

### Annexure-A:

Details of Approval of Authority dt. 01.04.2015 regarding “**Lake View Complex at Patparganj/ Trilokpuri based on TOD development norms.**”

As per the Minutes of the meeting of the Delhi Development Authority dt. 01.04.2015, the proposal contained in the agenda note regarding “**Lake View Complex at Patparganj/ Trilokpuri based on TOD development norms.**” The Minutes are enclosed.

As part of approval, the following is approved as per minutes:

**1.1** The proposed 10.26 Ha DDA land on which the development is to be taken up has the following area statement :

		<b>Approx. Area- to be verified</b>	
		<b>Area [Sq. M]</b>	<b>Area [Ha]</b>
<b>Overall DDA Land Area (to be verified by lands dept.)</b>		102571.99	10.26
Permanent allotment to Fire Station		4265	0.43
Permanent allotment to Petrol Pump		1080	0.11
Permanent allotment to Police post		1545	0.15
Permanent allotment to Trilokpuri Metro station		7,488.96	0.75
<b>Developable Site Area available for comprehensive/ integrated TOD Scheme:</b>		<b>88,193.03</b>	<b>8.82</b>
Land Area under Mixed-Use Blocks		45%	46,988.82 4.70
Land under public Roads and Circulation		20%	20,689.82 2.07
Land Area under public Green/ Recreational Area		20%	20,514.39 2.05

### **1.2 LAYOUT PLAN AND DEVELOPMENT CONTROL NORMS:**

- i)** The Draft norms for Transit Oriented Development (TOD) as part of the Transportation Chapter is being put up to Authority after incorporating the public objections received and the recommendations of the Board of Enquiry and Hearing. The final norms as approved shall be conveyed to NBCC/implementing agency for preparation of the detailed integrated scheme for the 10.26 Ha Trilokpuri site as per Transit Oriented Development (TOD) norms as part of MPD-2021, as well as for preparation of detailed project report for the scheme.
- ii)** However, the final TOD norms shall be applicable to the scheme only after final notification of MPD-2021 revisions by the Ministry of Urban Development.
- iii)** The proposal aims to capitalize on the beautiful views to the existing Sanjay Lake on the western side of the site, therefore, it is proposed that the project may be named as “**Lake View Complex**” for marketing purposes.
- iv)** The proposal will be self sustainable project and it will in no way affect the catchment area of the Sanjay Lake and will in fact, enhance environmental quality of the area.
- v)** The Trilokpuri Metro station currently under construction within the site is scheduled to be opened to public soon. It is proposed that the “**Trilokpuri**” **Metro station may be renamed as “Sanjay Lake station”**. If agreed by the Authority, the same may be conveyed to DMRC for necessary action.

- vi) **The layout plan for the scheme showing the road network, common public green area, urban design guidelines/envelop controls as well as the actions for implementing agency and other details agreed by the Technical Committee of DDA dt. 22.01.15 shall be followed by NBCC/ implementing agency for development of the project along with the following recommendations of the Technical Committee:**
- i. The project will be taken up for implementation on similar model as the TOD project at Kadkadooma.
  - ii. NBCC will work out the detailed program for the project based on Market viability.
  - iii. Additional proper approach to the site is to be provided from the NH-24 side.
  - iv. The scheme will not affect the catchment area of the Sanjay lake.

### **1.3 ROAD NETWORK AND ACCESS**

- i) Broad framework of road network and community level Green Recreational Areas to be as per the layout plan agreed by Technical Committee of DDA **[Annexure-B]**.
- ii) The final Multi-Modal Integration (MMI) plan of Trilokpuri Metro Phase-III as approved by Governing Body of UTTIPEC dt.19.12.14, is to be integrated in the final scheme and implemented by NBCC/implementing agency. **[Annexure-C]**.
- iii) Access from NH-24 side will be developed as per the plan approved by the Governing Body of UTTIPEC dt.19.12.14 by the NBCC/ implementing agency **[Annexure-C]**.

### **1.4 IMPLEMENTATION MODE OF THE PROJECT:**

- i) **DDA plans to develop the project as an integrated scheme on 10.26 Ha DDA land in partnership with NBCC.** NBCC has expressed interest to adopt the maintenance and upkeep of the Sanjay Lake Park as part of DDA's "Adopt a Park" policy. Developing both together will provide mutual benefit. The scheme development would benefit from the unhindered views provided by the beautiful Sanjay Lake. The Park would benefit from being "watched over" by the public uses proposed along the park edge of the proposed TOD development on the 10.26 ha site, making the entire area safer, socially vibrant and better used. This proposal is due to the following reasons:
  - i. The previous project on the 10.26 Ha DDA land has not yet been disposed of through auctioning etc. due to the fact that the local market is depressed and there seem to be no takers for single use (commercial) development in the area. Even the local Chand Cinema had shut down due to crime and other social problems in the area. Moreover, the conventional disposal strategy of DDA comes with fixed, inflexible development norms/ uses attached to each plot, which increases the risk for the potential buyer/ developer.
  - ii. However, TOD norms provide more flexibility to the potential developer as a lot of flexibility in uses with the scheme/ plot is permitted and therefore the development can be more market-friendly and responsive to changing local needs of the area.
  - iii. The project also envisions a transformatory role for the area, and it is expected that the creation of a city level destination near a beautiful lake will enhance the local economy and help **catalyze** change/upgradation of the area and eventually restore a sense of safety and social pride in the larger Trilokpuri/ Kalyanpuri vicinity.

- ii) **No permanent construction work will be undertaken within the park.** Only the following interventions are proposed which will enhance the water quality and recharge of the Sanjay Lake and making it a safer and more usable park for the public:
- Increase in ground water recharge and infiltration by improvement of intake channels and detention/retention capacity of the lake.
  - Creation of attractions like promenades, arboretums, conservatories, etc. along the edge of the park (outside the park boundary wall), to make the edges active, more vibrant and safe.
  - Creation of floating plant beds within the lake would impart oxygen inside and take unwanted/ excess algae formation elements out of the lake (Nitrogen, Phosphorus, etc)
  - Scientific plantation strategy will be undertaken along the edges of the Lake Park in the form of bioswales, etc. to treat and prevent any polluted storm water from directly entering the lake or polluting the ground water.
  - No permanent constructions will be undertaken. Only fully permeable/ organic materials like geo-textiles, gravel, etc may be used, if required.
- iii) It is proposed the implementation mode for the scheme on 10.26 Ha DDA land at Patparganj/ Trilokpuri in partnership mode with NBCC would be **on similar lines as already taken up for the Kadkadooma TOD scheme**, for which Draft MOU received from NBCC is currently being processed. If agreed by the Authority, an MOU on similar lines as the standardized MOU for East Delhi Hub at Kadkadooma may be entered into between DDA and NBCC, for further detailing and implementation of the integrated scheme.

As part of the approval, NBCC is to prepare detailed Integrated Scheme for the Lake View Complex at Patparganj/ Trilokpuri site as per TOD Norms as well as prepare the detailed project report for the scheme. Details of the drawings as part of Authority decision are enclosed.

Encl: as above