



F.1 (11) 2014/MP/321

Date: 11.09.2014

Sub: Minutes of the 11th Technical Committee held on 02-09-2014

Item No. 48/2014

Confirmation of Minutes

The Minutes of the 10th Technical Committee meeting held on 12.08.2014 were circulated to all the members. Director (Plg.) E & O had pointed out typographic error mentioned as MPD-2021 needs to be replaced as MPD-2001. Accordingly the minutes for item no. 46/2014 has been corrected which are as under:

The proposal was presented by Director (Plg) E&O. It was explained that the land under possession of CRPF was forming part of Zone P, as per **MPD – 2001**. In MPD-2021 the Zonal boundaries has been realigned and this area become part of Zone 'O'. In the notified Zonal Development Plan for Zone 'O' (as per MPD- 2021) the land use of this pocket is Public and Semi-public facility (Police Station/ Police Lines/ Facility Centre). In view of the requirement of the paramilitary forces for the National capital, CRPF may be given permission to develop the land as per the provisions of **development control norms and MPD-2021**.

After detailed deliberation Technical Committee recommended that DDA shall approach National Green Tribunal for relief/ permission to CRPF for taking up construction of CRPF bldg. as per the provisions of MPD-2021 and development control norms.

The Minutes of the 10th Technical Committee meeting held on 12.08.2014 were confirmed.

Item No. 49/2014

Proposed change of land use of an area measuring 18452.0 sqm from 'Recreational (District Park)' to 'Transportation (Metro Station)', at Netaji Subhash Place, Pitampura, Zone - H. F20(08)/2012/MP

The proposal was presented by Director (Plg.) Zone F & H. After detailed deliberations Technical Committee recommended the proposal of change of land use of an area measuring 18452.0 sqm from 'Recreational (District Park)' to 'Transportation (Metro Station)', at Netaji Subhash Place, Pitampura, Zone – H for further processing under Section 11A of DD Act, 1957.

Action: Director (Plg.) Zone F&H

Item No. 50/2014

Proposed change of land use of an area measuring 1015 sqm (0.1015 Ha) from 'Residential' to 'Public & Semi Public Facilities', located in Pocket-III, Rouse Avenue, DDU Marg, New Delhi, falling in Zone - D.

F20 (22)/2014/MP

The proposal was presented by Director (Plg.) Zone D. After detailed deliberations Technical Committee recommended the proposal of change of land use of an area measuring 1015 sqm (0.1015 Ha) from 'Residential' to 'Public & Semi Public Facilities', located in Pocket-III, Rouse Avenue, DDU Marg, New Delhi, falling in Zone - D for further processing under Section 11A of DD Act, 1957.

Action: Director (Plg.), Zone D

Item No. 51/2014

Regarding Development Control Norms of Shops-Cum-Residential Plots designated as Local Shopping Centre in MPD- 2001 / 2021.

F3 (10)/2014/MP

The proposal was presented by Chief Town Planner, SDMC where it was explained that the properties exist on the Commercial/ Mixed Landuse streets are given development control norms of Residential Plots whereas the Shop cum Residential plots are getting the norms of Local Shopping Centre. It was observed that in various court cases the residents have objected to the ongoing commercial activities within the several residential areas of Delhi, where there is an acute shortage of parking. The representative of Delhi Traffic Police opined that giving enhanced FAR to this category will further create chaos in these areas from Traffic/ Circulation point of view. Considering the observations Technical Committee decided to discuss this matter separately by the Senior Officers of DDA with MCD. The item was deferred.

**Action: Chief Town Planner, SDMC
Director (Plg.) MP**

Item No. 52/2014

Request for change of land use of "Relocation Scheme of Tyre Market, Rani Jhansi Road, Gaushala Marg" located at Sanjay Gandhi Transport Nagar, Ph. I affected due to widening of Kishan Ganj RUB.

F3 (14)/2008/MP

The proposal was presented by Chief Town Planner, SDMC where it was explained that the Tyre shop owners at Rani Jhansi Road have been relocated adjacent to Sanjay Gandhi Transport Nagar, Due to widening of Kishan Ganj RUB. The scheme has been already implemented on land hold by North DMC, the Technical Committee observed that such changes / reduction of green areas can be examine as part of Local Area Plan as and when prepared by North DMC. The item was deferred.

**Action: Chief Town Planner, SDMC
Director (Plg.) MP**

Item No. 53/2014

Redevelopment Plan of Parda Bagh-Change of land use

F3 (2)/2006/MP/Vol.I

The proposal was presented by Chief Town Planner, SDMC. After detailed deliberations, Technical Committee agreed for the proposal of the Redevelopment Plan of Parda Bagh subject to that the separate Change of Landuse cases will be put up wherein the ownership of land will be clearly mentioned for further processing under Section 11A of DD Act, 1957.

**Action: Chief Town Planner, SDMC
Director (Plg.) Zone A & B**

Item No. 54/2014

Preparation of Redevelopment Plan / Scheme for special area in MPD-2021

F3 (2)/2006/MP/Pt.I.

The proposal was presented by Chief Town Planner, SDMC and their consultant. The salient points of the proposal, provisions of Master Plan of Delhi/ Zonal Development Plan for Special Area and various amendments required were explained.

After Detailed deliberations the Technical Committee, in principal approved the Redevelopment Plan for Special Area with the following conditions:

1. In order to avoid any legal complications, the Redevelopment Plan for Special Area to be placed in Public Domain should display following-
"In case of any discrepancy in land use, Road Right of Way etc. of Redevelopment Plan for Special Area, the land use / Road Right of Way indicated in MPD / ZDP will prevail".
2. Individual cases of change of Landuse will be examined and shall be placed before Technical Committee in following categories:
 - i. Where processing under Section 11 A of DD Act, 1957 is required by issue of Public Notice for inviting objections / suggestions.
 - ii. Where the landuses are permitted as part of approval of Layout Plan or as a special permission from the Authority in Sub/ Clause 8(2)- Permission of use premises in Use Zones of MPD-2021.

In view of letter from MoUD, GOI dated 08.03.2010 (while approving the Zonal Plans) the ownership of land / status may also be included the agenda.

**Action: Chief Town Planner, SDMC
Director (Plg.) Zone A & B
Convener, INTACH, (Delhi Chapter)**

Inscription of Delhi as World Heritage City- Prof. A.G.K. Menon from INTACH, on behalf of GNCTD informed that the Imperial City of Shahjahanabad is being considered for the World Heritage Zone by UNESCO and suggested that the Shahajahababed may be separated from Special Area Plan and dealt separately with Special Development Control Norms. The members of the Technical Committee observed that-

1. MPD has recognized the importance of Walled City and has proposed separate policies and two separate Zonal Development Plans for Zone- A- Walled City and other than Walled City area.
2. The Concerned local body has separate policy for sanction of Building Plans. However, North DMC can bring proposal for modification in Building Bye Laws before the Committee constituted for its revision.

Action: Chief Town Planner, SDMC / North DMC

Item No. 55/2014

Proposed change of land use of an area 17.0 Ha from 'Agricultural /Green Belt & Water body to 'Recreational (District Park) in respect of Sunder Nursery near Humayun's Tomb, in Zone -D New Delhi.

F20 (23)/2014/MP

The proposal was presented by Director (Plg.) Zone D. After detailed deliberations Technical Committee recommended the proposal of change of land use of an area 17.0 Ha from 'Agricultural /Green Belt & Water body to 'Recreational (District Park) in respect of Sunder Nursery near Humayun's Tomb, in Zone -D New Delhi for further processing under Section 11A of DD Act, 1957.

Action: Director (Plg) Zone D

Item No. 56/2014

Relaxation of setbacks from preceding to preceding category of the Residential Plot - Plotted Housing

F3 (19)/2014/MP

The proposal was presented by Director (Plg.) MP. After detailed deliberations it was decided that the Master Plan provisions be retained and any relaxation regarding setback shall be considered by the Technical Committee on case to case basis as per MPD-2021.

Action: Director (Plg) MP

Item No. 57/2014

Proposed modification in MPD- 2021 about School Plot area and parking norms

F9 (11)/1999/MP

The proposal was presented by Director (Plg.) MP. After detailed deliberations the Technical Committee decided that the Space Standards for all categories of schools as proposed by Education Department, GNCTD shall be the minimum size for the school plot. The other Development Control Norms shall remain same as given in MPD-2021, whereas the parking standards in case of Governmental schools shall be at the rate of 1 ECS/ 100 sqm of the area. The matter will be processed for suitable modification in MPD-2021 under section 11 A of DD Act, 1957.

**Action: Director (Plg) MP
Director, Education, GNCTD**

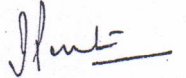
Item No. 58/2014

**Proposed Change of Landuse from "Recreational" to "Public Semi Public"(Public & Semi Public Facilities) of land area of Pkt. -A measuring 1124.42 sqm and Pkt.-B measuring 11154.077sqm on Yamuna Bank, Near ISBT, Bela Road, New Delhi.
F20 (25)2014/MP**

The proposal was presented by Director (Plg.) Zone E&O. After detailed deliberations Technical Committee recommended the proposal of change Landuse from "Recreational" to "Public Semi Public"(Public & Semi Public Facilities) of land area of Pkt. -A measuring 1124.42 sqm and Pkt.-B measuring 11154.077sqm on Yamuna Bank, Near ISBT, Bela Road, New Delhi for further processing under Section 11A of DD Act, 1957, subject to conditions that the clearance/ NOC from Yamuna Standing Committee & National Green Tribunal (NGT) shall be taken by the Revenue Department, GNCTD.

Action: Director (Plg) Zone E&O

The meeting ended with vote of thanks to the Chair.



(I.P. PARATE)

Director (Plg.) MPR & Technical Committee

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)

List of participants of 11th meeting for the year 2014 of Technical Committee on 02.09.2014

DELHI DEVELOPMENT AUTHORITY

S/Sh./Ms.

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. T. Stinidhi, Pr. Commissioner (Plg), DDA
4. P.M. Parate, Commissioner (Plg), DDA
5. S.N. Gupta, Commissioner (LM & IL), DDA
6. R.K. Jain, Addl. Commissioner (Plg) UE, MP&LP, DDA
7. S.P. Pathak, Addl. Commissioner (Plg) AP&MPR, DDA
8. Partha Dhar, Addl. Commissioner (Plg) DDA
9. I.P. Parate, Director (MPR)TC, DDA
10. S.B. Khodankr, Director (Plg)MP, DDA
11. P.K. Uttarwar, Director (Plg) Dwarka, DDA
12. S. Das, Director (Plg) Zone – D, DDA
13. A.K. Manna Director (Plg), DDA
14. T.K. Mondal, Director (Plg) AP-I, DDA
15. Manju Paul, Director (Plg) VC, Sectt
16. H.K. Bharti, Director (Plg) F & H, DDA
17. Rita Grover, Dy. Director (Plg) C & G, DDA
18. Shashi Dureja, Dy. Director (Plg) A & B, DDA
19. Uttam Prakash Gupta, Dy. Director (Plg) MP-I, DDA
20. Prem Bharti, Asstt. Director (Plg) Zone A&B, DDA
21. Sashi Wala Asstt. Director (Plg) Zone –D, DDA
22. Sanjay Kujur, (Plg) Asstt., DDA
23. Amit Kumar Plg. Asstt. Zone – D, DDA

OTHER ORGANIZATION

S/Sh./Ms.

1. Samsheer Singh, Chief Town Planner, Town Planning department, SDMC
2. P. Dinesh, Sr. Town Planner North MCD (NDMC)
3. Tahir Hussain, OSD Estate (Education Deptt.)
4. Binay Bhushan, Add. Director (Education Deptt.)
5. Manoj Jain, Dy. Secretary (Tourism)
6. A.G.K INTACH, Deptt. of Tourism
7. Ravinder Soni , ACP/Traffic, Delhi Police,
8. M.P. Sharma, AE/ L&DO