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Approved minutes of the 345th Screening Committee Meeting held on 09.12.2016 at 12.30 pm in Vikas Sadan



136:2016	Sub Division Plan of CS/OCF Pocket between B-2 & B-3 (Residential Pocket) w.r.t. Sub- Division of Plot earlier proposed for Multipurpose Community Hall + C.S.C., Sector-XVII, Rohini, Phase- I&II. File No.-Dir(plg)R/1003-17/CS/OCF/2014	The proposal was presented by Dir.(Plg.) Rohini. After detailed deliberation, the proposal as reflected in the agenda was approved.	<b>Action:</b> 1.Dir(Plg) R 2.Engg. Wing 3.LM Wing 4.LD wing
137:2016	Modification in Layout Plan of Sector-27, Ph.-IV w.r.t. allocation of site for construction of Under Ground Reservoir (UGR) of 433175 gallon capacity in Pocket -IV. Block-C, Sector-27, Rohini, Phase-IV File No.PPR/4001/2001/Ph.-IV-V	The proposal was presented by Dir.(Plg.) Rohini. After detailed deliberation, the proposal as reflected in the agenda was approved.	<b>Action:</b> 1.Dir(Plg) R 2.Engg. Wing 3.Elect. Wing 4.LM Wing 5.LD wing 6.Landscape Unit
138:2016	Development of vacant land for new housing in Pocket IV, Sector-14, Dwarka to be taken up on "design and built" basis. File No. F/23/SA/DWK/HUPW/016	The proposal was presented by SA(Dwk). After detailed deliberation, the proposal as reflected in the agenda was approved.	<b>Action:</b> 1.SA(Dwk) 2.Engg. Wing
139:2016	Development of vacant land for new housing Pocket in between Vegas Mall & MIG Flats, Sector-14, Dwarka to be taken up on "design and built" basis. File No. F/24/SA/DWK/HUPW/016	The proposal was presented by SA(Dwk). After detailed deliberation, the proposal as reflected in the agenda was approved.	<b>Action:</b> 1.SA(Dwk) 2.Engg. Wing
140:2016	Development of vacant land for new housing Pocket opposite SPS, Sector-19B, Dwarka to be taken up on "design and built" basis. File No. F/25/SA/DWK/HUPW/016	The proposal was presented by SA(Dwk). After detailed deliberation, the proposal as reflected in the agenda was approved.	<b>Action:</b> 1.SA(Dwk) 2.Engg. Wing

DELHI DEVELOPMENT AUTHORITY  
HUPW-CO-ORDINATION UNIT

Approved in..... 345th Screening  
Committee Meet: 09.12.2016  
Vide Item No. 138:2016

*[Signature]*  
Dy. Director (A. h.) Co-ordin.



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## Agenda for Screening Committee

File No. F/23/SA/Dwarka/HUPW/016

Screening Committee 345<sup>th</sup>

Item No. 138:2016

**Sub: Development of vacant land for new housing in Pocket IV, Sector 14, Dwarka to be taken up on "design and built" basis.**

**Synopsis: Proposal regarding development of vacant land for new housing in Pocket IV, Sector 14, Dwarka to be taken up on "design and built" basis.**

### 1.0 Background:

1.1 The layout plan of Sector -14 Dwarka was prepared by the Planning Wing, it was approved in the 129<sup>th</sup> SCM vide item No.79:1993 dated 14.09.93. The modification to the layout plan of Sector -14 Dwarka was prepared by the Planning Wing and approved in the 298<sup>th</sup> SCM vide item No.20:2011 dated 26.04.2011.

The above has been verified by Director (Plg.) Dwarka on 22.11.2015.

1.2 In a meeting which was held in the office of EM/DDA on 9.11.2016 regarding Planning and Realisation of proposed Group Housing Schemes in Dwarka Zone, it was decided that two vacant pockets earmarked for Residential/ Housing in Sector-14 and one in Sector-19B in Dwarka Zone (K-II) be taken up for development on Design and Built Model.

Accordingly, the proposal for the pocket u/r identified by Engineering Wing in Dwarka, has been prepared and is placed below:

### 2.0 Location:

	Site:		Location
1.	Pocket IV, Sector 14, Dwarka	0.7217 Ha (1.80 Acre)	The site is located along 30m wide road and is surrounded by housing pockets II, III & V, Sector 14, Dwarka.



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3.0 Examination:

- The development control norms for the Residential Pocket IV, Sector-14, Dwarka (0.7217 Ha) are as per the provisions of MPD-2021 and its amendments till date.
- Site dimensions and areas are as per the approved LOPs of Sector-14, Dwarka, as provided by Planning Wing.
- The housing pocket identified by Engineering Wing have been broadly examined w.r.t. MPD Norms, feasibility, applicability of TOD etc. as under:
  - a. The site is surrounded by housing pockets II, III & V, Sector 14, Dwarka.
  - b. It has excellent connectivity with rest of the city, fronting a 30m and a 20 m road on two sides and an existing smaller road on the north side. It is less than 800 m (10-minute walking distance) from Sec-14 Metro station having direct road connectivity.
  - c. The site is beyond the 500m influence zone of the MRTS corridor therefore TOD norms shall not be applicable for this site, as per verification provided by UTTIPEC.
  - d. The Sector-14 and surrounding area have a higher concentration of 1BHK and 3BHK flats. Therefore there is potential for addition of 2 BHK flats and studio apartments in the mix of units.
  - e. The applicable Architectural Development Control norms as per provisions of MPD-2021 and its amendments till date shall be as under:

**ARCHITECTURAL DEVELOPMENT CONTROL NORMS**

(As per MPD-2021 and its amendments till date)

Handwritten notes: *Page 3/5 138-2016*

1.	Maximum Coverage	Ground	33.3%
2.	Permissible maximum FAR		200
3.	Permissible Density		200 DU's/Ha
4.	Minimum FAR for CSP/EWS housing		15% of the proposed FAR to be constructed for Community-Service Personnel / EWS and lower category. Such flats should have an area between 25 to 40 sq.m.
5.	Height		NR (Subject to clearance from AAI/Fire Department and other statutory bodies.
6.	Selbacks		9, 6, 6, 6 m
7.	Parking		(i) 2.0 ECS/100 sq.m. built up area (ii) 0.5 ECS/100 sq.m.. for EWS/Service Personnel housing



**PROPOSAL**

The following is proposed for the proposed project site at Pocket IV, Sector-14, Dwarka (0.7217 Ha):

It is proposed that the scheme for Group Housing in pocket u/r be taken up on Design & Build Model based on the architectural development control norms as follows:

1.	Total area of the Plot	0.7217 Ha
2.	Maximum Ground Coverage @ 33.3%	2403.261 sq.m.
3.	Maximum FAR @ 200	14434 sq.m.
4.	Mandatory No. of DU's (@200 DU's/Ha.)	144 DU's
	No. of 1 BHK / Lower (Plinth Area 45-60 sq.m.)	40 DU's (tentative)
	No. of 2-3 BHK (Plinth Area 90-120 sq.m.)	100 DU's (tentative)
5.	Minimum FAR for EWS housing @ 15% *	2165.1 sq.m.
	No. of CSP/EWS & Lower category DU's (Mandatory Plinth Area 40 sq.m.)	54 DU's (tentative)
6.	Height	NR (Subject to clearance from AAI/Fire Department and other statutory bodies)
7.	Setbacks	9, 6, 6, 6 m
8.	Parking	
	(i) 2.0 ECS/100 sq.m. built up area	289* ECS
	(ii) 0.5 ECS/100 sq.m. for EWS/Service Personnel housing	11* ECS
		*Other relevant norms as per MPD

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**General Conditions:**

- \*This 15% of the proposed FAR for Community Service Personnel / EWS and lower category housing would be over and above the maximum permissible FAR and density for each site.
- The above Architectural Development Controls to be followed w.r.t. MPD 2021, UBBL-2016 and other mandatory norms/parameters.
- Necessary approvals from all statutory local bodies like DDA, DUAC, DJB/MCD, CFO, EIA, AAI etc. will have to be taken by the tenderer for scheme.
- Scheme shall confirm to UBBL- 2016, MPD-2021 and notification issued by MOUD regarding barrier free environment.
- The circulation pattern should include segregation of pedestrian and vehicular traffic, entry control, access of emergency vehicles to every block, provision of adequate parking etc...



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- The public roads and green areas surrounding the site as well as those providing access to the project site, shall be developed from nearest junction to junction, and upto the nearest metro station by developer, as per MPD-2021 and UTTIPEC Street Design guidelines.
  - No. of DU's & plinth areas of 1 BHK & 2-3 BHK mentioned against each category can be varied up to  $\pm 5\%$ .
  - The developer shall propose to maximise consolidated green areas within the schemes to be programmed for active sports facilities. Remaining green areas should provide dense tree plantation as per site conditions.
  - Additional floor area minimum 400 sq.m or at the rate 0.6% of permissible FAR shall be provided free from FAR to cater to community needs such as community / recreational hall, crèche, library, reading room, senior citizen recreation room / club / swimming pool and society office.
  - Developer shall propose at least 8 retail shops of confectionery, grocery & general merchandise, books and stationery, Chemist, Barber, Laundry, Tailor, Vegetable Shop (on ground floor with an area of 20 sq.m.. each) along with space for Milk booth & fruit & vegetable shop/ booth, in addition to any other local requirements identified from time to time.
  - The retail and community facilities shall be provided facing the street/ footpath/ setback line in a linear way, so as to be accessible to other local residents as well.
  - Basement or podium if constructed and used only for parking, utilities and services shall not be counted towards FAR. Stack parking and any other modern forms of parking may be provided in the projects to meet the parking requirement. Cycle parking, two wheeler parking and bus-parking shall also be provided as per the guidelines provided in MPD-2021.
  - 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 be included in FAR and shall be counted towards height.
  - Space to be provided for ESS as per NDPL / BRPL norms.
  - Scheme should confirm to minimum three-star GRIHA rating.
  - The developer shall submit two alternative unit designs and Layout Plans to be placed before the SCM for consideration.
  - To make the construction activity more environment friendly, the choice of alternative materials and techniques have to be prioritized for construction activity.
  - Recycling of treated waste water with separate lines for potable water and recycled water. Dual piping system to be provided.
  - Ground water recharge through rain water harvesting and regulating ground water abstraction. Landscape areas within the scheme are also to be utilized for this purpose as working landscapes. No additional run-off shall be discharged out of the site.

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- Utilities, such as, underground water storage tank, roof top water harvesting system, separate dry and wet dustbins etc. are to be provided within the plot, as per requirement.
- Provisions for decentralized sewage treatment plant and segregated waste disposal shall be made where centralized system is not available/ possible. It shall be ensured that no untreated effluent is allowed to exit/spill out of the scheme area. Treated sewage effluent should be recycled for non potable uses like gardening, washing of vehicles, toilet-flushing, cooling towers, etc.
- Electric substation shall be provided as per requirement.
- Provision of cavity walls, atriums, shading devices in buildings will be encouraged to make them energy efficient.
- Non-Conventional sources i.e. solar energy is recommended. Solar heating system will be provided on all plots with roof area of 300sq.m and above.

**5.0 Financial liabilities and social gains:**

The housing schemes shall provide planned housing units along with other social infrastructure. Disposal of housing units will also generate revenue. Financial liability is to be seen by Engineering Wing.

**6.0 Recommendation:**

The case is put up for the consideration and approval of the Screening Committee to take up this housing on "Design and Built" basis.

**7.0 Follow up action:**

The proposal after approval of Screening committee shall be forwarded to Engineering Wing to ensure feasibility w.r.t. confirmation of the site areas and its dimensions, encroachment, status of de-notification, status of land, site demarcation, existing services, AMSL as well as verification of site area w.r.t. approved layout plan prepared by Planning Wing and preparation of Preliminary Estimate and NIT document subsequently.

1303 2/16

*Deepankar Singh*

Senior Architect (Dwarka)

*Paromita*

Dy. Director (Arch.), Dwarka

MUPW COORDINATION UNIT

Approved by *3454* Screening

Committee Meeting dated *07/12/2016*

Vide Item No. *1303 2016*

*25/11/16* 03-73

Dy. Director (Arch.) Co-ordin.



