1979 & Suit No. 501 of 1979 title "Union of India V/s Shri Banarsi Dass Chandiwala & Others" pertaining to transfer of aforesaid land to Banarsi Dass Chandiwala Sewa Samarak Trust Society.

The applicant has submitted an undertaking in the shape of affidavit, aforesaid judgment dated 12/07/1979 has not been challenged in any court of law. The copy of submitted ownership documents are annexed herewith as Annexure D & E.

2.4 The site does not fall in Natural Conservation Zone (NCZ), Natural features such as water bodies etc.

2.5 The land use of site, in question, as per the MPD-2001, MPD-2021 and ZDP of Zone-F is "Recreational (City Park, District Park, Community Park).

The proposed change in land use is not a requirement of South DMC. The proposed change of land use is being examined in the light of orders of Appellate Tribunal and subsequent decisions taken in the meeting held on 15/06/2018 between Commissioner, South DMC and Vice-Chairman, DDA.

Information required as per the MoUD, Govt letters dated : 07.04.2015/ 0409.2015:

S. No	Information required	Explanatory background
A.	As per MoUD letter 04.09.2015	
i.	Background Note indicating the current Situation/provisions	The background note given at para 1.0 is self-explanatory.
ii.	Whether similar proposals have earlier been considered by DDA / Ministry and / or disposed, and if yes, when and how;	No
iii.	What were the specific recommendations of the Authority with regard to the proposal;	Needs no comment in view of above.
iv.	How and why the proposal was initiated;	As Above
v.	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof;	<p>The stage of examination of pros and cons had departed long ago. The structures on the land, in question, had already been come up long ago. It is case of regularization of existing structures, which cannot be considered till the change of land use is approved by the competent authority.</p> <p>DDA had invited applications through PUBLIC NOTICE for regularization of Pre-Existing Institutions (Health Care Cultural and Religious (including spiritual) and Educational Institute) existing prior to 01/01/2006.</p> <p>Further, the proposed change in land use is not a requirement of South DMC. It is a proposal of a private party being processed by the South DMC in the light of orders of Appellate Tribunal and subsequent decisions taken in the meeting held on 15/06/2018 between Commissioner, South DMC and Vice-Chairman, DDA and as per decision as had been taken in the meeting held on 14/10/2015 under the chairmanship of Hon'ble Lt. Governor on the status of the policy for regularization of Pre-Existing Institutions (Health Care Cultural and Religious (including spiritual) and Educational Institute) existing prior to 01/01/2006.</p>
vi.	What are the expected short term and long term outcomes if the proposal is approved and implemented;	-As Above-
vii.	How the proposal will benefit in the development and economic growth of the city;	-As Above-
viii.	What are the provisions corresponding to the proposed policy/ change in other metropolitan cities in India and other countries, and if those provisions differ from the proposal then why are they not considered appropriate for Delhi;	<p>No such study has been conducted for the apparent reason that change in land use is being sought for regularization of project / structures already existed at site.</p> <p>To regularize such structures, DDA had invited applications though PUBLIC NOTICE for regularization of Pre-Existing Institutions (Health Care Cultural and Religious (including spiritual) and Educational Institute) existing prior to 01/01/2006.</p> <p>Moreover, it is case of regularization of existing structures, which needs change in land use as existing use is not in accordance with MPD-2021 and ZDP of Zone-F.</p>

ix.	What will be the public purpose served by the proposed modifications;	No such study has been conducted since it is case of regularization of existing structures, which needs change in land use as existing use is not in accordance with MPD-2021 and ZDP of Zone-F.
x.	What is the number of people/families/ households likely to be affected by the proposed policy;	The proposed change of land use would not affect people/families/ households being a private land.
xi.	Whether the proposal is in consonance with the existing plans, laws, bye-laws, rules, etc.	The proposal is in accordance with the decision taken in the meeting held on 14/10/2015 under the chairmanship of Hon'ble Lt. Governor on the status of the policy for regularization of Pre-Existing Institutions (Health Care Cultural and Religious (including spiritual) and Educational Institute) existing prior to 01/01/2006 and PUBLIC NOTICE issued by DDA. The status of existing structures in terms of laws, bye-laws, rules, etc. would be determined once the decision on proposed change in land use is taken and approval of lay out plan.
xii.	Whether the implementation of the proposal will require changes in certain rules, provisions of Master Plan, etc. and if yes, what action has been taken to bring about such changes;	The land use of site, in question, as per the MPD-2001, MPD-2021 and ZDP of Zone-F is "Recreational (City Park, District Park, Community Park). Therefore, it requires amendment in Zonal Development Plan. The proposed change in land use is being sought in the light of PUBLIC NOTICE issued by DDA for regularization of Pre-Existing Institutions (Health Care Cultural and Religious (including spiritual) and Educational Institute) existing prior to 01/01/2006.
xiii	Whether the departments /organizations/ Ministries related with the proposal have been consulted and if yes, what were their views and how they were disposed;	No
xiv	Whether the relevant guidelines/ orders of DOP&T, Ministry of Finance and other nodal Ministries/Departments were taken into account while preparing and examining the proposal	No
xv.	The name, designation and contact information of an officer of the level of Director or above who will be the nodal officer to be contacted by the Ministry regarding the proposal.	Shri B.S. Yadav, Executive Engineer, Building-I, Central Zone, South DMC. Office Address. SDMC Zonal Office, Jal Vihar, adjoining Delhi Jal Board Office, Lajpat Nagar-II, New Delhi-110024. Contact No: 8588888828

B. As per MoUD letter dated 07.04.2015

a.	Whether the land is government or private and who is the land owning agency?	As per submitted documents by the applicant, it is a private land.
b.	On whose request the change of land use case or modification to MPD-2021 has been initiated?	The proposed change in land use is being processed on the application of Banarsi Dass Chandiwala Sewa Samarak Trust Society, which had been filed with DDA in pursuance of PUBLIC NOTICE issued by DDA for regularization of Pre-Existing Institutions (Health Care Cultural and Religious (including spiritual) and Educational Institute) existing prior to 01/01/2006.

c.	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	The site was jointly inspected by the officials of East & South DMC in compliance of decision taken in the meeting held on 15/06/2018 between Commissioner, South DMC and Vice-Chairman, DDA.
d.	What is the public purpose proposed to be served by modification of MPD and /or change of land use?	No such study has been conducted since it is case of regularization of existing structures, which needs change in land use as existing use is not in accordance with MPD-2021 and ZDP of Zone-F.
e.	What will be impact of proposal on the ZDP/ MPD and whether the changes are in consonance with the approved plans/policies?	The stage of examination of impact had departed long ago for the evident reason that structures on the land, in question, had already been come up. The existing use is not in accordance with MPD-2021 and ZDP of Zone-F. Therefore, change in land use is being sought by the applicant in pursuance of PUBLIC NOTICE issued by DDA. The South DMC is being processed the case in the light of decision taken in the meeting held on 14/10/2015 under the chairmanship of Hon'ble Lt. Governor on the status of the policy for regularization of Pre-Existing Institutions (Health Care Cultural and Religious (including spiritual) and Educational Institute) existing prior to 01/01/2006.
f.	What will be proposals impact/implications on general public eg. Law & order etc.?	No such study has been conducted in view of facts detailed out at (e) above.
g.	Whether any court cases are ongoing on the land mentioned in the proposal? Full details be attached.	As per undertaking in the shape of affidavit of applicant, there is no ongoing court case on the land, in question.

1.0 Proposals:

In view of the above, the land use in respect of an area measuring 10.17 Acre located at Village Bahapur situated along the Maa-Anandmai Marg, Kalkaji, New Delhi. (Banarsi Dass Chandiwala Sewa Samarak Trust Society), New Delhi, falling in Planning Zone-F may be changed from (Recreational (City Park, District Park, Community Park) to (Institutional) under Section 11A of DD Act, 1957. The boundary descriptions of the same are as follows:

Location	Area (Acre)	Land Use (As per MPD & ZDP of Zone-F)	Proposed Land Use	Boundaries	
Village Bahapur situated along the Maa Anandmai Marg, Kalkaji, New Delhi. (Banarsi Dass Chandiwala Sewa Samarak Trust Society)	10.17 Acre	MPD-2001, MPD-2021 and ZDP of Zone-F is "Recreational (City Park, District Park, Community Park).	Institutional	North	Pant Polytechnic
				South	DDA Land
				East	DDA Land
				West	DDA Land

Recommendations:

The proposal at para 4.0 above is placed before the "Technical Committee for consideration under Section 11A of DD Act for inviting objections/ suggestions from public by issue of Public Notice.


 Executive Engineer
 Building-I/Central Zone

DELHI DEVELOPMENT AUTHORITY

Master Plan Unit

6th Floor, Vikas Minar, I. P Estate

New Delhi-110002

Ph: 23370507

3013
05/11/15

164 6/D/S/15
6-11-15

F.20 (19)/96-MP/Vol.II/353

Date: 05/11/2015

Sub: Minutes of the meeting regarding pre-existing Institutions (Health Care, Cultural, & Religious (including spiritual) and Educational Institutions) existing prior to 01.01.2006 held on 14.10.2015 at Raj Niwas.

1. A meeting was held under the chairmanship of Hon'ble LG, Delhi on 14.10.2015 on status of the policy for regularisation of pre-existing Institutions (Health Care, Cultural, & Religious (including spiritual) and Educational Institutions) existing prior to 01.01.2006. The list of participating officers is annexed. At the outset, a presentation was made and the salient features of the presentation as discussed are as under:

- Policy approved by Authority in April, 2008, Public Notice dated 01.05.2008.
- Zone wise number and type of institutions.
- Authority decision regarding role of DDA planning department restricted only to land use issues and not on ownership of land.
- Number of institutes where provisional planning permissions has been granted.
- Standards as per MPD-2021 and GNCTD norms.
- Decision of Hon'ble High Court dated 07.05.2015 w.r.t provision of schools
- Action required on the applications received after cut-off date i.e 30.06.2008

Md. J. Khan
S. J. Singh

2. After detailed deliberations/ discussions, the following decisions were taken:

i. It was *Inter alia* decided that since education and health are among the prime concerns for any society, applications received only from educational and health institutions should be considered first for the proposed regularization. As the building plan approval/sanctioning powers vest with the concerned local bodies, all the applications received from educational and health institutions within due date in response to public notice dt. 01.05.2008 shall be referred to the concerned local body by DDA. The concerned local body shall examine the individual cases as per provisions of applicable building bylaws, statutory requirements for fire safety, structural safety/stability and norms laid down by GNCTD. Further, while examining their regularization, the local bodies shall also keep in mind the information regarding whether the institution under reference is on public/forest/ridge land or on heritage zone, being very critical.

The cases which are in conformity to the above requirements but not in conformity to the land use of approved ZDP/MPD 2021 i.e cases where change of Land Use is required, such cases shall be referred by the concerned local body to DDA for processing their change of Land Use as per provisions of DP Act 1957. And DDA, after receiving all such proposals for change of land use from local bodies, shall make one consolidated proposal and bring the same before the Authority for decision.

P.No. 29/13

01.01.2006, it was decided that cases which are not in conformity to the land use of approved cases where change of Land Use is required, such case shall be referred by the concerned local body to DDA for processing their change of land use as per the DDA Act 1957.

It is therefore, stated that the submitted application for regularization of the existing construction needs to go through following stages:

Stage 1 - Change of Land Use from DDA.

Stage 2 - Approval of layout plan.

Stage 3 - Regularization of existing structures.

Respondent / SDMC vide letter dated 28.02.2018 has referred the case to DDA for consideration and approval of land use. Copy of the letter written to DDA is Annexure B.

Ld. Counsel for DDA submitted that DDA has not received copy of the said letter. It is stated by ld.counsel for respondent that said letter has been send to the DDA by post.

The sending of such an important letter / important documents by the SDMC vide post and the present status report shows that the respondent is not serious to carry out the directions dated 27.11.2017 issued by this Tribunal.

The respondent SDMC is directed to deposit the entire material / copy of order before the DDA within a week and file the proof on next date of hearing.

It is further stated that respondent / SDMC will proceed the case as per law as soon as decision of land use of DDA received.

Ld. Counsel for appellant pointed out that in order dated 16.01.2018 this Tribunal directed the Commissioner to take disciplinary action against the officials who have initiated the proceedings at such a later stage after one and half months of the last date of order of this Tribunal and no status report has been filed by the ld.Counsel for

Annexure

-12-

Minutes of Meeting dated 15.06.2018 between VC, DDA and Commissioner (SDMC).

- Commissioner (SDMC) invited attention on the orders of the Appellate Tribunal MCD (ATMCD) dated 27.11.2017 and 21.05.2018 in P. No.29/2013. The Hon'ble ATMCD vide its order dated 27.11.2017 directed that if no decision has been taken on the application for regularization submitted by Banarsi Das Chandi Wala Sewa Samarak Trust Society, Maa Anandmai Marg, New Delhi then the Commissioner (SDMC) and VC, DDA will hold a meeting to decide the said application as already a year has passed.
- On 21.05.2018, the Hon'ble ATMCD noted that no action has been taken subsequent to its directions dated 27.11.2017 and directed Commissioner (SDMC) and VC, DDA to take up this matter seriously and to comply the order dated 27.11.2017.
- In compliance of the order dated 27.11.2017 and 21.05.2018, this meeting was convened on 15.06.2018 and it was noted that DDA had formulated a policy for regularization pre-existing institution providing cultural and religious (including spiritual), health care and educational services prior to 1st Jan, 2006 which are existing on privately-owned land but not in accordance with the provisions of the Master Plan. Later MoUD conveyed its approval for regularization of such institutes as existed as on 1st Jan, 2006 and listed in the Annexure of the Zonal Development Plan or those cases recommended by DDA to Govt. on or before 08.03.2010 subject to certain conditions and payment of penalty and other applicable charges.
- In a meeting at Raj Niwas under the Chairmanship of Hon'ble LG, it was decided that -
"It was inter alia decided that since education and health are among the prime concerns for any society, applications received only from educational and health institutions should be considered first for the proposed regularization. As the building plan approval/sanctioning powers vest with the concerned local bodies, all the applications received from educational and health institutions within due date in response to public notice dated 01.05.2008 shall be referred to the concerned local body by DDA. The concerned local body shall examine the individual cases as per provisions of applicable building bylaws, statutory requirements for fire safety, structural safety/stability and norms laid down by GNCTD. Further, while examining their regularization, the local bodies shall also keep in mind the information regarding whether the institution under reference is on public/forest/ridge land or on heritage zone, being very critical.

Form No. 32/P
 Form No. 32/P
 2019-20

Khevat Jamban No.	Name of Patta or Talai	Name of Land of owner & address	Name of Cultivator & address	Well or other sources of irrigation	No. Khasra		Area & Kind of Land	Rent which Cultivator pays - Rate & Amount	Hise & Palmans Hequyat and Tanke Bath	Demand w/ht details of revenue cases	Balance revenue not paid till the end of the year	Remarks
					Present Settlement	Last Settlement						
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14

LEG IND

- 1. ROAD
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- 3. FLOOD PRONE AREA
- 4. FLOOD FREE AREA
- 5. FLOOD CONTROL AREA
- 6. FLOOD CONTROL AREA
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KEY PLAN



REGISTERED SOCIETY
SHRI BANARASIDAS CHANDIWALA SEWA SMARAK TRUST SOCIETY



PROPOSED CHANGE IN LANDUSE FOR CHANDIWALA ESTATE, KALKAJI FOR SHRI BANARASIDAS CHANDIWALA SEWA SMARAK TRUST SOCIETY.

THIS PLAN WAS PLACED BEFORE THE TRUST COMMITTEE IN ITS MEETING HELD ON 03/04/2007 AT 10/00/07.

DATE: 03/04/2007

APPROVED BY THE TECHNICAL COMMITTEE

DRAFT

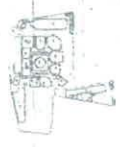
ZONAL DEVELOPMENT PLAN
ZONE DIVISION 'D' (SOUTH DELHI - II)

NO. OF PLOTS	10
NO. OF BUILDINGS	10
NO. OF FLOORS	10
NO. OF UNITS	10
NO. OF VEHICLES	10
NO. OF TREES	10
NO. OF PARKS	10
NO. OF SPORTS AREAS	10
NO. OF COMMERCIAL AREAS	10
NO. OF EDUCATIONAL AREAS	10
NO. OF HEALTH CARE AREAS	10
NO. OF CULTURAL AREAS	10
NO. OF RECREATIONAL AREAS	10
NO. OF OTHER AREAS	10

DEPT. OF DEVELOPMENT AUTHORITY

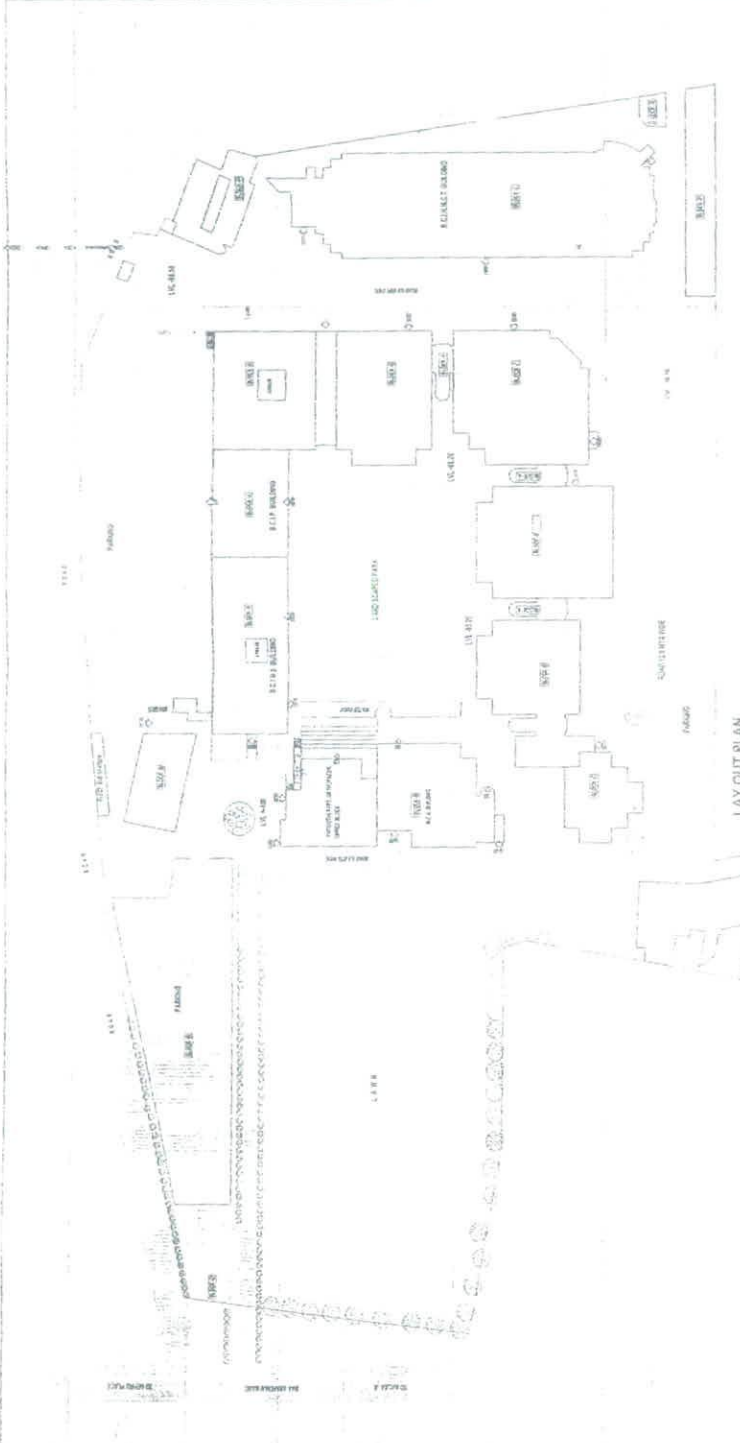
W. S. SINGH
 MEMBER SOCIETY

15



PROPOSED CHANGE OF
LANDUSE FROM GREEN TO
INSTITUTIONAL/P.S.P FOR
CHANDIWALA ESTATE.

PLAN NO.	DATE	SCALE
100	10/10/2012	1:100
101	10/10/2012	1:100
102	10/10/2012	1:100
103	10/10/2012	1:100
104	10/10/2012	1:100
105	10/10/2012	1:100
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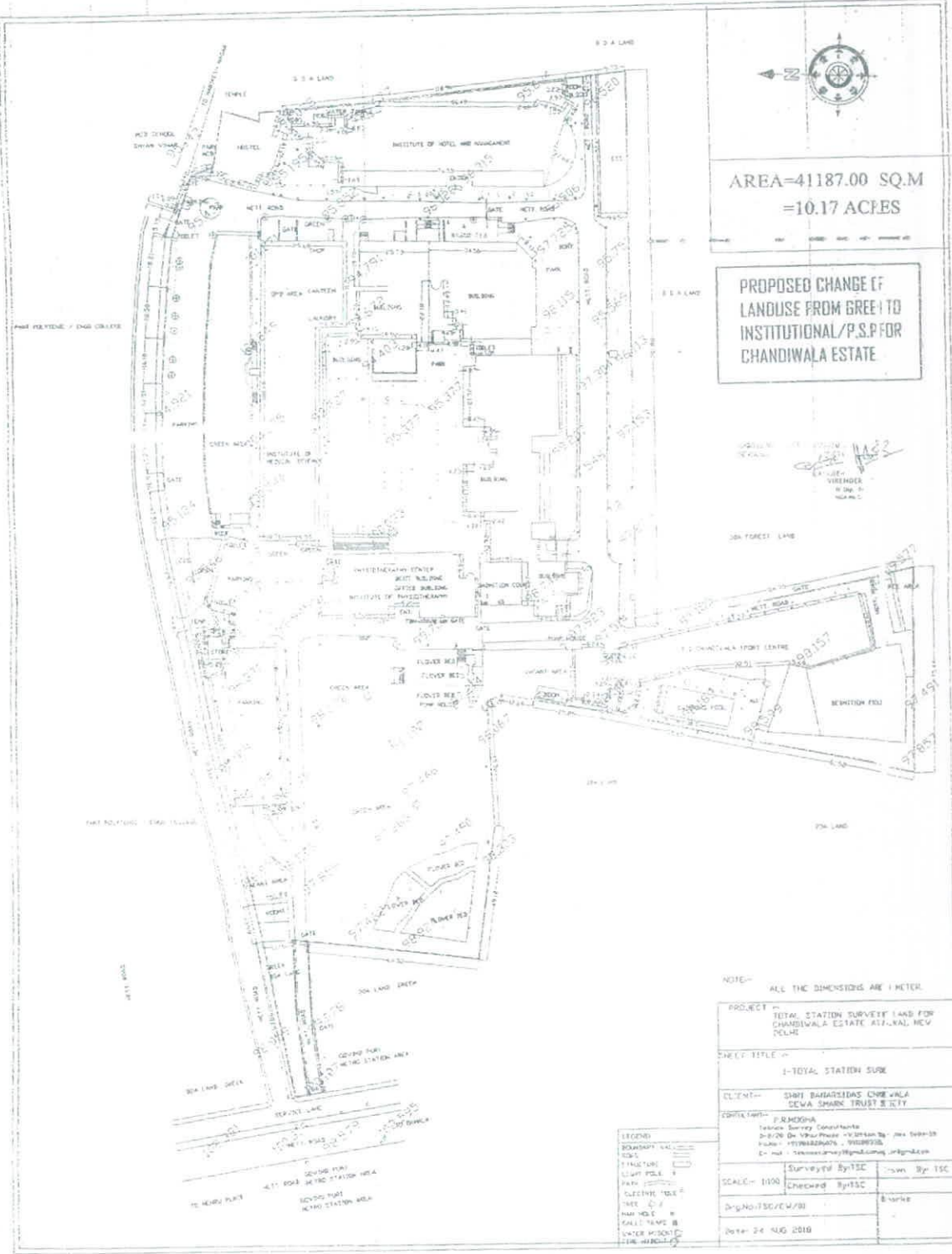


LAY OUT PLAN

TABLE

NO.	AREA (SQ. M)	PERCENTAGE (%)	TOTAL AREA (SQ. M)	TOTAL PERCENTAGE (%)
1	100.00	10.00	1000.00	10.00
2	200.00	20.00	1000.00	30.00
3	300.00	30.00	1000.00	60.00
4	400.00	40.00	1000.00	100.00
5	500.00	50.00	1000.00	150.00
6	600.00	60.00	1000.00	210.00
7	700.00	70.00	1000.00	280.00
8	800.00	80.00	1000.00	360.00
9	900.00	90.00	1000.00	450.00
10	1000.00	100.00	1000.00	550.00
11	1100.00	110.00	1000.00	660.00
12	1200.00	120.00	1000.00	780.00
13	1300.00	130.00	1000.00	910.00
14	1400.00	140.00	1000.00	1050.00
15	1500.00	150.00	1000.00	1200.00
16	1600.00	160.00	1000.00	1360.00
17	1700.00	170.00	1000.00	1530.00
18	1800.00	180.00	1000.00	1710.00
19	1900.00	190.00	1000.00	1900.00
20	2000.00	200.00	1000.00	2100.00
21	2100.00	210.00	1000.00	2310.00
22	2200.00	220.00	1000.00	2530.00
23	2300.00	230.00	1000.00	2760.00
24	2400.00	240.00	1000.00	3000.00
25	2500.00	250.00	1000.00	3250.00
26	2600.00	260.00	1000.00	3510.00
27	2700.00	270.00	1000.00	3780.00
28	2800.00	280.00	1000.00	4060.00
29	2900.00	290.00	1000.00	4350.00
30	3000.00	300.00	1000.00	4650.00
31	3100.00	310.00	1000.00	4960.00
32	3200.00	320.00	1000.00	5280.00
33	3300.00	330.00	1000.00	5610.00
34	3400.00	340.00	1000.00	5950.00
35	3500.00	350.00	1000.00	6300.00
36	3600.00	360.00	1000.00	6660.00
37	3700.00	370.00	1000.00	7030.00
38	3800.00	380.00	1000.00	7410.00
39	3900.00	390.00	1000.00	7800.00
40	4000.00	400.00	1000.00	8200.00
41	4100.00	410.00	1000.00	8610.00
42	4200.00	420.00	1000.00	9030.00
43	4300.00	430.00	1000.00	9460.00
44	4400.00	440.00	1000.00	9900.00
45	4500.00	450.00	1000.00	10350.00
46	4600.00	460.00	1000.00	10810.00
47	4700.00	470.00	1000.00	11280.00
48	4800.00	480.00	1000.00	11760.00
49	4900.00	490.00	1000.00	12250.00
50	5000.00	500.00	1000.00	12750.00
51	5100.00	510.00	1000.00	13260.00
52	5200.00	520.00	1000.00	13780.00
53	5300.00	530.00	1000.00	14310.00
54	5400.00	540.00	1000.00	14850.00
55	5500.00	550.00	1000.00	15400.00
56	5600.00	560.00	1000.00	15960.00
57	5700.00	570.00	1000.00	16530.00
58	5800.00	580.00	1000.00	17110.00
59	5900.00	590.00	1000.00	17700.00
60	6000.00	600.00	1000.00	18300.00
61	6100.00	610.00	1000.00	18910.00
62	6200.00	620.00	1000.00	19530.00
63	6300.00	630.00	1000.00	20160.00
64	6400.00	640.00	1000.00	20800.00
65	6500.00	650.00	1000.00	21450.00
66	6600.00	660.00	1000.00	22110.00
67	6700.00	670.00	1000.00	22780.00
68	6800.00	680.00	1000.00	23460.00
69	6900.00	690.00	1000.00	24150.00
70	7000.00	700.00	1000.00	24850.00
71	7100.00	710.00	1000.00	25560.00
72	7200.00	720.00	1000.00	26280.00
73	7300.00	730.00	1000.00	27010.00
74	7400.00	740.00	1000.00	27750.00
75	7500.00	750.00	1000.00	28500.00
76	7600.00	760.00	1000.00	29260.00
77	7700.00	770.00	1000.00	30030.00
78	7800.00	780.00	1000.00	30810.00
79	7900.00	790.00	1000.00	31600.00
80	8000.00	800.00	1000.00	32400.00
81	8100.00	810.00	1000.00	33210.00
82	8200.00	820.00	1000.00	34030.00
83	8300.00	830.00	1000.00	34860.00
84	8400.00	840.00	1000.00	35700.00
85	8500.00	850.00	1000.00	36550.00
86	8600.00	860.00	1000.00	37410.00
87	8700.00	870.00	1000.00	38280.00
88	8800.00	880.00	1000.00	39160.00
89	8900.00	890.00	1000.00	40050.00
90	9000.00	900.00	1000.00	40950.00
91	9100.00	910.00	1000.00	41860.00

-16-



AREA=41187.00 SQ.M
=10.17 ACRES

PROPOSED CHANGE OF
LANDUSE FROM GREEN TO
INSTITUTIONAL/P.S.P FOR
CHANDIWALA ESTATE

DATE: 24.11.2018
BY: [Signature]
FOR: [Signature]

NOTE:- ALL THE DIMENSIONS ARE IN METER

PROJECT:-	TOTAL STATION SURVEY LAND FOR CHANDIWALA ESTATE AT MAYAPUR DELHI	
SHEET TITLE:-	1-TOTAL STATION SURV	
CLIENT:-	SHRI BHAGTOSIDAS CHAWLA DEWA SHANK TRUST & SITY	
CONTRACT:-	P. RAMSINGH Surveying Consultants 20/20 De Vries Place, 10/20/20 De Vries Place Phone: 91994828075, 919959318 E-mail: ramringsingh@gmail.com, ramringsingh.com	
SCALE:-	Surveyed By: TSC	Drawn By: TSC
Drawn: TSC/CM/30	Checked: By: TSC	Block:
Date: 24 NOV 2018		

LEGEND	
BOUNDARY WALL	---
TOILET	○
STRUCTURE	▭
CLUMP TREE	●
PARK	○
ELECTRIC TOWER	⊕
WELL	⊙
PAVING	▨
CALL TOWER	⊕
WATER POINT	⊕
LINE MARKING	---

-17-

Annexure - F

SOUTH DELHI MUNICIPAL CORPORATION
TOWN PLANNING DEPARTMENT
21st Floor, Civic Centre, Minto Road, New Delhi-110002.

No. 17/2019

Date: 23/08/19

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

Sub: Proposal regarding proposed change of Land Use of an area measuring (10.17 Acres 48 Bighas, 17 biswas (Kh. No. 1578/474, 475, 465, 467, 468 & 469) at village Bahapur situated along the Maa Anandmai Marg, Kalkaji from "Recreational (City Park, District park, Community Park) to 'Institutional' in planning Zone-F

Kindly find enclosed a draft agenda as prepared and signed by undersigned for placing the case in Technical Committee of DDA.

Encl. As above

EE(B) / Central Zone/SDMC



**SOUTH DELHI MUNICIPAL CORPORATION
BUILDING DEPARTMENT: CENTRAL ZONE:
LAJPAT NAGAR : NEW DELHI**

No. D-539/AE(B)/CNZ/2019

Dated: 18/12/19

✓ The Asstt. Director (Planning) Zone-F (Pt)
Delhi Development Authority,
Area Planning-I, Zone-F,
4th Floor, Vikas Minar,
New Delhi 02

Subject:- Proposal regarding proposed change of Land use of an area measuring 10.17 Acres (48 Bighas, 17 Biswas), (Kh. No. 1578/474, 475, 465, 467, 468 & 409) at Village Bahapur situated along the Maa Anandmai Marg, Kalkaji from 'Recreational' (City Park, District Park, Community Park) to 'Institutional' in Planning Zone-F'.

Reference:- F.3(64)/2003-MPD/D-180 dated 11.11.2019.

Sir,

This refers to your letter bearing No. F.3(64)/2006-MP/D-180 dated 11.11.2019 vide which following information has been provided :-

"As per the minutes of the meeting dated 14.10.2015 held under the chairmanship of Hon'ble LG on the status of the policy for regularization of Pre-Existing institutions [Health Care, Cultural and Religious (including spiritual) and Educational institutional institutes] existing prior to 01.01.2006, reveal that the cases which are not in conformity to the land use of approved ZDP/MPD-2021 i.e. cases where change of land use is required, such cases shall be referred by the concerned local body to DDA for processing their change of land use as per provision of Delhi Development Act, 1957. And DDA, after receiving all such proposals for change of land use from local bodies, shall make one consolidated proposal and bring the same before the Authority for decision, and the same has been intimated vide office letter dated 21.11.2015. In this case, isolated proposal has been received. The reasons if any/ any exigencies by which, why the proposal has been singled out and referred to DDA for CLU may kindly be brought out on record."

In this regard, it is submitted that the issue of change of landuse of the subject premises is not a requirement of the South Delhi Municipal Corporation, but the matter was placed before the DDA, in compliance of the orders of Hon'ble ATMCD passed on 27.11.2017 and 21.05.2018 in appeal No. 29/2013, vide which it was directed that application submitted by the applicant in the light of public notice has not so far been decided accordingly, Tribunal directed that the Commissioner, SDMC and Vice Chairman, DDA will hold a meeting to decide the application. This fact was also informed/ mentioned in the forwarded agenda dated 23.08.2019 at S. No. (V). Further, as the query related to submission of isolated proposal of change of Land Use being submitted to DDA for CLU is that as of now only one case is available with the Building Department, Central Zone, SDMC.

In view of above, it is once again requested to place the issue before the Technical Committee for necessary action please.

Asstt. Engineer (Bldg.)
Central Zone

1-15/11/2019
23/12/19

10(DP)/II/2019-P
(LP)
I put up -
file F.3(64)/2003-MP
dmm
27/12
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Annexure 'G'
875
19/12/19

-18-

File No. F.26 (8)/2019-MP

Sub: Applicability of Development Control norms on Plot No. 3 and Plot No. 4 of M/s Pasco Motels Pvt. Ltd. and M/s Pasco Hotels Pvt. Ltd. respectively in Layout Plan of Facility Corridor (F.C.)-1.

1. Background:

- i) Layout Plan of Facility Corridor (F.C.)-1 along NH-8 in Planning Zone 'J' incorporating the vacant plots and existing features as per Satellite image and PT Survey was approved in 9th Technical Committee meeting of DDA on 11.11.2019 and forwarded to SDMC for necessary action.
- ii) Further, SDMC vide letter dated 27/12/2019 sought clarification on applicability of Development Control norms of Commercial centres on plots of M/s Pasco Motels Pvt. Ltd and M/s Pasco Hotels Pvt. Ltd. (Annexure 'A')

2. Examination:

- i) The plots of M/s Pasco Motels Pvt. Ltd. (Plot No. 3) and M/s Pasco Hotels Pvt. Ltd. (Plot No. 4) of an area 1.618 ha and 1.623 ha respectively are falling in Facility Corridor (F.C.)-1. As per LOP of FC-1, the plot nos. 3 and 4 are earmarked for 'Commercial' use.
- ii) In letter dated 27/12/2020, SDMC has sought following clarifications on applicability of DC norms on Commercial centers on plots of M/s Pasco Motels Pvt. Ltd. and Pasco Hotels Pvt. Ltd.-
 - a) Whether norms of Local Shopping may be allowed in Plot 3 and Plot 4 as per MPD-2021 or not?
 - b) If not what norms should be allotted for plots in question (i.e. No.3 and No.4)?
 - c) Whether both the plots adjacent to each other may be given use premise of 'Local Shopping' while assuming planning population for FC-1 to be more than 10,000 in accordance with Table 3.3 "Hierarchy of Urban Development" of MPD-2021?
 - d) Whether any conversion charges and other charges are applicable on the plots under reference?
- iii) Para 5.2 of "Regulations for Enabling the Planned Development of Privately Owned Lards" dt. 04/07/2018 states that-

"Planning and development of privately owned land falling within facility corridors shall be as per the development control norms specified in

AS

prevailing MPD/ZDP for Public Semi-Public facilities and District/Commercial Centers (in case of Commercial/Industrial use):

5.2.1- Maximum FAR 150 and Ground Coverage 50% on the total plot area of the remaining 50% plot area, 30% shall be developed as Green/Open Spaces, and 20% for Transportation (roads, parking etc.)" (Annexure 'B').

iv) Para 5.7.1: 'Sub city level Commercial Areas', of MPD-2021 states that-

"In Urban Extension, District Centres and Community Centres could be developed wherever possible, in a linear form as commercial cum facility corridors along major transport networks. Such corridors will have non residential uses like Commercial, Recreational, Public and Semi public, Utilities, Service and Repair, etc. with detailed Urban Design and landscape schemes."

v) As per Zonal Development Plan of Zone J, Zonal level facilities for Commercial, PSP, Recreational and Transportation use are to be provided in the proposed Facility Corridors.

vi) MPD-2021 in Chapter 5- 'Trade and Commerce' provides five tier system of Commercial areas at various levels i.e. Housing area, Neighborhood, Community, District & Zonal/ Sub-City level and provides specific area for development of such facility. Further, Development Control norms for each use premises have been given in Table 5.4 - 'Development Controls - Commercial Centres' of the said chapter. The norms given in Chapter 5 of MPD-2021 for various Commercial areas are as follows:

Sl. No.	Use Premise	Area (Ha.)	FAR	Ground Coverage
1	District Centre	40	150	50
2	Community Centre	4.0	125	50
3	Non-hierarchical Commercial Centres	-	125	50

vii) Plot area of Plot No. 3 and Plot No. 4 of M/s Pasco Motels Pvt. Ltd. and M/s Pasco Hotels Pvt. Ltd. respectively comes out to be a total of 3.24 Ha. which does not fall in District Centre and Community Centre category. However, MPD-2021 in Clause 5.5 and Table 5.4 at Sl. No. (iv) describes another use premise i.e. 'Non-hierarchical Commercial Centres'.

As per Table 5.4: 'Development Controls - Commercial Centres' of MPD-2021, DC norms for 'Non-hierarchical Commercial Centre' are FAR- 125 and Ground Coverage- 50% but the activities to be permitted have not been mentioned in the MPD-2021. In this case, norms of 'Non-hierarchical Commercial Centres' may be given on aforementioned plots.

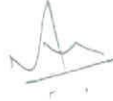
viii) Regarding applicability of conversion charges and other charges, provision has been given in Para 7 of the "Regulations for Enabling the Planned Development of Privately Owned Land.

3. Proposal:

In view of the examination in Para-2 above, the matter is placed before Technical Committee for consideration of applicability of Development Control norm of 'Non-hierarchical Commercial Centres' and activities permitted on Plot No. 3 and Plot No. 4 of M/s Pasco Motels Pvt. Ltd. and M/s Pasco Hotels Pvt. Ltd. respectively in Layout Plan of Facility Corridor (F.C.)-1.



Addl. Commr. (Plg.)-II



Director (Plg.) UC&J (I/C)



AD. (Plg.) Zone J

निदेशक (योजना)
सुरजी, जे व जी (प्र. सं. 3)
कार्य सं: 16
दिनांक: 27/11/2020

-22-



SOUTH DELHI MUNICIPAL CORPORATION

Town Planning Department

21st Floor, E-1 Block, Dr. S.P.M. Civic Centre, Minto Road, New Delhi-110002

TP/G/SDMC/2019/222-1

Date 27/12/2019

To,

The Commissioner (Plg.)
Delhi Development Authority,
5th Floor, Vikas Minar, I.P. Estate, New Delhi-110002

संयुक्त निदेशक कार्यालय
डा.जी. जे. व. जी. सं. 16
दिनांक: 31/12/2020

Sub: Proposal For Approval Of Layout Plan Under Facility Corridor Policy For Pasco Motels Pvt. Ltd. & Pasco Hotels Pvt. Ltd. (8.01 acres) for Commercial Building/ I.T. Offices.

Ref: Letter of Asstt. Dir.(Plg.) Zone-I of DDA vide letter No. F.26(08)2019/-MP/D-374 dated 06.12.2019. on the subject 'Layout Plan of Facility Corridor (FC-1) along with NH-8 in Planning Zone-I incorporating the vacant plot and existing features as per Satellite Image and PT Survey'

This is with reference to above mentioned letter of Asstt. Dir.(Plg.) Zone-I/DDA. The layout plan of facility corridor (FC-1) has been prepared by DDA and is approved in 9th T.C. Meeting of DDA, on which the plot of M/s Pasco Motels (P) Ltd and Pasco Hotels (P) Ltd is shown as Plot No.3 & Plot No.4 respectively but the specific use premises as per Hierarchy of Commercial area is not designated by DDA. Further, in the letter dtd 06.12.2019 it is stated that "...It was decided that SDMC may decide on the specific uses for the other vacant plots as permitted and approved in the layout plan...".

Further, as per MPD-2021, Table 5.4: "Five-Tier System of Commercial Areas" of Chapter-5 "Commercial" minimum plot area for District Centre (with population about 5 lakh, max. FAR=150 & max. GC=50) is 40Ha; minimum plot area for Community Centre (with population about 1 lakh, max. FAR=125 & max. GC=50) is 4Ha and minimum plot area for Local Shopping (with population about 10000, max. FAR=100 & max. GC=50) is 0.3Ha.

In current cases, the area of plot No. 3 is 4.00 acres (1.618 Ha) and plot No. 4 is 4.01 acres (1.623 Ha), thus, as per Table 5.4 of MPD-2021, both Plot No.3 and Plot No.4 fall within minimum plot area range of Local Shopping (>0.3Ha to <4Ha). if this regard, please clarify:

1. Whether norms of Local Shopping may be allowed in Plot No.3 and Plot No.4 as per MPD-2021 or not?
2. If not what norms should be allotted for plots in question (i.e. No.3 and No.4)?
3. Whether both the plots adjacent to each other may be given use premise of 'Local Shopping' while assuming planning population for FC-1 to be more than 10,000 in accordance with Table 3.3 "Hierarchy of Urban Development" of MPD-2021?
4. Whether any conversion charges and other charges are applicable on the plots under reference?

An early reply is requested for.

लेख
6/11/2020
- Dir. (Plg.) V/S J

8/11/20
AD J (V/S J)

Copy To:

Sh. Sanjay Passi, Pasco Hotels Pvt Ltd, Pasco Motels Pvt. Ltd., Regd Office: 57, Golf Link, New Delhi-110003, Tel No.- 0124-401200

Chief Town Planner,
South DMC

Chief Town Planner,
South DMC

- 6.5 भूस्वामी द्वारा प्रस्तुत किए गए ले-आउट प्लान के अनुमोदन पर प्लान को संस्वीकृति प्रदान करने वाले संबंधित प्राधिकरण द्वारा उनकी मानक प्रचालन प्रक्रिया के अनुसार समयबद्ध रूप से कार्यवाही की जाएगी।
- 6.6 दि.वि.प्रा., संबद्ध स्थानीय निकाय और सरकारी विभाग/एजेंसियां इन विनियमों के अंतर्गत प्रदान किए गए अनुमोदन के अनुसार उचित उपयोग/उपयोग आधारिका के समावेशन के लिए, जहां भी आवश्यक हो, आबटन पत्र, विक्रय विलेख इत्यादि जैसे सांविधिक दस्तावेजों में आवश्यक संशोधन करेगी।
7. लागू प्रभार
- 7.1 आधारीक सरचना के प्रावधान के लिए सभी अपेक्षित प्रभारों, जिसमें अन्य बातों के साथ बाह्य विकास प्रभार भी शामिल होंगे, का भुगतान भूस्वामी द्वारा सेवा प्रदाता को विकास के समय प्रचलित लागत पर किया जाएगा।
- 7.2 भूस्वामी को सरकार द्वारा समय-समय पर लागू तथा निर्धारित किए गए परिवर्तन प्रभारों तथा अन्य सभी प्रभारों, यदि कोई हो, का भुगतान करना होगा।
- 7.3 सभी अपेक्षित प्रभारों, जैसे यथा लागू विकास/सुधार प्रभार, परिवर्तन प्रभार इत्यादि अथवा सरकार द्वारा समय-समय पर निर्धारित प्रभार का भुगतान भूस्वामी द्वारा मामले पर कार्यवाही के समय तथा भूमि पर किसी भी प्रकार के विकास कार्यकलाप शुरू करने से पहले किया जाएगा।
8. अस्वीकृति/अनुमति वापिस लेने की शर्त
इन विनियमों के अंतर्गत प्रदान की गई अनुमति या पंजीकरण को प्राधिकरण या संबंधित स्थानीय निकाय द्वारा उन किसी भी शर्तों का उल्लंघन करने के मामले में रद्द या निलंबित किया जा सकता है, जिनके अंतर्गत अनुमति/पंजीकरण प्रदान किया गया था।
9. दंडात्मक कार्रवाई
उक्त वर्णित प्रावधानों के उल्लंघन के मामले में, दिल्ली विकास अधिनियम अथवा दिल्ली नगर निगम अधिनियम अथवा किसी अन्य प्रासंगिक लागू संविधि के संबंधित प्रावधानों के अंतर्गत कार्रवाई की जाएगी।
10. शिकायत निवारण प्रक्रिया
- 10.1 शिकायत निवारण समिति का गठन आयुक्त (योजना), दि.वि.प्रा. के अधीन किया जाएगा, जिसमें वास्तुकला विभाग, दि.वि.प्रा. के प्रतिनिधि, संबंधित स्थानीय निकाय के प्रतिनिधि (अभियांत्रिकी विभाग और योजना विभाग प्रत्येक से एक-एक), सेवा प्रदाता एजेंसी के प्रतिनिधि, वित्त शाखा, दि.वि.प्रा. के प्रतिनिधि और निदेशक (भवन), दि.वि.प्रा. संयोजक के रूप में शामिल है। समिति अलग-अलग मामले के आधार पर, जब भी आवश्यकता होगी, अन्य सदस्यों को भी सहयोजित कर सकती है।
- 10.2 समिति ले-आउट/भवन प्लान के अनुमोदन से संबंधित सभी शिकायतों का हल करेगी, जिसमें विकास नियंत्रण मानदंडों की प्रयोज्यता और विकास से संबंधित कोई अन्य मामले शामिल हैं।
- 10.3 शिकायत निवारण समिति के अधिनिर्णय (यदि संपत्ति के स्वामी द्वारा स्वीकार्य न हों) को इस उद्देश्य हेतु गठित एक अपीलीय समिति को भेजा जाएगा, जो एक स्वतंत्र निकाय जैसे रेरा होगा अथवा प्राधिकरण द्वारा जैसा निर्णय लिया जाएगा। इस संबंध में अपीलीय समिति का निर्णय अंतिम और बाध्यकारी होगा।

[फा. सं. 15(12)2017/एमपी]

डी. सरकार, आयुक्त एवं सचिव

DELHI DEVELOPMENT AUTHORITY

NOTIFICATION

New Delhi, the 4th July, 2018

S.O. 3249(E).—In exercise of the powers conferred by sub-section (1) of Section 57 of the Delhi Development Act, 1957, the Delhi Development Authority, with the previous approval of Central Government, hereby makes the following Regulations:

1. SHORT TITLE AND COMMENCEMENT

- 1.1 These Regulations shall be called "Regulations for Enabling the Planned Development of Privately Owned Lands".

3.2 These regulations shall NOT BE APPLICABLE on the following types of land parcels:

- 3.2.1 Land parcels in Zone 'O'
- 3.2.2 Land parcels in Notified Green Belt
- 3.2.3 Land parcels covered under water bodies
- 3.2.4 Land parcels in the Ridge, Regional Park, Reserved Forest areas
- 3.2.5 Land parcels in Monument Regulated Zones
- 3.2.6 Land parcels already eligible for land pooling as per the notified Land Policy
- 3.2.7 Land parcels falling in Lal Dora (Village Abadi) / Extended Lal Dora and Unauthorized colonies.
- 3.2.8 Disputed land parcels wherein the land acquisition proceedings are pending/ matter is sub judice. The owner can apply after getting the land free from all legal encumbrances.

3.3 These regulations shall not entitle any land owner for regularization of any already existing unauthorized / illegal development on its property.

4. PRE-REQUISITES AND PLANNING REGULATIONS

- 4.1 Development on the privately owned land shall be in consonance with the land use as notified in prevailing MPD / ZDP or land use / use premise mentioned in already approved layout plans / schemes of that area, if any or as specified in these Regulations.
- 4.2 DDA (in the 'development area') / ULB (in the 'non-development area') shall take up the master planning for external development of the plots i.e. roads and linkages required for provision of infrastructure and services (subject to payment of applicable external development charges by the land owner).
- 4.3 Where any land is required for providing governmental or public semi-public use of the private land, the same shall be acquired by the concerned implementing agency either by mutually agreed rate or under the provisions of Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 and appropriate compensation to be paid accordingly by the agency concerned.
- 4.4 The category / type of development activity shall be in conformity with the existing development on majority of the plots adjacent / surrounding the said land parcel.
- 4.5 Amalgamation, reconstitution and subdivision of plots within the same land use category will be permitted as per the prevailing MPD for the planning purpose.
- 4.6 The landowners shall be responsible for preparing all detailed plans (covering inter-alia, aspects such as site layout, buildings, services), as per the prevailing MPD and ZDP and applicable development controls, for undertaking internal development within their land parcel. Landowners will also be responsible for obtaining all requisite NOCs from concerned agencies and procuring necessary services (electricity, sewerage, water supply, etc.) upon payment of applicable charges to respective service providing agencies.
- 4.7 Request of NOC shall be processed by the respective government department / Urban Local Body / service providing agency in a time bound manner on payment of requisite charges, if any.

5. DEVELOPMENT CONTROL NORMS

- 5.1 Land owner shall abide by the development control norms as prescribed in the prevailing MPD and UBBL or specifically mentioned in these regulations, if any.
- 5.2 Planning and development of privately owned land falling within facility corridors shall be as per the development control norms specified in prevailing MPD/ZDP for Public Semi-Public facilities and District / Commercial Centres (in case of Commercial / Industrial use):

- 5.2.1 Maximum FAR 150 and Ground Coverage 50% on the total plot area. Of the remaining 50% plot area, 30% shall be developed as Green/ Open Spaces, and 20% for Transportation (roads, parking etc.).
- 5.2.2 Use/activities permitted on such plots shall be non-residential uses like Commercial, Recreational, Public and Semi-Public, Utilities, Industrial, Service and Repair etc. as permissible under the prevailing Master Plan.
- 5.3 The land parcels falling under "Residential" land use, within Low Density Residential Area (LDRA) shall be governed as per the provisions given under Para 4.4.3 (G) Low density Residential Plot of Chapter 4 in MPD-2021.
- 5.4 Any land pocket being utilized for any specific commercial / PSP activity, for which no development controls have been specified, shall be permitted FAR 120, Ground Coverage of 30% and Height not restricted, subject to approval of statutory authorities or as per surrounding development, whichever is lower. Rest of the development control norms shall be as per prevailing MPD / ZDP and UBBL.
- 5.5 Land parcels falling within the already approved or developed schemes of DDA/ULBs/other government bodies shall be in conformity with the surrounding development, irrespective of applicable development control norms. The development of such lands will be governed by the use/ activity and the development control norms of the surrounding development (subject to availability of required infrastructure services), maintaining the planned development around the land parcel.
- 5.6 Privately owned land falling within a layout plan, which has been assigned the use premise namely "Government" or "Utility", the owner shall be allowed to develop any compatible PSP use as per requirement of the neighbourhood with prevailing development control norms. The same shall be subject to NOC from the concerned government agency / authority and change in the layout plan as per standard operating procedure.
- 5.7 Privately owned lands with pre-MPD 1962 activities / use, can choose to continue with the same activity / use provided that all provisions specified in the Regulations are met. The landowner can also opt to develop as per the use specified in the prevailing MPD/ ZDP/ approved layout plan subject to payment of requisite charges.
- 5.8 Any activities / uses existing on privately owned land prior to MPD-1962 will be allowed to continue, irrespective of the land use specified in prevailing MPD/ ZDP, provided their purpose and extent (dimensions, area, FAR, height etc.) remain the same, subject to documentary proof thereof, as contained in proviso to Section 14 of Delhi Development Act, 1957, with the following controls:
- 5.8.1 Activities / uses existing / permitted prior to MPD-1962 for such areas shall be allowed to continue in all compatible land use categories including those the provision stipulated under Chapter 15.0 on Mixed Use Regulations in MPD-2021, if any.
- 5.8.2 Any portion of land if required for governmental or public semi-public use or for any physical infrastructure (like road, drainage, sewerage, drinking water supply, etc.), the same shall be acquired by the concerned implementing agency either by mutually agreed rate or under the provisions of Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 and appropriate compensation to be paid accordingly by the agency concerned.
- 5.8.3 Individual cases based on documentary proof and scrutiny shall be approved by the DDA / concerned Local Body.
- 5.8.4 Charges for use conversion shall not be applicable if the use prior to Master Plan 1962 is continued.
- 5.8.5 Local body may levy any other charges to the beneficiaries for the continuation of pre - MPD 1962 activities / uses, if any addition/ alteration is proposed.
- 5.9 Land parcels falling in more than one land use category mentioned in MPD / ZDP, the land owner shall be permitted to utilize the land as an integrated development proportionately as per built-up space permissible in the specific land use / use category (without any physical subdivision of the land pocket).

File No. F.20(2)/2005-MP

Sub: Provision of additional land of 5.9 Acres to GNCTD for expansion of Institute of Liver and Biliary Sciences (ILBS) Hospital, Vasant Kunj.

1. Background:

Chief Secretary, GNCTD vide letter dated 24.01.2014 requested to allot 6 acres of additional land to Health and Family Welfare Department for expansion of essential facilities at ILBS.

2. Examination:

- i) The CLU of land measuring 6.5 Ha. was notified vide S.O. 1542 (E) dated 24.06.2008 and corrigendum S.O.559 (E) dated 26.02.2009 from 'Agriculture and Water Body (Rural)' to 'Public and Semi-Public facilities' (Institute of Liver and Biliary Sciences including internal road circulation) and 'Recreational' (Sports complex) for an area of 6.20 Ha. and 0.3 Ha. respectively.
- ii) Additional land measuring 2.9 Ha. was allotted to ILBS for Phase- II development of the Hospital on 21.03.2012.
- iii) On the request of ILBS, land measuring 2963 sqm. was approved by Screening Committee dated 02.09.2014 for Residential purpose.
- iv) Total of approximately 9.39 Ha. land has been allocated to ILBS Hospital till date.
- v) Request for allotment of additional 2.39 Ha. (5.9 acres) has been made by ILBS vide letter dated 10.07.2019 addressed to VC, DDA for expansion of essential facilities at ILBS. Earlier, Chief Secretary, GNCTD vide letter dated 24.01.2014 requested to allot 6 acres of additional land to Health and Family Welfare Department for expansion of essential facilities at ILBS. (Annexure- 'A')
- vi) On the request of IL Deptt., Planning Deptt. DDA vide letter dated 02.08.2019 requested Department of Health and Family Welfare, GNCTD to submit the agenda for Technical Committee for Change of land use measuring 5.9 acres from 'Residential' to 'PSP' for ILBS. Also, Planning Deptt. vide letter dated 02.08.2019 requested Engineering and LM Deptt. to provide T.S.S and land status/litigation of the plot under reference respectively. Above information are awaited from respective Departments.



vii) MPD-2021 envisages Public-Semi Public facilities at various levels i.e. Community, District, Zonal level etc. on population basis. The 'Planning Norms and Standards for Health Facilities' are given in Table 13.1 of Chapter 13 of MPD-2021 which are as follows-

Sl. No.	Category	Population /Unit	Plot Area (approx.)
1	Hospital	5.0 lakh	2.5 Ha. to 4.5 Ha.
2		2.5 lakh	1.5 Ha. to 2.5 Ha.
3		1.00 lakh	0.2 Ha. to 1.5 Ha.
4	Tertiary Health Care Centre	1.00 lakh	0.2 Ha. to 1.5 Ha.

viii) VC, DDA vide note dated 10.12.19 stated that *"these premier medical/health institutes of international standards are supported and provisions be created in the Master Plan, if required. Master Plan stipulates facilities to be provided on district population. These bigger hospitals already have land beyond these limits. We may clarify that these limits would not apply to such hospitals which cater to population much larger than the District and are also involved in carrying focused research and may be deemed universities."*

ix) Further, IL Department vide letter dated 10.01.2020 stated that the Competent Authority has in principle agreed for allotment of additional land measuring 5.9 acres at Vasant Kunj to Health and Family Welfare Department, GNCTD for further use of ILBS for creation of essential facilities subject to creation of provisions in the Master Plan for Delhi.

x) As per the plan provision of MPD & ZDP, all Zonal level facilities including Health facilities are to be accommodated in proposed Facility Corridors along major transport networks in ZDP of Urban Extensions. As per the new Land Acquisition Act, the acquisition of land shall be very difficult in Urban Extensions and time consuming and therefore provision of all the facilities as envisaged in MPD-2021 including Health facilities will be difficult to provide if the Private sector/landowners does not come forward.

xi) Keeping in view of the above stated facts, the scarcity of such super specialty health facilities created by the Government in Urban Extension and observation of VC, DDA, existing health facilities can be strengthened. Since ILBS is an autonomous body of GNCTD, the request of provisioning of additional land for GNCTD may be considered subject to change of land use.

xii) Since the land is considered over and above to the MPD-2021 provisions, matter may be placed in the T.C. meeting for its approval.



3. Issue for consideration of the Technical Committee-

Based on the examination in Para 2, the matter is placed before Technical Committee for consideration of additional land to GNCTD for expansion of ILBS hospital subject to change of land use.


Addl. Commr. (Plg.)-II


Director (Plg.) UC&J (I/C)


AD. (Plg.) Zone J

S. H. SRIVASTAVA, IAS

-29-



भारत

GOVT. OF
DELHI SE
Tel.: 23

ANNEXURE -A

(117) 894/1

सिवा
डा. श्रीलक्ष्मी
सू. सं. नं. 110002
SECRETARY
NATIONAL TERRITORY OF DELHI
STATE, NEW DELHI-110002
Tel. Fax: 011-2330 2102
e: lalhi@nic.in

D.O. No. F-112/L&B/77(LBS)/Adm/2009/ S
January 24, 2014

Dear Sir,

The Institute of Liver & Biliary Sciences (ILBS) has been established by the Government of NCT of Delhi as an autonomous super-specialty medical-cum-research Institute for the treatment of liver and biliary diseases, at D-1, Vasant Kunj, New Delhi.

I have been apprised that there is a need for allotment of additional land for the developmental activities of this Institute and that this has been considered and in-principles agreed to by DDA in various meetings and correspondence, wherein the requirement of additional land measuring around 10 acres has been projected by the Institute, duly supported by the Health & Family Welfare Department.

I understand that there has been availability of approx. 7 acres land with DDA including 1 acre encumbrance free land against gate No. 4 of the Institute and 6 acres additional land in the case matter of Meera Sehni & Others vs. LG & Others, possession proceeding, of which have been completed by the LAC, South and the possession of the land has been handed over to DDA on 31.12.2013.

I would request you to look into the matter and issue appropriate directions for allotment of above referred land to the Health & Family Welfare Department, GNCTD, being the Administrative Department, for expansion of essential facilities of ILBS at the earliest.

Best wishes for your new year.

Yours sincerely,

(S.H. Srivastava)

Secretary
Urban Development Authority,
Vasant Kunj, New Delhi.

File No: F.23(13)2005/Bldg/Pt

Sub: Allowing FAR of 400 for Group Housing on Industrial Plots (Ajudhiya Mills/ National Textile Corporation) wherein portion of land has been surrendered pursuant to the directions of Hon'ble Supreme Court order dated 10th May 1996 and MPD 2021 provisions of Table 7.3 para (xii).

1.0 BACKGROUND: The Subject Land of 4.54 acres (18372.46 Sqm) used for Group Housing is a free hold land purchased by Negolice India Ltd. from Ajudhiya Mills/ National Textile Corporation at Azadpur. Out of Total 9.9 acres Land, 5.36 acres Land was surrendered to DDA by Ajudhiya Mills/ National Textile Corporation as per Hon'ble Supreme Court order dated 10/05/96 being a polluting Industry. As per the Hon'ble Supreme Court Order 1.5 times FAR is permitted on 4.54 acres residential Group Housing Plot.

- i) The Building Plans for Group Housing on plot area 4.54 acre (18372.46 Sqm) were sanctioned on 01/02/08 for 33.33% GC & 250.5 FAR (167 X 1.5) after depositing the additional FAR Charges. The Developer Entity submitted the revised Sanction Building Permit on 03/10/09 for 300 FAR (200X1.5) in accordance to the DC norms of MPD 2021 and building bye laws. The Completion cum Occupancy Certificate for 338 General DU's (Housing Towers) except 132 EWS DU's has been issued on 18/02/15 after depositing the Compounding Fee and additional FAR Charges on 300 FAR & 33.33 GC (In this case 1.5 times of 200 FAR i.e. 300 is applicable, as per Supreme Court order). The Completion cum Occupancy Certificate for 132 EWS Units were issued on 13/02/2017.
- ii) The DE has made a request to avail 400 FAR (Annexure "A") in this plot based on the Technical Committee decisions vide Item No 80/2014 held on 27.11.2014. The following was submitted by the DE in the letter:
- "This has reference to the subject and the DDA Technical Committee Minutes F.1(14)/2014/MP/406 dated 27.11.2014, Item No.80/2014 vide which development control norms applicable to the land retained by the industrial units as per the orders of Hon'ble Supreme Court was notified by DDA. The said minutes along with the opinion given by legal department of DDA obtained under RTI, makes it clear that FAR of 400 for Group Housing in Industrial Plots, who have surrendered land as per Supreme Court Order dated 10.05.1996 has been allowed along with increase in density, ground coverage, and other development control norms on proportionate basis. You are therefore requested to kindly confirm the same for our plot erstwhile Ajuthia Textile Mills/M2K Victoria Gardens purchased in auction/tender from National Textile Corporation (A Govt. of India Undertaking) wherein out of total 9.90 acres, 5.36 acres has already been surrendered to DDA in 2005, so that plans with 400 FAR for Group Housing sanction can be submitted".*
- ii) Various Technical Committee meetings were held on the matter of Development Code applicable to land retained by the industrial Unit as per orders of the Hon'ble Supreme Court in the Technical Committee meeting held on 11.03.2003 vide item No. 7/2003, 03.09.2007, and 17.03.2008 vide Item No. 62/2008, vide No. 60/2009, vide item No 80/2014 – wherein 400 FAR was allowed. (Annexure B)

2.0 EXAMINATION

2.1 Legal Opinion of Chief Legal Advisor: The matter has been examined with reference to the available notings in file bearing no F 17(2) 97-MP/ wherein the following was mentioned:

DDA had taken up an exercise for working out the proposal or development norms to applicable to the land retained by the Industrial Unit in April vide file no.F.17(2)97/MP/Pt./D-170. The then Dy. Director (Plg.) AP-II Suggested to refer the matter to Solicitor General of India whereupon the legal opinion has been given by Chief Legal Advisor which is re-produced below:

"I have perused the orders of Hon'ble SC, in relation to the issue raised. The court observations are not in respect of any particular Master plan. It has permitted FAR increase by 50% of the original and user as permitted by Master Plan. This obviously would as per Master Plan in force when the owner resorts to use of his own land. As of now, Master Plan 2021 would govern the development goals/norms. There is no occasion for referring the matter to Solicitor General of India. The matter in court is not on these aspects. The question agitated by the industry in the court is that govt. should pay compensation to them for the land surrendered by them. It is a debatable issue to be answered by the Court. At best, DDA can avail outcome on this aspect, before applying new development norms."

The then VC, DDA has also given observations: *"My understanding is that the enhanced FAR as per MPD-2021 can be availed only after payment of prescribed charges as notified"*. Comm. (Plg.) may examine it further and give his comments.

Planning department prepared an agenda i.e. Development Code applicable to land retained by the industrial Unit as per orders of the Hon'ble Supreme Court. The proposal was considered by Technical Committee in its meeting held vide Item No. 62/2008, Decision of the Technical Committee is placed at Annexure C.

The Chief Legal Advisor (CLA) vide his note dated 20.10.2014 in the File bearing No. F. 17(2) 97-MP/ has given detailed observation including the opinion obtained of Mr.Arminder Saran, Sr. Advocate (former Addl. Solicitor General) the relevant part of his opinion is reproduced below:

" In addition to the opinion of the then CLA, the opinion of Mr. Amrinder Sharan, Sr. Advocate (Former Additional Solicitor General) was also obtained with respect to the applicability of the Master Plan 2021. A copy of hte his opinion is placed opposite and for the sake of convenience the relevant part of his opinion is quoted below.

Quote

The order dated 10-05-1996 passed by the Hon'ble Supreme Court clearly states that the land which is left with the owner is to be developed in accordance with the use permitted under the Master Plan. Thus the order clearly states that land surrendered by the owners has to be used for the development of green belt and open spaces. However, in respect of land which is retained by the owners, they may be developed in any manner provided they conform to the MPD 2021. Thus the only limitation/restriction on the said lands is that they have to be in Conformity with the Master Plan for Delhi.

It is also pertinent to mention here that the terms "Master Plan" as reflected in the judgment of the Hon'ble Supreme Court, would also include Master plan which is subsequently amended. Thus the judgment of the Hon'ble Supreme court dated 10-05-1996 would also extend to the amendment in Master plan which was carried out vide notification dated 13.05.2013, this would mean, that the owner of the land may use the land retained with him in any manner, provide it conforms to the use permitted under the Amended Master Plan for Delhi 2021.

The judgment dated 10.05.1996 passed by the Hon'ble Supreme Court clearly directs/states that the owner of the land is permitted to develop his land in any manner, in conformity with the user permitted under the Master plan. Thus there is no restriction on the Use of said land as long as it conforms to the use permitted under the Master plan.

As the Supreme Court order dated 10-05-1996 allows use permitted in the Master plan for Delhi, 2021 on the retained lands, the same will be applicable to the amendments of MPD 2021 as well. The amended Master Plan, in table 7.3 S.N. (xii) specifically states that the existing plots "shall be eligible for residential use (Group housing) thus in an event that the land is utilized for Residential Use (Group Housing), the same would be within the scope of the order of the Hon'ble Supreme court dated 10-05-1996".

In continuation, the Ld. CLA also opined as under:

"The permissible FAR for group Housing on all industrial plots of more than 3000sqm on 24m ROW is 300 as mentioned in the notification dated 13.05.2013 (irrespective of the fact whether portion of land has been surrendered or not) by them as per the Supreme Court Orders mentioned above. The industrial units which have not surrendered the land obviously can not have parity with those units which surrendered the land as per directions of the Hon'ble Supreme Court and in consideration of surrender of their land for community purposes have made them eligible for consideration and grant of one and half time of the permissible FAR. As per order of the Apex Court dated 25.03.2010(page 961/C) FAR would stand increased to one and a half times of the admissible FAR under the Master Plan. In consideration of the land owners surrendering and dedicating a part of the land for community use Therefore those units which surrendered the land should be eligible for grant of 1.5 times of the permissible FAR as per the Supreme Court direction."

2.2 Modification in MPD- 2021 about permissibility of Residential Use in Industrial area:

As per Gazette Notification S.O. No. 1215 (E) dt.13.05.2013 FAR of 1.5 times for Group Housing has been allowed on industrial plots located on 24 mt. ROW.

The MPD 2021 Chapter 7: Table 7.3 para (xii) states as under:

"In existing Industrial Units/ plots with an area of 3000 sq.mtrs. or above abutting road of 24mtr. ROW and above shall be eligible for Residential use (Group Housing) within development control norms of group housing along with incentive 1.5 times FAR of permissible FAR of Group Housing subject to payment of Conversion charges as prescribed by the Government from time to time for respective use..." (Annexure D).

2.3 The earlier Technical Committee of the DDA being a statutory committee under section 5 (A) of the DD Act, 1957 has been taking decision with respect to applicable FAR keeping in view of the order of the Hon'ble Supreme Court, where land has been surrendered by the industrial units. The Legal Opinion of the Ld. CLA and the Former

Additional Solicitor General also clarifies that the permissible FAR for Group Housing shall be governed by the provisions of amendments in MPD 2021 Table 7.3 (xii) and are within the scope of the order of the Hon'ble Supreme Court dt.10.05.96. The legal opinion also clarifies that the permissible FAR for Group Housing in the surrendered land is 300 FAR.

In this current case, the 1.5 times (as per Supreme Court order) on FAR of 200 has already been consumed/constructed and 1.5 times of 200 FAR {as per provisions of Table 7.3 (xii)}, i.e. 100 FAR is the balance FAR, which can be availed with the deposition of additional FAR charges.

2.4 The agenda for the Technical Committee "Allowing FAR of 400 for Group Housing on Industrial Plots (Ajudhiya Mills/ National Textile Corporation) wherein portion of land has been surrendered pursuant to the directions of Hon'ble Supreme Court order dated 10th May 1996 and MPD 2021 provisions of Table 7.3 para (xii)" was put up in the 1st Technical Committee Meeting held on 13.01.2020 vide Item No 03/2020 and the following was decided:

"The proposal was presented by Director (Building). It was explained that the applicant is asking for 400 FAR of redevelopment as provided to other land owners, who have surrendered land as per the direction of Hon'ble Supreme Court orders. In the instant case the building has already been constructed at site and occupancy certificate has been issued in the year 2015 & 2017.

Technical committee enquired about the background of the case, as well as the cases in which the FAR for redevelopment has already been given. Chief Town Planner, North DMC informed that in two cases at Moti Nagar, the 400 FAR has been sanctioned.

After detailed deliberation, the Technical Committee observed that a fresh legal opinion be obtained and after considering all aspect of the case, the revised proposal be placed before the Technical Committee". Refer copy placed at 248/C to 250/C.

The agenda was prepared based on the Legal opinion of the then Ld. CLA and Mr. Amrinder Sharan, Sr. Advocate (Former Additional Solicitor General); so obtained with respect to the applicability of the Master Plan 2021, for the cases of surrendered lands.

In view of the above, the Files bearing No F.17(2) 97-MP/ and F.23(13)2005/Bldg/Pt was forwarded to the Legal Wing for seeking legal vetting of the agenda already discussed vide Item No 03/2020.

The legal opinion has been obtained in file which are as under:

"Having gone through the records it is revealed that the then Lg. CLA had already examined/opined in details in r/o to the comments made by the Additional Solicitor General and the Legal opinion provided by the then Ld. CLA still hold good & therefore, the Agenda has prepared for the technical committee is as per the legal opinion so provided, by the then Ld. CLA at page No. 72 to 77/N and 89 to 91/N in file bearing No. F17(02)97/MP. Since the legal opinion is clear as such there is no further legal opinion/vetting is required".

3.0 PROPOSAL:

Based on the examination at para-2.0 above, the Group Housing on Industrial Plots (Ajudhiya Mills/ National Textile Corporation) at Azadpur which was given Occupancy - cum Completion Certificate for 300 FAR (one and half time on the FAR 200 as per

Hon'ble Supreme Court's Order) can further avail 100 FAR as per provisions of Table 7.3 (xii) of MPD 2021.

The balance FAR of 100 shall also have the density, ground coverage, parking EWS component as per the prevailing norms of MPD 2021. The additional FAR charges as per prevailing norms shall be deposited. All the provisions and compliances of UBBL 2016 and RERA shall be adhered.

4.0 RECOMMENDATION

The above proposal at para-3 above is placed before the technical committee for consideration.


Dy. Dir (Bldg) L&I


Director (Bldg)

11th April 2019

Sh. Surajit Jaradhara
Director (Building)
Delhi Development Authority
Vikas Sadan, INA,
New Delhi 110023

Sub: Allowing FAR of 400 for Group Housing on Industrial Plots wherein portion of land has been surrendered pursuant to the directions of Hon'ble Supreme Court order dated 10 May 1996

Ref.: Technical Committee Minutes of Meeting St. 27.11.14, Item No. 80/2014

Sir,

This has reference to the subject and the DDA Technical Committee Minutes F.1(14)2014/MP/406 Dt. 27/11/2014, Item No. 80/2014 (Copy enclosed as Annexure 1) vide which development control norms applicable to the land retained by the industrial units as per the orders of Hon'ble Supreme Court was notified by DDA. The said minutes along with the opinion given by legal department of DDA (Copy enclosed as Annexure 2) obtained under RTI, makes it clear that FAR of 400 for Group Housing in Industrial plots who have surrendered land as per Supreme Court Order dt. 10/05/1996 has been allowed (Copy enclosed as Annexure 3) along with increase in density, ground coverage, and other development control norms on proportionate basis.

You are therefore requested to kindly confirm the same for our plot erstwhile Ajudhia Textile Mills / M2K Victoria Gardens purchased in auction / tender from National Textile Corporation (A Govt. Of India Undertaking) wherein out of total 9.90 Acres, 5.36 Acres has already been surrendered to DDA in 2005, so that plans with 400 FAR for Group Housing sanction can be submitted.

Sincerely,

for Negolice India Limited



Authorised Signatory

On 11/04/19
11/04/19

Negolice India Ltd.

Corp. Off.: M2K Corporate Park, 4th Floor, Sector 51, Gurugram, Haryana 122003, India.

Regd. Off.: E-34, 2nd Floor, Connaught Circus, New Delhi 110001, India.

Tel.: +91 124 4525000 | Fax: +91 124 4526060 | E-mail: info@m2kindia.com | www.m2kindia.com | CIN: U67120DL1983PLC016587



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ANNEXURE
Annexure - 1

DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION,
6TH FLOOR, VIKAS MINAR,
I.P. ESTATE, NEW DELHI - 110002

Date: 27.11.2014

F.1 (14) 2014/MP/406

Sub: Minutes of the 14th Technical Committee held on 17-11-2014

The 14th meeting of Technical Committee was held under the Chairmanship of VC, DDA on 17.11.2014.

The list of the participants is annexed at 'Annexure- A'

Item No. 77/2014

Confirmation of Minutes

The Minutes of the 13th Technical Committee meeting held on 21.10.2014 were circulated to all the members. As no observations have been received, the Minutes of the 13th Technical Committee meeting held on 21.10.2014 were confirmed.

Item No. 78/2014

Modification in the layout plan of Mohan Co-operative Industrial Estate (MCIE) at Okhla for amalgamation of plot No. H-6 (Block B-1) with H-6/1 (Block- 1) F1(22)05/MP

The proposal was presented by Director (Plg) AP-1, after detailed deliberation Technical Committee approved the proposal of Amalgamation of plot No. H-6 (Block B-1) with H-6/1 (Block- 1) subject to the modification in the layout plan by the concern local body and issue necessary clearance / ownership documents by the lands department of DDA to MCD as per the policy.

Action: Chief Town Planner (SDMC)
Director (Lands)

Item No. 79/2014

In-situ redevelopment of Industrial cluster at Swaran Park Mundka as per MPD-2021. F17(01) 2008/MP/

The proposal was presented by Director (Plg) MP. During the discussion Chief Town Planner (SDMC) has raised issue that 2%-3% Commercial area / Built-up area has not been given in the provisions as mentioned in Clause 7.6.2.1 of MPD for these non-confirming Clusters of Industrial Concentration for redevelopment. Therefore, the Commercial component can only be permitted after due modification in the Master Plan. It was clarified that the provision in the Regulations notified on 01.05.2012 has already given in Para vi. (i) & (vii) and on the basis of the same local body may consider 2% to 3% Commercial area / Built-up area. Technical Committee decided that the matter be put up on the file and after the approval, the necessary clarification may be sent to MCD.

Action: Director (Plg) MP&DC.

-40-

Item No. 80/2014 ✓

Development control norms applicable to the land retained by the industrial units as per the orders of Hon'ble Supreme Court

F17(02) 97/MP/

The proposal for allowing 1.5 times FAR over and above to the permissible FAR under the Supreme Court orders on the plots where land has been surrendered by the industrial units was deliberated and considering that the industrial units which have not surrendered the land obviously cannot have parity with these units which have surrendered the land. In MPD-2021 the max permissible FAR is 400 in case of redevelopment and considering the opinion given by legal department of DDA, the Technical Committee agreed for allowing max. FAR of 400 for group housing in such type of plots. The density Ground Coverage and other development control norms shall also be increased on proportionate basis for which the decision has been taken by the Technical Committee in its meeting held on 11.03.2003 and 11.08.2009 vide Item No. 07/2003 and 60/2009 respectively.

Action: Director (MP)
Chief Town Planner (SDMC)
Chief Town Planner (NDMC)

Item No. 81/2014

Layout Plan of Police Station & Staff quarters at Badarpur, New Delhi.

F. 1(26)2005/MP

The proposal was presented by Director (Plg) Zone -F. After detailed deliberation Technical Committee recommended the proposal for relaxation in size of plot for construction of Police Station and Staff quarters at Badarpur New Delhi on the plot size 4332.45 sqmt (1.07 acres) as a special permission by the Authority under clause 8 (2) of DD Act 1957.

Action: Director (Plg) Zone F,
Sr. Town Planner (SDMC).

Item No. 82/2014

Ratification of already adopted procedure for interpretation and clarification of provisions of Master Plan of Delhi.

F. 3(28)63/MP/Pt.

The proposal was presented by Director (Plg) MPR&TC. After detailed deliberation it is agreed that Technical Committee be recognized under section 5 (A) of Delhi Development Act 1957 & further recommended for consideration by the Authority.

Action: Director (MPR&TC).

Item No. 83/2014

Change of land use of "MCD Staff" Quarter complex at Model Town for "Relocation and rehabilitation of project Affected persons" of the project of "construction of Grade Separator at Rani Jhansi Road"

F.3(63)2007/MP/Pt-III

The proposal was presented by Chief Town Planner (MCD). After detailed deliberation Technical Committee recommended the proposal of Change of land use of an area measuring 4.53 ha from 'Recreational' to 'Residential' & 0.90 hac from 'Transportation' to 'Residential' for further processing to the Authority.

Action: Director (Plg) C&G

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(23)

ITEM ON TABLE

Item No. 84/2014

Change of land use for the Additional land measuring 3.48 Ha (8.6 Acres) allotted to CAPFIMS from "Residential use" to "Public & Semi Public Use (PS1)" at village Maidangarhi.

F.20(28)2014/MP

The proposal was presented by Director (Plg) UC & Zone -J. After detailed deliberation Technical Committee recommended the proposal for change of land use of an area measuring 3.48 Hac (8.6 acre) from 'Residential' to 'Public & Semi Public' in the Revenue state of village Maidan Garhi for further processing to the Authority under section 11-A of DD Act 1957 with the condition that:

- CAPFIMS will submit the Layout Plan of entire land i.e 20.80 Hac (51.4 acres) to the local body.
- The Development control norms on the entire site shall be applicable as per MPD- 2021 for Public & Semi Public Facilities (Hospital with Medical College).
- The land pocket is utilized for the Institute shall have to make own arrangement for physical infrastructure and other services till such time, these are extended to the site by the local body.
- The institute shall have to develop the area as a zero discharge zone.

Action: Director (Plg) UC & Zone J
Member Secretary & Consultant CAPFIMS.

Item No. 85/2014

Regarding request of New Delhi Municipal Council (NDMC) for permitting 'Residential quarters (EWS Dwelling units) for the workers' in the 'Auto workshop' plot falling in 'Manufacturing (Service Centre)' land use, Sarai Kale Khan, Delhi, Falling in Planning Zone D.

F.16(20)88/MP
The proposal was presented by Director (Plg) Zone -D. After detailed deliberation Technical Committee agreed to the proposal for construction of EWS dwelling units for workers in the Auto workshop plot as per development control norms of MPD-2021.

Action: Director (Plg) Zone D.

Item No. 86/2014

Change of status of the Zonal Plan Road up to a stretch from Desh Banhu Gupta Road and Link Road / land use of the same from Transportation to Residential.

F.20(01)83/MP/Pt-I

The proposal was explained by Director (Plg) Zone A&B. After detailed deliberation Technical Committee recommended the proposal for change of land use for an area measuring 8880 sqmt (approximate) from 'Transportation' to 'Residential' for further processing to the Authority under section 11 (A) of DD Act.

Action: Director (Plg) Zone A&B

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Item No. 87/2014

Layout Plan for integrated scheme at Karkardooma on DDA land measuring approx., 30 Ha with norms and development code for Transit Oriented Development (TOD) as per Draft section 12.0 and 17.0 of MPD-2021 Review and implementation model for the project.

F.11(01)2010/UTTIPEC

The proposal was presented by Dy. Director (Plg) UTTIPEC. After detailed deliberation the proposal containing the layout plan, circulation plan and the green area was approved in principle. The development control norms of Transit Oriented Development (TOD), which are part of Chapter on 'Transportation' of MPD- 2021 shall be applicable. The transport chapter is under modification as part of review exercise for which a public notice is being issued under sanction 11 (A) of D.D. Act, 1957.

The proposed road in the scheme shall be integrated with the proposals of the Railways, Anand Vihar passenger terminal and other agencies. Further out of the 3 model, proposed by NBCC, Technical Committee in principle agreed for adopting the development model of the East Kidwai Nagar which already stands approved by the Govt. for taking the development in the area.

Action: Director (Plg) UTTIPEC.

The meeting ended with vote of thanks to the Chair.



(S.B. Khodankar)
Director (Plg.) MP&TC

Copy to:

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

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ANNEXURE (C)

VI/15

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

NO. F1(3)2003-MP

DATED:

MINUTES OF THE 1ST TECHNICAL COMMITTEE FOR THE YEAR 2003 HELD ON 11.3.2003. LIST OF THE PARTICIPANTS ARE ENCLOSED.

Sub: Confirmation of minutes of Technical Committee held on 28.11.2002

The draft minutes of the Technical Committee dated 28/11/2002 were confirmed excepting for item no. 29/2002 whose minutes were also confirmed with slight modification as given below:

"The proposed scheme was discussed.

It was pointed out that the proposal (phase I) approved by the DUAC consists of 4 cloverleaves at Four Corners of the intersection and slip roads. Under pass below the Railway line along road no. 13-A leading to Okhla falls in phase II.

The proposal is already approved by DUAC and Technical Committee. The construction of Cloverleaf and slip road be dovetailed in such away that construction of under pass is feasible at later stage".

Item No. 1/2003

Sub: Corridor Improvement plan for the stretch of Ring Road between Maya Puri & Punjabi Bagh Intersection F 5(4)2001-MP

The proposal has been approved by the Technical Committee subject to statutory conditions of approval from various agencies.

Item No. 2/2003

Sub: Regarding the Proposal of BSES Rajdhani Power Ltd. for route approval of 66 KV Tower line from 220 KV Dwarka Grid Sub Station (P-3) to 66 KV Grid Sub station (G-6) Dwarka F11(63)DWK/2000

The proposal was explained in detail by Director (Plg.) Dwarka and the following was decided:

a) Keeping in view the fact that already high tension line is existing on part of the route, therefore, in this portion another HT line will not be desirable and in this stretch the proposed route alignment will continue to be underground as already decided and in the remaining part the route alignment could be overhead.

b) Since the road development has already been undertaken by DDA, any financial loss to the DDA due to erection of pylons will be made good by the electrical company under consideration before undertaking any overhead route in the length agreed to.

Item NO-80/14

Sudhakar

11.11.2014

A.D. (M.P.) I

M. A. Khan

Item No. 3/2003.

Sub: Construction of Bridge Across River Yamuna near Geeta Colony and Master Plan Road over Disused canal in East Delhi. F5(17)2000-MP

Part I: Proposed Master Plan road of 30 M R/W over the disused canal.

- i) This matter was discussed earlier in the 6th Technical Committee on 28th November, 2002.
- ii) The concerned disused canal in East Delhi is indeed an integral part of the drainage scheme of the influence area as has been informed by the Project Manager, PWD / CSE, MCD.
- iii) Certain details including intersections, traffic circulation system etc. were submitted.

The modified proposal submitted by PWD has been recommended for approval to 30 mt. R/W road from Karkardooma intersection on road no. 57 upto marginal bund road, Geeta Colony by the Technical Committee subject to statutory conditions of approval from various agencies

Part II: Proposed Bridge over River Yamuna near Geeta Colony.

- (i) This issue was earlier discussed in the Technical Committee meeting held on 28.11.2002
- (ii) The modified proposal was submitted by PWD. The Technical Committee recommended for approval of the proposal subject to stipulation that 3+3 lane carriageway with standard cross section may be incorporated in the proposal which should also be got approved from various agencies. A copy of the modified proposal alongwith report be also submitted to DDA by the PWD.

Sub: Change of land use of 56 hect. of land in Zone 'J' North of Mehrauli Mahipalpur Road F3(96)98-MP-Pl.

The Technical committee approved the recommendations of the Screening Board and decided that the change of land use for an area of 56 hect. in Zone 'J', South of Mehrauli Mahipalpur Road may be placed before the Authority.

Item No. 5/2003:

Sub: Proposed grade separator at the intersection of Vikas Marg & Marginal Bund Road (ITO Chungi Crossing) A part of corridor improvement proposal of Vikas Marg. F.5(19)91-MP

The item submitted by the PWD was discussed in the meeting It was opined that:

- a) a comprehensive circulation system plan upto 1 km. / next intersection with Master Plan road shall be submitted by PWD.
- b) PWD shall submit the clarification of DMRC with respect to the MRTS route through this intersection.
- c) Necessary statutory clearances will be got obtained by them from various agencies and the proposal will be brought again before the sub committee for consideration.

[Signature]

Item No. 80/14
[Signature]
11.2014
D. (M.P.) I

Item No. 6/2003

Sub: Provision of public and semi public facilities around village settlements in rural zone vis-a-vis provision of MPD 2001 F3(5)2001-MP

The Technical Committee noted the various stages as given in the agenda item and further recommended that the issue of public and semi public facility around rural settlements (villages) should be addressed as part of MPD 2021.

Item No. 7/2003

Sub: Development code applicable to land retained by the industrial units as per the order of the Hon'ble Supreme Court, F17(2)97-MP

Addl. Commr. (Plg.) II explained the background with various issues relating to surrender of land by industrial units in compliance of the Hon'ble Supreme Court orders. The Technical Committee agreed in principle with the proposals contained in para 3.0 of the agenda item. The decision / proposal as agreed may be communicated to the concerned agencies / Departments for further action.

Item No. 8/2003

Item No. 8/2003

Sub: Regularisation of roof projection / sun shades outside the plot for tiny size allotment category plots for EWS / LIG / MIG in Rohini. FJD/13/R/48/2001

Director (Hdg.) explained the entire background with various issues involved. It was also explained that smaller size of residential plots in Rohini are a specific case and there may be smaller size of the residential plots.

The Technical committee recommended for approval of the policy for allowing sun shades upto 45 cm. and balconies upto 90 cm. for the residential plots upto 60 sq.m. and sun shades upto 45 cm located only in the corner plots upto 90 cm, after compounding the same subject to clearance from the Fire Deptt. and it was further desired that the issue be processed through Authority for concurrence of the Ministry of Urban Development.

The Technical committee desired that till the finalisation of the subject matter no action on ground may be initiated.

These minutes are issued with the approval of the Vice Chairman, DDA.

[Signature]
DIRECTOR (DC)

Copy to:

1. E.M. DDA
2. Commr. (Plg.) DDA
3. Commr. (I.M.) DDA
4. Commr. (I.M.) DDA
5. Commr. (I.D.) DDA
6. Town Planner, MCD

Sudhakar
11.11.2014.
A.D.(M.P.) I

Sensitivity

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ANNEXURE (D)

Handwritten signature and initials

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

No. F.1(15)2009-MP / 237

Date: 19-8-09

Minutes of the 8th Technical Committee meeting held on 11.08.09.
List of the participants is annexed.

Item No.57/09:

Sub.: Confirmation of minutes of 7th T.C. meeting held on 7.07.09 which were sent to all the members.
Minutes were confirmed.

Item No.58/09:

Sub.: Review/Modification of list of Pre-1962 built up Residential and Rehabilitation Colonies under Mixed Use Regulation of MPD-2021.
F.3(40)05/MP/Pt.IV

in No. 80/14

Handwritten signature
11.2014

J. (M.P.) I

The proposal was presented by Director (MPPR). It was informed that Chief Town Planner, MCD has requested the name of Nimri Colony be included in Pre-1962 list of built up Residential and Rehabilitation Colony in MPD-2021. After detailed discussion, it was felt that since the list of such colonies was prepared at the time of finalization of MPD-2021, after taking a conscious view in consultation with MCD, DDA, NDMC & MoUD. It is not appropriate to include any other colony in the list.

Action: Director (Plg.)/MPPR.

Item No.59/09:

Sub.: Establishment of 400/220 KV Sub-station at East of Loni Road.
F.6(4)2004/MP

The proposal was presented by Dir.(Plg.)/TYA. It was informed that Deputy Secretary, L.A. vide letter dated 16.4.09 has requested for issuance of NOC for acquiring land measuring 6.8 hect. in Village Mandoli for Transco Ltd. for a 400/200KV ESS at East of Loni Road. The exact location of the site and its route alignment has not been submitted by Delhi Transco Ltd. After detailed discussion it was decided that NOC for land acquisition be given subject to the following conditions:

1. Submission of a layout plan/location plan with description of the land under reference be submitted to ascertain the boundaries of the site.
2. Justification for an area of 6.8 hect. against 2.96 hect. required for establishment of 200/400 KV ESS as per MPD 2021 norms.
3. This is a Master Plan level utility for which change of land use will be processed after land is acquired.

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- 4. Submission of transmission route alignment plan as the surrounding area is thickly populated.
- 5. The site shall not be used for any other purpose other than ESS.

Action.: Dir.(Plg.)/TYA

Item No. 60/09

Sub.: Development Code applicable to land retained by the industrial units as per orders of the Hon'ble Supreme Court.
F.17(2)97/MP/Pt.

The proposal was explained by Director (Plg.)AP-II. As per orders of the Hon'ble Supreme Court regarding closure of noxious, hazardous and large scale industries in Delhi, a part of the land of the industrial units was to be surrendered to DDA for provision of recreational use (Green) and the other part was to be retained by the industry to be used as per the Master Plan provisions. On the retained land, 1.5 time of permissible FAR is allowed by Supreme Court. However, the Technical Committee in its meeting held on 6.6.2008 has allowed 1.5 time permissible FAR of MPD-2021.

Now, MCD has sought clarification on permissible density on the retained land of the industrial units. After detailed deliberations it was decided that the proportionate enhancement in the Density/DU's norms may also be allowed subject to the following:

- i) Density of EWS component shall remain as per MPD-2021 i.e. 500 DUs per hect.
- ii) 15% of FAR or 35% of the enhanced dwelling units (whichever is more) are to be constructed for community service personnel/EWA.
- iii) NOC/Clearance from local municipal body/authority for availability of services/infrastructure (such as water supply, sewerage, power etc.)
- iv) Adequate parking spaces as per prescribed norms of MPD-2021 are to be provided within the site area (i.e. retained land).
- v) Necessary utility/services are to be provided within the premises to meet additional dwelling units as per the norms.

Action.: Director (Plg.)AP-II

Item No. 80/14
withheld
11.2.014
S.D.(M.P.)I

Item No.61/09:

Sub.: Car parking requirement at Hospitality District of IGI, New Delhi -
Relaxation of Norms
F.1(04)67/MP/Pt.-II

The proposal was presented by Director (Plg.)/MPPR and presentation was also made by the representatives of G.M.R. It was also informed that a letter was received from Chief Secretary, GNCTD forwarding the representation of DIAL/GMR regarding reduction of parking norms as prescribed in MPD-2021 in hospitality District of IGI Airport where 10 plots have been earmarked for hotels. The issue was discussed in detail and it was decided that since the

H.R.S

layout plan of IGI Airport has been approved by IAAI, the issue of parking may also be seen by IAAI, as per MPD-2021 provisions.

Action.: Director (Plg.)/MPPR

Item No.62/09:

Sub.: Clarification of Development Control Norms of Shops-cum-Residential plots designated as Local Shopping Centre - in MPD-2001/2021.

There are large number of colonies where shop-cum-residential plots were developed as per standard plan approved by local bodies to fulfill of local commercial needs of the residents. Some of these areas have been designated as LSC in the Zonal Development Plans, prepared under MPD-2001. As per MPD-2021 norms the maximum ground coverage of LSC is 40% & FAR is 100, maximum height 15 mt. & parking @ 2 ECS/100 sqm. of floor area. This can only be made applicable if the total shopping area is redeveloped. At present the building plans are not being passed by MCD due to non availability of clear policy of such areas.

After detailed deliberation, it was decided that all the activities permitted in LSC as per MPD-2021 may also be allowed on these plots subject to payment of conversion charges approved by Central Govt. However, development control norms for the building shall remain same as per already approved layout plans by the concerned local bodies. Taking into account the additional load of parking, plot for common parking be made available by the Local Body for parking facility preferably multi level parking.

Action.: Director (Plg.)/MPPR

The meeting ended with thanks to the Chair.

H.S. Dhillon

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

10/8/14

u

10/14

I.P.

Copy to:

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

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ANNEXURE C
ANNEXURE (B)

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DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

No. F.1(08)2008-MP/212

Date: 23/6/08

Minutes of the 6th Technical Committee meeting held on 16.06.2008.
List of the participants is annexed.

Item No. 56/2008

Sub: Route clearance for 220 KV O/H Transmission Link between existing Maharani Bagh 400/220 KV s/stn. to Gazipur 220 KV S/stn. F6(02)2007/MP/Pt.

The proposal was presented by Jt. Dir. (Plg.) RYP and the route alignment proposal was explained. After detailed discussion the Technical Committee approved the proposal subject to that all statutory clearances be obtained by the Power Company from all concerned agencies.

Technical Committee further noted that as per MPD-2021 the drains, which include Gazipur drain are to be developed as Greenways and interconnected Parkways along with pollution control measures. Accordingly, this should be taken up for planning and development by the concerned Land Owning Agency.

Action OSD (Plg.)

Item No. 57/2008

Sub: Change of land use of site measuring 3923.0 sqm from 'Recreational' (Distt Park) to 'Public and semi Public' facilities (Burial Ground at Badarpur F20(13)2005-MP

The proposal was presented by Jt. Dir. (Plg.) AP-I After discussion the change in land use was approved for processing under section 11 A of DD Act 1957.

Action: Director (AP) I

[Signature]

In No. 80/14
[Signature]
2014
(M.P.) I

Item No. 58/2008

Sub: Proposed change of land use of plot no. 16-A Akbar Road (1.5215 ha) and plot no. 138 Ashoka Road (1.5380 ha) from 'Public and semi Public' 9Socio Cultural Institution) to Govt. Office in the Planning Zone-D F.20(4)2008-MP

The proposal was explained by Jt. Director (Plg.) DC and representative of CPWD: The proposed was deferred for further examination.

Item No. 59/2008

Sub: Setting up of Heliport in Zone 'O' F3(79)2007-MP

The proposal was presented by Jt. Dir. (Plg.) RYP and it was explained that a site measuring 3 ha has been identified for Heliport at proposed stadium complex in Zone 'O' (Yamuna river). The proposal was deferred since the draft Zonal Plan of Zone 'O' is before the Authority.

Action: OSD (Plg.)

Item No. 60/2008

Sub: Temporary Cinemas in Delhi F11(6(74)MP/Pt.I

The proposal was presented by Jt. Dir. (Plg.) DC The Technical Committee decided to constitute a Sub Committee with the representatives of MCD, DDA, Delhi Police, PWD, GNCTD. The Sub Committee will be headed by AC I (Plg.), DDA and shall submit its report within one month.

Action: OSD (Plg.)

Sudhakar
11.11.2014
A.D. (M.P.) I

Item No. 61/2008

Sub: Utilisation Plan of DDA land vacated from encroachments in Anand Parbat area F3(85)2005-MP

The proposal was explained by Jt. Dir. (Plg.) AP-I. EM raised doubt about the feasibility of 24 M road and access to the proposed Hospital Site. It was decided that this may be jointly checked by Engineering and Planning Department and plan may be modified and put up for approval of the Technical Committee at an early date.

Action: Director (AP) I

Item No. 62/2008

Sub: Development code applicable to land retained by the Industrial Unit as per orders of the Hon'ble Supreme Court. F.17(2)97-MP/Pt.

M. P. I.

The proposal was presented by Director (AP)II, and it was informed that a public interest litigation was filed by Sh. M C Mehta Vs UOI vide CWP No. 4677 of 1985 where it was ordered to close and shift Hazardous / noxious, large scale and heavy industry from Delhi.

The Industrial unit covered in category H(a) and H (b) as per MPD 2001 were to surrender a part of their land to DDA for maintaining as Recreational / green. The formula was worked out in which a portion of land was to be retained by the industrial units as per land use provisions of Master Plan for Delhi. At present Master Plan for Delhi 2021 has been notified on 7.2.2007. This proposal was put up previously in the Technical Committee meetings held on 3.9.2007 & 17.3.08 where it was decided that advise of CLA be taken. CLA has informed that the land retained by the industries should be developed as per provisions of MPD-2021.

The Technical Committee was informed that when the directions of the Hon'ble Supreme Court came in 1996, 1 1/2 times of permissible FAR (133) was allowed. Subsequently, with the notification in 1998, the FAR for Group housing was increased to 167 on which 1 1/2 times of this FAR was allowed for 'Residential' (GH). Therefore, following the same logic, the FAR provided for in the MPD-2021 should be based on 1 1/2 times of the present FAR, subject to payment of notified charges.

Suaksh
11.11.2014
A.D.(M.P.)I

After detailed discussion it was decided :

- ✓ a) The local body will accept the proposals only when the industrial units surrender land to DDA free from financial and physical encumbrances within the framework of the orders of the Hon'ble Supreme Court..
- ✓ b) In the event of development of retained land as an individual plot, the FAR shall be increased by 50% (of the FAR envisaged in MPD-2021) as per the permissible land use of the plot.
- ✓ c) Appropriate levies for increased FAR over and above which was permissible in 1996 shall be charged from the beneficiaries by the competent Authority as per prevailing Orders.
- ✓ d) Wherever the land use is industrial, the same could be used for plotted development as per the norms of MPD-2021 or for flatted factories.

Action: Dir. (AP-II)

Mulla

		(100 बिस्तारों तक)				
21.	खण्ड 8: उप खण्ड 8(5) (ख)	(ख) बिल्डिंग लाइन से बाहर बना/बने हुए तहखाना (तहखाने) भूमि के तल के बराबर होगा/होंगे तथा इसमें/इनमें वातायन के यांत्रिक साधनों से वातायन की व्यवस्था की जाएगी, और				

[सं. के-12016/9/2012-डीडी-1]

सुनील कुमार अवर सचिव

MINISTRY OF URBAN DEVELOPMENT
(DELHI DIVISION)
NOTIFICATION

New Delhi, the 13th May, 2013

S.O. 1215 (E). - Whereas, certain modifications which the Central Government proposed to make in the Master Plan for Delhi-2021 as part of its review exercise which were published in the Gazette of India, Extraordinary, as Public Notice vide No. S.O. 2344 (E) dated 1st October, 2012 by the Delhi Development Authority in accordance with the provisions of Section 44 of the Delhi Development Act, 1957 (61 of 1957) inviting objections/suggestions as required by sub-section (3) of Section 11-A of the said Act, within ninety days from the date of the said notice.

2. Whereas the Central Government have, after carefully considering all aspects of the matter, decided to modify the Master Plan for Delhi-2021.

3. Now, therefore, in exercise of the powers conferred by sub-section (2) of Section 11-A of the said Act, the Central Government hereby makes the following modifications in the said Master Plan for Delhi-2021 with effect from the date of publication of this Notification in the Gazette of India.

CHAPTER-WISE MODIFICATIONS ARE AS UNDER:

Chapter/ S. No.	Para/Clause/ Table of MPD- 2021	Modifications								
1	2	3								
CHAPTER 1.0-INTRODUCTION										
1.	Para 20 (e)	<ul style="list-style-type: none"> In order to prevent growth of slums, mandatory provision of EWS housing/slum rehabilitation in all group housing to the extent minimum 15% of the proposed FAR on the plot. 								
CHAPTER 4.0-SHELTER										
2.	Para 4.2 HOUSING STRATEGY	<p>The following paragraph is to be replaced as per text highlighted in <i>'Bold italic'</i>:</p> <p>A fixed density could lead to under utilization of FAR of imposition of artificial limits to optimal use of land, which is a scarce commodity. Therefore, the following density norms, with corresponding category of dwelling unit (DU) sizes are proposed:</p> <table> <tr> <td>Slum/EWS housing (upto 30 sq.m.)</td> <td>-600 DUs/Ha.</td> </tr> <tr> <td>Category-I (above 30-upto 40 sq.m.)</td> <td>-500 DUs/Ha.</td> </tr> <tr> <td>Category-II (above 40-upto 80 sq.m.)</td> <td>-250 DUs/Ha.</td> </tr> <tr> <td>Category-III (above 80 sq.m.)</td> <td>-175 DUs/Ha.</td> </tr> </table> <p><i>As the development of housing in new area or redevelopment of existing housing stock in built up area to be taken by the Public Agencies, Society or private developers the upper limit of density be taken as 200 DUs/hect. (900 pph) with flexible Dwelling Unit sizes to achieve optimal utilization of land. The density for Slum & JJ clusters (In-situ up-gradation/Rehabilitation/Redevelopment of Slum & JJ Clusters, Resettlement Colonies) and EWS Public Housing Schemes be 900 DUs/hect. (± 15% variation permissible).</i></p>	Slum/EWS housing (upto 30 sq.m.)	-600 DUs/Ha.	Category-I (above 30-upto 40 sq.m.)	-500 DUs/Ha.	Category-II (above 40-upto 80 sq.m.)	-250 DUs/Ha.	Category-III (above 80 sq.m.)	-175 DUs/Ha.
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3.	Para 4.2.3.3 New Housing for Urban Poor	<p>... The developers of group housing shall ensure that minimum 15% of proposed FAR to be constructed for Community-Service Personnel/EWS and lower income category. Employer Housing of Central Government, State Government and other Government Agencies are not required to follow the requirement of FAR or</p>								

		<i>original use i.e. shop-cum-residence and in such cases there will be no insistence for levy of any conversion charges.</i>																								
CHAPTER 6.0-WHOLESALE TRADE																										
9.	Para 6.2 SUB-CITY LEVEL MARKETS	Most of the existing planned markets and warehousing were developed in early seventies for specific commodities. Due to their proximity to residential area, these markets need to be redeveloped to overcome the environmental and traffic problems. <i>To incentivize the redevelopment, a maximum overall FAR of 50% over and above the permissible FAR shall be given.</i> The traders associations shall share the responsibility of redevelopment to modern wholesale markets. The beneficiaries will have to pay the betterment charges to the implementing agency. Space for commodities that are not permissible in mixed use streets under para 15.6 shall be made available in wholesale city level market and sub-city level market to enable their relocation.																								
CHAPTER 7.0-INDUSTRY																										
10.	Table 7.2: Norms for Land Distribution in Industrial Areas	<table border="1"> <thead> <tr> <th>S. No.</th> <th>Use Premises</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Industrial Plots (Net Area)</td> <td>45-50</td> </tr> <tr> <td>2.</td> <td><i>Residential*</i></td> <td>20</td> </tr> <tr> <td>3.</td> <td>Recreational: Buffer Zone, Parks, Water Bodies, Green under HT lines, etc.</td> <td>8-10</td> </tr> <tr> <td>4.</td> <td>Commercial: Shopping Centre, Petrol Pumps, Guest House/Budget hotels, Lodging and Boarding, Service and Repair Shops, Communication/ Telephone Exchange, etc.</td> <td>2-3</td> </tr> <tr> <td>5.</td> <td>Facilities • Public and Semi Public: Fire Station/Fire Post, Police Station/Police Post, Hospital/Dispensary, ITI/ Polytechnic, Dharamshala, Night Shelter, Day Care Centre, etc. • Utilities: Electric Sub-station, CETPs, Pumping Stations, Underground Reservoirs/Fire Fighting Tanks and other utilities, etc.</td> <td>6-8</td> </tr> <tr> <td>6.</td> <td>Transportation: Circulation, Loading/ Unloading Area, Parking, Ideal Truck Parking, Goods Vehicle Parking etc.</td> <td>16-18</td> </tr> <tr> <td></td> <td>Total</td> <td>100</td> </tr> </tbody> </table> <p><i>Note:</i> * <i>Residential Use premise shall be carved out in the industrial area of urban extension. In case of residential use premises regulations for Group Housing shall apply. The land shall be reserved for facilities as per residential facilities. This housing would be for workers engaged in the industrial sector. These provisions to be applicable to New Industrial Area.</i></p>	S. No.	Use Premises	Percentage	1.	Industrial Plots (Net Area)	45-50	2.	<i>Residential*</i>	20	3.	Recreational: Buffer Zone, Parks, Water Bodies, Green under HT lines, etc.	8-10	4.	Commercial: Shopping Centre, Petrol Pumps, Guest House/Budget hotels, Lodging and Boarding, Service and Repair Shops, Communication/ Telephone Exchange, etc.	2-3	5.	Facilities • Public and Semi Public: Fire Station/Fire Post, Police Station/Police Post, Hospital/Dispensary, ITI/ Polytechnic, Dharamshala, Night Shelter, Day Care Centre, etc. • Utilities: Electric Sub-station, CETPs, Pumping Stations, Underground Reservoirs/Fire Fighting Tanks and other utilities, etc.	6-8	6.	Transportation: Circulation, Loading/ Unloading Area, Parking, Ideal Truck Parking, Goods Vehicle Parking etc.	16-18		Total	100
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11.	Definition for 'Industrial Plot' Use Premise in Table 7.3: Development Control Norms	<i>A premise for industrial activity with non- hazardous, non- polluting performance.</i>																								
12.	Definition for 'Flatted Group Industry' Use Premise in Table 7.3: Development Control Norms	<i>A premise having a group of small industrial units with common services and facilities of non-polluting nature.</i>																								
13.	Notes below Table 7.3	vi) Industrial units/plots abutting roads of 24m ROW and above shall be eligible for conversion to commercial use within the existing development control norms, subject to payment of conversion charges <i>computed on current market value of commercial area and cost of parking as decided</i> by Government from time to time. The activities permissible in <i>Community Centre</i> will be permitted in such plots. In addition, multilevel parking shall be permissible activity. However, this shall not be permitted on																								

		non-conforming/regularized industrial cluster. The above provision shall not affect the Supreme Court orders in any way.
14.	Under the Notes given below Table 7.3, S. No. (vii) added after S. No. (vi)	vii) Industrial plots abutting roads of 24m ROW and above shall be eligible for conversion to Hospitals (up to 100 beds) within the existing development control norms, subject to the conditions (a) the number of beds to be accommodated on a plot shall be worked out @ 100 sqm of gross floor area per bed and (b) payment of conversion charges as prescribed by the Government from time to time. The activities permissible in Hospital (Table 13.20) shall be permitted in such plots. However, this shall not be permitted on non-conforming/regularized industrial cluster. The above provision shall not affect the Supreme Court orders in any manner.
15.	Notes to be added below Table 7.3 after S. No. (vii)	<p>viii) In the redevelopment of industrial plots, 1.5 times of permissible FAR has already been notified in Notification S.O. 683 (E) dated 01.04.2011 regarding Regulations and Guidelines for Existing Planned Industrial Area, therefore, the incentive of 1.5 times of permissible FAR shall be allowed on all permissible uses on industrial plot.</p> <p>ix) Banquet Hall, Restaurant, Recreational Club, Hostel & Old age home, Community and Recreational hall, Nursing Home & Health Centre are permitted as part of modification in layout plan of industrial area where also enhanced FAR 1.5 times of permissible FAR of respective Use shall be allowed.</p> <p>x) As per the Notification S.O. 683 (E) dated 01.04.2011, minimum plot size eligible for redevelopment is given 1000 Sqm. whereas some of the plots are less than 50-100 Sq.mts. from area limit of 1000 Sq.mts. In such redevelopment relaxation in area upto 5% in lower limit of plot size shall be permitted.</p> <p>xi) The development control norms i.e. Ground Coverage, FAR etc. of respective use premises while allowing redevelopment/reconstruction on the individual industrial plots shall be adhered to and there shall be no height restriction. The height shall be as per requirement of AAI/Fire Department. In case of addition, alteration or change of use within permissible category in existing building to achieve permissible FAR, already sanctioned ground coverage shall continue, if parking requirement or sufficient open space around building is made available.</p> <p>xii) In existing Industrial Units / plots with an area of 3000 sq. mtrs. or above abutting road of 24 mtr. ROW and above shall be eligible for Residential use (Group Housing) within development control norms of group housing along with incentive 1.5 times FAR of permissible FAR of Group Housing subject to payment of Conversion charges as prescribed by the Government from time to time for respective use. Required Commercial preferably and PSP activity for residential population, and working space up to 15% of Permissible FAR shall also be allowed. Sub-division of larger Industrial plot or amalgamation of smaller Industrial plots will be allowed in existing areas as well as approved schemes/layouts/building plans on these Industrial Plots. Rain water harvesting preferably with Rain water storage for re-use & STP, Dual piping system use of solar electricity shall be provided to minimize the additional burden on infrastructure services. This provision shall not affect any Court Orders.</p>
16.	7.6.2.1 Norms for Redevelopment of clusters of Industrial Concentration in Non-Conforming Areas	<p>vi) Other stipulations shall include --</p> <p>a) About 10% area is to be reserved for circulation/roads/service lanes.</p> <p>b) About 10% of semi-permeable surface for parking and loading/unloading areas.</p>

LAI D ON TABLE

दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY

ITEM No. 13 / TC / 2020

SUBJECT: Proposal for grant of NOC for CNG/EV charging station on Private Land Khasra No. 10/22 min, village – Singhola, Tehsil – Alipur, District North, Delhi in view of notified regulations dated 08.03.2019

F.3(11)/2009-MP/

Dated: 10/2/2020

1.0 BACKGROUND

- 1.1 Central Government vide S.O. 1244 dated 08.03.2019 notified 'Regulations for setting up of Fuel Stations on Privately owned Lands in National Capital Territory of Delhi'.
- 1.2 In view of above regulations, a request for allowing Fuel Station on Private land on Khasra No. 10/22 min, village – Singhola, Tehsil – Alipur, District North, Delhi was received and processed by Narela Project unit of Planning Department in November, 2019. A separate note with details as per notified regulations has already been forwarded to Director (CL).
- 1.3 Commercial Lands Branch issued Modalities for processing of applications seeking NOC for setting up of Petrol Pump on private land in December 2019.

2.0 EXAMINATION

- 2.1 Proposed site is situated at G.T. Karnal Road on Khasra No. 10/22, having ROW as 100.0 m, situated in Singhola Village after crossing UER-I.
- 2.2 The site u/r is 200 m approx. from the 3-way intersection on G.T. Karnal Road
- 2.3 Following are the requisites as per S.O. 1244 dated 08.03.2019:

Sl. No.	Planning Parameters	Status
1.	Master Plan/ Zonal Plan Road – More than 30m	Proposed road on 100m ROW/ G.T. Karnal Road
2.	Landuse as per MPD-2021/ZDP	PSP & Green Buffer along National Highway
3.	Site Falling on Service Lane	Yes
4.	Plot size as per regulations	Clears the requisites of 30m x 36m
5.	Minimum Distance of 100m from intersection	Yes
6.	Any other fuel station of similar category	-
a)	Not less than 1000m on the same side of the road	No
b)	Not less than 500 m on the other side of the road	No

- 2.4 All the required NOC from concerned departments has already been received by the applicant.

2.5 As per So. 1244 dated 08.03.2019 following points for consideration are as follows:

2.5.1 Clause 2.0 of the regulations provides the following:

"2.0 An area in respect of which there is no approved Layout Plan, the privately owned land pocket shall be governed by the provisions of the Master Plan/Zonal Development Plan. The same shall be appropriately incorporated in the layout plan as and when prepared by the concerned local body / Authority."

2.5.2 At clause 3.0 followings is provided:

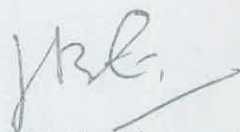
- (iv) The plot size for such Fuel Stations will be as per prevailing Master Plan with a minimum of 30 m x 36 m and maximum of 33 m x 45 m (75m X 40m for CNG mother station as per requirement).*
- v) In case of CNG stations, the minimum size of the plot may vary subject to the NOC and norms / standards as prescribed by the Petroleum and Explosives Safety Organisation (PESO) or any other statutory body defined for the same.*
- vi) In case the plot size is larger than the maximum size prescribed in (iv) above, the development control norms i.e. FAR, Coverage etc. shall be as applicable to the plot size of 33 m x 45 m only. The remaining areas of the plot shall be maintained as open green space."*

3.0 PROPOSAL

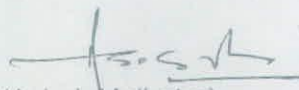
The proposal for allowing the use of privately owned land for setting up of CNG Station and providing NOC, subject to following conditions:

- i. Land if required for the road widening or any other planned development shall be surrendered by the owner/ occupier. The permission does not confer any immunity against acquisition of the land for any planned scheme by Government.
- ii. Necessary clearances from the concerned authorities shall be obtained for execution.

4.0 The proposal as contained in para 3.0 above is placed before the Technical Committee for its consideration and approval.



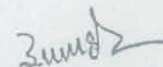
(H. K. Bharti)
Addl. Comm. (Plg.)
Projects
(Narela/Rohini/Dwarka)



(Ashok Malhotra)
Dy. Director (Plg.)
Projects
(Rohini/Narela)



(Pramod Pal)
Asst. Dir. (Plg.)
Narela Project



(Sher Singh)
Plg. Asst.
Narela Project



DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
6th FLOOR, VIKAS MINAR
I.P Estate, New Delhi - 110002
Phone No.23370507

F.1 (2)/2020/MP/ 82

Date: 21.02.2020

MEETING NOTICE

The 2nd Technical Committee meeting of DDA for the year 2020 will be held under the Chairmanship of Vice Chairman, DDA on **Monday, 24.02.2020 at 12.00 P.M.** in the Conference Hall at B-Block, 1st Floor, Vikas Sadan INA, New Delhi 110023.

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

(Rajesh Kr. Jain)
Director (Plg.) MP

To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner (Housing), DDA
4. Pr. Commissioner (LM), DDA
5. Pr. Commissioner (LD), DDA
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17. Dy. Commr. of Police (Traffic) Delhi
18. Land & Development Officer, (L&DO)
19. Director Fire Service, GNCTD

Received Dispatch Section

24-02-2020
10.30 AM

N.O.O.

1. Chief Security Officer, DDA, Vikas Sadan, INA, New Delhi-23.
2. A.E. (Maintenance)-I, Civil, DDA, B- Block, Vikas Sadan, INA, New Delhi-23.
3. A.E. (Maintenance)Electrical, DDA, Vikas Sadan, INA, New Delhi-23.



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A.C.A. to V.C., DDA

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21/02/20

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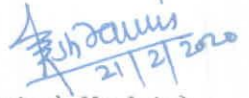
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2nd Technical Committee Meeting to be held on 24.02.2020

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1	07/2020	Confirmation of the minutes of 1 st Technical Committee meeting held on 13.01.2020. F.1 (1)/2020/MP	1 - 4
2.	08/2020	Proposal regarding change of land use of an area measuring (10.17 Acres 48 bighas, 17 biswas (Kh. NO. 1579/474, 475, 465, 467, 468 & 469) at village Baharpur situated along the Maa Anandmai Marg, Kalkaji from "Recreational (City Park District Park, Community Park) to 'Institutional' in planning Zone-F. F.3(64)2003/MP	5 - 18
3.	09/2020	Applicability of Development Control norms on Plot no. 3 and Plot no. 4 of M/s Pasco Motels Pvt. Ltd. and M/s Pasco Hotels Pvt. Ltd. respectively in Layout Plan of Facility Corridor F.C.)-1. F.26(8)/2019-MP	19 - 25
4	10/2020	Provision of additional land of 5.9 Acres to GNCTD for expansion of institute of Liver and Billiary Sciences (ILBS) Hospital, Vasant Kunj. F.20(2)2005/MP	26 - 29
5	11/2020	Proposed modification in MPD-2021, Para 4.2.3.4 of Chapter 4.0 w.r.t. Slum & JJ Clusters redevelopment regulations and Guidelines. F.3(36)1996/Pt.I	30 - 32