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ITEM No. 31/Tc/2020

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

E. File No. - PLG/MP/0003/2020/F-1/
O/o DY DIRECTOR (PLG)
MP AND DC/250

Date: 02.09.2020

Subject: Minutes of the 5th Technical Committee meeting of DDA for the year 2020 held on 17.08.2020.

The 5th Technical Committee meeting of DDA for the year 2020 was held online through Webex under the Chairmanship of V.C. DDA on Monday, 17.08.2020. 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.

Manoj Pal 2/9/2020
Addl. Commissioner (Plg)-I

To:

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

Special Invitees:

1. Asst. Director General, Unique Identification Authority of India (UIDAI)
2. Additional Resident Commissioner, Madhya Pradesh Bhawan, New Delhi.
3. Principal Resident Commissioner, Tamil Nadu House, New Delhi.
4. Resident Commissioner, Karnataka Bhawan, New Delhi.

Item No. 26/2020

**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-MP**

Asst. Director General, Unique Identification Authority of India (UIDAI), presented the agenda item. It was informed that the proposal is in compliance with earlier observations of the Technical Committee dated 20.07.2020. The parking is proposed by providing 3 level stack parking with a total height of 7.25 meter.

CTP, North DMC sought clarification in respect of whether the area under stilt parking (Stack Parking with a height of 7.2 m) is to be counted in FAR. The following was clarified:

1. As per clause 7.15.2 of UBBL 2016, "in case of provision of stack parking in the stilt floor, the height prescribed in 7.15.1 for stilt floor may be relaxed".
2. As per MPD-2021, 4.4.3 B viii, "if the building is constructed with stilt area of non-habitable height and is proposed to be used for parking, landscaping etc. the stilt floor need not to be included in the FAR and shall be counted towards the height."

It was deliberated that to accommodate parking as per Master Plan Provisions and taking into consideration the constraint of Banyan tree at the site the provision of parking in the basement is not feasible.

The committee agreed to the proposal of accommodating parking in the stilts and the same will not be counted towards FAR and the height for stilt floor be considered as relaxed.

Item No. 27/2020

**Change of Land Use of DDA land measuring area 88,487.892 Sqm from "Commercial to Residential" out of 10.26 Hectares land at Trilokpuri Sanjay Lake for Transit Oriented Development project.
F.20(9)/2016-MP**

The Agenda Item was presented by Addl. Commissioner (Plg.) - III. It was informed that the site under reference is to be developed as a TOD node. It was discussed, while undertaking the preparation of the detailed Layout Plan, an integrated approach needs to be followed wherein existing facilities and the Lake / Green area may be taken into consideration. It was also proposed that the site has the potential of incorporating the underlying principles of the 'Blue Green Policy' which is being formulated in DDA.

The TOD design proposal for the said site should incorporate the above suggestions. The design agency NBCC and HUPW section may take note of the suggestions of the Technical Committee. The officer from EDMC expressed no objection on the said agenda.

Mujn

The Agenda Item was approved for putting up the proposal for Authority's approval and process under Section 11A of DD Act 1957.

Item No. 28/2020

**Relaxation of Parking Norms for State Bhawan/ State Guest Houses.
F.20 (09)/2015-MP**

The proposal was presented by Addl. Commr. (Plg.) - I. The following was discussed:

- i) As a follow up of the last meeting of the Technical Committee dated 25.06.2020, the detailed rationale for reducing the ECS norms from 2.0 ECS to 1.0 ECS has been put forth by the different State Bhawans. The data as received from the State Bhawans has been compiled and presented as an annexure in the Agenda item.
- ii) The Traffic Police have given their comments and agreed to the proposal for relaxation of parking norms subject to the various conditions detailed in the Agenda.
- iii) The Resident Commissioners of the State Bhawans of Karnataka, Madhya Pradesh and Tamil Nadu Bhawan made their submissions. It was explained that after accounting for full occupancy (100%) of the rooms available in the respective Bhawans and the parking requirement of the VIP's such as CM's / Governors of the respective states and the ancillary facilities, all the Bhawans have a requirement less than or equal to 1.0 ECS. During discussions, the clarity in terms of requirement of Parking for Karnataka Bhawan was lacking which has been supplemented by providing additional information.

It was discussed that the State Bhawans have been carved out as a standalone category in the MPD-2021, keeping in view the distinct nature of activity of such plots. Any relaxation in the Parking Norms for this category cannot be taken as a precedence especially for Guest Houses / Hotels which are running on commercial basis.

The initial proposal tabled was for relaxation of norms from 2.0 ECS to 1.33 ECS. However, after detailed deliberations, the Technical Committee approved the Agenda Item with the recommendation to reduce the ECS norms from 2.0 ECS to 1.0 ECS per 100 sqm.

The proposal shall be put for Authority's approval and processed under Section 11A of DD Act 1957.

Item No. 29/2020

**Modification under Table 12.7 in Development Controls for Metro Stations and Railway Stations / Terminals in Chapter 12.0 Transportation in MPD-2021.
F.21(2)/2017-MP/Pt-I**

Proposal was presented by Additional Commissioner (Plg.) - I. It was informed that the proposal has been forwarded by MoHUA for incorporating RRTS in the notes under

Table 12.7 of MPD-2021, which details out the development controls for Transportation, as has been done in case of Metro Stations.

- i) It was pointed out that in some cases approved by DMRC, the extant provisions of Master Plan and Building Bye laws appear to have been violated. These cases be relooked at in consultation with the ULBs and if required suitable action to address the issue be taken up.
- ii) The Agenda item was approved for placing it before the Authority for further consideration and processing.

Item No. 30/2020

Confirmation of the Minutes of 4th Technical Committee meeting held on 20.07.2020

PLG/MP/0002/2020/F-1/235

Senior Town Planner, SDMC requested for the amendment in the minutes of the 2nd Technical Committee which were confirmed in the 4th meeting of the Technical Committee held on 20.07.2020. In view of the oral submission made by the STP, SDMC which is followed by a written document, the minutes are confirmed as under:

- i) Ownership Status of Land - The concerned local bodies i.e. MCDs shall examine all the applications of private owned land as submitted by the applicant in consultation with the Revenue department/ GNCTD. In case of land parcels falling within the jurisdiction of DDA, the ownership shall be verified by LM, Deptt, DDA.
- ii) Superimposition of Khasra on Layout Plans - The superimposition of Khasras on consolidated layout plans (de-notified and notified areas) will be done by DDA (as per directions of MoHUA dt. 18.10.2018) since layout plans are already being prepared by DDA. Further, in case of incorporation of plot in the approved layout plan, the land owner will get superimposition done and get it verified from the revenue department/ GNCTD.

The minutes of the 4th Technical Committee meeting held on 20.07.2020 were confirmed with the above observation.

M. S. J.

ANNEXURE-1

List of participants of 5th meeting for the year 2020 of Technical Committee on 17.08.2020

DELHI DEVELOPMENT AUTHORITY

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner(Housing)
4. Pr. Commissioner(LD& LM)
5. Commissioner(Plg)
6. Chief Architect
7. Addl. Commissioner(Landscape)
8. Addl. Commissioner (Plg.) - I
9. Addl. Commissioner (Plg.) - III
10. Addl. Chief Architect, VC Office

Representatives of the following Organizations has also attended the meeting:

1. CPWD
2. EDMC
3. NDMC
4. Delhi Fire Service
5. TCPO
6. Unique Identification Authority of India (UIDAI)
7. Principal Resident Commissioner, Madhya Pradesh Bhawan, New Delhi.
8. Principal Resident Commissioner, Tamil Nadu House, New Delhi.
9. Additional Resident Commissioner, Karnataka Bhawan, New Delhi.

M. Singh