

**OFFICE OF THE PROJECT DIRECTOR (HOSPITAL)****No.DSIIDC/PD(H)/37/2012-13/363****Date: 28.05.2012****To**

✓ Mrs I.P Parate  
Director (MPR)  
6th Floor Vikas Minar  
Delhi Development Authority  
ITO, New Delhi

OFFICE OF THE DIR (Pg.)  
MPR/TC, D.D.A. N. DELHI-2  
Dy.No. 3603  
Dated 30/5/12

**Sub: Regarding review of Master Plan 2021****Ref.: Increase in FAR of DTC Bus Terminal/ Depot at Indraprastha Estate, New Delhi in Zone D. & Vikas Bhawan at ITO.****Madam,**

DSIIDC, as per cabinet decision, is developing IP Power Plant site, DTC Bus Depot at IP Estate and Vikas Bhawan complex at ITO.

We requested DDA for change of land use of IP Power Station site from utility to Govt. Offices & transportation as per the technical committee of DDA & subsequent decision of Hon'ble LG during the meeting on 02.03.2012.

With the increased growth in traffic & transportation due to Pragati Maidan & Indraprastha Metro Stations, as they cover the above project areas, it is thus requested that above projects sites may be covered under TOD guidelines and therefore FAR for above buildings may be provided with TOD regulations.

Therefore, sanctions of above buildings with TOD regulations may be conveyed to DSIIDC so that we may take up the projects accordingly with increased FAR. We are hereby enclosing the details of site individually as well as showing on one sheet for your reference.

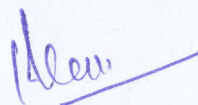
ShwE  
30/5  
AD(PGT)

“In addition to above it is also informed that we have take” up the issue with UTTIPEC also for Comprehensive Urban Design Integration plan for ITO and the same was in principally approved during the 36<sup>th</sup> GBM of the Governing Body of UTTIPEC chaired by Hon’ble LG on 10<sup>th</sup> of Apr.’2012.

Therefore in view of above we request to consider DTC Bus Depot at IP Estate, Vikas Bhawan at ITO and IP Power Plant site at Indraprastha under TOD regulations and thus for providing the FAR accordingly.

Thanks & Regards

Yours faithfully



(U. S. Govil)

**Project Director (H)**

Details of DTC Bus Depot plot at IP Estate & Vikas Bhawan at ITO on which TOD regulations are being requested for approval of DDA:-

**1. DTC Bus Depot:-**

a. Plot Area : 27,668 Sqm

Presently Development Control norms are

Bus depot	Area under Operation	Ground Coverage	FAR
Area under Operation	50%	N.A.	N.A.
Area under Building	50%	25%	100% of site Area for building

Therefore under TOD regulations FAR under building may be approved as 200 in place of 100 of site area for building.

**2. Vikas Bhawan:-**

- a. Plot Area : 26,717.11 Sqm (6.60 Acre)
- b. Ground Coverage : 30%
- c. Permissible FAR : 200

Therefore under TOD regulations FAR under building may be approved as 400 in place of 200.



# EXISTING ROAD HIERARCHY - 15 m Wide Road



Towards Azad Bhawan

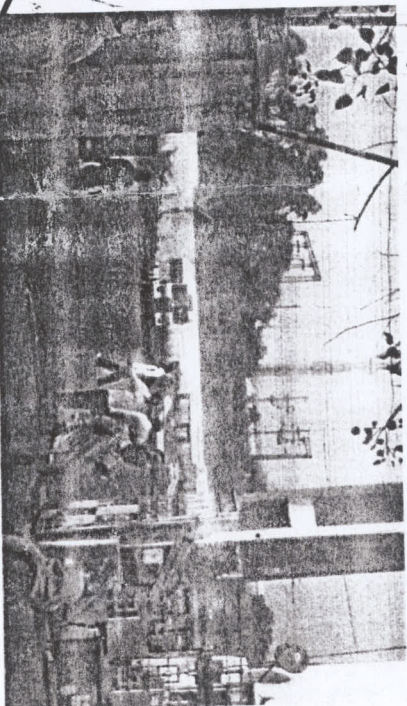
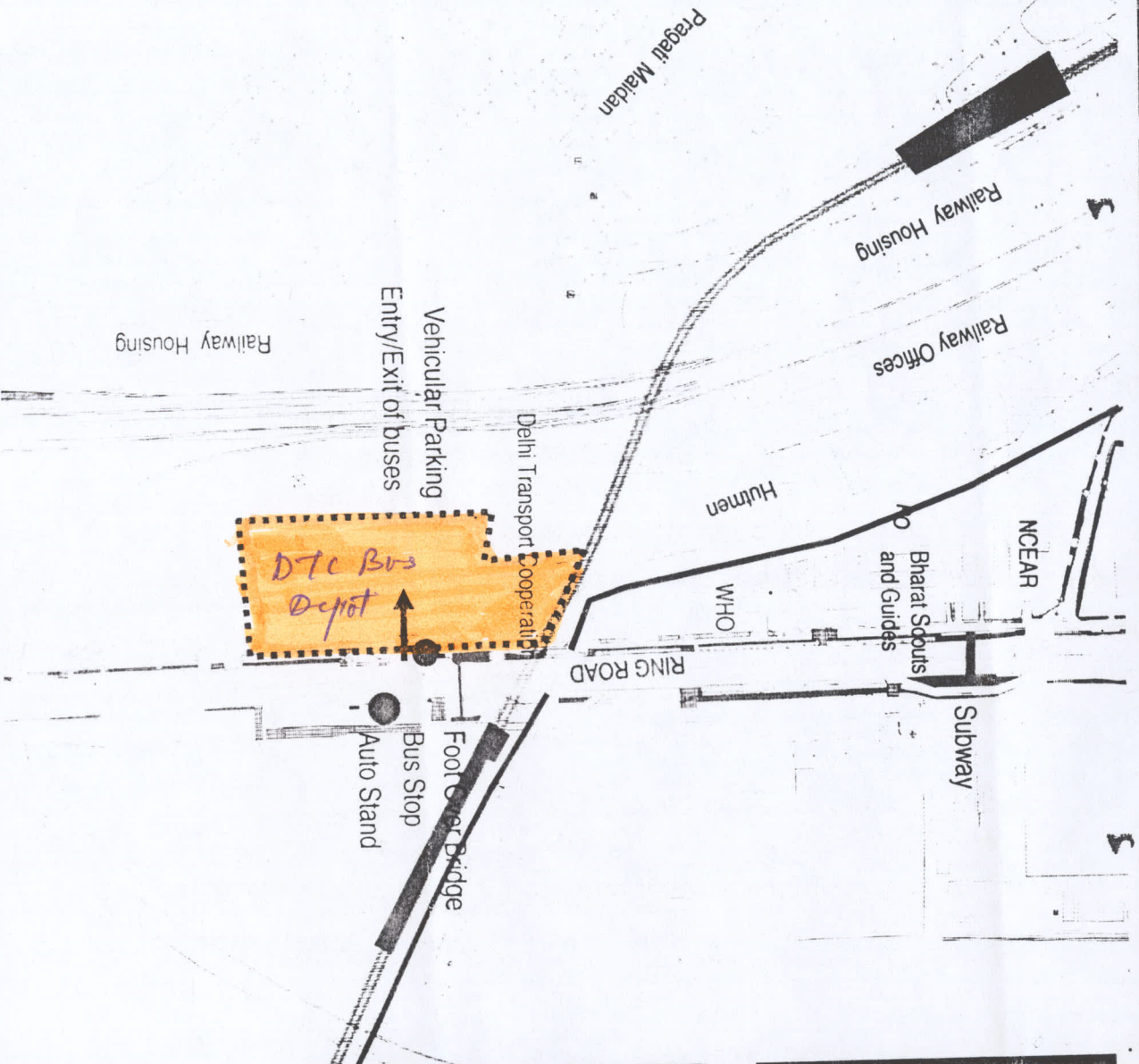


DSIIDC

ITO Complex & adjoining Areas  
Urban Design Framework



# EXISTING MOVEMENT



Entry to the Depot

Entry to the Depot

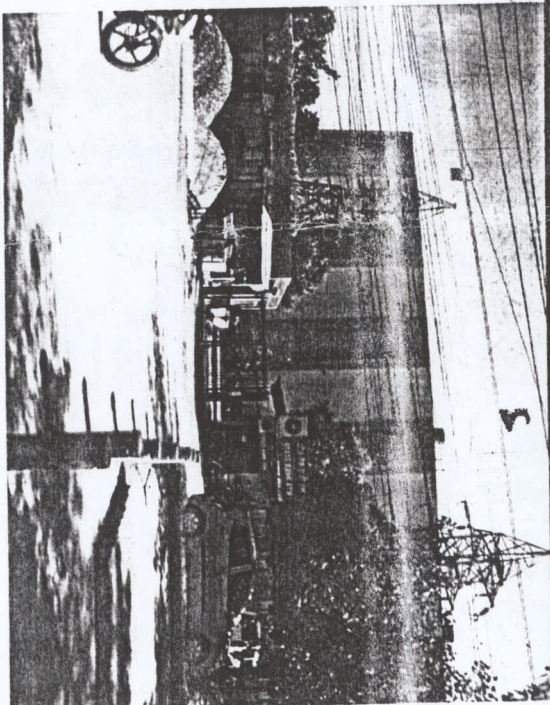
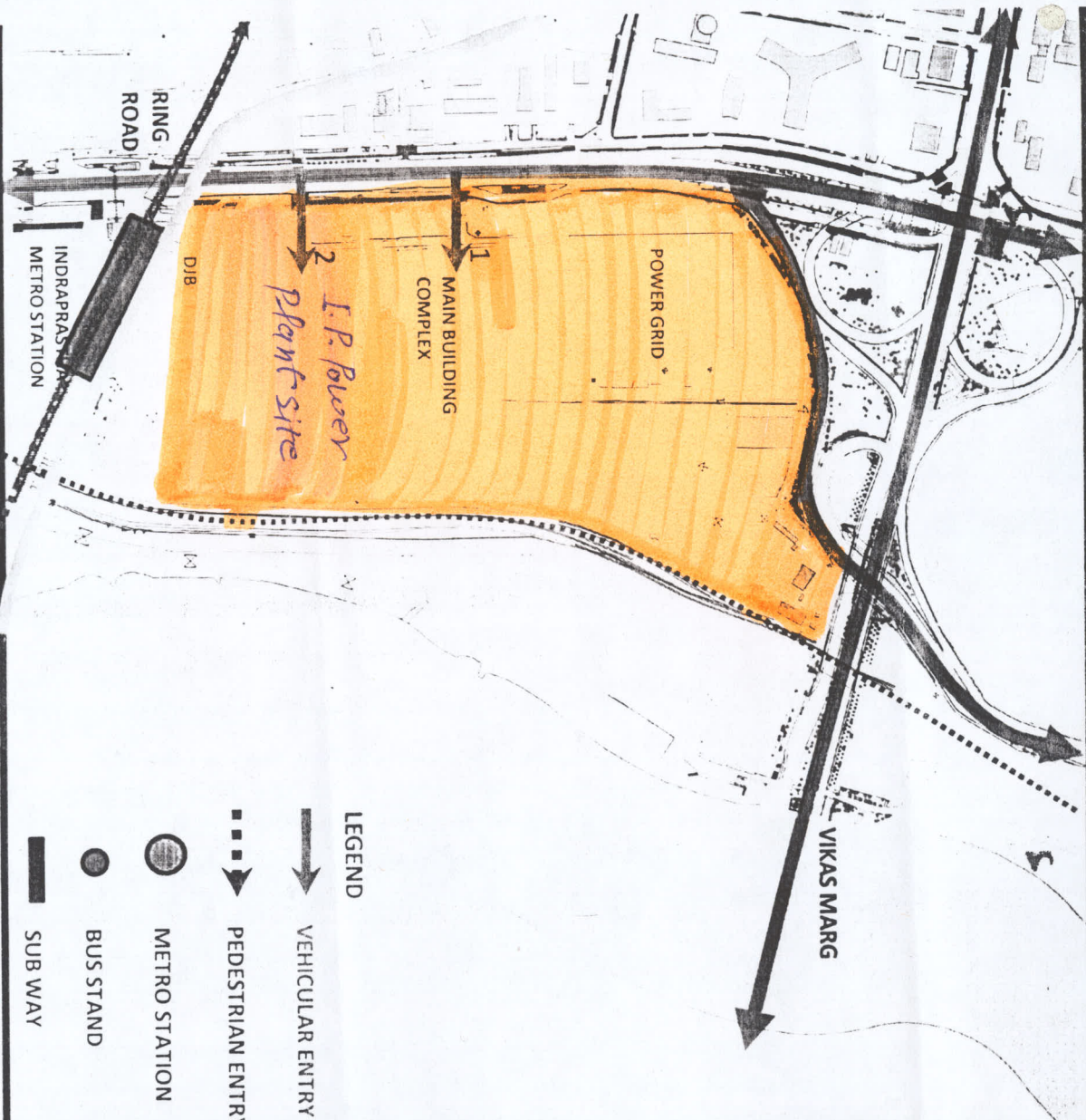


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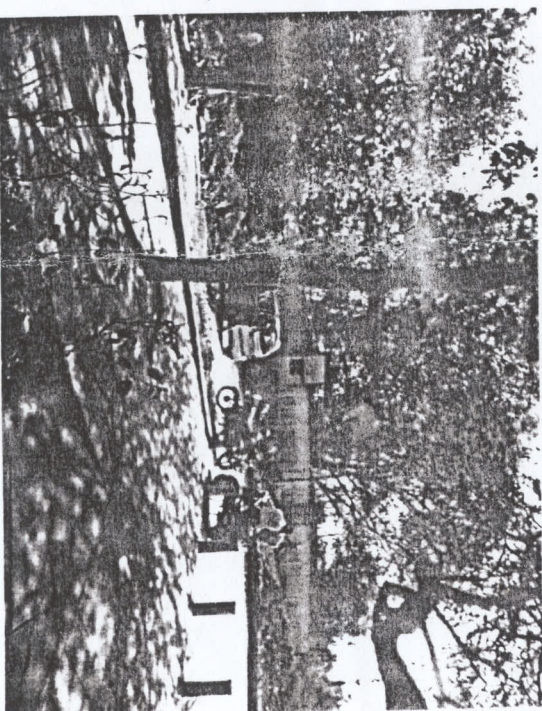
ITO Complex & adjoining Areas



# EXISTING VEHICULAR MOVEMENT



ENTRANCE GATE-1



ENTRANCE GATE-2



DSI DC

ITO Complex & adjoining Areas  
Urban Design Framework



## 5.2 OVERALL PROPOSED VEHICULAR NETWORK - (Constraints - RAILWAYS)





# 5.5 NEW NETWORK AT VIKAS BHAWAN

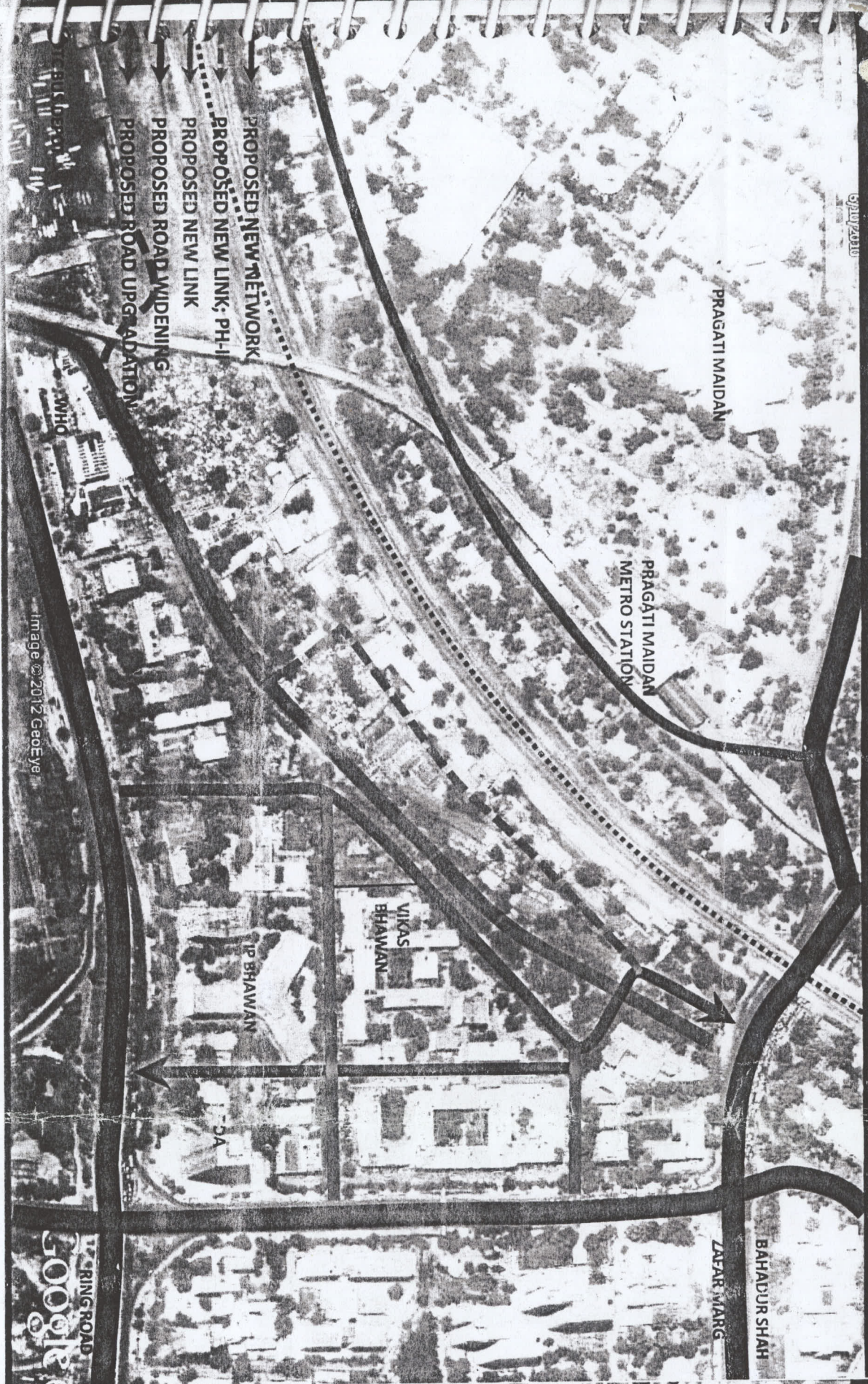


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**DDA**  
Delhi Development Authority

**ITD Complex & adjoining Areas**  
Urban Design framework

