

हरदीप एस पुरी  
HARDEEP S PURI



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आज़ादी का  
अमृत महोत्सव

आवासन और शहरी कार्य मंत्री  
पेट्रोलियम एवं प्राकृतिक गैस मंत्री  
भारत सरकार

Minister of  
Housing and Urban Affairs; and  
Petroleum and Natural Gas  
Government of India

D.O No. 15011/1/2022- AS (L&E)

06 July 2022

*Dear Shri Jawahar Sircar Sir,*

I am writing with reference to your letter no. MoHUA/25 of April 12, 2022 regarding the FAR and ground coverage of the CCS-1,2&3.

CPWD had indicated the plot area of CCS-1, 2&3 as 105,562.3 Sqm in its initial application submitted to the Ministry of Environment, Forests & Climate Change. The area was subsequently reassessed to 92,713 Sqm in the revised application (Annexure-1). The Environmental and BPAC clearances were received based on this revised information and necessary modifications in drawings were made before the environmental clearance.

The CCS-1,2&3 buildings are being constructed as per the permissible FAR. The following details will clarify your misapprehensions about the alleged exemptions from the FAR.

- While office spaces along with arrival lobby, lobby, shop/bank, café, veranda, VIP entrance and multipurpose hall etc. have been provided, there exists no provision for security lobby. Security areas, however, have been provided in the periphery of the plot and counted in FAR having a total area of 273.83 Sqm.
- Corridor area on each floor in one block is 2,095.381 Sqm and the width of corridors vary from 2.5 m to 5.4 m and is within the limit prescribed in Para 7.11.2 (i) of UBBL, 2016 (Annexure-2).
- Common entrance lobby/lobby area with minimum double height cubic content is 5,540.106 Sqm or 2.987% is free from FAR.
- In the drawings approved by the BPAC only driver's rooms have been provisioned and the total FAR after adding drivers room will be less than 200.

In the CCS-1, 2 & 3 buildings the area counted towards FAR amounts to 61,638 sq.mt whereas the area not counted towards FAR amounts to 42,778 per building which is 41.6% of the built-up area and not 46.7% as erroneously stated in your letter. The areas exempted from FAR calculations include exterior weather projections, double height areas, common toilets, utilities (air-conditioning, electrical, and ELV systems), lift lobbies, staircases, corridors, fire refuge area and common facilities (crèche, receptions, fire/CCTV command centers). In a well-designed building, these areas have to be provided to meet good architectural/engineering norms and to ensure the well-functioning of a building. Their level of provision varies across buildings depending on the level and quality of infrastructure in a building and the functional characteristics of the building. Their level of provision is also rapidly evolving with the adoption of higher technological standards in the construction industry in India. Since the proportion of area not counted towards the FAR of buildings is highly variable and dependent on contingent factors, in contexts where precision is valued, it is not used to compare the efficiency of buildings. The CCS buildings have been designed to achieve high performance, safety, security, maintenance and efficiency standards. When comparing them with other buildings all these factors have to be considered.

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The 'Guidelines for setting up and running crèche facility under Maternity Benefit Act 2017' mandates that the crèche center must have a minimum space of 10 to 12 sq ft per child for ensuring that children can play, rest, and learn (Annexure-3). Further, the minimum dimension of the child care room shall be 9.5 Sqm as per habitable room indicated in the table 7.1 of UBBL, 2016 (Annexure-2). Crèche of 2,258 Sqm has been provided to accommodate all modern amenities with an indoor play area for children of employees. As about 18,000 employees will be working in CCS-1, 2 & 3, adequate crèche facilities have been provided.

The Government Building Act, 1899 is still applicable and has not been repealed. You may be aware that this Act exempts all government buildings in India from taking prior approvals from local bodies and is not specifically applied to the works of development/re-development of the Central Vista alone.

Moreover, it is emphasized that the CCS buildings are being built for housing Ministries/Departments of Government of India and not for any commercial use. Any apprehension/doubt regarding its misuse is difficult to comprehend. This notwithstanding, the details in this communication demonstrate that these constructions scrupulously adhere to the prescribed norms..

BPAC has been established by the Ministry in 2017 as a separate office from the project proponent office and both of them function as independent units with different staff. Considering this, it would not be appropriate to question the roles of CPWD, the project proponent, and the BPAC, enforcer of building bye-laws. The BPAC works as per extant guidelines and provisions of UBBL, 2016 and MPD, 2021. Further, various other local bodies including NDMC, DDA, and MCD also function in a similar manner and have independent offices for project architects and the building approval units. Besides the BPAC, the building plans have been scrutinized by Delhi Fire Service (DFS), Delhi Urban Art Commission (DUAC), Heritage Conservation Committee (HCC), Central Vista Committee (CVC) and other concerned independent bodies and the requisite statutory approvals have been obtained from all of them.

Yours sincerely,

  
(Hardeep S Puri)

**Shri Jawhar Sircar**  
Member of Parliament (Rajya Sabha)  
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**CENTRAL PUBLIC WORKS DEPARTMENT,  
MINISTRY OF HOUSING AND URBAN  
AFFAIRS**

**EIA & EMP Report: Development/  
Redevelopment of Common Central  
Secretariat Buildings and Central Conference  
Centre along with Prime Minister's Residence,  
SPG Building and Vice President's Enclave at  
Plot No 137, 120, 22a, 22b, 22c, 23d, 23c, 23b,  
138, A&B Hutments, Part of Plot 30B and 108,  
New Delhi**

**MARCH 2021**



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AFFAIRS**

**EIA & EMP Report: Development/ Redevelopment of Common  
Central Secretariat Buildings and Central Conference Centre along  
with Prime Minister's Residence, SPG Building and Vice President's  
Enclave at Plot No 137, 120, 22a,22b, 22c, 23d, 23c, 23b, 138,  
A&B Hutments, Part of Plot 30B and 108, New Delhi**

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QUALITY CONTROL							
<b>Name of Publication</b>	EIA & EMP Report: Development/ Redevelopment of Common Central Secretariat Buildings and Central Conference Centre along with Prime Minister's Residence, SPG Building and Vice President's Enclave at Plot No 137, 120, 22a,22b, 22c, 23d, 23c, 23b, 138, A&B Hutments, Part of Plot 30B and 108, New Delhi						
<b>Project Number</b>	2043243906	<b>Issue No.</b>	1	<b>Revision No.</b>	0	<b>Released</b>	March 2021

Description of images on the front page:

1. Plan after redevelopment of central vista
2. India gate and sections of central vista
3. Master plan of redevelopment of central vista
4. Existing building structures in central vista

## DECLARATION BY EXPERTS CONTRIBUTING TO THIS REPORT

"I, hereby, certify that I was a part of the EIA team in the following capacity that developed this Report".

EIA Sector Number as per NABET	8(b)	Name of Sector as per NABET	Township and Area Development projects
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Name	Sheetal Kadam	Dr. Kamal Gangwar
Signature & Date	<i>Sheetal</i> 09.03.2021	<i>Kamal</i> 09.03.2021
Period of involvement	January 2020 to March 2021	
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### FUNCTIONAL AREA EXPERTS

S. No.	Functional Areas	Name of the Expert	Involvement		Signature & Date
			Period	Task	
1	Air Pollution Prevention, Monitoring & Control (AP)	Bhavin Jambucha	January 2020 to March 2021	Site Visit, Secondary data collection for identification of Ambient Air Quality Monitoring (AAQM) station locations, coordination for AAQM with field staff, supervision over baseline ambient air monitoring, evaluation of results of AAQM, review of secondary data on air quality prevalent in the area, Identification of Impacts, suggestion of mitigation measures, preparation of FA report including compliance of TOR points, contribution to EIA documentation	<i>B. Jambucha</i> 09/03/2021
2	Water Pollution Prevention, Control & Prediction of Impacts (WP)	Anand Kunte	March 2020 to January 2021	Site Visit, identification of noise monitoring stations, review of baseline water quality results and its interpretation, evaluation of water pollution control management, identification of impacts, suggestions and finalization of mitigation measures, preparation of FA report including compliance of TOR points, contribution to EIA documentation	<i>A. Kunte</i> 9/3/2021
3	Municipal Solid Waste Management (MSW)	Dr Deepali Gangwar	March 2020 to March 2021	Site visit, visit to laydown site & dump site, identification of waste generation sources from the proposed project, Adequacy check of existing & proposed waste management systems and disposal plan. Identification of impacts & suggesting mitigation measures, preparation of FA report including compliance of TOR points, contribution to EIA documentation	<i>Deepali</i> 9/3/2021
	Solid waste and Hazardous Waste Management (SHW)	Anand Kunte	March 2020 to March 2021		<i>A. Kunte</i> 9/3/2021
4	Socio-Economics (SE)	Shital Tamakuwala	March 2020 to January 2021	Site visit, secondary data collection, collection of relevant information from stakeholders, evaluation of Socio-economic status of the study area, preparation of FA report including compliance of TOR points, contribution to EIA documentation.	<i>Shital</i> 9/3/2021

S. No.	Functional Areas	Name of the Expert	Involvement		Signature & Date
			Period	Task	
5	Ecology and Biodiversity (EB)	Dr Kamal Gangwar	January 2020 to March 2021	Site visit, secondary data collection, conduct of ecological survey, assessment of the impact on the biological environment, suggestion of mitigation measures, preparation of FA report including TOR points compliance, contribution to EIA documentation	<i>Kamal</i> 09.03.2021
6	Hydrogeology, ground water and Water Conservation (HG)	Neeraj Sharma	January 2020 to January 2021	Site visit, understanding the local hydrogeology and representing ground water conditions, supervision of groundwater sampling and analytical results, interpretation of data and findings, identification of impacts, suggestion of mitigation measures, preparation of FA report including TOR points compliance, contribution to EIA documentation	<i>Neeraj Sharma</i> 9/3/21
7	Geology (GEO)	Neeraj Sharma	January 2020 to January 2021	Identification of geology of study area and impacts due to proposed activities and suggested mitigation measures	<i>Neeraj Sharma</i> 9/3/21
8	Soil Conservation (SC)	B.K. Patel	January 2020 to January 2021	Site visit, identification of noise monitoring stations, reviewing soil analysis data & its interpretation, identification of impact, suggestion of mitigation measures, preparation of FA report including TOR points compliance, contribution to EIA documentation	<i>B.K. Patel</i> 09.03.2021
9	Meteorology, Air Quality Modelling & Prediction (AQ)	Bhavin Jambucha	January 2020 to March 2021	Site visit, secondary meteorological data collection, coordination for primary meteorological data collection, preparation of emission estimate sheet for dispersion modelling, evaluation of results from Air dispersion modelling, identification of impacts, suggestion of mitigation measures, preparation of FA report including TOR points compliance, contribution to EIA documentation.	<i>Bhavin Jambucha</i> 09/03/2021
10	Noise and Vibration (NV)	Parag Khujnare	January 2020 to March 2021	Site visit, identification of noise monitoring stations, supervision over baseline ambient noise level monitoring, evaluation of results of noise level monitoring, noise modelling, evaluation of results from noise modelling, identification of impacts, suggestions of mitigation measures, preparation of FA report including TOR points compliance, contribution to EIA documentation	<i>Parag Khujnare</i> 5/3/21
11	Land Use (LU)	Sheetal Kadam	January 2020 to March 2021	Supervision in development of land use maps of study area using satellite data, site visit for ground truth survey, finalization of land use maps, identification of impacts, suggestion of mitigation measures, preparation of FA report including TOR points compliance and contribution to EIA documentation	<i>Sheetal Kadam</i> 09.03.2021
12	Risk Assessment & Hazard Management (RH)	Amol Vadnere	September 2020 to March 2021	Site visit, project related data collection to identify hazard associated with project activities and other secondary data, Emergency Response Plan & Disaster management plan preparation, preparation of FA report including TOR points compliance, contribution to EIA documentation	<i>Amol Vadnere</i> 09/03/2021

**Declaration by the Head of the Accredited Consultant Organization / Authorised Person:**

I, Sangram Kadam, hereby, confirm that the above-mentioned experts prepared the *EIA and EMP Report for Development/Redevelopment of Common Central Secretariat Buildings, Central Conference Centre along with Prime Minister's Residence, SPG Building and Vice President's Enclave at New Delhi*. I also confirm that Kadam Environmental Consultants shall be fully accountable for any misleading information mentioned in this statement.

Signature

: 

Name

: Sangram Kadam

Designation

: Director (Consultancy)

Name of the EIA Consultant Organization : Kadam Environmental Consultants

NABET Certificate/Letter No. & Issue Date : Certificate No. NABET/EIA/1922/RA 0138, Issued on 05-08-2019, valid till 25-05-2022.

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## ABBREVIATIONS

AAQM	:	Ambient Air Quality Monitoring
AAS	:	Atomic Absorption Spectrophotometer
ACF	:	Activated Carbon Filter
ACO	:	Accredited Consultants Organization
ACVVVF	:	AC motor drive with variable voltage and variable frequency controller
AHU	:	Air Handling Unit
AIDS	:	Acquired Immunodeficiency Syndrome
AMS	:	American Meteorological Society
AP	:	Air Pollution
APCM	:	Air Pollution Control Machines
APEG	:	Airborne Particle Expert Group
APHA	:	American Public Health Association
APM	:	Automatic People Movers
ATM	:	Active Traffic Management
AQ	:	Air Quality
ASHRAE	:	American Society of Heating, Refrigerating and Air-Conditioning Engineers
B&R	:	Buildings and Roads
BEE	:	Bureau of Energy Efficiency
BGL	:	Below Ground Level
BIS	:	Bureau of Indian Standards
BMS	:	Battery Monitoring System
BMTPC	:	Building Materials and Technology Promotion Council
BNR	:	Biological Nutrient Removal
BOD	:	Biochemical Oxygen Demand
BPAC	:	Building Plan Approval Committee
BS	:	British Standards
BSI	:	Botanical Survey of India
C&D	:	Construction & Demolition
C&DWMS	:	Construction & Demolition Waste Management Site
CCC	:	Central Conference Centre
CCS	:	Common Central Secretariat
CCTV	:	Closed-circuit television
CER	:	Corporate Environment Responsibility
CGWB	:	Central Ground Water Board
CIB	:	Central Insecticides Board
CIP	:	Clean-in-Place
CNC	:	Computer Numerical Control
CO	:	Carbon Mono-oxide
COD	:	Chemical Oxygen Demand
CPCB	:	Central Pollution Control Board
CPM	:	Chief Project Manager
CPWD	:	Central Public Works Department
CSR	:	Corporate Social Responsibility
CTE	:	Consent to Establish

CTO	:	Consent to Operate
dB (A)	:	Decibel
DDA	:	Delhi Development Authority
DG	:	DireCTOR General
DG sets	:	Diesel Generator Sets
DJB	:	Delhi Jal Board
DMP	:	Disaster Management Plan
DO	:	Dissolved Oxygen
DPCC	:	Delhi Pollution Control Committee
DPTA	:	Delhi Preservation of Trees Act
DUAC	:	Delhi Urban Arts Commission
E&M	:	Electrical and Mechanical
EAC	:	Expert Appraisal Committee
EB	:	Ecology & Biodiversity
EC	:	Environment Clearance
ECBC	:	Energy Conservation Building Code
EER	:	Evacuation, Escape & Rescue
EHS	:	Environment, Health and Safety
EIA	:	Environmental Impact Assessment
EMP	:	Environment Management Plan
EMS	:	Environmental Management System
ERPG	:	Emergency Response Planning Guidelines
ESP	:	Exchangeable Sodium Percent
ESZ	:	Eco-sensitive zone
FACP	:	Fire Alarm Control Panel
FAE	:	Functional Area Expert
FAR	:	Floor Area Ration
FCA	:	Forest Conservation Act
FDAS	:	Fire Detection & Alarm System
FPS	:	Firefighting & Protection System
FSI	:	Forest Survey of India
GLC	:	Gas Liquid chromatography
GPS	:	Global Positioning System
GRIHA	:	Green Rating for Integrated Habitat Assessment
GRRM	:	Grievance Redressal and Resolution Mechanism
GRP	:	Glass Reinforced Plastic
GSI	:	Geological Survey of India
HC	:	Hydrocarbons
HCPDPMPL	:	HCP Design Planning and Management Pvt. Ltd.
HDPE	:	High-Density Polyethylene
HEMM	:	Heavy Earth Moving Machinery
HG	:	Hydrogeology
HIRA	:	Hazard Identification and Risk Assessment
HIV	:	Human Immunodeficiency Virus
HSD	:	High Speed Diesel



HVAC	:	Heating, Ventilation, and Air Conditioning
IBA	:	Important Bird Areas
IBMS	:	Integrated Building Management Systems
ICAR	:	Indian Council of Agricultural Research
ICBR	:	Indo China Border Road Works
IDLH	:	Immediately Dangerous to Life & Health
IGNCA	:	Indira Gandhi National Centre for the Arts
IMD	:	Indian Meteorological Department
IPF	:	Intelligent Power Fence
IRC	:	Indian Road Congress
IS	:	Indian Standard
IST	:	Indian Standard Time
IWPA	:	Indian Wildlife Protection Act
KEC	:	Kadam Environmental Consultants
KLD	:	Kilo Liter Daily
LED	:	Light Emitting Diode
LEL	:	Low Explosive Limit
LOS	:	Level of Service
LPG	:	Liquid Petroleum Gas
LU	:	Landuse
MBR	:	Membrane Bed ReaCTOrs
MCA	:	Multi-Criteria Analysis
MCAS	:	Maximum Credible Accident Scenarios
MEP	:	Mechanical, Electrical and Plumbing
MHTs	:	Mature & Heritage Trees
MoEF&CC	:	Ministry of Environment Forests & Climate Change
MoHUA	:	Ministry of Housing and Urban Affairs
MS	:	Mild steel
MSL	:	Mean Sea Level
MSW	:	Municipal Solid Waste
NAAQS	:	National Ambient Air Quality Standard
NABET	:	National Accreditation Board for Education and Training
NABL	:	National Board for Testing and Calibration Laboratories
NBC	:	National Building Code
NCR	:	National Capital Region
NCT	:	National Capital Territory
NDMC	:	New Delhi Municipal Council
NGO	:	Non-Governmental Organization
NGT	:	National Green Tribunal
NOC	:	No Objection `Certificate
NOX	:	Oxides of Nitrogen
NP	:	National Park
NPB	:	New Parliament Building
NRSA	:	National Remote Sensing Agency
NS	:	Not Specified

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NTPC	:	National Thermal Power Corporation Limited
NV	:	Noise & Vibration
NWMP	:	National Water Quality Monitoring Programme
OC	:	Occupation Certificate
OHC	:	Occupational Health Centre
OSM	:	Open Source Map
OWC	:	Organic Waste Converter
PCC	:	Plain Cement Concrete
PCU	:	Passenger Car Unit
PF	:	Protected Forest
PM	:	Particulate Matter
PMO	:	Prime Minister's Office
PMR	:	Prime Minister's Residence
PPE	:	Personal Protective Equipment
PSF	:	Pressure Sand Filter
PU	:	Poly urethane
PV	:	Photo Voltaic
QA	:	Quality Assurance
QC	:	Quality Control
RAS	:	Return Activated Sludge
RF	:	Reserved Forest
RH	:	Risk & Hazard
RMC	:	Ready Mix Concrete
RO	:	Reverse Osmosis
RWH	:	Rain Water Harvesting
SA	:	Shock Absorber
SAR	:	Sodium Absorption Ratio
SC	:	Soil Conservation
SCC	:	Self-compacting Cement Concrete
SCI	:	Supreme Court of India
SE	:	Socio Economic
SEIAA	:	State Level Environment Impact Assessment Authority
SHGC	:	Solar Heat Gain Coefficient
SHW	:	Solid & Hazardous Waste
SO2	:	Sulphur Di-oxide
SPG	:	Special Protection Group
SPL	:	Sound Pressure Levels
SPM	:	Suspended Particulate Matter
SS	:	Stainless Steel
SS	:	Suspended Solids
SSS	:	Establishment of Soil Storage Site
STEL	:	Short Term Exposure Limit
STI	:	Sexually Transmitted Disease
STP	:	Sewage Treatment Plant
TCE	:	Tata Consulting Engineers

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TDS	:	Total Dissolved Solids
TOF	:	Trees outside Forests
ToR	:	Terms of Reference
TPD	:	Tons Per Day
TPM	:	Total Particulate Matter
TTP	:	Tertiary Treatment Plant
UEL	:	Upper Explosive Limit
UHIE	:	Urban Heat Island Effect
UPS	:	Uninterruptible Power Source
USEPA	:	United States Environmental Protection Agency
UVGI	:	Ultraviolet Germicidal Irradiation
UTTIPEC	:	Unified Traffic and Transportation Infrastructure (Planning & Engineering) Centre
VDF	:	Variable Frequency Drive
VFD	:	Variable-Frequency Drive
VOC	:	Volatile Organic Compounds
VPE	:	Vice President's Enclave
VRF	:	Variable Refrigerant Flow
VRV	:	Variable Refrigerant Volume
VWF	:	Vibration White Finger
WLS	:	Wildlife Sanctuary
WWR	:	Window to Wall Ratio
ZSI	:	Zoological Survey of India

# 1 INTRODUCTION

Central Public Works Department (CPWD), Ministry of Housing and Urban Affairs proposes Development/ Redevelopment of Common Central Secretariat Buildings and Central Conference Centre along with Prime Minister's Residence, SPG Building and Vice President's Enclave, New Delhi.

## 1.1 PURPOSE OF THE REPORT

The purpose of this Environment Impact Assessment (EIA) report is:

- To identify environmental aspects and impacts arising from the proposed project's construction, operation and maintenance activities.
- Assessment of impacts identified on the baseline data, propose mitigation measures and an Environment Management Plan for the project.
- Thereafter seek Environment Clearance (EC) for the same, following the due process of law laid down in the EIA Notification 2006 as amended till date.

This report is prepared based on 'General Structure of EIA' given in Appendix III and IIIA of EIA Notification, 2006 as amended till date and 'EIA Guidance Manual - Building, Construction, Townships and Area Development Projects' prepared by Administrative Staff College of India, Bellavista, Khairatabad, Hyderabad, 2010. It also considers the standard and specific Terms of Reference (ToR) prepared / issued by the MoEF&CC.

## 1.2 IDENTIFICATION OF PROJECT PROPONENT

The Central Public Works Department of India (Hindi: केंद्रीय लोक निर्माण विभाग), commonly referred to as the CPWD, is a premier Central Government authority in charge of public sector works. The Central Public Works Department, under the Ministry of Urban Development, now Ministry of Housing and Urban Affairs (MoHUA), deals with buildings, roads, bridges, flyovers, complicated structures like stadiums, auditoriums, laboratories, bunkers, border fencing, border roads (hill roads), etc. CPWD came into existence in July 1854 when Lord Dalhousie established a central agency for execution of public works and set up the Ajmer Provincial Division. It has now grown into a comprehensive construction management department, which provides services from project concept to completion, and maintenance management.

It is headed by the Director General (DG) who is also the Principal Technical Advisor to the Government of India. The regions and sub-regions are headed by Special DGs and Additional DGs respectively, while the zones in all state capitals (except a few) are headed by Chief Engineers. Recently, a new post of Chief Project Manager (CPM) has been created to head major prestigious projects of CPWD. CPMs are equivalent to the rank of Chief Engineers in CPWD. With country wide presence, the strength of CPWD is its ability to undertake construction of complex projects even in difficult terrains and provide maintenance post construction.

The CPWD is the prime engineering department of Government of India and its specifications and manuals are followed by local public works departments and engineering wings of other departments as well. It consists of three wings in the execution field:

- B&R (Buildings and Roads)
- E&M (Electrical and Mechanical)
- Horticulture

### 1.2.1 Core Functions

Following are the core functions of CPWD:

1. Design, construction and maintenance of Central Government non-residential buildings other than those for Railways, Communications, Atomic Energy, Defence Services, All India Radio, Doordarshan and Airports (IAAI & NAA).
2. Construction and maintenance of residential accommodation meant for Central Government employees.
3. Construction works for Central Police & Paramilitary Organizations i.e. CRPF, CISF, BSF, and ITBP as well as maintenance of assets of CRPF and CISF assigned to CPWD.
4. Construction works for establishments under the Cabinet Secretariat i.e. SSB, SIB etc.
5. Construction works for public sector undertakings not having their engineering organization, other Government Organisations, Autonomous bodies and institutions as deposit work. "Deposit Works" are such works, which are undertaken at the discretion of the Director General, CPWD for which the outlay is provided wholly or in part from:
  - Funds of a public nature but not included in the financial estimates and accounts of the Union of India.
  - Contributions from the public.
6. Providing consultancy services in planning, designing and construction of civil engineering projects, as and when required by public undertaking and other autonomous bodies.
7. Construction of Embassy and other buildings/projects abroad at the request of the Ministry of External Affairs and other Ministries.
8. Defence/Security related works assigned by the government such as border fencing & flood lighting works and Indo China Border Road Works (ICBR).
9. Construction of roads under Pradhan Mantri Gram Sadak Yojana (PMGSY) and Rashtriya Sam Vikas Yojana (RSVY).
10. To undertake works under PPP/Alternate Funding mode.

### 1.3 BRIEF DESCRIPTION OF THE PROJECT

A consolidated Central Secretariat will improve productivity and efficiency through proximity and connectivity of ministries, which are presently well connected to Delhi's public transport and will be connected to each other through an internal people mover system. These new offices shall have purpose designed and well-organised workspaces with robust and secure communications infrastructure and reliable and environmentally conscious services infrastructure. It shall take care of environmental comfort and shall include well designed break-out spaces, social amenities and well-managed support facilities. The Central Conference Centre is an integral part of the Central Secretariat facility for the Government of India. A large central facility that caters to the conferencing needs of all the ministries adds to the same intent, enhanced by the provision of internal people-movers, also connected to the city's metro network, within this area.

Currently, the existing plots cover L & M Block Hutments, Krishi Bhavan, Shastri Bhavan, IGNC Campus, Raksha Bhavan, Hutments, A, B Blocks/A&B Hutments, Udyog Bhavan, Nirman Bhavan, Jawahar Bhavan, National Museum, Vigyan Bhavan & Vice President's Residence. These will be demolished and the Common Central Secretariat Buildings, a Central Conference Centre, the Vice President's Enclave, Prime Minister's Residence and SPG Building will be developed/redeveloped and only CCS building will be interconnected via Automatic People Movers (APM).

### 1.3.1 Nature, Size & Location of the Project

#### Nature

The proposed project is for development/redevelopment of Common Central Secretariat Buildings, Central Conference Centre, Vice President's Enclave, Prime Minister's Residence and SPG Building. Common Central Secretariat Buildings and Central Conference Centre will be used for accommodating various Government Ministries and Departments for conducting conferences and meetings.

#### Size of the Project

- Total plot area admeasuring 5,06,402.82 m<sup>2</sup>.
- Total area to be demolished/existing build-up area is ~ 4,58,820.0 m<sup>2</sup>.
- Project will have proposed total built-up area of ~17,21,500 m<sup>2</sup>.

#### Location of the Project

The proposed project is located in Plot Nos. 137, 120, 22A, 22B, 22C, 23D, 23C, 23B, 138, A&B Hutments, Part of Plot 30B and 108 at Central Vista, Tehsil & District- New Delhi. Land related documents for the said Plot Nos. are as per **Table 1-1**.

**Table 1-1: Details of Land Documents**

S. No.	Plot No.	Proposed Cluster	Area of Cluster (Acres)	Area of Cluster as per ToR (Acres)	Land Use	Reference Document
1	137	CCS 1,2,3	22.91	26.1	Government Office	Land & Development Office (L&DO) dated 12.03.2021 & 23.09.2020
						Gazette Notification dated 20.03.2020 issued by MoHUA, GoI
2	120	CCS 4 & 5	18.34	20.7	Government Office	Land & Development Office (L&DO) dated 12.03.2021 & 23.09.2020
						Zonal Development Plan, Division D by DDA
3	22A, 22B, 22C	CCS 6,7,8	22.91	26.1	Government Office	Land & Development Office (L&DO) dated 12.03.2021 & 23.09.2020
						Gazette Notification dated 20.03.2020 issued by MoHUA, GoI
4	23B, 23C, 23D	CCS 9, CCC	22.61	25.8	Government Office	Land & Development Office (L&DO) dated 12.03.2021 & 23.09.2020
						Zonal Development Plan, Division D by DDA
5	138	CCS 10	4.41	4.4	Government Office	Land & Development Office (L&DO) dated 12.03.2021 & 23.09.2020
						Gazette Notification dated 20.03.2020 issued by MoHUA, GoI
6	108	VPE	16.46	15	Residential	Land & Development Office (L&DO) dated 12.03.2021
						Gazette Notification dated 28.10.2020 issued by MoHUA, GoI
7	Part of Plot 30B	SPG	2.5	2.5	Government Offices	Gazette notification dated 31.05.2002 issued by Ministry of Urban Development & Poverty Alleviation, GoI
						Letter from DDA dated 24.11.2020
8	A&B Hutments	PMR	15	15	Residential	Plot 7, Gazette Notification dated 20.03.2020 issued by MoHUA, GoI
<b>Total</b>			<b>125.14</b>	<b>135.6</b>		

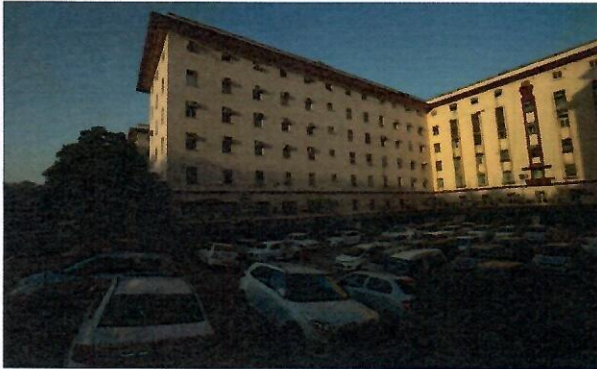
**Note:**

1. Zonal Development Plan, Division D by DDA, **Annexure 1.**
2. Gazette notification dated 31.05.2002 issued by Ministry of Urban Development & Poverty Alleviation, GoI, **Annexure 2.**
3. Gazette Notification dated 20.03.2020 issued by MoHUA, GoI, **Annexure 3.**
4. Land & Development Office (L&DO) dated 23.09.2020, **Annexure 4,** (Referred during TOR)
5. Gazette Notification dated 28.10.2020 issued by MoHUA, GoI, **Annexure 5.**
6. Letter from DDA dated 24.11.2020, **Annexure 6.**
7. Land & Development Office (L&DO) dated 12.03.2021, **Annexure 7.**
8. For area of plot, latest document is referred and that is the reason total plot area has decreased with respect to TOR application.

**Site Photographs**

Photographs showing site are shown in **Photograph 1-1.**

**Photograph 1-1: Site Photographs**



Krishi Bhavan



Shastri Bhavan



Krishi Bhavan



Udyog Bhavan

## URBL - 2016

## Chapter 7

## General Building Requirements/ Provisions

7.0 This part sets out the standard space requirements of various parts of a building (for all types of buildings – low/ high rise).

7.1 **Space Requirement for Different Parts of Residential Building of Different Size of Dwelling Units**

7.1.1 Main Building: The plinth or any part of a building or outhouse shall be so located with respect to highest surrounding road level from site / ground level irrespective of location of the entry level so that adequate drainage of the site is assured.

7.1.2 Interior Courtyards, Covered Parking Spaces and Garages: These shall be satisfactorily drained either by gravity or by mechanical means.

7.1.3 Minimum Size, Width and height of different components of residential premises, low/high rise as given below in Table 7.1.1

**Table 7.1: Space requirement**

S.No.	Components of Building	Min. Requirement for a dwelling unit up to 50 sq.m area	Min. Requirement for a dwelling unit above 50 sq.m area
1.	Habitable Rooms	Area 7.5sq.m Width 2.1 m Height 2.75 m	Area 9.5sq.m * *If there are two rooms the Second room shall be min. 7.5sqm. Width 2.4m Height 2.75m
2.	Kitchen	Area 3.3sq.m Width 1.5 m Height 2.75 m	Area 4.5 sq.m Width 1.5 m Height 2.75m
3	Pantry	-----	Area 3.0 sq.m Width 1.4mt Height 2.2m
4.	Bathroom	Area 1.20sq.m Width 1.0m Height 2.2mt	Area 1.8 sq.m Width 1.2 m Height 2.2m
5.	W.C.	Area 1.0sq.m Width 0.9m Height 2.20m	Area 1.2 Sq.m Width 0.9 m Height 2.20m
6.	Combined Bath and W.C.	Area 1.80sq.m Width 1.0m Height 2.20m	Area 2.80sq.m Width 1.20m Height 2.20m
7.	Store room	The area of the store has to be less than habitable room (less than 7.5 sq.m and minimum height of 2.2 m)	The area of the store has to be less than habitable room (less than 9.5 sq. m and minimum height of 2.2 m)
8.	Covered Projections (Sunshades/ Cupboards)	Permitted within the plot boundary, up to 0.75 m width. No portions of any projection whatsoever shall project outside the plot boundary.	



9.	Garage	Two-wheeler garage: 1 x 2 m	Area 14.50sq.m Width 2.70 m Height 2.40m
10.	Passage way/ Corridor for low rise	Width 0.9 m	Width 1.0* m
11.	Door Ways (habitable rooms) (Kitchen, bath, W.C.)	Width 0.90 m Height 2.1m Height 2.00m Width 0.75m	Width 0.9 m Height 2.1 m Height 2.00m Width 0.75m
12.	Staircases(low rise)	Width 0.9m	Width 1.0* m
13.	Veranda	2.4m depth (max.)	

**Notes:**

1. Provided that the minimum clear head way under any beam shall not be less than 2.4m.
2. Maximum permissible height for all types of building component is 4.8 m finished from floor level to soffit level of ceiling. However, if the Architect/ Engineer desires more than 4.8 m height of any building component in the project, the double height may be permitted without counting twice in FAR, subject to the overall permissible height of building/structure.
3. In case of group housing all open spaces provided either in interior or exterior shall be kept free from any erections thereon and shall open to the sky. Nothing except cornice, chhajja or weather shade (not more than 0.75 m wide) shall overhang or project over the said open space so as to reduce the width to less than minimum required. Such projections shall not be allowed at height less than 2.2 m from the corresponding finished floor level.
4. Architectural features and landscape: **See 7.17.1 & 7.17.2**

\* For high-rise buildings, the dimensions of Stairways and Corridors shall be as provided in clause 8.4.3 and 8.4.8. and in case of addition of upper floors on existing floors in low-rise buildings where width of staircase is kept 900mm as per 1983 BBL, same may be adopted for upper floors.

## 7.2 Other General Requirements

### 7.2.1 Kitchen: Every room to be used as a kitchen shall have

- a. Unless separately provided in a pantry, means for washing of kitchen utensils, which shall lead directly or through a sink to a grated and trapped connection to the waste pipe.
- b. An impermeable floor;
- c. At least a window not less than 1.0 sq.m or one tenth of the floor area whichever is more, in area opening directly to an interior or exterior open space, but not into a shaft (unless mechanically ventilated).
- d. Refuge chutes in residential building 15m and above in height.

### 7.2.2 Bathroom and W. C: Every bathroom or water closet shall

- a. Be so situated that at least one of its walls shall open to external /shaft wall and shall have a minimum opening in the form of window or ventilation to the extent of 0.37 sq.m unless mechanically ventilated.
- b. Have the platform or seat made of watertight non-absorbent material.

29056J/2018/CRECHE

## Guidelines for setting up and running crèche facility under Maternity Benefit Act 2017

**Crèche for whom:** The use of crèche facility is proposed to be extended to children of age group of 6 months to 6 years of all employees including temporary, daily wage, consultant and contractual personnel.

**Crèche Location:** The centre should be near/at the work place site or in the beneficiaries' neighborhood, within 500 metres.

Advantages of a worksite/near worksite crèche	Limitations of a worksite/near worksite crèche
Those mothers who breast feed their babies can conveniently come to feed their child	Getting the child to the crèche may be difficult for a parent esp. if using a public transport and in extreme weather conditions
Parents can be easily contacted in case the child needs their immediate attention	
Advantages of a neighborhood crèche	Limitations of a neighborhood crèche
It is easier to pick up, bring or send the child home	May not be able to breast feed the child at frequent intervals
If a child is absent for a period of time, the crèche worker can herself go and find out about the child from their homes.	

### Crèche Timings:

Most parents work eight hours a day. The timings of the crèche can be flexible based on the working hours and timings of the parents. Therefore the crèche preferably should open for 8 hours to 10 hours. In this case, the workers can follow a shift system.

The crèche timings should be such that it suits a parent's need. In case the establishment has day and night shifts, then the crèche should also be run in shifts. The activities can be organized keeping in mind these shifts/ timings. It should always respond to the needs of the parents and keep the best interest of the children as well.

### Infrastructure/ Space:

- Preferably at the ground floor to ensure safety of children
  - The centre should have **concrete** (pukka) structure as per CPWD norms.
  - A crèche centre must have a minimum space of **10 to 12 sq. ft. per child** to ensure that children can play, rest, and learn.
- Note:** An ideal centre should have covered as well as open space area. Some of which should be shaded along with a kitchen and a child friendly toilet facility.
- The room should have **proper light** and should be well ventilated.
  - There should be **no unsafe places** like open drains, deep and large pits, garbage bins etc. near the centre.
  - The centre must have a **safe and potable drinking water** source with a water purifier installed.

जवाहर सरकार  
संसद सदस्य  
राज्य सभा, नई दिल्ली



जहर सरकार  
संसद सदस्य, राज्य सभा

Jawhar Sircar, IAS (R)  
Member of Parliament  
Rajya Sabha, New Delhi

No MoHUA/25

12 April 2022

12/5/22

Thank you for your letter D.O. No. 15011/1/2022-AS(L&E) dated 21 March 2022.

You have emphasised that the FAR and Ground Coverage of the CCS 1,2 and 3 falls within the legal limits of 200% and 50% respectively. However, scrutiny reveals that there is, indeed, a breach that is too large and the evidence too extensive to avoid.

I would like to draw your attention to just a small sample of the violations.

Though you state that drawings submitted for Environmental Clearance are preliminary, they cannot carry dimensions and areas grossly different from the drawings that receive statutory sanction from local authorities as environmental clearance is subject to statutory sanctions. Since the project received BPAC sanction and DUAC approval prior to application for Environmental Clearance, there is no acceptable reason for any inconsistency. Thus, the two varying sets of figures that exist on official

documents are tantamount to misrepresentation of the environmental impact of the project to the EAC and the environmental clearance thus obtained is questionable.

The efforts of the CPWD's Architects (also members of the BPAC) seem to be directed towards squeezing a grossly larger FAR into a 2200% FAR restriction (via the exemption route) by claiming inadmissible exemptions from FAR. The accretion of these inadmissible "deductions" managed to 'decrease' the FAR claimed to within prescribed limits. The unavoidable conclusion is that CCS 1, 2 & 3 are, at the very least, in the following glaring violations of permissible exemptions from FAR:

Your letter correctly lists the UBBL 2016 sections under which exemptions from inclusions in FAR can be sought by the CPWD and sanctioned by its BPAC. However, it wrongly lists "Security Lobbies" as a legitimate exemption under them, as no such exemption exists under the UBBL. Therefore all such exemptions in Ground Floor and Upper Ground Floor are not legitimately applicable and hence, these areas have to be included in FAR.

Exemptions under Clause 7.17.2 for "Corridor Area" on each floor is calculated to be 2119.43 sqm. The plan on page 502 of the EIA-EMP Annexures shows each floor has a total corridor length of 306m. This implies that the sanctioned corridors have a width of 7m, which is most unusual. Moreover, Clause 7.11.2.i restricts this exemption to a width double the minimum prescribed i.e. 3.6m. Cumulatively this implies that an excess exemption of at least 24,427.92 sqm have been claimed and also sanctioned for CCS 1, 2 & 3.

Exemptions under Clause 8.10, variously for Lift, Lift Lobby, Lobby and AHU, are calculated to a total of 70,538 sqm. The plans in the EIA-EMP Annexures indicate Lift, Lift Lobbies, Entrance Lobbies and

Lobbies amounting to 24,874 sqm in CCS 1, 2 & 3. However, the clause restricts exemptions for Lobbies to 3% of the permissible FAR (200%) or no more than 5562.8 sqm across CCS 1, 2 & 3. This amounts to a sanction of yet another excess, inadmissible exemption of at least 19,312 sqm.

Your letter dated 02 January 2022, asserts that "Basements will not be included in the FAR if it will be used for parking, household storage and other services". UBBL-2016 makes it clear that habitable rooms in the basement are not exempt from FAR. However, the plans on page 514 & 515 of the EIA-EMP Annexures show Basement 1 level across CCS 1,2 & 3 to have about 2256 sqm of habitable rooms (Drivers' Lounges, Music and Indoor Sports Room). This too is a totally non-permitted excess exemption whose sanction must be reversed.

It is also painful to note how public resources for the project have been squandered. As per your calculations for CCS 1, 2 & 3, exemptions from FAR account for 54,012 sq.m. or 46.70% of the total built-up area (excluding basement) of 1,15,651 sq.m. This implies the building is able to achieve an unprecedentedly meagre efficiency of only 53.30%, compared to the industry standard for office buildings of 75 to 80%.

While UBBL 2016 (Clause 9.74) stipulates a minimum of only 9.4 sqm as Child Care Space, a total exemption for CCS 1, 2 & 3 of 2258 sqm is listed as "Creche" in the attached calculations. Considering most schools offer 1 sqm per student as classroom space, this over-allocation of child care spaces for a working population of no more than 14000 in CCS 1, 2 & 3 appears not only conspicuous, but may lead to eventually co-opt them into the office workspace.

The inability of local authorities and the BPAC to scrutinise, sanction and enforce compliance to delegated legislations by makes them complicit in these glaring large evasions from legitimate compliance.

The fact that a 123 year-old British colonial law (Govt. Buildings Act 1899, attached to your letter), was fished out to evade compliance, that too, on the eve of the nation's 75<sup>th</sup> year of independence, is really a matter of shame.

Moreover, the carte blanche given to the CPWD to self-sanction in contravention of building regulations undercuts the 74th amendment of the Constitution that empowers urban local bodies to enforce the Rule of Law.

Besides, by creating the BPAC through the Ministry's Office Memoranda of 2017 & 2019 (attached to your letter), that too, based on a colonial law of 1899, a conflict of interest has been thrust on the CPWD — between its role as the project proponent and its mandate as the enforcer of building bylaws. How else does one explain why grossly unacceptable claims based on manipulated interpretations were made, accepted or pushed through for statutory sanction and environmental clearance.

The permissible FAR on the Plot of CCS 1, 2 & 3 is 200% or 1,85,426 sqm. The purported FAR achieved by the project is 199.743% or 1,85,187 .04 sqm. Once we exclude the impermissible exemptions, it is clear that CCS 1, 2 & 3 have sanctioned FAR far in

excess of the permissible FAR and that the custodial of buildings regulations is violating the very laws it is meant to enforce.

I look forward to clarifications on the points made above. I would also request you to please share the detailed FAR calculations for all other CCS buildings, the PM residence, the Vice President residence, and the Conference Centre as well.

Yours Sincerely,



Jawhar Sircar  
40 Meena Bagh, Maulana Azad Road,  
New Delhi 110011

Shri Hardeep Singh Puri,  
Minister of Housing & Urban Affairs,  
Nirman Bhavan, New Delhi 110011

हरदीप एस पुरी  
HARDEEP S PURI



75  
आज़ादी का  
अमृत महोत्सव

आवासन और शहरी कार्य मंत्री  
पेट्रोलियम एवं प्राकृतिक गैस मंत्री  
भारत सरकार  
Minister of  
Housing and Urban Affairs; and  
Petroleum and Natural Gas  
Government of India

D.O. No. 15011/1/2022-AS (L&E)

21 March 2022

*Dear Shri Jawhar Sircar Sir,*

This has reference to your letter No. 07/MoHUA of 18 February 2022 regarding the FAR in the proposed CCS buildings of the Central Vista. As informed to you earlier, all constructions, as part of redevelopment of the Central Vista, are being built in strict adherence to the prescribed building bye laws.

It bears recalling that while calculating the FAR, sections 7.11.2, 7.17.2, 8.10, 9.4.6, and 9.4.7 of the Unified Building Bye Laws (UBBL) for Delhi-2016 permits deductions for lifts and lift lobbies, shafts, security lobbies, corridors, staircases, lobbies, lift bodies, creches, double height areas, Air Handling Units, and additional and refuse areas.

The Government Buildings Act, 1899 exempts the government buildings from the purview of operation of the municipal laws that regulate constructions. The projects of the Central Vista have however, been approved by the Building Plan Approval Committee (BAPC) of CPWD.

The data in the annexures of your letter were based on the preliminary drawings submitted for environmental approval. I enclose with this letter the detailed calculation of FAR and ground coverage, detailed floor wise FAR calculation and permissible deductions, calculations for FAR and ground coverage as approved by the local body, and the relevant document exempting government buildings from operation of the municipal laws regulating their construction for your reference.

Yours sincerely

*Hardeep S Puri*  
(Hardeep S Puri)

**Shri Jawhar Sircar**  
Hon'ble Member of Parliament (Rajya Sabha)  
40 Meena Bagh, Maulana Azad Road  
New Delhi



Detailed calculation for FAR & Ground Coverage, as approved by Local Body is as mentioned below.

<b>FAR CALCULATIONS</b>			
<b>Plot area</b>		<b>92713.000</b>	
Permissible FAR - 200		185426.000	
Proposed FAR - 199.743		185187.804	
<b>Floor</b>	<b>Built-up Area</b>	<b>Deductions</b>	<b>Proposed Area for FAR ( in Sqm)</b>
Ground Floor	14474.136	9008.982	5465.154
Upper Ground Floor	14453.778	10101.082	4352.696
First Floor	14453.778	5768.1	8685.678
Second Floor	14453.778	5768.1	8685.678
Third Floor	14453.778	5768.1	8685.678
Fourth Floor	14453.778	5768.1	8685.678
Fifth Floor	14453.778	6062.028	8391.75
Sixth Floor	14453.778	5768.1	8685.678
<b>TOTAL (for 1 Block)</b>	<b>1,15,650.58</b>	<b>54012.592</b>	<b>61637.990</b>
For 3 Building Blocks		184913.970	
Site Security Area		273.834	
<b>TOTAL COVERED AREA (CCS 1,2,3)</b>		<b>185187.804</b>	
<b>Approved Drawings - Ground Coverage</b>			
<b>Description</b>		<b>Area (sqm.)</b>	
Plot Area		92713.000	
Permissible Ground Coverage - 50%		46356.500	
Proposed building footprint on Ground		43361.334	
Deductions for Ground Coverage calculation as per UBBL 2016		3946.491	
<b>Proposed Ground Coverage - 42.513%</b>		<b>39414.843</b>	

Detailed FAR Calculations for Floor wise			
Reference as per UBBL	Types of Deductions in FAR		Area (sqm.)
Clause no.			
<b>GROUND FLOOR</b>			
Clause no. 7.17.2	Deduction	Lifts,Shafts,security lobby,corridor, staircase	4410.573
Clause no. 8.10	Deduction	Lift Lobby,AHU, Lobby,Lift	4221.974
Clause no. 9.4.7	Deduction	Creche (Child care)	376.435
		Total Deductions	<b>9008.982</b>
TOTAL COVERAGE ON GROUND FLOOR			<b>14474.136</b>
PROPOSED COVERED AREA ON GF (FOR 1 BLOCK)			<b>5465.154</b>
<b>UPPER GROUND FLOOR</b>			
Clause no. 7.17.2	Deduction	Lifts,Shafts,security	3707.796
Clause no. 8.10	Deduction	Lift Lobby,AHU, Lobby,Lift	6016.851
Clause no. 9.4.7	Deduction	Creche (Child care)	376.435
		Total Deductions	<b>10101.082</b>
TOTAL COVERAGE ON UPPER GROUND FLOOR			<b>14453.778</b>
PROPOSED COVERED AREA ON UGF (FOR 1 BLOCK)			<b>4352.696</b>
<b>FIRST &amp; THIRD FLOOR</b>			
Clause no. 7.17.2	Deduction	Lifts,Shafts,security	1436.368
Clause no. 8.10	Deduction	A.H.U.	2212.302
Clause no. 7.11.2	Deduction	Corridor	2119.430
		Total Deductions	<b>5768.10</b>
TOTAL COVERAGE ON FIRST & THIRD FLOOR			<b>14453.78</b>
PROPOSED COVERED AREA ON FIRST & THIRD FLOOR (FOR 1 BLOCK)			<b>8685.678</b>
<b>SECOND, FOURTH &amp; SIXTH FLOOR</b>			
Clause no. 7.17.2	Deduction	Lifts,Shafts etc.	1436.368
Clause no. 8.10	Deduction	A.H.U.	2212.302
Clause no. 7.11.2	Deduction	Corridor	2119.430
		Total Deductions	<b>5768.10</b>
TOTAL COVERAGE ON SECOND, FOURTH & SIXTH FLOOR			<b>14453.78</b>
PROPOSED COVERED AREA ON SECOND, FOURTH & SIXTH FLOOR (FOR 1			<b>8685.678</b>
<b>FIFTH FLOOR</b>			
Clause no. 7.17.2	Deduction	Shafts	1135.928
Clause no. 8.10	Deduction	A.H.U.	2212.302
Clause no. 7.11.2	Deduction	Corridor	2119.430
Clause no. 9.3.6; clause no. 9.3.7	Deduction	Refuge Area	594.368
		Total Deductions	<b>6062.03</b>
TOTAL COVERAGE ON FIFTH FLOOR			<b>14453.78</b>
PROPOSED COVERED AREA ON FIFTH FLOOR (FOR 1 BLOCK)			<b>8391.750</b>

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dated, the 20/11/2019

No.7/3/2016-WII/DG/Vol.III/342

OFFICE MEMORANDUM

विषय: Exemption of Government Buildings from operation of Municipal Laws to regulate their erection - **Reconstitution of Committee for Approval of Building Plans.**

संदर्भ: 1. No. 7/3/2016-WII/DG/Vol.III/312 dated 08.06.2017 (Copy enclosed).  
2. No. 7/3/2016-WII/DG/Vol.III/141 dated 28.05.2019 (copy enclosed).

In continuation of this Directorate's OM's referred above. In Present scenario, after the process of restructuring of CPWD has come into effect and the jurisdiction and follow-up chain of command has been delayed, it is observed that the office of Chief Architect (Project Region); who shall also be the Chairman of Building Plan Approval Committee; has been provided Superintending Engineer (Civil) and Superintending Engineer (Electrical) in his office setup itself.

Deputy Director (Horticulture) can be co-opted on similar basis as Senior Architect, i.e. from concerned Chief Engineer (Zone) under whose jurisdiction the building falls.

Thus in view of above, it is necessary to revisit and redefine the constituted committee as defined under the O.M.'s under reference above. Therefore, with a view towards restructured chain of command and delayed setup of units within CPWD is laid down as under-

- |                      |   |
|----------------------|---|
| i.) Chairman         | - Respective Chief Architects (Project Region)            |
| ii.) Member          | - Superintending Engineer (Civil) - Project Region*       |
| iii.) Member         | - Superintending Engineer (Electrical) - Project Region** |
| iv.) Member          | - Concerned Deputy Director (Horticulture)                |
| v.) Member Secretary | - Concerned Senior Architect***                           |

[ \* - in cases where Superintending Engineer (Civil) is not present in line of command, then Executive Engineer (Civil - Project Region) shall be the Member.]

[ \*\* - in cases where Superintending Engineer (Electrical) is not present in line of command, then Executive Engineer (Electrical - Project Region) shall be the Member.]

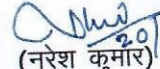
[ \*\*\* - Senior Architect, who is dealing with the project, as far as in house design is concerned or who has jurisdiction in case Consultant has been appointed for which proposal is moved for approval, shall be part of the above Committee.]

The Senior Architect shall function as Member Secretary of the Committee and shall discharge the appropriate duties in the context.

It is also stated that in the event where above nominated officers are not in position or available, The Chief Architect (Project Region) shall be empowered to nominate any other officer

of equivalent rank from the respect wing (i.e. Civil, Electrical, Architecture and horticulture) on the Building Plan Approval Committee for any particular work under consideration of the committee.

सलग्न: यथोपरि।

  
(नरेश कुमार) 11/11

कार्यपालक अभियंता (P&WA)-II

To

(Through CPWD website)

1. All SDGs, ADGs, CAs, CE&ED
2. All SAs, SE&PD and EE&SM
3. All other field units.

अवर महानिदेशक (सी. पी. ए.)

खयरी संख्या 674-E

दिनांक 9/6/2017

1

भारत सरकार  
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No.7/3/2016-WII/DG/Vol.III/312

dated, the

08 JUN 2017

OFFICE MEMORANDUM

Sub: Exemption for government building from operation of Municipal Laws to regulate their erection.

Ref.: Letter No.7/3/2016-WII/DG/Vol.III/1123 dated 21.12.2016.

In continuation to O.M. No.DG/P&WA/91 dated 18.05.2016 to stream line the system of operation of Municipal Laws and regulate the erection of structures, the below mentioned procedure will be adopted for getting the mandatory approval for the construction of projects.

1. A committee may be set-up under chairmanship of respective Chief Architect dealing with the project having SE (C), SE (E) & Deputy Director (H) as members, to examine all the drawings prepared and to certify that the building plans conforms to the building by-laws, after assessing all the requirements of Electric Load, water-supply, sewerage & horticulture, based on input provided by SE (C), SE (E) & Deputy Director (H). The committee will submit the proposal in complete shape to respective local body giving notice to local body about proposed construction and all records shall be maintained by respective CA office.
2. The respective CA will secure all necessary approval from Airport Authority of India National Monument Authority, Heritage Committee, Advisory Committee of Central Vista & Central Secretariat & Chief Fire Office.
3. To secure Environmental Clearance, a consultant may be appointed as per the guidelines laid down in CPWD Works Manual.
4. In addition to above procedure, the matter relating to submission of drawings to DUAC and with regard to completion certificate, the matter is under consideration.

PS  
15/6

ADG Sin

EE(P)

12.06.2017

To

(Through CPWD Website)

1. All SDGs, ADGs and CEs
2. All SEs and EEs
3. All other field units.

(Rajeev Singhal)  
Director (P&WA)

For/ copy to:

ADe NRI  
ADe NRI

They are requested to ensure setting up the committee under CA for taking action as above

for taking action as above

for SDG CA/CA

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e-mail: dir\_pwa@nic.in  
Dated: 28.05.2019

F.No. 7/3/2016-WII/DG/Vol.III/141

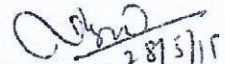
**OFFICE MEMORANDUM**

**Sub: Exemption for Government building from operation of Municipal laws to regulate their erection.**

In principal modification of O.M. No. 7/3/2016-WII/DG/Vol.III/312, dated 08<sup>th</sup> June, 2017, it is directed that henceforth Senior Architect, who is dealing with the project, as far as in house design is concerned or who has jurisdiction in case Consultant has been appointed for which proposal is moved for approval, shall be part of the Committee referred at S.No.1 of the aforesaid O.M.

It is also directed that the said Senior Architect shall function as Member Secretary of the Committee and shall discharge the appropriate duties in the context.

This issues with the approval of DDG(W)

  
(Naresh Kumar)  
Executive Engineer(P&WA-II)

To

(Through CPWD Website)

1. All SDGs, ADGs, CAs, CEs
2. All SAs, SEs and EEs
3. All other field units.

THE GOVERNMENT BUILDINGS ACT, 1899

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ARRANGEMENT OF SECTIONS

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SECTIONS

1. Short title and extent.
2. "Municipal authority" defined.
3. Exemption of certain Government buildings from municipal areas to regulate the erection, etc., of buildings within municipalities.
4. Objections or suggestions as to erection, etc., of certain Government buildings within municipalities, how to be made and dealt with.

THE GOVERNMENT BUILDINGS ACT, 1899

ACT NO. 4 OF 1899

[3rd February, 1899.]

An Act to provide for the exemption from the operation of municipal building laws of certain buildings and lands which are the property, or in the occupation, of the Government and situate within the limits of a municipality.

WHEREAS it is expedient to provide for the exemption from the operation of municipal building laws of certain buildings and lands which are the property, or in the occupation, of the Government and situate within the limits of a municipality;

It is hereby enacted as follows:—

**1. Short title and extent.**—(1) This Act may be called the Government Buildings Act, 1899.

(2) It extends to the whole of India except <sup>1</sup>[the territories which, immediately before the 1st November, 1956, were comprised in Part B States] <sup>2\*\*\*</sup>.

<sup>3\*</sup>

\*

\*

\*

\*

**2. “Municipal authority” defined.**—In this Act the expression “municipal authority” includes a municipal corporation or a body of municipal commissioners constituted by, or under the provisions of, any law or enactment for the time being in force.

**3. Exemption of certain Government buildings from municipal laws to regulate the erection, etc., of buildings within municipalities.**—Nothing contained in any law or enactment for the time being in force to regulate the erection, re-erection, construction, alteration or maintenance of buildings within the limits of any municipality shall apply to any building used or required for the public service or for any public purpose, which is the property, or in the occupation, of the Government, or which is to be erected on land which is the property, or in the occupation, of the Government :

Provided that, where the erection, re-erection, construction or material structural alteration of any such building as aforesaid (not being a building connected with <sup>4\*\*\*</sup> defence, or a building the plan or construction of which ought, in the opinion of <sup>5</sup>[the Government concerned], to be treated as confidential or secret) is contemplated, reasonable notice of the proposed work shall be given to the municipal authority before it is commenced.

**4. Objections or suggestions as to erection, etc., of certain Government buildings within municipalities, how to be made and dealt with.**—(1) In the case of any such building as is mentioned in the last preceding section (not being a building connected with <sup>4\*\*\*</sup> defence or a building the plan or construction of which ought, in the opinion of <sup>5</sup>[the Government concerned], to be treated as confidential or secret), the municipal authority, or any person authorized by it in this behalf, may, with the permission of the State Government previously obtained, but not otherwise, and subject to any restrictions or conditions which may, by general or special order, be imposed by the State Government, inspect the land and building and all plans connected with its erection, re-erection, construction or material structural alteration, as the case may be, and may submit to the State Government a statement in writing of any objections or suggestions which such municipal authority may deem fit to make with reference to such erection, re-erection, construction or material structural alteration.

(2) Every objection or suggestion submitted as aforesaid shall be considered by the State Government, which shall, after such investigation (if any) as it shall think advisable, pass orders

1. Subs. by the Adaptation of Laws (No. 2) Order, 1956, for “Part B States”.

2. The word “and” rep. by Act 10 of 1914, s. 3 and the Second Schedule.

3. Sub-section (3) rep. by s. 3 and the Second Schedule, *ibid*.

4. The word “Imperial” rep. by the A. O. 1948.

5. Subs. by the A. O. 1937, for “the Govt.”.



thereon, and the building referred to therein shall be erected, re-erected, constructed or altered, as the case may be, in accordance with such orders :

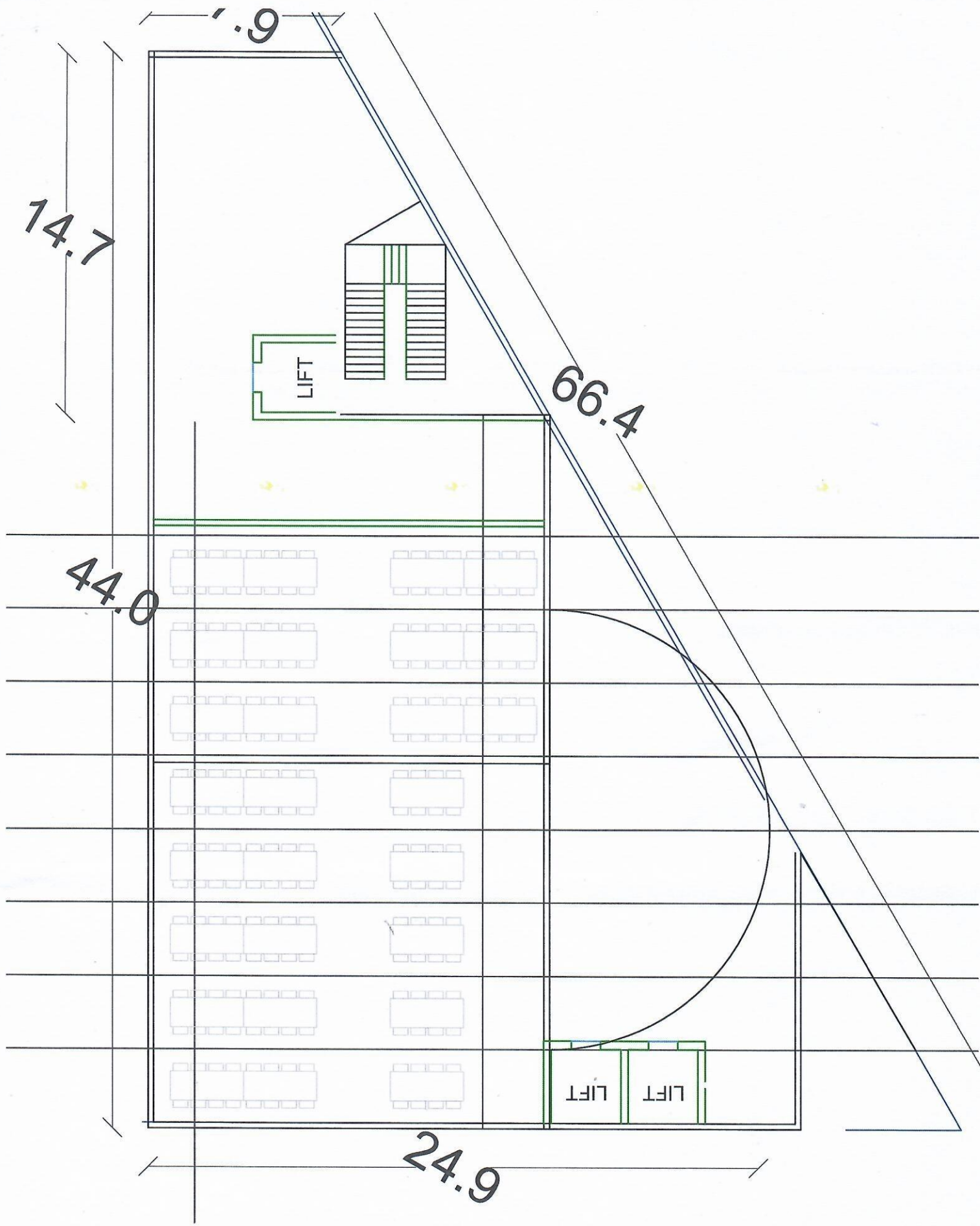
Provided that, if the State Government overrules or disregards any such objection or suggestion as aforesaid, it shall give its reasons for so doing in writing.

\* \* \* \* \*

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1. Sub-section (3) rep. by the A.O. 1937.





No.07/MoHUA

18<sup>th</sup> Feb 2022

Dear Minister,

Thank you for your letter No. 15011/1/2022-AS (A L&E) dated 07 January 2022. While your letter gives assurances on remaining within the prescribed building bylaws, it does not provide the information requested — on how the FAR has been calculated and what 'exemptions' were taken advantage of.

We need to clarify all doubts about the calculations based on the data submitted for project approvals, specifically the Area Statement in the Annexures to the Project Report submitted for environmental approvals for the proposed CCS Buildings of Central Vista (a copy is attached for your easy reference).

With reference to this area statement, I draw your attention to the following:

1. For the plots containing (i) CCS 1,2,3, (ii) CCS 5,6,7, and (iii) CCS 8,9,10, if one takes the given total built up area, subtracts the given basement area, and divides by the given plot area, one arrives at an FAR that is closer to 300%, a deviation of close to 50% above the permissible 200% mentioned in your letter.
2. Further exemptions to FAR beyond basement, as stated in para 7.17.2 of UBBL-2016, can hardly amount to a 50% deviation.
3. For the plots taken above, the given ground coverage areas all amount to be about 44% or more (slightly more than the 42.512% mentioned in your letter). The CCS designs published show buildings of a uniform profile, that do not step back on upper floors. For such a design, and for the ground coverage numbers revealed in the statement, the permissible FAR limit of 200% will be exceeded by the time the building reaches five floors ( $44\% \times 5 = 220\%$ ).
4. The same problem arises even with the ground coverage specified in your letter ( $42.512\% \times 5 = 212.56\%$ ) as the height of the CCS buildings given in the area statement, as well as all designs published, show buildings of seven floors in height. It is difficult to accept how then the buildings are all within the permissible FAR limit.
5. Furthermore, exemptions granted to ground coverage, specified in para 7.17 of UBBL-2016, are unlikely to account for this extent of deviation.

....2/-

**Delhi Address:40 Meena Bagh, Maulana Azad Road, New Delhi 110011**

:2:

6. It appears from the same calculation mentioned in Point 1 above one arrives at an FAR of 266%, which is well above the permissible limit, when the total of all CCS Buildings and the Conference Centre are put together.

Can you also please clarify whether all construction projects of the Central Vista Redevelopment have received the approval of the New Delhi Municipal Corporation, given this area comes under their jurisdiction for review on conformance to prevailing building bylaws?"

We look forward to receiving detailed calculations that cover the specific anomalies noted above to explain how the relevant bylaws are being adhered to.

Thanking you,

Regards,

Yours sincerely,

Encl:Annexure

  
(Jawhar Sircar)

Shri HS Puri,  
Minister for Housing and Urban Affairs  
Nirman Bhawan  
New Delhi

Particular	CCS 1, 2,3	Confer ence Centre & CCS4	CCS 5,6,7	CCS 8,9,1 0	CCS 11	PMR	SPG	VP Encl ave	Total
Plot Area (sqm)	1,05,562.3	83,937.8	1,05,561.0	1,04,308.7	17,883.4	60,702.8	10,117.0	60,703.0	5,48,776.0
Plot Area (Acres)	26.1	20.7	26.1	25.8	4.4	15	2.50	15	135.60
Plot Area (Hectare)	10.6	8.4	10.6	10.4	1.8	6.07	1.01	6.1	54.90
Plot Nos	137	120	22A, 22B, 22C	23D, 23C, 23B	138	A&B Hutments*	Part of Plot 30B	108	-
Permissible Ground coverage (sqm)	52,781	41,969	52,781	52,154	8,942	30,351.4	5,059	30,351.5	2,74,388.4
Permissible FAR	2	2	2	2	2	2	2	2	-
Actual Ground Coverage (sqm) achieved	46,500	26,500	46,500	46,500	8,350	9,500	5,050	9,500	1,98,400
Actual FAR achieved	2	1.8	2	2	2	0.31	2	0.31	-
Basement Area (sqm)	1,43,300	1,01,900	1,43,400	1,43,000	10,350	NA	5,060	NA	5,47,010
Area To be demolished (BUA)/Existing BUA (sqm)	34,116	1,17,032	77,432	1,60,097	7,162	24,423	19,379	19,179	4,58,820
No. of Floors	2B+G+6	2B+G+6	2B+G+6	2B+G+6	2B+G+6	G, G+1, G+2, G+3	B+G+1	G, G+1, G+2, G+3, G+4	-

Particular	CCS 1, 2,3	Conference Centre & CCS4	CCS 5,6,7	CCS 8,9,10	CCS 11	PMR	SPG	VP Encl ave	Total
Total No of Buildings	3	2	3	3	1	10	1	32	55
Maximum Height (m)	39	39	39	39	36.5	12	10	15	-
Total Parking provided	2,425	1,650	2,425	2,425	687	112	175	112	10,011
Landscape Area (sqm)	3,000	2,000	3,000	3,000	2,700	9,300	1,010	9,300	33,310
Total Employee Population	51,900		400		1000	500	1000	54,800	
Floating Population	12,400		300		500	300	500	14,000	
Project Cost (Cr)	13,450								

\*Plot No 7 as per Gazette Notification issued by MoUDA, Govt dated 29.03.2020

vi. Built-up Area breakup for proposed development/redevelopment is provided in the table below:

S. No	Area in sqm	CCS 1, 2,3	Central Conference Centre & CCS4	CCS 5,6,7	CCS 8,9,10	CCS11	PMR	SPG	VP Encl ave	Total
A	Built-up Area (including basement)	4,52,500	3,54,800	4,52,500	4,52,500	39,300	18,000	15,200	18,000	17,02,800
B	APM Area	5,050.0	3,750.0	5,150.0	4,750.0	NA	NA	NA	NA	18,700.0
	<b>Total Built-up Area (A+B)</b>	<b>4,57,550.0</b>	<b>2,58,550.0</b>	<b>4,57,650.0</b>	<b>4,57,250.0</b>	<b>39,300.0</b>	<b>18,000</b>	<b>15,200</b>	<b>18,000</b>	<b>17,21,500.0</b>

vii. During Construction phase 542 KLD potable water for domestic purpose will be met from NDMC /Delhi Jal Board (DJB). For Non-

हरदीप एस पुरी  
HARDEEP S PURI



आवासन और शहरी कार्य मंत्री  
पेट्रोलियम एवं प्राकृतिक गैस मंत्री  
भारत सरकार  
Minister of  
Housing and Urban Affairs; and  
Petroleum and Natural Gas  
Government of India

D.O. No. 18-D.....MoHUA

10 February, 2022


Dear Shri Jawhar Sircar Sir,

Please refer to your letter No. MoHUA/03/Ack of 7 February, 2022.

Your letter No. MoHUA/03 of 18 December 2021 in the context of the reply to Unstarred Question No. 1671 in the Rajya Sabha on 13 December 2021 was replied vide my D.O. letter No. 15011/1/2022-AS(A,L&E) of 7 January 2022. I enclose a copy of the reply.

Encl : As above

Yours sincerely,

  
(Hardeep S Puri)

Shri Jawhar Sircar  
Member of Parliament (Rajya Sabha)  
40, Meena Bagh  
Maulana Azad Road  
New Delhi - 110011

जवाहर सरकार  
संसद सदस्य  
राज्य सभा, नई दिल्ली



जवाहर सरकार  
संसद सदस्य, राज्य सभा

Jawhar Sircar, IAS (R)  
Member of Parliament  
Rajya Sabha, New Delhi

No.MoHUA/03/Ack

7<sup>th</sup> Feb 2022

Dear

I refer to my D.O No.MoHUA/03 dated 18<sup>th</sup> Dec.2021 regarding the FAR for government office buildings in the Central Vista.

I have not been favoured with either an acknowledgement nor a proper response in seven weeks.

Yours sincerely,

(Jawhar Sircar)

Shri H S Puri,  
Hon'ble Minister for  
Housing and Urban Affairs  
New Delhi

**Delhi Address: 40 Meena Bagh, Maulana Azad Road, New Delhi 110011**



हरदीप एस पुरी  
HARDEEP S PURI



सत्यमेव जयते

आवास और शहरी कार्य मंत्री  
पेट्रोलियम एवं प्राकृतिक गैस मंत्री  
भारत सरकार  
Minister of  
Housing and Urban Affairs; and  
Petroleum and Natural Gas  
Government of India

D.O. No. 15011/1/2022-AS (A.L&E)

07 January 2022

*Shri Jawhar Sircar*

Kindly refer to your letter No. MoHUA/03 of December 28, 2021 requesting information on FAR calculation for the CCS buildings of the Central Vista.

The FAR for the CCS buildings in the Central Vista, Lutyens Bungalow Area of Zone-D is in accordance with the Delhi Master Plan 2021 and Unified Building Bye-Laws for Delhi (UBBL) 2016. Basement will not be included in the FAR if it will be used for parking, household storage and other services. The UBBL also provides several exemptions in covered areas for calculation of FAR and ground coverage. The relevant portions can be accessed in the Gazette notification issued by the Delhi Development Authority on March 22, 2016. Bearing this notification in mind, the CCS design has been prepared.

I would like to inform you that while the permissible FAR and the ground coverage for CCS buildings are 200% and 50% respectively, the proposed FAR and the ground coverage are 199.743% and 42.512% only.

Let me assure you that the proposed design of CCS building strictly complies with all the standards prescribed in the UBBL-2016.

Yours sincerely,

*Hardeep S Puri*

(Hardeep S Puri)

Shri Jawhar Sircar  
Member of Parliament (Rajya Sabha)  
40 Meena Bagh  
Maulana Azad Road  
New Delhi-110011



No. MoHUA/03

18<sup>th</sup> Dec 2021

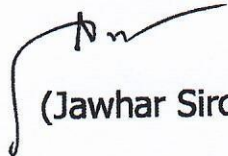
Dear

In reply to my unstarred question no 1671 replied in the Rajya Sabha on the 13<sup>th</sup> of December 2021, your MoS has stated that since the Central Vista falls in Zone D, the FAR for government office buildings is 2.00. He has also stated that the proposed buildings are within these prescribed norms.

But from the designs placed in the public domain, the total built area (ground floor multiplied by the number of floors) of the CCS buildings leads to an FAR of more than 3.00, that is higher than permissible.

It also appears that the underground Automatic People Mover, which is presented in your EC application, has been kept out of this FAR calculation.

You may kindly like to explain the facts and the reasons thereof, remembering that this inclusion or exclusion of underground facilities may have a direct bearing on other projects, especially those that thrive on profiteering.

  
(Jawhar Sircar)

Shri HS Puri,  
Minister for Housing and Urban Affairs

Delhi Address: 40 Meena Bagh, Maulana Azad Road, New Delhi 110011