



दिल्ली विकास प्राधिकरण
मुख्य योजना विभाग
छंठी मंजिल, विकास मीनार
आई. पी. एस्टेट, नई दिल्ली - ११०००२
फ. नो. : 011-23370507

इ-फाइल संख्या.: PLG/MP/0002/2026/F-1/17

दिनांक: 13.02.2026

कंप्यूटर संख्या.: 107508

बैठक का कार्य-वृत्त

विषय: Minutes of the 2nd Technical Committee Meeting of DDA for the year 2026 held on 12.02.2026

The 2nd Technical Committee Meeting of DDA for the year 2026 was held on 12.02.2026 (Thursday) at 05:30 P.M. under the Chairmanship of Vice Chairman, DDA in the Conference Hall at B-Block, 1st Floor, Vikas Sadan, I.N.A., New Delhi - 110023. 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.

बिश्वा शर्मा
13/02/2026
निदेशक (यो.) एम.पी.एम.आर.-II

To:

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

Special Invitees:

Additional Chief Architect, V.C. Office, DDA

Item No. 07/2026

Confirmation of the Minutes of 1st Technical Committee meeting for the year 2026 held on 23.01.2026

PLG/MP/0001/2026/F-1

Since no observations/ comments were received, the minutes of the 1st Technical Committee for the year 2026 dated 23.01.2026 were confirmed as circulated.

Item No. 08/2026

Proposal and request from the Principal, Shri Ram College of Commerce, Delhi University, North Campus, Delhi-07 for relaxation of development control norms of 'General College' instead of 'Old College' as per MPD-2021.

PLG/MP/0001/2025/F-3/

The agenda was presented by Senior Town planner, MCD. The Agenda item was approved for granting the development control norms of General College to Shri Ram College of Commerce, Delhi University in view of recommendations of MCD i.e. plan sanctioning authority. The plan sanctioning body shall ensure that the proposed development shall take cognizance of any heritage structures existing on site and all necessary approval from the concerned authorities.

Item No. 09/2026

Regarding provision of Development Control Norms under Clause 8(3) of MPD 2021 for development of 'Multi Sports Integrated Stadium and Sports Complex' in Sector G-3, G-4, Narela.

PLG/NP/0002/2025/CLU

The agenda item was presented by the Director (Planning), Narela Project. After detailed deliberations, the proposal was approved for further placing before the Authority for seeking its approval under clause 8(3) 'Regulations for Building Controls within Use Premises' of MPD-2021.

In addition to the above, it was also discussed that clarity needs to be brought in respect of the profile of the site and the area of 75 acres has to be calculated keeping in view that DSIIDC has already agreed to hand over the land with them to DDA. The matter may be pursued with DSIIDC for a formal response on this and Land Management department may be requested to expedite acquisition of a small parcel of approx. 1.5 acres under private ownership for which no objections or suggestions were received during Public Notice. Once the response from DSIIDC is received and since the project is coming totally on government owned land (except ~1.5 acres), the clarity in site boundaries may be brought in this stage itself and accordingly the exact profile of the site be communicated to MoHUA for incorporation and issuance of final notification.

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

sb



DELHI DEVELOPMENT AUTHORITY
Master Plan Section, 6th Floor, Vikas Minar
ITO, IP Estate, New Delhi

इ-फाइल : PLG/MP/0002/2026/F-1/

दिनांक: 12.02.2026

Subject: 2nd Technical Committee Meeting of DDA for the year 2026

Date: 12.02.2026 (Thursday)

Time: 05:30 P.M.

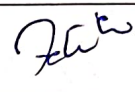

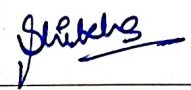
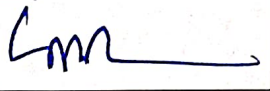
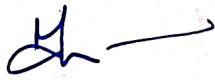

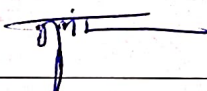

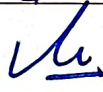

ATTENDANCE SHEET

SL. NO.	NAME / DESIGNATION	TEL. NO. / E-MAIL	SIGNATURE
1.	Vice Chairman, DDA		In Chair
2.	Sapna Selgal (Architect SRCC)	9250387805	
3.	Anand Kr Sharma, Sr. Town Planner	9717786526	
4.	M.K. Chattopadhyay Dy. CEO	9911303380	
5.	Rajinder Ahnol, S.O.	9818481075	
6.	Jatin Lamba Admin. officer, SRCC, DU	9911176544	
7.	Manjit Paul, Com. Cell	9810687769	
8.	H.K. Bhatti, Addl. Commr. CPLG	9818368429	
9.	Harleen Behl	9891442558	
10.	Manish Verma/AC-III	9818726121	
11.	SUDHIR KR. KAIN ADDL. COMM. (PLG)	9680779399	
12.	Alexandros Dir (CP) Narela	9999989999	
13.	AKA APYA Dir (CP) Zone C & G	9991158596	

Subject: 2nd Technical Committee Meeting of DDA for the year 2026

Date: 12.02.2026 (Thursday)

Time: 05:30 P.M.

SL. NO.	NAME / DESIGNATION	TEL. NO. / E-MAIL	SIGNATURE
14.	Aditi Singh Planning Assistant / Zone-C	9643837653 aditi.sin964@dda.gov.in	
15.	SK KHARE, EM/DDA		
16.	SHIKHA BHARGAVA.	7838382048	
17.	Chitranjan Dash PCH	8800227122	
18.	Dr Mannan Akhtar.		
19.	Nakul Kr. Nayak Dy. Dir (Plg.) CO4.	9550225775	
20.	Mayank M, Dy. Dir (Plg) NP	7275934577	
21.	N.R. Asavind ACCB/IV		
22.	Praveenkumar ACP/HQ/ Tretic	9312134838	
23.	Mausha Gupta, ACA, DDA	9811008901	
24.			
25.			
26.			
27.			
28.			
29.			
30.			
31.			

दिल्ली विकास प्राधिकरण
मुख्या योजना विभाग
छंठी मंजिल, विकास मीनार
आई. पी. एस्टेट, नई दिल्ली - ११०००२
फ. नो. : 23370507

इ-फाइल संख्या.: PLG/MP/0002/2026/F-1/15
कंप्यूटर संख्या.: 107508

दिनांक: 11.02.2026

बैठक सूचना

The 2nd Technical Committee Meeting of DDA for the year 2026 is scheduled to be held on **12.02.2026 (Thursday) at 03:00 P.M.** under the Chairmanship of Vice Chairman, DDA in the Conference Hall at 5th Floor, Vikas Minar, ITO, IP Estate, New Delhi-110002.

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

शिशु भार्गव
11/02/2026
निदेशक (योजना),
एम.पी.एम.आर - II

To:

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

Special Invitees:

1. Additional Chief Architect, V.C. Office, DDA

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2nd Technical Committee Meeting of DDA for the year 2026

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2.	08/2026	Proposal and request from the Principal, Shri Ram College of Commerce, Delhi University, North Campus, Delhi-07 for relaxation of development control norms of 'General College' instead of 'Old College' as per MPD-2021. PLG/MP/0001/2025/F-3/-AD(PLG-ZONE C)AP-III; Comp. No.- 89586	4-15
3.	09/2026	Regarding provision of Development Control Norms under Clause 8(3) of MPD 2021 for development of 'Multi Sports Integrated Stadium and Sports Complex' in Sector G-3, G-4, Narela. PLG/NP/0002/2025/CLU; Comp. No.-102250	16-146



दिल्ली विकास प्राधिकरण
मुख्य योजना विभाग
छठी मंजिल, विकास मीनार
आई. पी. एस्टेट, नई दिल्ली - ११०००२
फ. नो. : 011-23370507

इ-फाइल संख्या.: PLG/MP/0001/2026/F-1/08

दिनांक: 02.02.2026

कंप्यूटर संख्या.: 106426

बैठक का कार्य-वृत्त

विषय: Minutes of the 1st Technical Committee Meeting of DDA for the year 2026 held on 23.01.2026

The 1st Technical Committee Meeting of DDA for the year 2026 was held on 23.01.2026 (Friday) under the Chairmanship of Vice Chairman, DDA in the Conference Hall at B-Block, 1st Floor, Vikas Sadan, I.N.A., New Delhi - 110023. 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.

शिरा भागवत
02/02/2026
निदेशक (यो.) एम.पी.एम.आर.-II

To:

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

Special Invitees:

Additional Chief Architect, V.C. Office, DDA

Item No. 01/2026

**Confirmation of the Minutes of 3rd Technical Committee meeting for the year 2025 held on 12.12.2025
PLG/MP/0003/2025/F-1**

Since no observations/ comments were received, the minutes of the 3rd Technical Committee for the year 2025 dated 12.12.2025 were confirmed as circulated.

Item No. 02/2026

**Planning permission for Construction of Police Station on the Gram Sabha Land bearing Khasra no. 5/20 (4-16) and 6/16 (4-16) in Village Libaspur, Delhi in Zone P-II.
PLG/MP/0416/2022/F-3**

The agenda was presented by Director (Plg.) Land Pooling. After detailed deliberation, the agenda item was approved subject to the following:

- i. NOC from Fire Deptt. may not be insisted.
- ii. Adequate provisioning of land to be left for widening of existing road into 12m wide road (on 2 sides of plot u/r) as per the Draft Road Network Plan (RNP) prepared as part of Regeneration Scheme for Unauthorized Colony "Sarup Nagar Block, W, X, Y, Z, Ext. Part-2".
- iii. The case shall be placed before the Authority as a case of "Special permission from the Authority under Sub/Clause 8(2) of MPD-2021" for the permission of 'Police Station' as a use premise in 'Residential' land use.

Item No. 03/2026

**Planning permission for Fuel Station on private land bearing Khasra No. 2//32/2 and 2//32/3 on Kanjhawala-Rohini Road, Village Mohammadpur Majri, Delhi
PLG/LP/0005/2025/N/FSTN**

The agenda was presented by Director (Plg.) Land Pooling. After detailed deliberation, the agenda item was approved subject to the General Observations approved in the Technical Committee Meeting dated 12.12.2025.

Item No. 04/2026

**Proposed change of land use of an area measuring 752.51 sq.m (900 sq.yds.) from 'Public and Semi-Public (PS-1)' to 'Recreational (Community Park/ Park/Multipurpose/ GR)' for compensatory green in lieu of the land parcel at Pocket-B, IFC, Gazipur, being proposed for Pig shelter- CONT. CAS (C) 136/2017 & CM APPL. 6064/2017 in the matter of Uttar Pradesh Bihar Nagrik Parishad Vs Manmohan & Anr.
PLG/MP/0001/2024/F-3**

The agenda was presented by Director (Plg.) Zone E&O. The proposal for Change of Land Use, as contained in the agenda item, was approved and recommended for further processing under Section 11A of the DD Act, 1957.

Sh

Item No. 05/2026

**Planning permission for Fuel Station at Khasra No.-467, Village Burari, Delhi.
PLG/LP/0002/2025/P-II/FS-0**

The agenda was presented by Director (Plg.) Land Pooling. After detailed deliberation, the agenda item was approved subject to the General Observations approved in the Technical Committee Meeting dated 12.12.2025.

Item No. 06/2026

**Planning permission for grant of NOC for setting up CNG cum Petrol & Diesel Retail outlet on Private Land at Khasra No. 15/24/2 & 26/4 situated at village Mandoli, North East Delhi (falling in Planning, Zone-E), in view of notified Regulations dated 08.03.2019.
PLG/MP/0002/2025/F-7**

The agenda was presented by Director (Plg.) Zone-E&O. The proposal was placed before the Technical Committee for rejection as the Fuel Station plot does not fulfil the required norms. After detailed deliberation, the agenda item was considered for rejection.

sb



Item No.-08/2026

कार्यालय निदेशक (योजना)
योजना क्षेत्र सी एवं जी -
चौथी मंजिल, विकास मिनार, आईएस्टेट.पी., नई दिल्ली 110002-
दूरभाष: 233-01170239

सं: PLG/M.P.D.C./2025/F.3/-AD(PLG-ZONE C)AP-III/250

दिनांक : 11.02.2026

विषय: Proposal and request from the Principal, Shri Ram College of Commerce, Delhi University, North Campus, Delhi-07 for relaxation of development control norms of 'General College' instead of 'Old College' as per MPD-2021.

संदर्भ: TP/G/MCD/2026/1794 dated 11.02.2026

Chief Town Planner, MCD vide above mentioned letter dated 11.02.2025 has forwarded the agenda for the Technical Committee meeting regarding "Shri Ram College of Commerce, Delhi University, North Campus, Delhi-07 for relaxation of development control norms of 'General College' instead of 'Old College' as per MPD-2021" in compliance of order dated 18.12.2025 of Hon'ble High Court in the matter WP(C) 5943/2024.

- As per MPD-2021, Old College norms are as below:

College		
1. In case of old colleges plot will be divided as follows:		
Area per college : 4.0 ha		
a. College Building area	1.8 ha	45%
b. Playfield area	1.8ha	45%
c. Residential including hostel area	0.4 ha	10%

And for general college norms are as follows:

Category	Maximum			Other Controls
	Ground Coverage	FAR	Height	
General College	35%	225	37 m	1. Upto 30% of max. permissible FAR can be used for hostel accommodation for the students.] 2. Parking standard @ 1.33 ECS / 100 sq m of floor area. The areas earmarked for parking if misused liable to be municipalized / taken over by the authority. 3. Other controls related to basements etc. are given in the Development Code chapter.

- As per MPD-2021 and Zonal Development Plan of Planning Zone C (prepared under MPD-2021), the land use of plot of Shri Ram College of Commerce, University of Delhi is 'Public and Semi Public Facilities'. There is no Layout Plan for the area u/r dealt by the Area Planning unit/Zone-C.
- A site inspection was conducted on 11.02.2026 which was attended by officers of Planning Department, DDA, and representative of Shri Ram College.
- Since the college lease deed was executed in 1952 without division/apportionment for 'Academic' and 'Residential', and also as per ground realities apportionment as per current norms of MPD-2021 given under s. no. 5 of table 13.6 for old college is not feasible. The College does not have any further FAR available for increasing capacity of its Girls' Hostel which is extremely urgent given the large student population from outside Delhi.
- Therefore, the above proposal, as forwarded by MCD, the request of Shri Ram College of Commerce for allowing the development control norms applicable for 'General College' stipulated under S. No. 2 of table 13.6 of MPD-2021 instead of 'Old College' norms (S. No. 5 of table 13.6 of MPD-2021) may be placed before the Technical Committee for consideration.

संलग्न: उपरोक्त अनुसार

अलका आयु
11/02/26
(अलका आयु)
निदेशक (यो0)/क्षेत्र -सीवजी

रेजीत मन्ना
11/02/2026
(रेजीत मन्ना)
सह0 निदेशक (यो0)/क्षेत्र -सीवजी

अदिति सिंह
11/02/2026
(अदिति सिंह)
योजना सहायक/क्षेत्र- सी



MUNICIPAL CORPORATION OF DELHI
Town Planning Department
E-Block, 13th Floor Civic Centre Minto Road,
Jawaharlal Nehru Marg Delhi-02



निदेशक (श्रीराम कॉलेज)-डीन (सी. एवं जी.)
डायरी सं. 441
दिनांक 11/02/2026

No. TP/G/MCD/2026/ 1794

Date : 11 / 02 / 2026

To

The Commissioner (Planning),
Delhi Development Authority,
6th Floor, Vikas Minar,
I.P. Estate, New Delhi-110002.

Sub: Proposal and request from the Principal, Shri Ram College of Commerce, Delhi University, North Campus, Delhi-07 for relaxation of development control norms of 'General College' instead of 'Old College' as per MPD-2021.

Madam/Sir,

In compliance of order dated 18.12.2025 of Hon'ble High court in the matter WP. (C) 5943/2024 titled SRCC Vs DDA & Ors, the principal of SRCC has submitted draft agenda note for Technical Committee, DDA vide letter no.SRCC/AD-120/2025/795 dated 02.02.2026 to this office on 09.02.2026 on the above cited subject. (copy enclosed)

Accordingly, please find enclosed herewith draft agenda note for consideration of the case by the Technical Committee of DDA for allowing development control norms of 'General College' norms instead of 'old College' as per MPD-2021.

Encl:- As above.

Yours Faithfully,

Chief Town Planner

Copy to:

1. The Principal, Shri Ram College of Commerce, University of Delhi, Maurice Nagar, Delhi-110007.

2. Dy. Director (Plg) / zone-C&G, 4th Floor, DDA

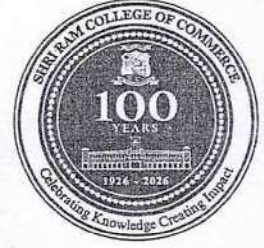
1794
11-02-26

Ms. Aditi / Plg. Assctt C



श्री राम कॉलेज ऑफ कॉमर्स SHRI RAM COLLEGE OF COMMERCE

दिल्ली विश्वविद्यालय
मौरिस नगर, दिल्ली-110007
दूरभाष : +91-11-27667905, 27666519
वेबसाइट/Website : www.srcc.edu
ईमेल/Email : principaloffice@srcc.du.ac.in, adminoffice@srcc.du.ac.in



प्रोफेसर सिम्रित कौर
Professor Simrit Kaur
प्राचार्या / Principal



SRCC/AD-120/2025/795

February 2, 2026

The Senior Town Planner
Municipal Corporation of Delhi
Town Planning Department
E Block, 13th Floor, Civic Center,
Minto Road, New Delhi - 110002.

Subject: Draft Agenda Note for DDA Technical Committee Meeting in respect of proposal regarding proposed changes of Land use of Shri Ram College of Commerce located at University of Delhi, North Campus, Delhi 110007.

Sir,

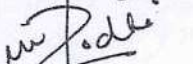
This is with reference to our letter No. SRCC/AD-120/2025/731 dated December 31, 2025 regarding Revised Layout Plan of Shri Ram College of Commerce (SRCC) as 'General College' in context of the Orders dated December 18, 2025 of Hon'ble Delhi High Court in the matter WP (C) 5943/2024 titled SRCC Vs. DDA & Ors.

Please find enclosed the draft Agenda Note in prescribed format for DDA Technical Committee Meeting in respect of 'Proposal regarding proposed changes of Land use of Shri Ram College of Commerce, University of Delhi, North Campus, Delhi 110007 an area measuring 63846.69 sq mts falling in Planning Zone 'C' for allowing Development Control Norms of 'General College'.

It is requested that approval for categorization of Shri Ram College of Commerce as per Development Control Norms of 'General College' may please be accorded at the earliest.

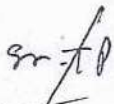
Many Thanks.

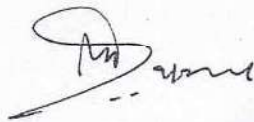
Best Regards,

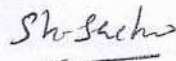

(Simrit Kaur)

Encl.: As above.

Copy to: M/s Vijay Gupta Architects (VGA), B-3/9, Ground Floor, Vasant Vihar, New Delhi 110057.









AGENDA FOR THE TECHNICAL COMMITTEE MEETING

Subject: Proposal and request from the Principal, Shri Ram College of Commerce, Delhi University, North Campus, Delhi-07 for relaxation of development control norms of 'General College' instead of 'Old College' as per MPD-2021.

1.0 Background

- 1.1 As per direction of Hon'ble High Court, Proposal for relaxation of development control norms of 'General College' instead of 'Old College category' was submitted to T.P. Deptt., MCD on 09.02.2026 Since, the SRCC College lease deed had been executed on 07.04.1952. without division/ apportionment for 'Academic' and 'Residential'; and also as per ground realities apportionment as per current norms of MPD-2021 given under s.no.5 of table 13.6 for old college is not feasible.
- 1.2 The layout plan of SRCC for existing building was approved by the Standing Committee, MCD vide Resolution No 913 dated 3.02.1972, vide Resolution no. 1045 dated 19.03.2012. Recently, revised layout plan of SRCC for new proposed building have been approved by by the Standing Committee of MCD vide Resolution No.27 dated 27.06.2025 with the development control norms of 'Old College' category in view of MOUD's Notification dated 13.05.2013.
- 1.3 The College does not have any further FAR available for increasing capacity of its Girls' Hostel which is extremely urgent given the large student population from outside Delhi. It is requested to allow the development control norms of "General College" so the College can provide residential facilities as per the provisions of "General College".

2.0 Examination:

- 2.1 Provisions in MPD-2021/ZDP/ Layout Plan:
 - i. As per MPD-2021 and Zonal Development Plan of Zone C (prepared under MPD-2021), the land use of plot Shri Ram College of Commerce, University of Delhi, North Campus, Delhi-110007 falls is 'Public and Semi Public Facilities (University)' (Annexure-A). The College lies on the ZDP road of 24 RoW on North and East site.
 - ii. In the MDP-2021, chapter 13.0 Social Infrastructure, development Control Norms for higher education facilities including colleges are detailed in Table 13.6. Differential norms and standards for general college, professional college and old college are applicable. The table is reproduced as under:
Table No.13.6 of MPD-2021

3. Playground shall be developed on pool basis in different areas at neighbourhood level. Table 13.6 Development Controls for Education Facilities (Higher Education)

Sl. No.	Category	Maximum			Other Controls
		Gr.Cov. Height	225	FAR 37	
1.	Vocational Training Centre (ITI/Polytechnic/Vocational Training Institute/ Management Institute/ Teacher Training Institute etc.) Research and Development Centre.	35% mt..	225	37	1. Up to 30% of Max the permissible FAR hostel accommodation for the students
2.	General College				2. Parking standard@1.33ECS/100 sq. mtr.of floor area. The areas earmarked for parking if misused liable to be muncipalized/ taken over by the authority.
3.	Professional College (Technical)				3. Other Controls related to basements etc. are giving in the chapter-17 Development Code of MPD-2021.
4.	University Campus Including International Education Centre (IEC)- Large campus (10 ha. and above will be divided into following four parts:				1. Parking standard!1.33 ECS/100 sq. mt. of floor area. 2. Other controls related to basements etc. are given in the chapter 17, Development Code of MPD-2021. 3. Landscape plan to be prepared.
	a) Academic including Administration (45% of total land area)	30% mt.	225	37	
	b) Residential (25% of total land area)	1.Regulations for group housing shall apply. 2. The land shall be reserved for facilities as per residential norms.			
	c) Sports and Cultural activities 15%	100% mt..	15	26	
	d) Parks and Landscape (15%)				-NA-

5.	College i. In case of old college plot will be divided as follows: Area per College 4.0Ha a) College building area:1.8 ha 45% area b) Play field area:1.8 ha 45% area c) Residential including Hostel area: 0.4ha 10% areas. ii. In case of variation in area the % to be followed	1. Development control norms for academic college building area and residential will be S.No.4 above.
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- (i) Area statements of existing Academic, Residential and Sports Buildings of Shri Ram College of Commerce as per 'Old College' and 'General College' norms of MPD-2021 are placed at Annexure-B.

2.2 Site visit/ Inspection Report:

To be provided by the DDA

2.3 Any other information such as Land Status/ Legal Status of Land/ Any Court case against the land under reference:

Not applicable

2.4 Status related to Natural Conservation Zone (NCZ), natural features such as water bodies etc./ If the site is covered under any other statutory provisions like NMA Etc:

Shri Ram College of Commerce does not fall in the list of protected Water Bodies. Also, the College and any of its building does not fall in the list of ASI as well as in the list of Heritage Building.

2.5 Planning Observations:

Summary of planning observations as per para 2.1 to 2.4 above

The Category of Old College shall be changed to "General College" to make for Ground Coverage and FAR.

3.0 Information required as per the MoUD, GoI letters dated 07.04.2015/04.09.2015.

Sl.No.	Information required	Explanatory background
A. As per MoUD letter 04.09.2015.		
i.	Background Note indicating the current situation/Provisions	<p>Revised layout plan was approved by the Standing Committee MCD vide Resolution No 913 dated 3.02.1972, vide Resolution no. 1045 dated 19.03.2012 and No. 27 dated 27.06.2025.</p> <p>New norms of "Old College" was introduced in MPD-2021 and revised layout plan for new building proposal was approved by the Standing Committee of MCD vide Reso.No. 27 dated 27.06.2025 with the development control norms of 'Old College' category in view of MOUD's Notification dated 13.05.2013.</p> <p>However, the apportionment of Land area into College building area, Play field area and Residential including hostels is not feasible with the development control norms of "Old College" category.</p>
ii.	Whether similar proposals have earlier been considered by DDA/Ministry and/ or disposed and if yes, when and how;	<p>Yes, proposal for St. Stephens College, University of Delhi, North Campus Delhi-110007 was placed in the 3rd Technical Committee of DDA held on 05.09.2023 vide item no. 14/2023 and the same was approved.</p> <p>Similarly, proposal for Miranda House College, Hindu College and Hansraj College have been approved vide Technical Committees held on dated 01.07.2025 and 16.10.2025, respectively.</p>
iii.	What were the specific recommendations of the Authority with regard to the proposal;	The development control norms of 'General College' had been allowed instead of 'old college' in the case of St. Stephen College; Hindu College, Hansraj College and Miranda House College.
iv.	How and why the proposal was initiated;	The Proposal has been initiated based on the request of Principal, Shri Ram College of Commerce for relaxation of development control

		norms of 'General College' instead of 'Old College'
v.	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof,	Not Applicable.
vi.	What are the expected short-term and long-term outcomes if the proposal is approved and implemented;	Not Applicable.
vii.	How the proposal will benefit in the development and economic growth of the city;	Not Applicable.
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;	Not Applicable.
ix.	What will be the public purpose served by the proposed modifications;	Not Applicable.
x.	What is the number of people/families/households likely to be affected by the proposed policy;	Not Applicable.
xi.	Whether the proposal is in consonance with the existing plans, laws, by-laws, rules etc.	Not Applicable.
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	Not Applicable.
xiii.	Whether the departments/organisations/ Ministries related with the proposal have been consulted and if yes, what were their views and how they were disposed.	Not Applicable.
xiv.	Whether Ministries of Finance and other nodal Ministries/Departments were taken into account while preparing and examining the proposal and;	Not Applicable.
xv.	The name, designation and contact information of an officer	Sh. P. Dinesh, Chief Town Planner, Town Planning Deptt. MCD

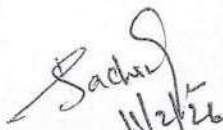
	of the level of Director or above who will be the nodal officer to be contacted by the Ministry regarding the proposal	9717786889
As per MouD letter dated 07.04.2015		
a.	Whether the land is government or private and who is the land-owning agency	The land is owned by Governing body, Shri Ram College of Commerce
b.	On whose request the change of land use case or modification to MPD-2021 has been initiated?	No change of land use is proposed
c.	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided:	To be provided by the DDA
d.	What is the public purpose to be served by modifications of MPD and /or change of land use?	NA
e.	What will impact of proposal on the ZD /MPD and whether the changes are in consonance with the approved plan/policies?	There will be no impact on ZDP/MPD
f.	What will be proposal's impact/ implications on general public eg. Law and order etc.	No impact/implication on General Public or Law and Order etc. is anticipated.
g.	Wheter any court cases are ongoing on the land mentioned in the proposal? Full details be attached.	There is no court case pending in any court of law

4.0 Proposals:

The request of Shri Ram College of Commerce, located at University Enclave, Delhi-110007 may be considered for allowing the relaxation of development control norms applicable for "General College" stipulated under S.No. 2 of table 13.6 of MPD-2021 instead of "Old College" norms (S.No. 5 of table 13.6 of MPD-2021).

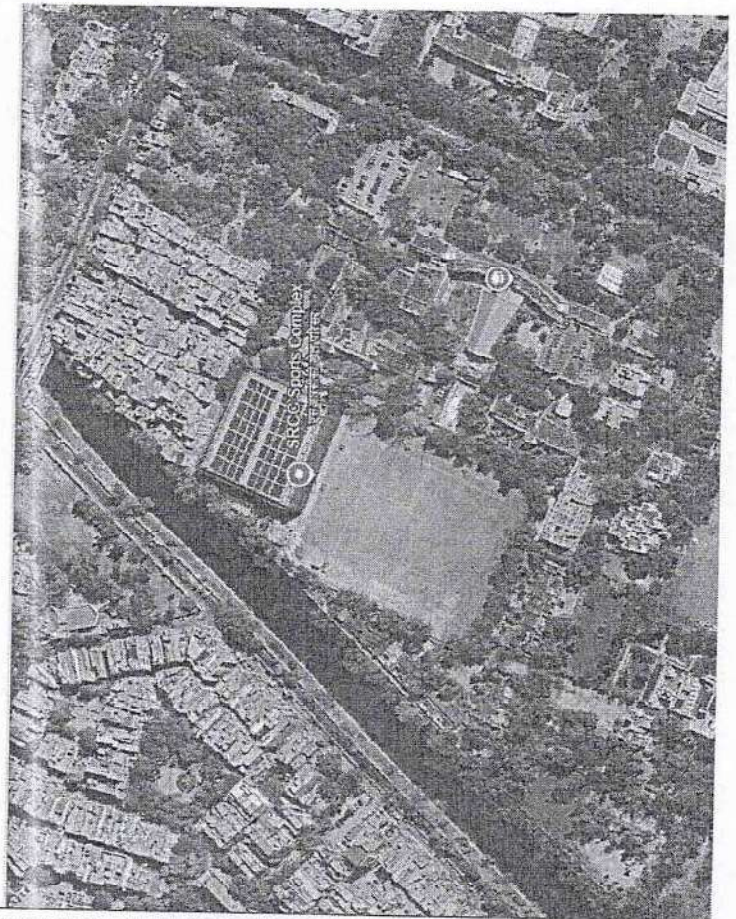
5.0 Recommendations:

In view of above, the proposal as given in para 4.0 above may be considered by the Technical Committee, DDA for its approval.


 Arch. Asstt.-II


 Sr. Town Planner


 Chief Town Planner



PRESENT AREA STATEMENT OF THE COLLEGE

S.NO.	DESCRIPTION			
A	TOTAL PLOT AREA	=	63846.69	SQ.MT.
	AREA LEFT FOR ROAD WIDENING	=	320.51	SQ.MT.
	NET PLOT AREA	=	63526.18	SQ.MT.
B	Land use Calculations			
1	Play Field Area			
	45% of total Land Area	=	28586.78	SQ.MT.
2	Residential			
	10% of total Land Area	=	6352.62	SQ.MT.
	Max. Permissible Ground coverage	33.30%	2115.42	SQ.MT.
	Max. Permissible FAR	200%	12705.24	SQ.MT.
	Existing Ground Coverage	88.58%	5627.06	SQ.MT.
	Existing FAR	153.55%	9754.37	SQ.MT.
	Balance Ground Coverage (Residential)		Negative	
	Balance FAR (Residential)		Negative	
3	Academic			
	45% of total Land Area		28586.78	SQ.MT.
	Max. Permissible Ground coverage	30%	8576.03	SQ.MT.
	Max. Permissible FAR	225%	64320.26	SQ.MT.
	Existing Ground Coverage	28.73%	8213.540	SQ.MT.
	Existing FAR	48.33%	13816.280	SQ.MT.

	Balance Ground Coverage (Residential)	1.27%	362.49	SQ.MT.
	Balance FAR (Residential)	177%	50503.98	SQ.MT.
4	Proposed Demolition of Residential + Academic			
	Ground Coverage		5231.67	SQ.MT.
	FAR		7832.06	SQ.MT.
5	Total Existing Ground Coverage (residential + academic)-(residential demolition + academic)	14%	8608.93	SQ.MT.
	Total Existing Builtup Area (residential + academic)-(residential demolition + academic)	25%	15738.59	SQ.MT.

PROPOSED NEW CONSTURCTION AREA STATEMENT					
B.NO.	Fresh Proposal	Proposed Stories	Proposed Ground Coverage	Proposed FAR (without Basement)	Construction area (With Basement)
21	GIRLS HOSTEL	3rd & 4th floor	0.00	1263.50	1263.50
28	STAFF QUARTER'S	Basement + Ground + 10	856.370	5994.27	5994.270
29	GIRLS / BOYS HOSTEL 2	Basement + Ground + 10	1290.250	14192.75	20363.310
31	NON STAFF QUARTER'S	Basement + Ground + 10	304.710	3351.81	
ACADEMIC & SPORTS BLOCK					
26	ACADEMIC BLOCK-02	Basement + Ground + 7	605.060	4840.480	5445.54
27	ACADEMIC BLOCK-03	Basement + Ground + 7	1766.450	14131.600	15898.05
30	SWIMMING POOL	Ground floor	114.520	114.52	114.52
32	ACADEMIC BLOCK-04	Basement + Ground + 7	1479.51	11836.08	26433.19
33	ACADEMIC BLOCK -05	Basement + Ground + 7	1381.65	11053.20	
34	MULTI LEVEL PARKING	Ground + 9	1717.88	17178.80	17178.80
Total			9516.40	83957.01	92691.18

PROPOSED AREA STATEMENT OF THE COLLEGE - AS PER GENERAL COLLEGE DEVELOPMENT NORMS				
A	TOTAL PLOT AREA	=	63846.69	SQ.MT.
	AREA LEFT FOR ROAD WIDENING	=	320.51	SQ.MT.
	NET PLOT AREA	=	63526.18	SQ.MT.
B	Land use Calculations			
	Max permissible Ground Coverage	35%	22234.16	SQ.MT.
	Max permissible FAR	225%	142933.91	SQ.MT.
1	Total Existing Ground Coverage	14%	8608.93	SQ.MT.
	Total Existing Builtup Coverage	25%	15738.59	SQ.MT.
2	Proposed additional Ground coverage	15%	9516.40	SQ.MT.
	Proposed additional Builtup Area	132%	83957.01	SQ.MT.
3	Total Achieved Ground Coverage	29%	18125.33	SQ.MT.
	Total Achieved Builtup Coverage	157%	99695.60	SQ.MT.

[Draft Agenda for Technical Meeting]

ITEM NO. ____:2026

SUBJECT: Regarding provision of Development Control Norms under Clause 8(3) of MPD 2021 for development of 'Multi Sports Integrated Stadium and Sports Complex' in Sector G-3, G-4, Narela.

File No. : PLG/NP/0002/2025/CLU/-O/o DY DIRECTOR (PLG)NARELA PROJECTS

1.0 Background

- 1.1 Owing to the strategic location of Narela Sub City and its connectivity both at inter and intra-city level, especially to the Airport through UER II and GT Karnal Road, it was felt that, it has potential to become the future destination for the projects of both National and International nature. Narela is already home to education hub having wide array of universities / colleges. Further, as part of continued efforts to revitalize the Narela Sub-City and to have the state of the arts sports facilities, a Multi Sports Integrated Stadium and Sports Complex' has been conceived in the Sub City.
- 1.2 In order to develop the 'Multi Sports Integrated Stadium and Sports Complex', a site measuring 75 acres has been earmarked in Sector G3-G4 Narela and Change of Land Use (CLU) has been processed to allow the facility in consonance with the Land Use as per the requirements for setting up sports facility under the Master Plan of Delhi - 2021. The proposal for CLU stands forwarded to MoHUA for the final notification.
- 1.3 The project, as conceived, is one of its kind in the country and aims to put the NCT of Delhi on the world sporting map given the kind of sports infrastructure proposed. The project is envisaged to be an all-inclusive project which has a mix of activities for the users to have a complete experience. The retail and associated office, MICE facilities shall complement the sports infrastructure. Given the accessibility of the site from the airport, it shall enhance tourism as well.
- 1.4 In order to implement the project, the LD Dept., DDA floated the tender for on boarding a 'Transaction Advisor (TA)' for the project and ANAROCK Property Consultant Private Limited was appointed on 15.09.2025 for conducting feasibility study and transaction advisory.
- 1.5 A meeting of Project Evaluation Committee (Special Projects) was held on 03.02.2026 under chairmanship of Principal Commissioner (LD), DDA w.r.t draft RFP for auction of license rights on the land parcel u/r for development & operations of 'Multi-Sports Integrated Stadium & Sports Complex'. It was observed that the proposal lacks clarity in terms of Development Control Norms (DCN) required for the project.
- 1.6 Further, a Review Meeting was held under the Chairmanship of VC DDA on 07.02.2026. During the meeting, it was decided that the Transaction Advisor will re-examine the DC Norms and submit the modified report to the LD Department, DDA.

- 1.7 Subsequently, the Transaction Advisor submitted the 'Feasibility Study for the Development of Sports Stadium at Narela, Delhi' along with draft RFP to the LD Dept on 10.02.2026.
- 1.8 Accordingly, The LD Dept., DDA vide e-File bearing Comp. No. 106138 has forwarded the said feasibility report along with the updated project mix prepared by the Transaction Advisor and approved by the Competent Authority to the Planning Department. It has also been stated therein that the non-sporting development components may be necessary for successful sports-centric large-scale development as commercial real estate is developed to drive the viability of the entire project.

2.0 Examination

- 2.1 Multi Sports Integrated Stadium and Sports Complex is permissible under Public Semi- Public (PSP) Land Use as per the MPD 2021. Accordingly, the CLU for the 30.35 Ha (75 Acres) Area in sector G3 G4, Narela for PSP use has already been processed to make it compliant with the MPD 2021. The final Notification of CLU i.e. PSP use for the site, stands forwarded to the MoHUA for final Notification. **(Annexure I)**
- 2.2 Sports facilities are covered under PSP use in the Master Plan 2021. The provision of Sports facilities along with the planning norms and standards for sports facilities are given in para 13.3.1 and Table 13.7. The development controls for these sports facilities are indicated in para 13.3.3 of MPD 2021. **(Annexure II)**
- 2.3 However, the proposed facility does not get covered under any of the given use premises. The MPD 2021, in its para 13.3.2, mentions about international sports events which is reiterated as below "*Suitable area of about 200 Ha. shall be reserved for International Sports Events wherever possible*". The current project i.e. Multi Sports Integrated Stadium and Sports Complex is being developed as a use premise under this stipulation in the Master Plan. Since, there are no specific development control norms for this use, accordingly, there is a need for determining the same.
- 2.4 In the absence of DC Norms for the project u/r as mentioned in para 2.3. above, there is provision in MPD 2021 for processing such cases under Sub-Clause 8(3) Regulations for building controls within use premises of MPD-2021 **(Annexure-III)** i.e. "*Where development controls are not stipulated for any use premise, the same can be formulated by the Authority*".
- 2.5 The LD Department has forwarded the file no. 106138 to Planning Dept, wherein the recommendations of transaction advisor having the approval of the Competent Authority have been forwarded for placing the agenda in TC.
- 2.6 Further, the Transaction Advisor has provided an overview of similar projects developed by private entities at Ekana, Sports City, Lucknow, Trans Stadia, Ahmedabad, Singapore Sports Hub and Amsterdam Arena highlighting that the sports-centric large scale development has the core as sports development with mandatory facilities and the non-core development as Real Estate Commercial Development. Based on its research, market examination, based on DCR and relevant Case Studies as endorsed by LD Deptt, the Transaction Advisor has

submitted the following broad product mix of the envisaged development: (Report submitted by the Transaction Advisor is annexed as **Annexure IV**)

Permissible FAR	120	As per MPD, PSP land has FAR of 120. Hence, the overall FAR of 120 has been considered
Commercial purposes	65% of FAR	In order to achieve the economic viability of the project, the development quantum for commercial purpose has been capped at 65% of the FAR.
Sports Facilities	35% of FAR	In order to develop the mandatory sports facilities required to be developed, the FAR for sports facilities has been considered as 35%
Ground Coverage	40%	As per MPD, PSP land has ground coverage of 30%. However, considering the scale & development components, additional ground coverage is required. Hence, 40% ground coverage is suggested
Mandatory Requirements	Outdoor Stadium- Minimum 80,000 seating capacity International Cricket Stadium. Indoor Sports Facility – Multi-Sports facilities with 2,000 seating capacity. Other Sports Facility- Facility should include but not limited to Swimming Pool, Tennis, Badminton, Squash, Table Tennis other than main stadium for Cricket. Club House Facility - Membership based Sports club with minimum 3,000 membership. Other Sports Facility can be part of Club House amenities.	

Note:

* The Draft RFP prepared by the Transaction Advisor, at Appendix – X, states that no height restrictions be applicable on the project subject to clearance from Airport Authority of India and Fire Dept of GNCTD.

** No advice w.r.t. to parking norms has been provided by the Transaction Advisor. However, as the land use of the area is going to be PSP, the parking norms of PSP are being proposed i.e. parking @ 2 ECS /100sqm. of FAR area.

3.0 Proposal

3.1 In view of the above, the following Development Control Norms to be followed for the project i.e. Multi Sports Integrated Stadium and Sports Complex are proposed:

S. N.	Category	Maximum			Other Control
		Ground Coverage	FAR	Height	
1	Multi Sports Integrated Stadium and Sports Complex	40%	120	NR (Subject to approval of AAI, Fire Dept and other)	<ul style="list-style-type: none"> Sports Use/ Facilities 35% of FAR Mandatory Sports facilities - Outdoor Stadium - Minimum 80,000 seating capacity International Cricket Stadium, Indoor Sports Facility, Other

			statutory bodies.)	<p><i>Sports Facility- Facility should include but not limited to Swimming Pool, Tennis, Badminton, Squash, Table Tennis other than main stadium for Cricket, Club House Facility - Other Sports Facility can be part of Club House amenities.</i></p> <ul style="list-style-type: none"> • Commercial Use - 65% of FAR • Parking @ 2 ECS /100sqm. of FAR area
--	--	--	--------------------	--

3.2 The proposal as given above in para 3.1 is put up for deliberation of the Technical Committee.

3.3 The DC Norms as approved shall be put up in the Authority for its consideration under Sub /Clause 8(3) of the MPD 2021.

4.0 Recommendation

The proposal, on approval, shall be placed in Authority for its consideration under Sub/Clause 8(3) Regulations for building controls within use premises of MPD-2021 i.e. "Where development controls are not stipulated for any use premise, the same can be formulated by the Authority".



Dy. Dir. (Plg.)
(Narela Project)



Director (Plg.)
(Narela Project)

S. No.	Category	Ground Coverage	Maximum		Other Control
			FAR	Height	
1	Multisports	10%	100	15	
2	Indoor Sports	10%	100	15	
3	Outdoor Sports	10%	100	15	
4	Other	10%	100	15	

Annexure - I



दिल्ली विकास प्राधिकरण
मुख्य योजना विभाग
छठी मंज़िल, विकास मीनार
आई. पी. इस्टेट, नई दिल्ली-110002
फोन नः 011-23370507

इ-फाइल संख्या.: PLG/NP/0002/2025/CLU/ 47-6
कंप्यूटर संख्या.: 102250

दिनांक- 03.12.2025

सेवा में,

अवर सचिव, (दिल्ली प्रभाग-1)
आवासन एवं शहरी कार्य मंत्रालय,
संकल्प भवन, कस्तूरबा गाँधी मार्ग
नई दिल्ली-110001

विषय: Proposal for Change of Land Use of land measuring 30.35 ha (75 acres) from "Commercial" & "Residential" to "PSP" for development of Multi Sports Integrated Stadium and Sports Complex in sector G-3 / G-4 in Narela Sub-City (Zone P-I).

Sir,

This is regarding the proposed change of land use for development of Multi Sports Integrated Stadium and Sports Complex in sector G-3 / G-4 in Narela Sub-City (Zone P-I). In this regard, I am directed to inform the following:

1. The proposal for Change of Land Use of land measuring 30.35 ha (75 acres) from "Commercial" & "Residential" to "PSP" was approved in the 1st Technical Committee Meeting held on 01.07.2025 vide item no.05:2025. **(Annexure- A)**
2. The proposal as approved by TC was thereafter placed and approved in the meeting of the Authority held on 11.07.2025 vide item no. 17:2025 for inviting objections & suggestions with respect to proposed change of land use. **(Annexure- B)**
3. The approval of the Authority for Change of Land Use was subject to the verification of Land ownership & litigation Status. The LM Department submitted in file that some of the khasras, admeasuring an area of 1.5 Acres approximately, in the proposed scheme area are not in the ownership of DDA. Accordingly, to meet the requirement of area for 75 acres, the profile had to be slightly modified before issuing the public notice. **(Annexure- C)**
4. A Public Notice for inviting objections & suggestions with respect to proposed Change of Land Use was published in the Gazette of India, Extraordinary as Public Notice vide F. No.: PLG/NP/0001/2025/CLU/-O/o DIRECTOR (PLG) NARELA PROJECTS as well as in newspapers on 12.09.2025 (Annexure-D). In response to the public notice, no objection/ suggestion was received within the stipulated time period, therefore, the meeting of Board of Enquiry and hearing was not required.
5. Various meetings were held under the chairmanship of Hon'ble Minister of State & Secretary (RT&H) on 03.10.2025 & 10.09.2025 respectively to discuss the issues of

connectivity from UER-II. The minutes of the meeting held on 10.09.2025 is enclosed as **Annexure- E.**

6. Subsequently, worthy VC/DDA addressed a letter to Chairman, NHAI vide, dated 13.10.2025 w.r.t. the connectivity from UER II. (**Annexure- F**)
7. Accordingly, the plot profile was further modified and then the proposal of Change of Land Use was placed before the Authority in its meeting held on 05.11.2025 vide item No. 45/2025. The Agenda and Minutes of the Meeting are enclosed as **Annexure- G.** The decision of the Authority meeting is reproduced below:

"The proposal contained in the agenda item was approved. The proposal be forwarded to Ministry of Housing and Urban Affairs, Govt. of India, for consideration and issuance of Final Notification."

In view of the above, it is requested that the Final Notification (placed as **Annexure- H**) for the above- mentioned proposal for change of land use may be issued under section 11-A of the DD Act, 1957.

This is issued with the approval of competent Authority.

संतमः उपर्युक्त

भवदीय

Niboy
3/12/25
उप निदेशक (यो.)
एम.पी.एम.आर.-II

ANNEXURE - G

[Draft Agenda for Authority Meeting]

ITEM NO. ____:2025

SUBJECT: Proposal for Change of Land Use of land measuring 30.35 ha (75 acres) from "Commercial" & "Residential" to PSP" for development of Multi Sports Integrated Stadium and Sports Complex in sector G-3 / G-4 in Narela Sub-City (Zone P-I).

[File No. PLG/NP/0002/2025/CLU/O/o DY DIRECTOR (PLG) NARELA PROJECTS]

Synopsis

1. **Technical Committee Meeting dt. 01.07.2025-** The proposal stated in the subject matter was discussed and approved in the Technical Committee Meeting, DDA held on 01.07.2025.
2. **Authority Meeting dt. 11.07.2025** - The proposal was discussed and approved for issuing Public Notice for inviting objections / suggestions by the Authority in its meeting held on 11.07.2025
3. **Public Notice issued dt. 12.09.2025-** The Public Notice was issued on 12.09.2025 for inviting objections / suggestions
4. **No objections / suggestions have been received for the proposal.**
5. The proposal is now being placed before the Authority for forwarding the same to MoHUA for issuing the Final Notification.

1.0 BACKGROUND

- 1.1 Initially, a request was received for setting up a Stadium in Narela for which a 50-acre plot in Sector G-3/G-4 was identified and processed for Change of Land Use (CLU). Subsequently, based on EOI floated on DDAs website and various meetings held in the O/o Hon'ble LG, the proposal was made to increase the area from 50 acres to 75 acres for Multi Sports Integrated Stadium and Sports Complex.
- 1.2 Accordingly, 75 acres of area is being proposed for CLU for "Multi Sports Integrated Stadium and Sports Complex" in Sector G-3 / G-4, Narela Sub-City.

2.0 DECISION OF TECHNICAL COMMITTEE

- 2.1 The proposal for Change of Land Use of land measuring 30.35 ha (75 acres) from "Commercial" & "Residential" to PSP" was placed and approved in the 1st Technical Committee Meeting held on 01.07.2025 vide item no.05:2025. The TC agenda, drawing & Minutes of Meeting are annexed as Annexure-I.

3.0 DECISION OF AUTHORITY

- 3.1 The proposal as approved by TC was thereafter placed and approved in the meeting of the Authority held on 11.07.2025 vide item no. 17:2025. The Authority agenda, drawing & Minutes of Meeting are annexed as Annexure-II.
- 3.2 The approval of the Authority for Change of Land Use was subject to the verification of Land ownership & litigation Status. The LM Department submitted in file that some of the khasras, admeasuring an area of 1.5 Acres approximately, in the proposed scheme area are not in the ownership of DDA. Accordingly, to meet the requirement of area for 75 acres, the profile had to be slightly modified before issuing the public notice. (Annexure-III)

Page 1 of 3

4.0 PUBLIC NOTICE

- 4.1 The Public Notice inviting objections / suggestions from general public was published in four (04) newspapers on 12.09.2025 for a period of thirty (30) days from the date of issue of the said notice. (Annexure-IV)
- 4.2 No objections / suggestions have been received for the same in the stipulated time period of 30 days.

5.0 CONNECTIVITY

- 5.1 Various meetings were held under the chairmanship of Hon'ble Minister of State & Secretary (RT&H) on 03.10.2025 & 10.09.2025 respectively to discuss the issues of connectivity from UER-II. The minutes of the meeting held on 10.09.2025 are annexed as Annexure – V.
- 5.2 Subsequently, worthy VC/DDA addressed a letter to Chairman, NHAI vide dated 13.10.2025 w.r.t. the connectivity from UER II. (Annexure – VI).
- 5.3 Accordingly, in view of the comprehensive planning of Sector G-3 / G-4, Narela for seamless traffic movement, a 30m road is proposed in front of the **Multi Sports Integrated Stadium and Sports Complex along UER-II.**
- 5.4 The change in the area statements of the proposal submitted to Authority for Final Notification is as follows:

S. No.	Location	Area (Acres) as per Public Notice	Revised Area (Acres) for Final Notification	CLU in the MPD 2021 and ZDP of Zone P-I		Boundaries
				From	To	
1.	Sector G-3 / G-4 Narela	29.83	30.1	Commercial	Public Semi - Public	North: DDA vacant land South: 30 m proposed road along Green Buffer of UER-II East: 30 m proposed road West: Land not in the ownership of DDA along 60 m road
2.	Sector G-3 / G-4 Narela	45.17	44.9	Residential	Public Semi - Public	North: 30 m proposed road along Metro Vihar colony South: DDA vacant land East: 30 m proposed road West: DSIIDC land along 60 m road
Total Area		75	75	Public/ Semi-Public		

- 5.5 It is also submitted that 0.1acre land is not acquired by DDA and 1.1 acre of land is under the ownership of DSIIDC (As per the report Submitted by LM deptt.), which may be acquired for the construction of said 30m road.

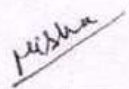
6.0 PROPOSAL

6.1 The land use of the following land parcels in Zone P-I is proposed for Change of Land Use as per description listed below. The map showing location of above-mentioned proposal is annexed as **Annexure – III**.

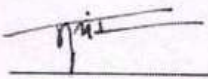
S. No.	Location	Area (Acres)	Change of Land Use in the MPD 2021 and ZDP of Zone P-I		Boundaries
			From	To	
1.	Sector G-3 / G-4 Narela	30.1	Commercial	Public Semi - Public	North: DDA vacant land South: 30 m proposed road along Green Buffer of UER-II East: 30 m proposed road West: Land not in the ownership of DDA along 60 m road
2	Sector G-3 / G-4 Narela	44.9	Residential	Public Semi - Public	North: 30 m proposed road along Metro Vihar colony South: DDA vacant land East: 30 m proposed road West: DSIIDC land along 60 m road

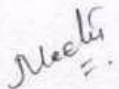
7.0 RECOMMENDATION

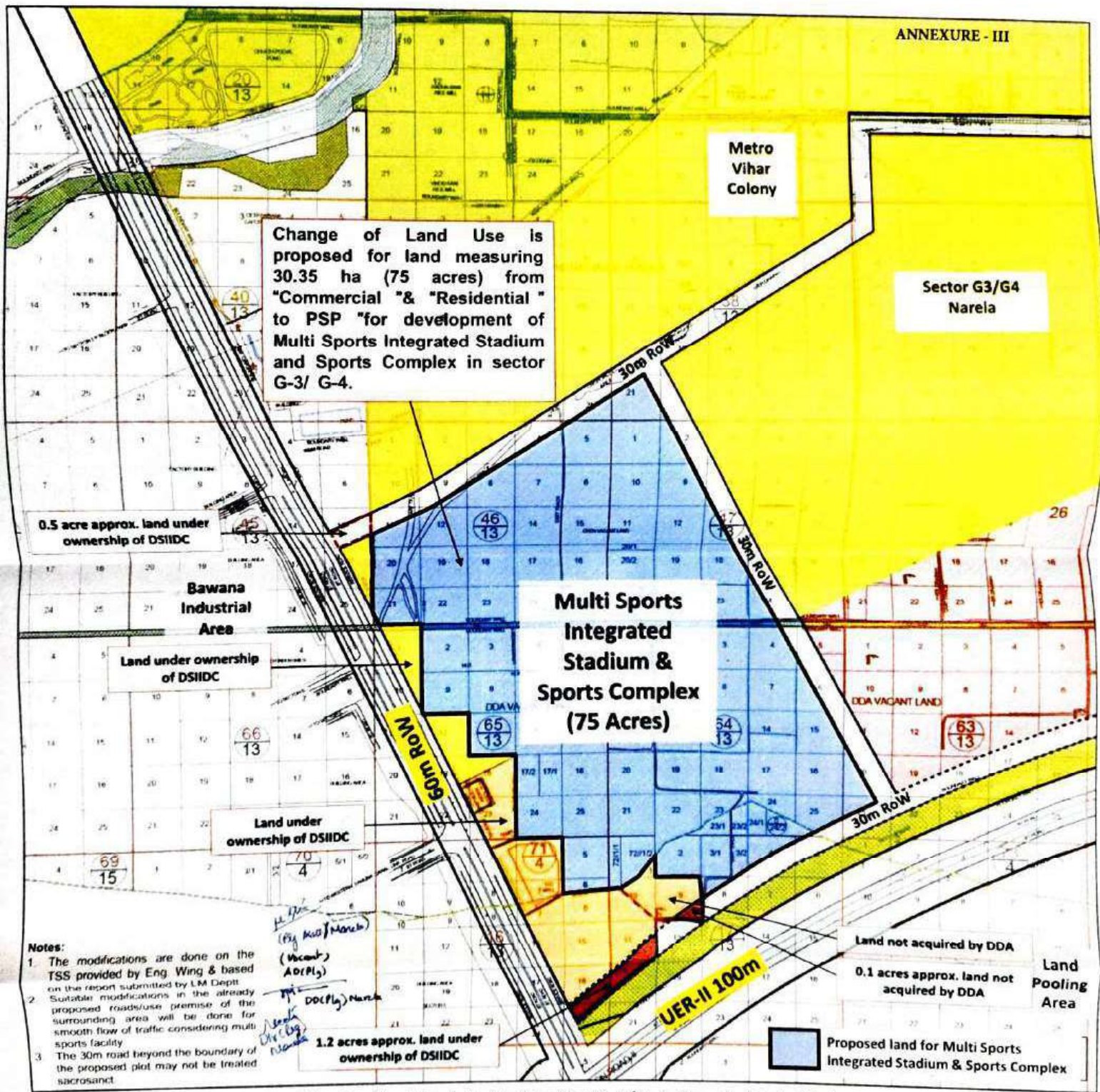
7.1 The proposal as contained in para 6.0 above is placed before the Authority for its consideration and approval as per DD Act, 1957. After the approval, the same will be forwarded to MoHUA for issuing final Gazette notification.


 Plg. Asstt.
 (Narela Project)

Vacant
 Asstt. Dir. (Plg.)
 (Narela Project)


 Dy. Dir. (Plg.)
 (Narela Project)


 Director (Plg.)
 (Narela Project)



Title: Revised Part LoP of Sector G-3/G-4, Narela (Sub-City)

ANNEXURE - H

DRAFT

MINISTRY OF HOUSING & URBAN AFFAIRS
 (DELHI DIVISION)

NOTIFICATION
 New Delhi, the 2025

S.O..... - Whereas, certain modifications which the Central Government proposed to make in the Master Plan for Delhi(MPD)-2021 / Zonal Development Plan (ZDP)of Zone P-I (Narela Sub City), regarding the areas mentioned hereunder were published in the Gazette of India Extraordinary, as Public Notice vide F. No.: PLG/NP/0001/2025/CLU/-O/o DIRECTOR (PLG)NARELA PROJECTS dated 12.09.2025 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 thirty days from the date of the said notice.

2. Whereas, no objections/ suggestions were received with regard to the proposed modifications within the stipulated time period, therefore the meeting of Board of Enquiry and Hearing was not required.

3. Whereas, the Central Government have, after carefully considering all aspects of the matter, decided to modify the Master Plan for Delhi (MPD)-2021/ Zonal Development Plan (ZDP) of Zone P-I.

4. 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 modification in the said Master Plan for Delhi (MPD)-2021/ Zonal Development Plan (ZDP) of Zone P-I with effect from the date of publication of this Notification in the Gazette of India.

Modification:

The Land Use of the following areas of land falling in Zone P - I is changed as per description listed below:

Location	Area (in Ha.)	Existing Land Use as per MPD 2021 / ZDP 2021	Land Use changed to	Boundaries
1	2	3	4	5
Sector G-3 / G-4 Narela	12.18 (30.1 Acres)	Commercial	Public Semi - Public	North: DDA vacant land South:30 m proposed road along Green Buffer of UER-II East: 30 m proposed road West: Land not in the ownership of DDA along 60 m road
Sector G-3 / G-4 Narela	18.17 (44.9 Acres)	Residential	Public Semi - Public	North: 30 m proposed road along Metro Vihar colony South: DDA vacant land East: 30 m proposed road West: DSIIDC land along 60 m road

[F. No.....]
 Upendra Kumar Tiwari, Under Secy.

MPD-2021 modified upto 31/08/2022

13.3 SPORTS FACILITIES

Delhi is emerging as an important centre for National and International Sports events. Sizeable sports facilities have been developed in the City by various agencies like the Sports Authority of India (SAI), Delhi Development Authority (DDA), GNCTD, etc. However, sports activities, so far, been dealt with as a part of Recreational use. It is also felt that many of the facilities, which have been developed, could actually be seen as recreation and / or club type of facilities. As a result, even though the DDA has developed a large network of excellent sports facilities, over and above the facilities developed by the SAI, etc. there is an evident need for a properly planned and structured sports infrastructure in the city which, inter alia, should also be able to take care of mega / international sporting events, such as the forthcoming Commonwealth Games in 2010.

Even the various facilities, which have been developed as pure sports facilities, suffer from lack of full and proper utilisation, and there are issues related to maintenance and resources for the same. With reference to the latter, for example, the Jawahar Lal Nehru Stadium premises are, on the one hand, presently under use for a variety of non-sports related activities and on the other hand, the Stadium itself cannot be used for anything but sports activities. The latter aspect, in turn, is characterised by gross under utilisation. This also brings out the need for developing and prescribing planning and development control norms geared to planned, practical and proper development of sports facilities as an important component of social development and optimum utilisation of the facilities to be developed.

In addition to the above, there is a trend for development of gyms, spas, bowling alleys etc. at neighbourhood level. Since these are mostly being established as commercial ventures, provision of land / space for these should be made in commercial premises.

13.3.1 PROVISION OF SPORTS FACILITIES

Sports activities are an important part of physical and social development of an individual and, at another level sports activities have a significant aspect of, and potential in the form of congregational and competitive events at the community, city, national and international levels. Keeping this in view norms and space standards separately for sports facilities at neighbourhood level and city level have been proposed with the aim of development of sports and play areas for all age groups at appropriate levels.

Table 13.7: Planning Norms and Standards for Sports Facilities

Sl. No.	Category	Pop. / Unit (Approx.)	Plot Area (Ha.)*
1	Divisional Sports Centre / Golf Course	10 lakh	10 to 30 & above

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MPD-2021 modified upto 31/08/2022

Sl. No.	Category	Pop. / Unit (Approx.)	Plot Area (Ha.)*
2	District Sports ¹ [-Complex]	5 lakh	3 to 10
3	Community Sports Centre	1 lakh	1 to 3
4	Neighborhood Play area	10,000	0.5 to 1
5	Housing Area Play Ground	5,000	0.5

* Subject to availability of land.

Notes:

- i. The sports facilities shall be developed according to proper layout plan and landscape plan with adequate parking facility.
- ii. The existing sports infrastructure shall be upgraded and efficiently re-planned to provide better facilities.
- iii. New play fields shall be preferably provided / developed in the vicinity of educational institutions and landscape areas.
- iv. The playground and sports facilities should be accessible by a network of pedestrian and cycle tracks wherever feasible.
- ²v. Multi-gyms would be permissible in parks having an area of one ha. and would have built up area upto 225 sq.m.]

13.3.2 INTERNATIONAL SPORTS EVENTS

Suitable area of about 200 ha. shall be reserved for International Sports events wherever possible.

13.3.3 DEVELOPMENT CONTROLS

The development controls for the various sports facilities will be as indicated below:

Maximum ground coverage	20% including amenity structures
Max. FAR	40
Height	NR (Subject to clearance from AAI, Fire Dept. and other statutory bodies).
Parking	2 ECS/ 100 sqm of floor area.

Other Development Controls:

- i. To incentivise development of sports facilities and swimming pool (upto maximum 100 sqm) within the group housing areas, schools, clubs, etc. shall not be counted towards ground coverage and FAR.
- ii. All these various sports facilities shall have layout plan, landscape plan, and parking plan, etc.

¹ Modified vide S.O. 2890(E) dated 23-09-2013 and S.O. 149(E) dated 20-01-2014

² Added vide S.O. 2890(E) dated 23-09-2013

MPD-2021 modified upto 31/08/2022

respective Use Zone with the approval of concerned local body and approval of the Authority is not required.]

8(3) REGULATIONS FOR BUILDING CONTROLS WITHIN USE PREMISES

The objective of these regulations is to provide controls for building(s) within use premises excluding the internal arrangement, which are covered in Building Bye-laws.

General Notes:

1. Where development controls are not stipulated for any use premise, the same can be formulated by the Authority.
2. The mezzanine floor and service floor wherever provided shall be considered as a part of the total FAR. ¹[In case of the buildings with 26 m. and more height in all use-zones, Technical Committee of DDA may permit the following in special circumstances:
 - a) In case of provision of stack-parking in stilt floor or basement, minimum height should be 2.5 m.
 - b) Intermittent service floor may be permitted for installation of equipments and services required for the maintenance of the building with prior approval of the agencies concerned and are not to be counted in FAR. The height of the service floor is to be decided based on the depth of structural members, the height requirement for providing water-reservoirs, other equipments, etc. The height of Service floor in the building shall be limited to 1.8 m.]
3. If the building is constructed with stilt area of non-habitable height (2.4 mts) and is proposed to be used for parking, landscaping, etc. the stilt floor need not be included in FAR.
4. Wherever the building regulations are given for different categories of plots, the area covered and the floor area shall in no case be less than the permissible covered area and floor area respectively for the largest size of plot in the lower category.
5. ²[In case of all the plots of size 1000 sq.m. and above, except 'Residential Plot – Plotted Housing', atrium will be permitted with stipulations – Maximum 10% additional ground coverage shall be allowed for providing atrium. In case, the permissible additional

¹ Added vide S.O. 2895(E) dated 23-09-2013

² Added vide S.O. 678(E) dated 04-03-2014