



**DELHI DEVELOPMENT AUTHORITY**  
**MASTER PLAN SECTION**  
**6<sup>th</sup> Floor, VikasMinar**  
**I.P. Estate, New Delhi - 110002**

**E. File No. - PLG/MP/0002/2020/F-1/ 235**

**Date: 14.08.2020**

**Subject: Minutes of the 4<sup>th</sup> Technical Committee meeting of DDA for the year 2020 held on 20.07.2020.**

The 4<sup>th</sup> Technical Committee meeting of DDA for the year 2020 was held online through Webex under the Chairmanship of V.C. DDA on Monday, 20.07.2020. 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.

*Manju Paul*  
**Addl. Commissioner(Plg)I**

**To:**

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

**Item No. 19/2020**

**Confirmation of the Minutes of 3rd Technical Committee meetings held on 05.06.2020.  
F1(03)/2020/MP**

It was informed that letter has been received from RLDA in response to Item No. 15/2020. This letter has been examined by the Area Planning Unit Zone D and in response to this letter, CRPF has been asked to co-ordinate with RLDA. Accordingly, the minutes of the meeting be read as follows:

- i. The matter may be resubmitted after conducting traffic impact assessment study for the proposal submitted with enhanced FAR and currently proposed permanent structures.
- ii. The Planning department would put forth the details of cases where change of land use has been done from Recreational 'District Park' to other uses in the past and whether alternate land has been provided in their cases for compensating the loss of green area. Planning would also examine conditions and restrictions with which such permissions were given in the past.
- iii. CRPF will co-ordinate with RLDA to ensure that the proposed development is in harmony with the redevelopment proposed for New Delhi Railway Station.

The minutes were accordingly confirmed.

**Item No. 19A/2020**

**Confirmation of the Minutes of 2nd Technical Committee meetings held on 24.02.2020.  
F1(02)/2020/MP**

The minutes of the 2nd Technical Committee meeting held on 24.02.2020 were discussed in view of the SDMC letter dt. 18.05.2020 and following was clarified:

1. If the land parcel falls in the de-notified area then the Local body will undertake the exercise of superimposing the proposed layout plan on the Revenue Map. In case of DDA land, LM Department of DDA will superimpose the same. Further, in case of individual plot, the land owner will get superimposition done and get it verified from the revenue department.

The minutes were accordingly confirmed.

**General Observations pertaining to Item No. 20/2020, 21/2020, 22/2020 and 23/2020 regarding proposals of Planning permission for Fuel Stations.**

The above Agenda items were presented by Addl. Commissioner (Plg.) in-charge/Director (Plg.) Land Policy and Director (Plg.) Zone J. All the four Agenda items pertain to 'Proposal for Planning permission for CNG/EV Station on Private land.' After deliberations it was discussed that the for examination for granting NOC from planning point of view, should be done in a prescribed format with following provisions:

1. The proposed Fuel station shall conform to specifications and safety norms as per the PESO and the applicant shall obtain clearance/approval from all the concerned authorities as per the applicable norms.

2. The Site Plans should clearly indicate ingress and egress points to the proposed fuel station sites, so that the movement of the vehicles can be ensured without interfering with the thorough movement of the vehicles from the access road.
3. Jt. DCP, Traffic Police observed that before placing fuel station proposals in TC meeting, prior approval may be obtained for site location in future.
4. Conversion charges for the land use have been notified by the DDA under various categories with differential charges. As per the application submitted by the applicant, segregation of space between CNG and EV was not clearly mentioned. The representative of IGL agreed in principle that about 80% of the site would be used for CNG filling stations and 20% of the site for setting up the EV charging stations. The use conversion charges shall be leviable accordingly. The segregation of the space in the ratio of 80:20 for CNG filling stations and EV charging points shall be clearly indicated in the layout plans and demarcated on the site and no deviation shall be permitted. Further, clarity with respect to charges in 80:20 ratio will be worked out by CL, Department DDA.
5. At present, *as per the Policy/MPD 2021, the maximum plot size of 33m x 45 m and only for CNG mother station maximum permitted size of plot is 75mx40m.* The representatives of IGL requested that DDA should allow the setting up of fuel station on large sized plots. IGL was requested to send the request along with the justification for further examination by DDA.
6. For the sites falling in the areas where layout plan of the area has not been prepared for instance in land pooling areas, green belt, etc it was deliberated that such cases will be considered for approval for temporary permission of 5 years or till the layout plan (whichever is earlier). In this regard the applicant and IGL has to submit undertaking to the effect that in case the site doesn't get accommodated in the layout plan, they will shift/close the business from the existing site.
7. In future, applicant seeking permission for fuel stations should submit plots of regular shape and size to the extent possible with clear identification of the prescribed size of the plot. Land required for future widening of the road as per approved/ notified zonal plans has to be kept as green open space with proper ingress and egress to the plot, without hindering the through traffic on the proposed road. No separate median cut shall be allowed for the access to fuel station.
8. In case of sites falling in Land Pooling scheme, the private land owner will give an undertaking that they will participate in Land Pooling scheme for their respective land. In such cases when sector becomes eligible for Pooling, the applicant will have to adhere to the requirement of Land Pooling Policy. If on that account the fuel station becomes un-operational it shall be closed. An undertaking to this effect will be given by the applicant.
9. It was assured by the representatives of IGL that in future no private owner would be allowed to start construction till all the formal approvals and clearances have been obtained for the said plot from all the concerned agencies. If any violation is reported LOI shall be cancelled and any such construction would be considered unauthorized, rendering the site ineligible for setting up the fuel station.

10. The Site/Key Plan of the site with proper dimensions and area to be placed before the Technical committee. The authentication and verification shall be done as per order No. F-3(28)63/MP/Pt./09 dated 07/01/2012.

**Item No. 20/2020**

**Proposal for planning permission for CNG/ EV Charging station on Private Land Khasra no. 17/16, Village Dhansa in view of notified regulations dated 08.03.2019. F.7(5)2020/MP**

Proposal was presented by Additional Commissioner (Plg.) Incharge/ Director (Plg.) Land Policy. During the presentation, the following was clarified by Dir (LP) :

The proposed Site under consideration falls in zone L and under Green Belt Village as per the Master Plan for Delhi (MPD) and Land use is Green Belt.

1. As per the Agenda, Regulations for setting up fuel station were notified by the Central Government vide SO 1244 (dated 08.03.2019). However, the aforementioned Regulations were notified by Delhi Development Authority. The error in the Agenda needs to be rectified.
2. As per the notified Regulations, minimum road width existing / proposed road width is 30 m. Whereas existing width of the metalled road in front of the Site is 15m only. As per the notified Zonal Development Plan (ZDP), proposed Right of Way (RoW) is 45m.
3. The area of the plot though conforms to the minimum prescribed norm, it is irregular and polygonal in shape. The representative of IGL clarified that the size of the plot has already got the PESO approval for the Site. The excess area will be used as idle parking/ maintained as green.
4. The proposal was approved with the following conditions:
  - a) A clear site/key Plan with proper dimensions will be prepared and authenticated by concerned area planning units.
  - b) The general provisions regarding planning permissions for fuel stations as decided above shall be adhered to

**Item No. 21/2020**

**Proposal for planning permission for CNG/ EV Charging station on Private Land Khasra no. 47/16, Village Paprawat in view of notified regulations dated 08.03.2019. F.7(1)2020-MP**

Proposal was presented by Additional Commissioner (Plg.) Incharge/ Director (Plg.) Land Policy. During the presentation, the following was clarified by Dir (LP) :

1. The Site under reference falls under Land Pooling in Zone L and proposed land use is Residential.

2. As per the Agenda, Regulations for setting up fuel station were notified by the Central Government vide SO 1244 (dated 08.03.2019). However, the aforementioned Regulations were notified by Delhi Development Authority. The error in the Agenda needs to be rectified.
3. As per the notified Regulations, minimum road width existing / proposed road width as 30 m. The existing width of the road is 26m only. As per the notified Zonal Development Plan (ZDP), proposed Right of Way (RoW) road under reference is 45m.
4. Since there is no pegging or boundary demarcated on the Site and as per the application submitted, the shape is polygonal and IGL / applicant was advised to maintain the proper regular size and shape. The representative of IGL clarified that the size of the plot has already got the PESO approval for the Site.
5. The agenda item was approved with the following conditions:
  - a) Since the Site is falling as part of existing farmhouse/ open banquet, it is suggested that the segregation between the proposed fuel station and open banquet space should be clearly demarcated on a layout. Safety precautions need to be followed while using both the facilities together. Necessary Clearance to this effect shall be obtained by the applicants.
  - b) Since the Site under reference falls under the Land Pooling Zone, temporary permission for setting up of CNG/EV shall be for five years or till layout plan of the Sector is prepared, whichever is earlier approved.
  - c) Site Plan should be clear with proper dimensions and will be authenticated by concerned area planning units.
  - d) The general provisions regarding planning permissions for fuel stations as decided shall be adhered to

**Item No. 22/2020**

**Proposal for planning permission for CNG/ EV Charging station on Private Land Khasra no. 105//21/2, Village Jharoda Kalan in view of notified regulations dated 08.03.2019.**

**F.7(4)2020-MP**

Proposal was presented by Additional Commissioner (Plg.) Incharge/ Director (Plg.) Land Policy. During the presentation, the following was clarified by Dir (LP) :

1. The proposed Site under consideration falls in zone L and under Green Belt Village as per the Master Plan for Delhi (MPD) and Land use is Green Belt.
2. As per the Agenda, Regulations for setting up fuel station were notified by the Central Government vide SO 1244 (dated 08.03.2019). However, the aforementioned Regulations were notified by Delhi Development Authority. The error in the Agenda needs to be rectified.
3. As per the notified Regulations, minimum road width existing / proposed road width as 30 m. The existing width of the metalled road is 15m only. As per the notified Zonal

Development Plan (ZDP), proposed Right of Way (RoW) is 30m. Applicant has to leave the required space for proposed widening of the road. IGL assured to submit the layout plan indicating land required for future widening to be kept as open space with proper ingress and egress of the plot, without hindering the through traffic on the proposed road.

4. As per the notified Regulation, minimum plot size is 30m x 36m and maximum plot size is 33m x 45m (rectangular shape). It is observed that the total area of the plot for the proposed fuel station (759 sqm) is less than the minimum size specified in the Master Plan/ notified Regulations and required land for road width to be left was not clearly marked. However, the representative of IGL clarified that the size of the plot has already got the PESO approval for the Site.

The Technical Committee observed that the minimum size specified in the Master Plan/ notified Regulations has not been maintained. However, PESO has given approval for the Site under reference.

After detail deliberation the agenda was deferred and the Technical Committee directed IGL/ applicant to explore the possibility of bringing the minimum size as per the stated standards and resubmit the application for further consideration by DDA.

#### **Item No. 23/2020**

**Proposal for grant of NOC for CNG / EV charging station on Private Land at Khasra No. 305/2(25- 16), Khata No. 110, Village Bhati, Main Road More, Tehsil M. B Road, Saket, South Delhi in view of notified regulations dated 08.03.2019. F.7(7)2020-MP**

Proposal was presented by Director (Plg.) Zone J. During the presentation, following points were clarified by Dir (plg), Zone J :

1. The proposed Site under consideration falls in Planning Zone J and under Residential Land Use (Portion of the plot leaving road RoW only considered)
2. As per the Agenda, Regulations for setting up fuel station were notified by the Central Government vide SO 1244 (dated 08.03.2019). However, the aforementioned Regulations were notified by Delhi Development Authority. The error in the Agenda needs to be rectified.
3. IGL representative clarified that no CNG pump is existing in close vicinity of the site and the same needs to be verified by IGL and Area Planning Unit
4. After deliberation the proposal was approved with the following conditions:
  - a) As per the notified Regulation the maximum plot size is 33m x 45m (rectangular shape). It is observed that the total area of the plot for the proposed fuel station is more than the maximum size specified in the Master Plan/ notified Regulations. The plot area in excess of maximum permissible plot size i.e. 33m x 45m, shall be maintained as open green space/ idle parking.
  - b) The area for road widening to be left out as per approved ZDP



- c) Site Plan should be clear with proper dimensions and will be authenticated by concerned area planning units.
5. NOC to be obtained from Traffic Police
6. The general provision regarding permission for fuel stations as decided shall be adhered to.

**Item No. 24/2020**

**Regarding clarification of the applicability of cutoff date and ground coverage relates to LSC / Shop-cum-Residence Plots / Shop Plots - Notification dated 21/06/2018 & 02/07/2019.**

**F.3(10)2014-MP**

**A. Chief Town Planner, SDMC presented the following:**

- i) There is a need for clarification in respect of the applicability of the cut-off date of 21.06.2018 to facilitate the regularization of LSC / Shop cum Residence / Shop plots, the size of which normally varies from 100 sqm. to 250 sqm.
- ii) The need for clarification has arisen due to the fact that the above notification is silent on the issue of Ground Coverage which is mostly 100% in all the premises i.e. LSC / Shop cum residence / Shop Plots due for regularization.
- iii) SDMC also mentioned that the design of these was governed by the standard Plans / Façade Control Plan with front corridor / covered verandah for public circulation. Due to this provisioning in the design, the plots have been traditionally allowed 100% ground coverage as the common passage / covered verandah / Public verandah which are the terms used in the respective standard plan / façade control plans are counted in the Ground Coverage & FAR of the Plot.
- iv) It was further clarified that detailed guidelines for these facade control plans have been issued on 19.03.2019 after undertaking certain amendments by the Standing Committee of SDMC and its Corporation Committee. As per these guidelines *"Front Corridors / Covered Verandah for public circulation shall be strictly maintained as was applicable in earlier standard plan / façade control drawing"*.
- v) It was reiterated that the common passage / covered verandah / public verandah is counted in the ground coverage and FAR of the plot and by allowing this, the ground coverage achieved in the plots falling under this category is coming to 100%.

**B. The agenda item was discussed and the following was decided:**

- i) It was observed that Para 5.6.3 of the Chapter 5.0, MPD-2021 provides that Shop-cum-residence complexes (Shop-cum-residence plots / shop plots) later designated as CC/LSC/CSC (as already earmarked / shown in the respective Zonal Development Plans / Sub-Zonal Plans or to be declared / notified by ULBs / GNCTD) shall be allowed to continue with the activities permissible in the LSC with specific conditions.

- ii) The conditions pertaining to the Development Control Norms applicable to such Shop-cum-residence complexes as per Para 5.6.3 (a) are reiterated as below:

*"FAR of such plot shall be as prescribed for respective size of the residential plotted development or lease deed / conveyance deed / sale deed / allotment conditions, whichever is more. However, in case total FAR in the existing building is exceeding the permissible FAR on the plots of size above 100 sq.m and upto 250 sq.m., such excess FAR (upto max. 350 FAR) shall be permitted subject to payment of penalty charges as prescribed with the approval of Government."*

- iii) The above referred clause / notification when read in totality provides for adhering to the FAR of the residential plot as per their respective size or Lease Deed / Conveyance deed, sale deed / allotment conditions. The standard plans with public / covered verandahs plans in front of the shops are part of allotment conditions and is integral part of the scheme. These corridors shall be maintained encumbrance free on the ground to ensure free movement of public.
- iv) The clause 5.6.2 refers to redevelopment of LCS/CSC as comprehensive scheme and in such cases provision of Table 4.4.3 are attracted.
- v) Clause 5.6.3 is a distinct provision in itself which clearly defines the norms applicable for shop cum residence complexes and states that CC/CSC/LSC shall be allowed to continue with the permissible activities with specific conditions and has no mention of ground coverage. Thus it is clear that, CC/CSC/LSC existing as on date of notification i.e. 21.06.2018 shall be allowed to continue with the activities permissible in CC/CSC/LSC.

#### **Item No. 25/2020**

#### **Permission for construction of 5 Level Stack Parking in setback area of proposed plot of Unique Identification Authority of India (UIDAI) for Residential Complex at pocket-3, DDU Marg, New Delhi. F.20(11)2012-**

The proposal was presented by the officers of UIDAI. After detailed deliberations, the Technical Committee deferred the agenda for the next meeting after due recommendation of the design proposal addressing the following issues:

- i. Explore multifacious design options of providing basement parking/ stilt parking on two to three floors as the area does not have any height restrictions.
- ii. Accommodating Stack parking as an extension of the residential building blocks rather than as standalone Parking (2 nos.) in the setback area.





## **ANNEXURE-I**

### **List of participants of 4th meeting for the year 2020 of Technical Committee on 20.07.2020**

#### **DELHI DEVELOPMENT AUTHORITY**

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner(Housing)
4. Pr. Commissioner(LD& LM)
5. Commissioner(Plg)
6. Addl. Commissioner (Plg.) - I
7. Addl. Commissioner (Plg.) - III
8. Addl. Chief Architect—II
9. Addl. Commissioner(Landscape)
10. Director (Plg) (Rohini &Narela)
11. Director (Plg) UC,Zone-J& Part-G
12. Director (Plg)E&O

#### **OTHER ORGANIZATIONS**

1. Chief Architect, CPWD
2. Sr. Architect(HQ), CPWD
3. Dy. Town Planner, EDMC
4. Dy. Architect, CPWD
5. Divisional Officer, Delhi Fire Service
6. Associate, TCPO
7. Asstt. Engineer(L&DO)

