

MINUTES OF THE 329th MEETING OF NMA

Venue – Conference room of NMA

Date & Time – 30th December 2021 at 10:30 AM & 31st December 2021 at 05:00 PM

The meeting was attended by the following:

1. Shri Tarun Vijay, Chairman, NMA through Video Conference.
2. Prof. Vinay Kumar Rao, Part Time Member, NMA
3. Smt. V. Vidyavathi, Director General, ASI, Ex-officio Member, NMA, through Video Conference
4. Shri Bhaskar Verma, Member Secretary, NMA.

Agenda No. 1

(Consideration of proposal of Shri Manoj Sharma, Chief Project Manager/Rail Land Development Authority (A Statutory Authority under Ministry of Railways, Government of India), Unit No. 702-B, 7th floor Konnectus tower - II, DMRC Building, Ajmeri Gate, Delhi -110002 for redevelopment of New Delhi Railway Station)

A power point presentation explaining the details of the proposal was made before the Authority by Executive Director, Rail Land Development Authority (RLDA).

2. The project was stated to be in the larger public interest as it will provide state of the art development in the New Delhi Railway Station and shall also address the long-standing traffic congestion issue in the area.
3. It was further stated that the Redevelopment of New Delhi Railway station comprises of two iconic structures i.e. Dome shaped station Building and Twin towers.
4. The twin towers are having a footprint of 3200 sqm and total built up area of more than 100,000.00 sqm. This requires such placement of the twin towers in the master plan so that there should be no traffic congestion due to the inward/ outward movement of traffic by the users of the twin towers.
5. Therefore, according to the traffic planning scheme, the Twin towers were proposed to be situated at the Ajmeri gate side of New Delhi station having immediate direct connectivity to Asaf Ali Marg, Bhavbhuti Marg and Desh Bhandu Gupta Road. This location also has the advantage of proximity to Airport Metro station, Yellow Line metro station.

6. The twin towers will be frequented by the travelers/visitors from Airport and its proximity with Airport Line Metro station is a desirable feature. This location mitigates the traffic congestion which otherwise would get combined with the station traffic and whole area will be adversely affected. Therefore, the traffic planning of the development does not permit relocating the twin towers at any other location in the master Plan. This traffic planning has also been approved by Delhi Traffic Police and UTTIPEC.

7. DG, ASI, while supporting the proposal, it is noted that "the proposed New Delhi Railway Station redevelopment project would fall under the regulated area of two monuments of national importance, and would in addition be subject to statutory and regulatory clearances from various agencies and authorities".

8. The observations/remarks of the PTM are enclosed at **Annexure -I.**

9. Chairman, NMA made the following comments:

"(i) The project of RLDA is a key project of the Government of India in the creation of state of the art infrastructure in New Delhi;

(ii) The project is aimed at providing facilities and amenities to lakhs of travelers who come to the National Capital from rest of India and abroad;

(iii) I had instructed MS, NMA to make a site visit along with the officials of ASI and to verify whether the project will have any adverse impact on the preservation, safety, security and visibility of the monument. The same have been considered as per the provisions of AMASR Act, 1958. The site visit report has been enclosed at **Annexure -II.**"

10. After detailed perusal of the application & the site visit report submitted by the NMA team, and in terms of the provisions of Rule 15 (2) of NMA Rules, 2011, it was decided that NMA may have no objection to grant of NOC for redevelopment of New Delhi Railway Station, with the following details:

A. Twin Tower

- i. Number of Stories: **40**
- ii. Floor Area (Story-wise) **3200 sqm**
- iii. Height (including mumty, parapet, water storage tank, etc.), **168.00 meters**
- iv. 03 Basement, (11,385 sqm in each basement) (Total area 34155 sqm, Total Depth 12 meter)

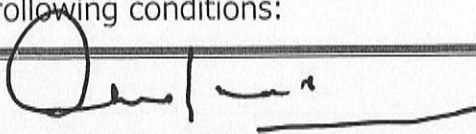
B. Flyover/Elevated grade separator (Railway Station to Asaf Ali Road)

- i. Height (excluding mumty, parapet, water-storage tank, etc): **10.00 meters.**

C. Multi-Mode Transport Hub Building -I

- i. Number of stories: **08**
- ii. Floor Area (Story wise) **6454.00 sqm**
- iii. Height (including mumty, parapet, water storage tank etc): **32.15 meters**

The approval/NOC is subject to the following conditions:



- i. All permissions required for such construction be obtained from all statutory authorities and agencies prior to commencement of any work.
- ii. All legal requirements, necessary to undertake such work be complied with, including but not limited to the provisions of the AMASR Act.
- iii. At the time of digging, if any, artefacts are found, the work should be stopped, and ASI informed of the same immediately, and work should resume only after a go-ahead is received from the ASI.

Agenda No. 2

The minutes of 326th, 327th and 328th meetings were confirmed.

Agenda No. 3

Consideration of NOC applications

Online Cases

Delhi Case no. 612

(Mr. Deepak Gupta, Plot No.-30, Block-B, Nizamuddin East, New Delhi.)

After perusal of the application, it was decided to **recommend** grant of NOC in this case for construction of Basement+Stilt+GF+3 floors with the total height of 18.00 mtrs (including mumty, parapet, water storage tank etc.) at Plot No.-30, Block-B, Nizamuddin East, New Delhi-110013; with floor area of Basement = 184.89 sqm with Depth = 3.20 mtrs and Stilt=GF=FF=SF=TF= 184.89 sqm. The NOC is recommended to be granted with the terms and conditions mentioned in report of Competent Authority, Delhi. The applicant should follow the local building bye-laws while constructing the building.

Delhi Case no. 613

(Mrs. Veena Rangnekar, Sh Sharif Rangnekar For Self, A-6, Gulmohar Park, New Delhi.)

After perusal of the application and site visit report of the NMA team, it was decided to **recommend** grant of NOC in this case for construction of Basement+Stilt+GF+3 floors with the total height of 18.00 mtrs (including mumty, parapet, water storage tank etc.) at A-6, Gulmohar Park, New Delhi; with floor area of Basement = 265.31 sqm with Depth = 2.90 mtrs, Stilt=GF= 265.31 sqm and FF=SF=TF = 225.10 sqm. The NOC is recommended to be granted with the terms and conditions mentioned in report of Competent Authority, Delhi. The applicant should follow the local building bye-laws while constructing the building.

Delhi Case no. 614

(Mr. Inder Prakash Talwar & Sh Chander Parkash Talwar, E-8, Nizamuddin West, New Delhi.)

After perusal of the application and site visit report of the NMA team, it was decided to **recommend** grant of NOC in this case for construction of Basement+Stilt+GF+3 floors with the total height of 18.00 mtrs (including mumty, parapet, water storage tank etc.) at E-8, Nizamuddin West, New Delhi; with floor area of Basement = 125.40 sqm with Depth = 2.90 mtrs and Stilt=GF=FF=SF=TF= 125.40 sqm. The NOC is recommended to be granted with the terms and conditions mentioned in report of Competent Authority, Delhi. The applicant should follow the local building bye-laws while constructing the building.

Delhi Case no. 615

(Mrs. Asha Jain Through Her Gpa Mr R K Jain, Plot No-151, Block-A-2, Safdarjang Enclave, New Delhi.)

After perusal of the application and site visit report of the NMA team, it was decided to **recommend** grant of NOC in this case for construction of Basement+Stilt+GF+3 floors with the total height of 18.00 mtrs (including mumty, parapet, water storage tank etc.) at Plot No-151, Block-A-2, Safdarjang Enclave, New Delhi; with floor area of Basement = 187.04 sqm with Depth = 3.20 mtrs and Stilt=GF=FF=SF=TF= 187.04 sqm. The NOC is recommended to be granted with the terms and conditions mentioned in report of Competent Authority, Delhi. The applicant should follow the local building bye-laws while constructing the building.

Delhi Case no. 616

(Miss Jasvinder Kaur Pinky Through its SPA M S Alok Developers Private Limited, 46A,Co-Op Housing Society NSDE -I, New Delhi.)

After perusal of the application and site visit report of the NMA team, it was decided to **recommend** grant of NOC in this case for construction of Basement+Stilt+GF+3 floors with the total height of 18.00 mtrs (including mumty, parapet, water storage tank etc.) at 46A, Co-Op Housing Society NSDE -I, New Delhi; with floor area of Basement = 123.55 sqm with Depth = 2.90 mtrs and Stilt=GF=FF=SF=TF= 123.55 sqm. The NOC is recommended to be granted with the terms and conditions mentioned in report of Competent Authority, Delhi. The applicant should follow the local building bye-laws while constructing the building.

Punjab Case no. 66

(Smt. Veena Rani W/O Late Sh. Jugal Kishore and Mr. Madhav Kundi S/o Late Sh. Jugal Kishore, Plot situated at Mandi Road near Union Bank, Nurmahal Tehsil Phillaur (Jalandhar) Pin Code -144039, Punjab)

The Part Time Member (PTM) made the following observation regarding this case "276 मीटर की दूरी पर अधिकतम 14.74 मीटर ऊँचे निर्माण की अनुमति अब तक प्रदान की गयी है. अतः मैं 122 मीटर की दूरी पर 16.078 मीटर ऊँचे व्यावसायिक निर्माण की अनुमति प्रदान किये जाने की अनुशंसा नहीं करता. अतीत में इस तरह के प्रस्ताव अस्वीकार किये जा चुके हैं". After perusal of the application, it was decided to **recommend** grant of NOC on the basis of majority support in terms of Rule 15 (2) of NMA Rules, 2011 in this case for construction of Basement+GF+2+mumty floors with the total height of 16.078 mtrs (including mumty, parapet, water storage tank etc.) at Mandi Road Near Union Bank, Nurmahal Sub Tehsil Phillaur Jalandhar Punjab; with floor area of Basement=39.017 sqm, GF=FF=SF= 144.932 sqm and mumty-13.535 sqm. The NOC is recommended to be granted with the terms and conditions mentioned in report of Competent Authority, Punjab.

Punjab Case no. 67

(Raj Kumar S/o Pola Singh, VPO Sanghol Tehsil Khamanon Distt Fatehgarh Sahib,Punjab-140802)

After perusal of the application, it was decided to **recommend** grant of NOC in this case for Addition/Alteration of GF+1 floor with the total height of 08.38 mtrs (including mumty, parapet, water storage tank etc.) at Gram Panchyat Plot Allot, Sanghol Khamanon, Fatehgarh sahib Punjab; with floor area of GF = 48.00 sqm and FF= 59.98 sqm. The NOC is recommended to be granted with the terms and conditions mentioned in report of Competent Authority, Punjab.

Punjab Case no. 68

(Mr. Randeep Singh & Mrs. Simmi Randeep Singh, H.No.37, Mall Road, Amritsar, Punjab)

After perusal of the application, it was decided to **recommend** grant of NOC in this case for construction of Basement+GF+2 floors with the total height of 17.20 mtrs (including mumty, parapet, water storage tank etc.) at Plot No. 37, Mall Road, Amritsar, Punjab; with floor area of Basement= 464.68 Sqm, GF=FF= 464.68 sqm and SF-185.87 sqm. The NOC is recommended to be granted with the terms and conditions mentioned in report of Competent Authority, Punjab.

Gujarat Case no. 51

(Manju Nandan Mehta, Poorvi Nandan Mehta, Hetal Sandip Joshi, 7, Vidhyanagar Co. Op. Hou Society, Nr. Usmanpura Cross Road, Usmanpura, Ahmedabad, Gujarat.)

After perusal of the application, it was decided to **recommend** grant of NOC in this case for reconstruction of GF+2 floors with the total height of 12.25 mtrs (including mumty, parapet, water storage tank etc.) at S.P.No.7, Vidhyanagar Co. Op. Housing

Society, F.P.No.20, C.S.No.288, T.P.S.No.3, Ellis Bridge-Usmanpura Section (Varied Final), Usmanpura, Ahmedabad; with floor area of GF=253.63 sqm, FF=222.89 sqm and SF=52.93 sqm. The NOC is recommended to be granted with the terms and conditions mentioned in report of Competent Authority, Gujarat.

Gujarat Case no. 52

(Sahara Enterprise A Partnership Firm Through Its Patners Mohmed Imran Mohamed Siddiq Sabuwala And Others, C/O Er Nouman Choksi, 211, Mirambika Building, Opp Gandhi Baug, Chowk Bazar, Surat, Gujara.)

After perusal of the application, it was decided to **recommend** grant of NOC in this case for reconstruction of Parking (GF)+5 floors with the total height of 22.50 mtrs (including mumty, parapet, water storage tank etc.) at C.S.No.1232/20, Ward No.07, Surat, Gujarat; with floor area of Parking(GF)=FF=SF=TF=FF=FF=149.52sqm/each and SC=Lift Cabin(Mumty)=43.11sqm. The NOC is recommended to be granted with the terms and conditions mentioned in report of Competent Authority, Gujarat.

Rajasthan Case no. 05

(Amit Kochar (Proprietor), C/O. Rikhabdas Lal Chand (Firm), Chudi Bazar, Bikaner – 334001, rajasthan.)

After perusal of the application, it was decided to **recommend** grant of NOC in this case for construction of GF+2 floors with the total height of 10.05 mtrs (including mumty, parapet, water storage tank etc.) at Bikaner, rajasthan; with floor area of GF=FF=SF= 34.12 sqm. The NOC is recommended to be granted with the terms and conditions mentioned in report of Competent Authority, Rajasthan.

Fresh Cases

Case no 01

(Mrs Happy Uppal and Mrs. Harshi Uppal, B-123, Anand Vihar, Delhi)

After perusal of the applications, it was decided that the Authority will visit the proposed site of construction with local officials of ASI and Competent Authority, Delhi before making any final recommendation.

Case no 02

(Smt. Neelam Sharma and Shri Vinod Sharma, Plot no. 3, Block-B1, Safdarjung Enclave, New Delhi)

After perusal of the applications, it was decided that the Authority will visit the proposed site of construction with local officials of ASI and Competent Authority, Delhi before making any final recommendation.

Case no 03

(M/S Divine Builders, Rvier view Residency, Malakhedi Road Hosgangabad, Madhya Pradesh)

After perusal of the application, it was decided to **send back** the case and ask the Superintending Archeologist (SA), ASI to submit the report about the proposed construction in respect of adverse impact on the Centrally Protected Monument and aesthetic value of the proposed site as the proposed construction is having large coverage area around the Centrally Protected Monument and to ask the applicant to submit Heritage Impact Assessment (HIA) Report for the proposed construction to be prepared by INTACH or any other Heritage Body associating an Archaeologist and a Conservation Architect, as the total floor area of the proposed construction is more than 5000 sqm.

Case no 04

(Shri. Mahendra Singh Patel s/o Shri. Ramcharan Patel, Soda kunwa jatti ka tabela – Gwalior-474003, Madhya Pradesh.)

After perusal of the application, it was decided to **recommend** grant of NOC in this case for construction of GF+1 floor with the total height of 08.65 mtrs (including mumty, parapet, water storage tank etc.) at Soda kunwa jatti ka tabela – Gwalior-474003; with floor area of GF=FF=35.44 sqm.

Case no 05

(Shri Rajubhai Bechardas Leuva S/o. Bechardas Leuva, 621, Vankar Vas, Ghee Kanta, Near Nani Hamam Ni Pole, Shahpur, Ahmedabad-380001, Gujarat.)

After perusal of the application, it was decided to **recommend** grant of NOC in this case for reconstruction of GF+2 floors with the total height of 11.92 mtrs (including mumty, parapet, water storage tank etc.) at C.S.No. 1377, Ward: Shahpur-II, Sheet No. 42, Ahmedabad, Gujarat; with Build up area of GF=25.42 sqm, FF=SF=27.26 sqm /each and Stair Cabin=10.25 sqm.

Case no 06

(Shri Mahendrabhai Maganbhai Rana and others, Dandia Bazar, Brahmpuri, Near Mahila Bank, Vadodara-390001, Gujarat.)

After perusal of the application, it was decided to **recommend** grant of NOC in this case for construction of GF+2 floors with the total height of 12.00 mtrs (including mumty, parapet, water storage tank etc.) at Vibhag-B, Tika No. 11/1, C.S.No. 93/2, Ward No. 2, Vadodara City, Gujarat; with Build up area of GF=FF=SF=20.05 sqm and Terrace=04.48 sqm.

Case no 07

(Shri Mohamadaiyub Gulamahmed Shaikh and 2 others, 3436, 3437 and 3438, Jinjiwad, Nagina Pole, Opp. Lokhandwala Hospital, Limdi Chowk, Daiyapur, Ahmedabad, Gujarat.)

After perusal of the application, it was decided to **recommend** grant of NOC in this case for reconstruction of GF+2 floors with the total height of 12.20 mtrs (including mumty, parapet, water storage tank etc.) at C.S. No. 998/2, (1001/A, 1002, 1003 and 1007/1), Dariyapur-1, Sheet No. 19, Sarangpur, Ahmedabad, Gujarat; with Build up area of GF=FF=SF=223.74 sqm /each and Stair Cabin=30.66 sqm.

Case no 08

(Ratnoday Charitable Trust, Trustee Shri Ajaybhai Rajanikant Shah and 3 others, 5, Mitra Mandal Society, Usmanpura, Ahmedabad-380013, Gujarat.)

After perusal of the application, it was decided to **recommend** grant of NOC in this case for reconstruction of Basement+GF+3 floors with the total height of 16.15 mtrs (including mumty, parapet, water storage tank etc.) at C.S.No. 35, Sub Plot No. 05, F.P.No. 06/part, T.P.S.No. 3, House No. 5, Mitra Mandal Society, (Elis Bridge, Usmanpura Section), Usmanpura, Ahmedabad, Gujarat; with Build up area of Basement=175.35 sqm with depth =3.05 mtr, GF=208.54 sqm, FF=SF=189.12 sqm/each and TF=151.76 sqm.

Case no 09

(Shri Gaurangbhai S. Dudhiya and Jainika G. Dudhiya, House No. 1687/1, Jalawali Na Naka, Sevka Ni Vadi Raipur, Ahmedabad-380001, Gujarat.)

After perusal of the application, it was decided to **recommend** grant of NOC in this case for reconstruction of GF+1 floor with the total height of 09.10 mtrs (including mumty, parapet, water storage tank etc.) at C.S.No. 2831 to 2834, Sheet No. 72, Khadia-3, Ahmedabad, Gujarat; with Build up area of GF=FF=13.48 sqm.

Case no 10

(Smt. Nilam Jatinkumar Patel, 237, Gusa Parekh Pole, Madan Gopal Haveli Road, Manek Chowk, Ahmedabad-380001, Gujarat.)

After perusal of the application, it was decided to **recommend** grant of NOC in this case for reconstruction of GF+2 floors with the total height of 13.35 mtrs (including mumty, parapet, water storage tank etc.) at C.S.No. 382/A, Sheet NO. 73, Jamalpur-2, Ahmedabad, Gujarat; with Build up area of GF=FF=SF= 26.43 sqm and Stair Cabin = 12.10 sqm.

Case no 11

(Shri Firozkhan Habibkhan Pathan and others, H/1, 2nd Floor, Rose Flat, Near Sardar Kunj Society, Bahai Centre, Shahpur, Ahmedabad-380001, Gujarat.)

After perusal of the application, it was decided to **recommend** grant of NOC in this case for reconstruction of GF+3 floors with the total height of 17.75 mtrs (including mumty, parapet, water storage tank etc.) at C.S.No. 1875, Ward: Shahpur-I, Gamtal, Sheet No. 43, Ahmedabad, Gujarat; with Build up area of GF=FF=SF=TF=65.91 sqm and Stair Cabin=25.73 sqm.

Case no 12

(Rukshana Hatimbhai Batliwala, 526, Shaikh Hirji Ni Pole, B/h. Silver House, Ahmedabad-380001, Gujarat.)

After perusal of the application, it was decided to **recommend** grant of NOC in this case for reconstruction of GF+4 floors with the total height of 17.90 mtrs (including mumty, parapet, water storage tank etc.) at C.S.No. 4763 and 4764/part, Jamalpur-3, Sheet NO., 85, Ahmedabad, Gujarat; with Build up area of GF=FF=SF=TF=FF=126.80 sqm and Stair Cabin=21.03 sqm.

Case no 13

(Smt. Kalpana Krishnadas and Shri Rutarth Hemendrabhai Bhatt, Res No. 748, Bhau Ni Pole, Raipur Chakla, Ahmedabad-380001, Gujarat.)

After perusal of the application, it was decided to **recommend** grant of NOC in this case for reconstruction of GF+3 floors+ stair Cabin with the total height of 13.60 mtrs (including mumty, parapet, water storage tank etc.) at C.S.No. 1108, Sheet No. 72, Ward: Khadia-2, Ahmedabad, Gujarat; with Build up area of GF=FF=SF=TF=72.48 sqm and Stair Cabin=09.51 sqm.

Case no 14

(Shri. Jayantilal J Shah, Trustee / Secretary, 68, Ghanchi Ni Pole, Manek Chowk, Ahmedabad – 380001, Gujarat.)

After perusal of the application, it was decided to **recommend** grant of NOC in this case for reconstruction of GF+1 floor with the total height of 07.46 mtrs (including mumty, parapet, water storage tank etc.) at C.S.No. 89, Jamalpur-2, Sheet No. 66, Ahmedabad; with Build up area of GF=01.08 sqm and FF=24.80 sqm.

Case no 15

(Shri Nilesh Bachubhai Talati, 11/B, Matheran Society, Near Narayan Nagar Road, Paldi, Ahmedabad, Gujarat.)

After perusal of the application, it was decided to **recommend** grant of NOC in this case for reconstruction of GF+Stair Cabin with the total height of 06.75 mtrs (including mumty, parapet, water storage tank etc.) at Tenement No. 1, Sub Plot NO. 11/B, F.P.No. 98/part, T.P.S.No. 6, (Paldi), Paldi Section, Ahmedabad, Gujarat; with Built up area of GF=201.76 sqm/each and Stair Cabin=31.63 sqm.

Case no 16

(Shri. Mehul Navinbhai Shah, 12, Mahalaxmi Society, Sanskar Nagar, Bhuj, Kachchh – 370001, Gujarat.)

After perusal of the application, it was decided to **recommend** grant of NOC in this case for construction of Ground Floor with the total height of 07.00 mtrs (including mumty, parapet, water storage tank etc.) at R.S.No.870/159, Ward No.5/2, C.S.No. 2429/1, Navin Park, Bhuj; with Built up area of GF = 147.97 sqm and SC = 12.21 sqm.

Case no 17

(Shri. Mehul Navinbhai Shah and others, 12, Mahalaxmi Society, Sanskar Nagar, Bhuj, Kachchh – 370001, Gujarat.)

After perusal of the application, it was decided to **recommend** grant of NOC in this case for construction of Ground floor with the total height of 07.00 mtrs (including mumty, parapet, water storage tank etc.) at R.S.No.870/159, Ward No.5/2, C.S.No. 2429/4, Navin and Chhatri; with Built up area of GF=125.70 sqm and SC = 12.44 sqm.

Case no 18

(Shri. Mehul Navinbhai Shah and others, 12, Mahalaxmi Society, Sanskar Nagar, Bhuj, Kachchh – 370001, Gujarat.)

After perusal of the application, it was decided to **recommend** grant of NOC in this case for construction of Ground floor with the total height of 07.00 mtrs (including mumty, parapet, water storage tank etc.) at R.S.No.870/159, Ward No.5/2, C.S.No. 2429/3, Navin Park, Bhuj; with Built up area of GF = 133.61 sqm and SC = 12.43 sqm.

Case no 19

(Shri. Jayantilal J Shah, Trustee / Secretary, 68, Ghanchi Ni Pole, Manek Chowk, Ahmedabad – 380001, Gujarat.)

After perusal of the application, it was decided to **recommend** grant of NOC in this case for reconstruction of GF+1 floor with the total height of 08.66 mtrs (including mumty, parapet, water storage tank etc.) at C.S.No.90, Jamalpur-2, Sheet No. 66, Ahmedabad; with Built up area of GF=FF= 16.78 sqm/each and Stair Cabin=03.67sqm.

Case no 20

(Shri Rajesh Ramchand Sawlani & Shri Samir Ramchandra Sawlani, G-1, Sindhu Nagar Society, Nr. Hare Krishna Tower, Ashram Road, Old Vadaj, Ahmedabad - 380013, Gujarat.)

After perusal of the application, it was decided to **recommend** grant of NOC in this case for reconstruction of GF+3 floors with the total height of 14.21 mtrs (including mumty, parapet, water storage tank etc.) at F.P.No.71/2, T.PS.No.03, (Elis Bridge), Kaziopur, Ahmedabad; with Built up area of GF=FF=SF=TF = 111.91 sqm/each.

Case no 21

(Shri Gulzarahmed Mohammed Husain Momin and Others, 2963/1, Nr. Vanmali Vanka Ni Pole, Urdu School's Lane, Shahpur, Ahmedabad – 380001, Gujarat.)

After perusal of the application, it was decided to **recommend** grant of NOC in this case for reconstruction of GF+3 floors with the total height of 17.65 mtrs (including mumty, parapet, water storage tank etc.) at C.S.No.4980/A and 4985, Sheet No.50, Shahpur-3, Ahmedabad; with Built up area of GF+FF+SF=198.42 sqm/each, TF =79.85 sqm and Stair Cabin = 17.91 sqm.

Case no 22

(Shri Lalbhai Govindbai Patel Adakaj Seva Sahkari Mandali, Adalaj, Near Adalaj Vav, Opp. Swaminarayan Mandir, Adalaj, Dist. Gandhinagar, Gujarat.)

After perusal of the application, it was decided to **recommend** grant of NOC in this case for reconstruction of GF+1 floor with the total height of 10.20 mtrs (including mumty, parapet, water storage tank etc.) at Property No.1372, Survey No.734, Adalaj, Gandhinagar; with Built up area of GF=FF=35.64 sqm/each and Stair Cabin=08.36sqm.

Case no 23

(Shri. Sushil Navinbhai Shah, 12, Mahalaxmi Society, Sanskar Nagar, Bhuj, Kutch – 370001, Gujarat.)

After perusal of the application, it was decided to **recommend** grant of NOC in this case for construction of Ground floor with the total height of 07.00 mtrs (including mumty, parapet, water storage tank etc.) at R.S.No.870/159, Ward No.5/2, C.S.No. 2429/2, Navin Park, Bhuj; with Built up area of GF=129.19 sqm and SC=12.18 sqm.

Case no 24

(Shri Nishantkumar Bharatbhai Daiya, 404, old Rawalwadi Bhuj, Kutch-70001, Gujarat.)

After perusal of the application, it was decided to **recommend** grant of NOC in this case for reconstruction of GF+1 floors with the total height of 09.31 mtrs (including mumty, parapet, water storage tank etc.) with following details:

Block – A	Block – B
GF+1 (One)	GF+1 (One)
GF = 46.13 sqm	GF = 64.24 sqm
FF = 37.18 sqm	FF = 64.24 sqm
SC = 10.36 sqm	SC = 10.11 sqm

at R.S.No.870/P, Ward No.5/2, Plot No.13, C.S. No.2211, Street No.192, Bhuj.

Case no 25

(Smt. Meenakshi Savita, D/o Amruthappa (w/o Basawaraj Kore) R/o H.No. 8-10-356, Near Bhalke Hospital, Devi Colony, Bidar District- 585401, Karnataka.)

After perusal of the application, it was decided to **recommend** grant of NOC in this case for construction of GF+3 floors with the total height of 16.00 mtrs (including mumty, parapet, water storage tank etc.) at Plot No. 35, CMC No. 8-9-360/35-A & Plot no. 36, CMC No. 8-9-479, Layout Sy No. 48/A-3, Devi Colony, Gullar Haveli, Bidar; with floor area of GF= 157.32 sqm and FF=SF=TF= 341.00 sqm.

Case no 26

(Smt. Arthi W/o Sh. Ramesh Kulkarni, R/o 8-9-270/33/1/A Guru Nanak Colony, Behind Barid Shahi Garden, Bidar District- 585401, Karnataka.)

After perusal of the application, it was decided to **recommend** grant of NOC in this case for reconstruction of GF+3 floors with the total height of 14.00 mtrs (including mumty, parapet, water storage tank etc.) at Plot No. 44, Sy No. 48/A-3, Gullar Haveli, CMC No. 343(N), Devi Colony, Bidar; with floor area of GF=FF=SF= 118.76 sqm and TF=89.78 sqm.

Case no 27

(Sri. Shivaraj M, S/o Vishwesmara Gouda M, C/o Nahar Jewellers, Main Bazar, Hospete Taluk, Bellary District-583201, Karnataka.)

After perusal of the application, it was decided to **recommend** grant of NOC in this case for construction of GF+1 floor with the total height of 08.00 mtrs (including mumty, parapet, water storage tank etc.) at Plot No.59, ASST No.1068, Survey No.13, 8th Ward, Amrit Shakti Nagar, Anantsayanagudi, Hospete, Bellary District; with floor area of GF=FF=70.00 sqm.

Case no 28

(Smt. M Deepa D/o Tanaji Rao, C/o Shivkumar S/o Annepa. H.No. 17-4-323, CMC Colony, Mailoor, Bidar District, Karnataka.)

After perusal of the application, it was decided to **recommend** grant of NOC in this case for construction of GF+3 floors with the total height of 14.00 mtrs (including mumty, parapet, water storage tank etc.) at Sy No. 53, 54 & 58, Plot No. H, CMC No. 8-9-270/4-H, Guru Nanak Colony, Gullar Haveli, Bidar; with floor area of GF=FF=SF=TF=142.92 sqm.

Case no 29

(Smt. Mamtha w/o Mukesh Nandgawali, R/o H.No. 8-9-270/G, Guru Nanak Colony, Bidar District-585401, Karnataka.)

After perusal of the application, it was decided to **recommend** grant of NOC in this case for Construction of 1st & 2nd floor over existing ground floor with the total height of 11.00 mtrs (including mumty, parapet, water storage tank etc.) at Sy.No.53, 54 & 58, Plot No. CMC No-8-9-270/G, Gullar Haveli, Bidar; with floor area of FF=SF-104.00 Sqm.

Case no 30

(Sri. Prakash H Upper Urf Aralimarad, Siddeshwar Haveri District-581110., Karnataka.)

After perusal of the application, it was decided to **recommend** grant of NOC in this case for construction of Ground floor with the total height of 05.18 mtrs (including mumty, parapet, water storage tank etc.) at CTS No. 3080/3, E-Southu No.6-1-122-5A/3, Purad Oni, Haveri Taluk & District-581110; with floor area of GF=37.65 sqm.

Case no 31

(Sri. Channabasappa D Uppar Urf Aralimarad, Sri. Chaitany D Uppar Aralimarad and Sri. Srikanta D Uppar Urf Aralimarad, Siddadevapur, Haveri District-581110, Karnataka.)

After perusal of the application, it was decided to **recommend** grant of NOC in this case for construction of Ground floor with the total height of 05.18 mtrs (including mumty, parapet, water storage tank etc.) at CTS No. 3080/4, E-Southu No.6-1-122-5A/1, Purad Oni, Haveri Taluk & District; with floor area of GF=32.92 sqm.

Case no 32

(Sri. Shrinivas Shanta Purnaik, Raghunath Nagar Street, Bhatkal Uttrakannada District-581320, Karnataka.)

After perusal of the application, it was decided to **recommend** grant of NOC in this case for reconstruction of GF+1 floor with the total height of 08.62 mtrs (including

mumty, parapet, water storage tank etc.) at Survey No. 129/1, Susgadi, Bhatkal Taluk, Uttar Kannada District; with floor area of GF=158.55 sqm and FF=189.54 Sqm.

Case no 33

(Sri. Siddharth Hampannavar & Sri. Ananda Shankar Hampannavar, # 101, Tarigopala Residency, 35th Main, 7th Cross, BTM 2nd Stage, Bengaluru-560076, Karnataka.)

After perusal of the application, it was decided to **recommend** grant of NOC in this case for reconstruction of GF+1 floor with the total height of 07.14 mtrs (including mumty, parapet, water storage tank etc.) at CTS No: 1741/A & 1741/ B M No: 108, 108/1+2, Bazar Road, Saundatti Taluk, Belagavi District; with floor area of GF=FF=170.32 Sqm.

Case no 34

(Sri. Naganath S/o Bheemrao Patil, R/o H.No. 19-1-236, Rachana Nivas, Bankers Colony, Shivnagar (South), Bidar District-585401, Karnataka.)

After perusal of the application, it was decided to **recommend** grant of NOC in this case for construction of GF+3 floors with the total height of 14.00 mtrs (including mumty, parapet, water storage tank etc.) at Sy. No. 55/2, Plot No.15 & 20, CMC No. 8-9-272/15(o), 8-9-394/1(n) & 8-9-272/20, Gullar Haveli, Guru Nanak Colony Bidar; with floor area of GF=311.09 sqm and FF=SF=TF=294.97 sqm.

Case no 35

(Smt. Monika Chawla W/o Mahindrasingh, R/o H.No. 9-1-425 Nandi Colony, Bidar District 585401, Karnataka.)

After perusal of the application, it was decided to **recommend** grant of NOC in this case for reconstruction of Celler+GF+3 floors with the total height of 16.20 mtrs (including mumty, parapet, water storage tank etc.) at Sy. No. 57, Plot No. 9 & 11, CMC No. 8-9-245 (O) 8-9-246 (N) & 8-9-213/2(O) 8-9-313 (N) Guru Nagar Colony, Gullar Haveli, Bidar; with floor area of Celler+GF=GF=FF=TF= 341.00 sqm.

Case no 36

(Smt. Santosh S/o Ram kotalwar, R/o H.No. 8-9-218/1(24), Vijay Nagar Colony, Gullar Haveli, Bidar District-585401, Karnataka.)

After perusal of the application, it was decided to **recommend** grant of NOC in this case for Construction of 1st & 2nd floor over existing ground floor with the total height of 10.00 mtrs (including mumty, parapet, water storage tank etc.) at Sy No. 55/2, Plot No.24, CMC No. 8-9-218/A (24), Guru Nagar Colony (Vijayanagar), Gullar Haveli, Bidar; with floor area of FF=SF(proposed)=69.92 sqm.

Case no 37

(Smt. Jyothi D/o Krishna Kumar Yeraminar, W/o Surendra Kumar, Sri Shivakala International, Near Guru Nanak Gate, Udagir Raod, Bidar District 585401, Karnataka.)

After perusal of the application, it was decided to **recommend** grant of NOC in this case for reconstruction of GF+3 floors with the total height of 14.00 mtrs (including mumty, parapet, water storage tank etc.) at Plot No. 35 In 57, Gullar Haveli, CMC No. 8-9-274/1Guru Nagar Colony; with floor area of GF=258.84 sqm and FF=SF=TF= 258.84 sqm.

Case no 38

(Smt. Rajashree w/o Kashinath, C/o Shivkumar S/o Aneepa, H.No. 17-4-323, CMC Colony, Mailoor, Bidar District-585401, Karnataka.)

After perusal of the application, it was decided to **recommend** grant of NOC in this case for construction of Celler+GF+2 floors with the total height of 11.20 mtrs (including mumty, parapet, water storage tank etc.) at Plot No. 70, Sy. No.53, 54 & 58, CMC No.8-9-218/70(N) Guru Nanak Colony, Bidar; with floor area of Celler=269.26 sqm and GF=FF=SF=269.26 sqm.

Case no 39

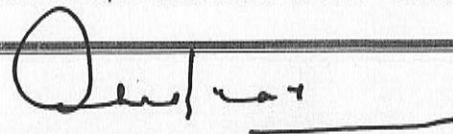
(Smt. Durdana Begum w/o Late Syed Hidayat Ali, Smt. Syeda Surayya Fatima W/o Late. Syed kazim Ali, Sri. Syed Abid Ali S/o Late Syed Ali Nizami and Sri. Syed Basit Ali S/o Late. Syed Ali Nizami, H.No. 9-2-192, 9-2-193 & 9-2-194, Opp. Pawar Petrol Pump, ZN Road, Bidar District., Karnataka.)

After perusal of the application, it was decided to **Send back** the case and ask the applicant to submit the revised plan with the total height restricted to 10.68 mtr (inclusive all) as the maximum height given by Authority near the monument is 10.68 mtr (inclusive all).

Case no 40

(Mr. Ansar, Kilikunnath House, Chiramanangad P.O, Thrissur-680604, Kerala)

After perusal of the application, it was decided to **recommend** grant of NOC in this case for construction of Ground floor+stair room with the total height of 06.59 mtrs (including mumty, parapet, water storage tank etc.) at near Kudakkallu, Cherumanangad; with floor area of GF= 135.15 sqm and stair room= 06.59 sqm. The



construction work should incorporate Mangalore Tiled Sloping Roof and colour scheme of the monument should be kept in view while constructing the building.

Case no 41

(Sri Mukesh M. & Kala. S., T.C 64/2184-1, Chaithram, Thiruvallam P.O, Thiruvananthapuram-27, Kerala)

After perusal of the application, it was decided to **recommend** grant of NOC in this case for construction of Ground floor with the total height of 05.25 mtrs (including mumty, parapet, water storage tank etc.) at near Sree parasurama Temple, Thiruvallam; with floor area of GF= 56.30 sqm. The construction work should incorporate Mangalore Tiled Sloping Roof and colour scheme of the monument should be kept in view while constructing the building.

Case no 42

(Smt. Devika R.S., T.C. 68/448, Mevilakathu House, Thiruvallam P.O, Thiruvananthapuram-27, Kerala)

After perusal of the application, it was decided to **recommend** grant of NOC in this case for Additional construction of double storey with the total height of 07.12 mtrs (including mumty, parapet, water storage tank etc.) at Near Sree Parasurama Temple, Thiruvallam; with area of Proposed = 116.87 sqm. The construction work should incorporate Mangalore Tiled Sloping Roof and colour scheme of the monument should be kept in view while constructing the building.

Public Project Cases:

Case no 01

(Principal Kendriya Vidyalaya Fatehabad, Principal Kendriya Vidyalaya Fatehabad Distt. Ashok Nagar MP)

After perusal of the application, it was decided to **recommend** grant of NOC in this case for construction of GF+1 floor with the total height of 10.95 mtrs (including mumty, parapet, water storage tank etc.) at Khasra No. 23/1/2 and 187/Min-2, Near Shahjadi Ka Roja; with floor area of GF=2369.32 sqm FF=2369.62 sqm.

Case no 02

(Shri Dipak Bora, Executive Engineer, PWD Biswanath District Territorial Road Division, Biswanath Chariali, District Biswanath, Assam)

After perusal of the application, it was decided to **recommend** grant of NOC in this case for construction of Ropeway (Stilt + 3) with the total height of 15.00 mtrs (including mumty, parapet, water storage tank etc.) at Biswanath ghat, Biswanath Chariali;

Deferred Cases:

Case no 01

(Shri M. Elangovan, Door No. 23/10, Venkatachala Mudali Street, Purasaiwalkam, Vepery, Chennai- 600007, Tamilnadu)

After perusal of the application and revised building plan received from CA, Tamilnadu, it was decided to **recommend** grant of NOC in this case for construction of Stilt+2 floors with headroom and overhead tank with the total height of 12.34 mtrs (including mumty, parapet, water storage tank etc.) with following details:

Area Statement	F.S.I. Area	Non-F.S.I .Area
Stilt floor	---	139.35 sqm
First floor	139.35 sqm	---
Second floor	139.35 sqm	---
Headroom & Lift area	---	20.15 sqm

at Plot No. 7, Easwaran Nagar Survey No. 297/4, Ward No. H, block No. 4, T.S. No. 26, As per TSLR Survey No. 297/4 A1a part, Keelkattalai Village, Pallavaram Taluk, Pallavaram Municipality Limit, chengalpattu District;

Case no 02

(Shri S. Sankara Narayana, D. No. 4, VOC Street, New Perungalathur, Chennai- 600063, Tamilnadu)

After perusal of the application and revised building plan received from CA, Tamilnadu, it was decided to **recommend** grant of NOC in this case for construction of G+2 floors with headroom, water tank and lift machine room with the total height of 13.91 mtrs (including mumty, parapet, water storage tank etc.) & construction height of compound wall = 1.52 mtr at Door No. 4/19, V.O.C. Street Gramanatham old S. No. 145/B, as per sub division S. No. 145B, part, as per Patta New S .No. 466/10, Patta No. 114, Perungalathur Village, Tambaram Taluk, Perungalathur Town Panchayat, Chengalpet District.; with Plinth area of GF(Commercial)=FF(Commercial)= 84.39 sqm, SF(residential)=84.39 sqm and Headroom & lift area= 11.90 sqm. The color scheme of the monument should be kept in view while constructing the building

Case no 03

(Shri K. Bhaskaran, 42 A/9, Orandiamman Koil Avenue, Velachery, Chennai- 600042, Tamilnadu)

After perusal of the application and revised building plan received from CA, Tamilnadu, it was decided to **recommend** grant of NOC in this case for construction of G+2 floors with headroom and overhead tank with the total height of 11.77 mtrs (including mumty, parapet, water storage tank etc.) & construction height of compound wall = 1.52 mtr at Plot No. 16, Survey Nos. 601 & 602/1, Jayaprakash Narayanan Nagar, Madambakkam Village, Tambaram Taluk, Chengalpet District Madambakkam Town Panchayat Limit; with Plinth area of GF=FF =SF= 106.65 sqm and Headroom = 12.26 sqm. The color scheme of the monument should be kept in view while constructing the building

Case no 04

(Shri Ashok Kishanchand Gopalanani, Marc House, Nagar-Shirdi Highway, Savedi, Ahmednagar-414001, Maharashtra)

After perusal of the application and information along with revised building plan received from CA, Maharashtra, it was decided to **recommend** grant of NOC in this case for construction of Parking/GF+6 Floors with the total height of 21.00 mtrs (including mumty, parapet, water storage tank etc.) at S.No. 271/4, Mouze-Nalegaon, Dist-Ahmednagar; with floor area of Parking/GF=FF=SF=TF=FF=FF=SF=608.68 sqm.

Case no 05

(Eros Group, Eros Group S-1, Amercian Palza, Nehru Place, New Delhi-19 & Plot-C9, Lakewood city, Sector-29, Faridabad, Haryana)

After perusal of the application and site visit report submitted by the NMA team and information received from CA, Haryana stating that the applicant has complied the SCN issued by ASI, it was decided to **recommend** grant of NOC in this case for construction of Basement+4 Floors with the total height of 21.00 mtrs (including mumty, parapet, water storage tank etc.) at Plot-C9, Lakewood city, Sector-29, Faridabad (Vill. Distt. Faridabad); with floor area of Basement=846.40sqm, GF= 826.504 sqm, FF= 808.428 sqm, SF= 686.997 sqm and TF= 176.540 sqm.

Reconsideration Cases:

Case no 01

(The Executive Engineer, Central Zone (Fish Market), Surat Municipal Corporation, New Administration Building, Gordhandas Chokhawala Road, Muglisara, Surat, Gujarat)

The Part Time Member (PTM) made the following observation regarding this case "उक्त सन्दर्भ में संचिका के अवलोकन और अनेक भ्रमण-केन्द्रित प्रतिवेदनों के अवलोकन से ज्ञात होता है कि इस परियोजना को पूरी तरह से पूर्ण कर लिया गया है. इस

परियोजना को अधिनियम के अनुसार अनुमति प्रदान नहीं की जा सकती. मैं इस परियोजना के लिए अपनी अनुशंसा प्रदान नहीं करता. यद्यपि इस सन्दर्भ में, मैं इस तथ्य का विशेष रूप से उल्लेख करना चाहता हूँ, प्रायः इसी तरह नियमों के विपरीत, निर्माण पूरा कर लिए जाने पर राखीगढ़ी में दो निर्माण परियोजनाओं को, प्राधिकरण द्वारा बहुमत से 322 वीं बैठक में अनुशंसित किया जा चुका है". In view of this, after perusal of the applications, it was decided that the Authority will visit the proposed site of construction with local officials of ASI and Competent Authority, Gujarat before making any final recommendation.

SCN Case:

Case no. 01

(Smt. Sreedevi Shripad Joshi, Jantly Oni (T.C Road), Hangal, Hangal Tulak, Haveri District-581104)

After perusal of the application, it was decided to **reject** the case as the applicant had carried out construction without taking prior approval and the Show Cause Notice was issued by SA, ASI.

Additional Agenda

Delhi Case no. 617

(Mr. Pramod Kumar Jain, Smt Mithlesh Jain, Dipesh Jain & Smt. Benu Jain, Plot No. K-104, at Hauz Khas Enclave, New Delhi-110016.)

After perusal of the application, it was decided to **recommend** grant of NOC in this case for construction of Basement+Stilt+GF+3 floors with the total height of 17.99 mtrs (including mumty, parapet, water storage tank etc.) at Plot No. K-104, at Hauz Khas Enclave, New Delhi-110016; with floor area of Basement = 234.63 sqm with Depth = 3.0 mtrs and Stilt = Ground Floor = First Floor = Second Floor = Third Floor = 234.63 Sqm. The NOC is recommended to be granted with the terms and conditions mentioned in report of Competent Authority, Delhi. The applicant should follow the local building bye-laws while constructing the building.

Delhi Case no. 618

(Mr. Mangat Kapoor, Plot No.A-25/26, Double Storey, Malka Ganj, Delhi.)

After perusal of the application, it was decided to **recommend** grant of NOC in this case for construction of Stilt+GF+3 floors with the total height of 18.00 mtrs (including mumty, parapet, water storage tank etc.) at Plot No.A-25/26, Double Storey, Malka Ganj, Delhi; with floor area of Stilt = GF = FF = SF = TF = 146.79 sqm. The NOC is

recommended to be granted with the terms and conditions mentioned in report of Competent Authority, Delhi. The applicant should follow the local building bye-laws while constructing the building.

To,
Member Secretary,
National Monuments Authority

Dated: 30.12.2021

Sir,

Please find my comments on agenda number 1 of 329th NMA meeting held on 30.12.2021.

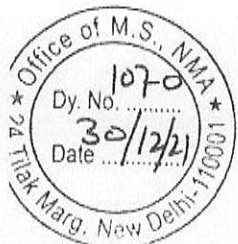
- (i) It was brought to the notice of PTM that the CA office has received the application on 29.10.2021 but the inspection of the site was made one day before that day.
- (ii) NMA has never given permission beyond 22.00 meters height in Delhi in respect of applications submitted by private or public concerns.
- (iii) Without consideration of first proposal another revised proposal was submitted without any clarification.
- (iv) The proposed constructions are at three different projects but single measurement has been taken for the distance from the CPMs
- (v) There is a clear provision of Seeking HIA report for the projects consisting more than 5000 sqm built-up area. There is a lack of clarity in height mentioned in proposal and sectional plan. However, INTACH the HIA preparing body has denied to validate the submitted HIA report even the so called HIA report has clearly mentioned that the height of proposed structure could compromise the context.
- (vi) PTM has expressed his concern that the DG ASI was not present virtually or physically in the meeting. No report prepared by ASI officials who is custodian of CPMs has been provided to the Authority.

The PTM has expressed his serious concerns on the undue heist and pressurization of Chairman, NMA to issue the NOC on same day when it was presented without validated HIA report. PTM has no objection in giving NOC to Flyover which restricts the height to 10.00 meters.

Yours faithfully,

Vinay Kumar Rao
30/12/21

(Vinay Kumar Rao)
Part Time Member



Vinay Kumar Rao

NOC application of Chief Project Manager (CPM), Rail Land Development Authority (RLDA) for the New Delhi Railway Station (NDRS) redevelopment project

Annexure

II

SITE VISIT REPORT

The NOC application of Chief Project Manager (CPM), Rail Land Development Authority (RLDA) for the New Delhi Railway Station (NDRS) redevelopment project was examined in the 329th meeting of NMA held on 30th December 2021. It was directed by Chairman, NMA that a site visit of the proposed construction in the regulated area of two Centrally Protected Monuments namely Ajmeri Gate and Tomb of Ghaziuddin Khan, may be conducted by the NMA team on 30th December 2021.

2. The site visit was carried out by MS, Director, Consultant (Legal), Consultant (System Analyst/NOC) on 30th December 2021. Shri Manoj Sharma, Chief Project Manager, Shri Vivek Saxena, Executive Director, Shri Amod Agrawal, Manager Project of RLDA, Dr. Debrathi Mitra Rawat, ASA Delhi Circle, Shri Avid Khan, AA Delhi Circle, Deepak Bhardwaj, Surveyor Delhi Circle & Shri Virendra Kumar, CPO, Delhi Circle were also present during the site visit. During the site visit, the two Centrally Protected Monuments were visited with a view to make an assessment of the adverse impact if any from visibility point of view due to the NDRS redevelopment project.

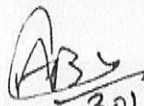
(i) **Tomb of Ghaziuddin Khan** – The Centrally Protected Monument of approx. 4m height is located on Garstin Bastion Road. The site visit revealed that the Anglo Arabic School and Mosque are already existing within the protected area of the CPM. These structures are already obstructing the visibility of the CPM from the back and right hand side of the monument. The visibility from the front and left side of the CPM is also obstructed by tall trees. Therefore, the NDRS redevelopment project including the 168m twin tower is not likely to cause any additional adverse impact on the CPM.

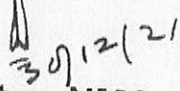
(ii) **Ajmeri Gate** – The Centrally Protected Monument of approx. 12m height is located on Garstin Bastion Road. The site visit of CPM reveals that there is already existing Highrise building in the prohibited area of the CPM and the visibility of the CPM is already obstructed from the all sides. Therefore, the NDRS redevelopment project including the 168m twin tower is not likely to cause any additional adverse impact on the CPM.

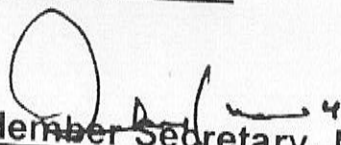
3. In addition to the above, it is also stated that the Desh Bandhu Gupta Road will act as the separator between the site of the NDRS project and the location of the above CPMs. It was also clarified by RLDA that the

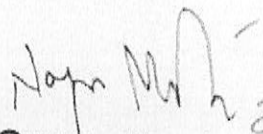
 RLDA

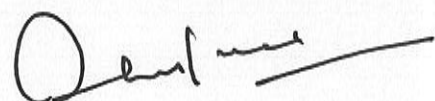
Redevelopment of New Delhi Railway station comprises of two iconic structures i.e. Dome shaped station Building and Twin towers. The twin towers are having a footprint of 3200 sqm and total built up area of more than 100,000.00 sqm. This requires such placement of the twin towers in the master plan so that there should be no traffic congestion due to the inward/outward movement of traffic by the users of the twin towers. Therefore, according to the traffic planning scheme, the Twin towers were proposed to be situated at the Ajmeri gate side of New Delhi station having immediate direct connectivity to Asaf Ali marg, Bhavbhuti Marg and Desh Bhandu Gupta Road. This location also has the advantage of proximity to Airport Metro station, Yellow Line metro station. The twin towers will be frequented by the population from airport and its proximity with Airport Line Metro station is a desirable feature. This location mitigates the traffic congestion which otherwise would get combined with the station traffic and whole area will be adversely affected. Therefore, the traffic planning of the development does not permit relocating the twin towers at any other location in the master Plan. This traffic planning has also been approved by Delhi Traffic Police and UTTIPEC.


30/12/2021
(Consultant, Legal)


30/12/21
Director, NMA

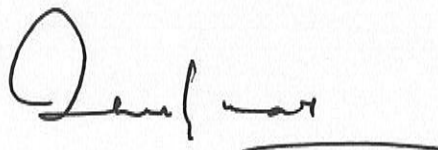

Member Secretary, NMA


30/12/21
(Consultant, NOC)



The permission may be granted subject to the following condition:

- (i) The whole work should be executed with strict compliance to prescribed ASI guidelines for construction in regulated areas of CPMs, under the supervision of ASI.
- (ii) Mitigation measures to minimize the adverse impact on the preservation, safety, security or access to the monument or its immediate surroundings.
- (iii) The façade should be consonant with art & architecture of the respective Centrally Protected Monuments.
- (iv) The necessary sanction prior to carrying out the proposed construction may be obtained as per the local laws from the local authorities.
- (v) No construction temporary or permanent is permissible in prohibited area of said protected monuments.
- (vi) At the time of digging, if any, artefacts are found, the same should be handed over to ASI immediately.

A handwritten signature in black ink, appearing to read 'Dhanu', with a horizontal line underneath it.