



UTTI/TT/0001/2020/F1- I- O/O DIRECTOR(PLG) UTTIPEC/D-54

Date: 26.03.2021

Sub: Minutes of the 3rd meeting of Apex Committee for Redevelopment of New Delhi Railway Station on 09.03.2021

3rd meeting of Apex Committee for redevelopment of New Delhi Railway Station was held under the chairmanship of Hon'ble Lt. Governor, Delhi 09.03.2021. The list of officers present in the meeting is placed at Annexure 'A'.

2. Vice Chairman, RLDA apprised the Apex Committee about the actions taken by the Coordination Committee. RLDA informed that a close coordination with all agencies is being done, site visits have been conducted and the efforts are being made to ensure timely NOCs for the purpose.
3. A presentation was made by the Executive Director (CC&SD), Rail Land Development Authority elaborating actions taken on the previous minutes of Apex Committee. The major issues highlighted in the presentation are as follows:
 - Requirement of unconditional NOCs from all the concerned Govt. Departments / agencies for the project.
 - Relaxation in the TOD norms.
 - Implementation of the development proposals arising out of the TOD project, in the areas falling outside the redevelopment project area and within the IZP by the local bodies instead of Railways / RLDA..
4. Based on the discussions and submissions by the members of the Committee, the following decisions were taken:
 - i. Influence Zone Plan (IZP) for the TOD scheme with New Delhi Railway Station as TOD node needs to be prepared by RLDA in coordination with all the concerned government departments and service providing agencies for their concurrence. Thereafter, IZP be submitted to the High Power Committee for approval.
 - ii. Detailed plan for Redevelopment of New Delhi Railway Station as per TOD norms along with Traffic & Transportation plan including traffic simulation study be submitted to the UTTIPEC for formal approval.
 - iii. Integration and implementation of all the proposals falling within the proposed redevelopment area of NDRS as well as in IZP needs to be taken up by RLDA jointly with other govt. deptt. / agencies.

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- iv. TOD / redevelopment scheme requires comprehensive planning including creation of additional infrastructure, addressing critical issues related to inter and intra city connectivity / linkages. The issues raised by local bodies and service providing agencies need to be addressed during planning to avoid complications at the implementation stage.
- v. In order to deal with the multiplicity of agencies and heavy investments in the construction / extension / widening of roads including shifting as well as augmentation of physical infrastructure services, it was considered that option for apportioning the cost of infrastructure on pro-rata basis be worked out.
- vi. TOD is envisaged as a compact vertical development with higher FAR resulting in higher density and hence, the provisioning of ample open and green public spaces with improved linkages resulting in walkable precincts is critical within the TOD node. As such the requirement of 20% of area under public green space is mandatory provision and cannot be dispensed with.
- vii. Detailed proposal needs to be submitted to Forest Deptt, GNCTD for assessment and evaluation.
- viii. Details regarding extremity of the building footprint and highest point / elevation of the proposed redevelopment needs to be submitted to AAI and analysed as per the Colour Coded Zoning Map (CCZM) of AAI.
- ix. Delhi Jal Board and RLDA need to coordinate and chalk out an effective implementation plan encompassing the requirement of estimated additional 8.1MLD water supply or more in future.
- x. All the concerned local bodies / Authorities were directed to facilitate RLDA with all possible information, support and solutions for resolution of the issues raised and accord approval(s) in a well-coordinated and time bound manner.

The meeting ended with a vote of thanks to the Chair.

Manoj Paul 26/03/2021
Additional Commissioner (Plg.), UTTIPEC
Member Secretary

To:

1. Hon'ble LG, Delhi, Chairman
2. Chief Secretary, GNCTD
3. Vice Chairman, DDA

4. Vice Chairman, Rail Land Development Authority
5. Chairman, Airport Authority of India
6. Chairman, National Monument Authority
7. Chairman, New Delhi Municipal Council
8. Chairman, DUAC
9. Managing Director, DMRC
10. Managing Director, DTC
11. Engineer Member, DDA
12. Commissioner (Plg.), DDA
13. Commissioner, North Delhi Municipal Corporation
14. Commissioner-Cum-Secretary (Transport), GNCTD
15. Special Commissioner of Police (Traffic)
16. Chief Conservator of Forest, GNCTD
17. Director, National Institute of Urban Affairs
18. Divisional Railway Manager, Delhi Division, NR

Manoj Pal 26/03/2021

Additional Commissioner (Plg.), UTTIPEC
Member Secretary

ONLINE ATTENDANCE SHEET

1. Vice Chairman, DDA
2. Vice Chairman , Rail Land Development Authority
3. Engineer Member, DDA
4. Managing Director, DMRC
5. Managing Director, DTC
6. Commissioner, North Delhi Municipal Corporation
7. Sh. R. R. Rao, Jt. GM, AAI
8. Sh. Varun Lau, Dy. GM, AAI
9. Spl. Commissioner (Transport), GNCTD
10. Special Commissioner of Police (Traffic), Delhi Police
11. Pr. Chief Conservator of Forest, GNCTD

Special Invitee

1. Secretary (Tourism), GNCTD
2. Executive Director (CC&SD), RLDA
3. Project Coordinator (MPD-2041), NIUA