

INTERNATIONAL EXHIBITION & CONVENTION CENTRE, DWARKA, NEW DELHI

Introduction

The New Delhi Exhibition and Convention Center (ECC), a flagship project of Government of India, is envisioned as a “World Class”, transit oriented, mixed use district, providing one of the largest facility of its kind in India and Asia.

New Delhi being the nation’s capital and the commercial nerve centre of northern India; it is one of the most productive business locations in India. Despite its sustained levels of growth and immense economic potential, there are very limited opportunities available in the NCR in terms of organized exhibition or large scale conference space.

The Exhibition Industry has not grown in tandem with the economic expansion and urban development of the city. For almost three decades, Pragati Maidan has been the only large, organized meeting space in the city for holding exhibitions, conventions, trade fairs, etc. Hence, a need was felt to establish a larger and more modern ECC facility in the NCR to provide exhibition space attracting new investments and boost existing economic activity in the region.

In the absence of world class exhibition and conference facilities, India has not been benefitted from the potential benefits of MICE Market and its share in the Global as well as Asian market is very small. In order to capitalize on this vast market potential and to drive India’s industry and associate with programmes such as Make in India, promote tourism & trade and commerce activities, the Department of Industrial Policy & Promotion (DIPP) has taken the initiative to develop a State of the Art Exhibition and Convention Centre at New Delhi. DMICDC is acting as the knowledge partner for development of this world class Exhibition and Convention Centre (ECC).

The goals of the Delhi-Mumbai Industrial Corridor (DMIC) are to strengthen the Indian economy by creating state-of-the-art, world class infrastructure and facilities to stimulate a globally-competitive environment that activates local commerce, enhances foreign investments and promotes sustainable development.

The project is planned at Sector 25, Dwarka, New Delhi, approximately 3kms from IGI Airport and well connected to Metro and road links. The project site is spread across 89.72Ha in a well-developed area in western end of Delhi adjoining the city of Gurgaon.

Project Vision

The project vision is therefore to create a state-of-the-art, world class Exhibition and Convention Centre for India. ECC is envisaged as an internationally-recognized, architectural icon with innovative design and novel green building features.

With the help of state-of-the-art technology and cutting-edge design, the ECC is intended to be launched as an international ‘brand’ to promote and stimulate future growth and development. The ECC will be an integrated complex with a host of mutually beneficial facilities; exhibition halls, convention center and meeting facilities, banquet halls, auditoria, hotels, F&B outlets and retail services. These components will have the ability to be utilized independently or in conjunction with each other, depending on the nature of the event.

The size and diversity of the project, suggests that each area will have unique features that define both, the challenges and the opportunities to stimulate investment and generate a desirable level of success. To that end, the concept for the facility has been worked with an in-depth and integrated physical development approach.

The facilities will be at par with the best in the industry worldwide, in size and quality; offering an efficient and quality setting for international as well as national meetings, conferences, exhibitions and trade shows. The project is envisioned to be on a scale of a Central Business District (CBD) with supporting retail space, commercial office space, hospitality, and entertainment and lifestyle opportunities for end-users.

State of the Art sustainable approaches to planning and implementation have been included in the ECC Dwarka project. The approach incorporates sustainable planning and design solutions and techniques in transportation, alternative energy production and energy conservation, water resource management, land use planning and building design to create cost-effective and measurable solutions for the district.

ECC is planned and proposed to be constructed in lines with green building principles and IGBC (Indian Green Building Council) platinum rating standards. The project will offer eco-friendly design, energy efficient systems, state of the art technology & compliance to all statutory regulations.

Site Positioning & Connectivity

The site is strategically located in close proximity to the Indira Gandhi International Airport, with fast and efficient transit connections to the City, the downtown areas of Delhi, and the suburban/satellite hubs of Gurgaon and Noida from the neighboring states of Haryana and Uttar Pradesh, respectively.

The site also has Delhi–Ahmedabad main railway approx 300 mts from the eastern side. The nearest station from site is Bijwasan Railway Station at an approximate distance of 3 km. This railway line connects the south-west parts of the NCR with Rajasthan, Gujarat, Madhya Pradesh and Punjab.

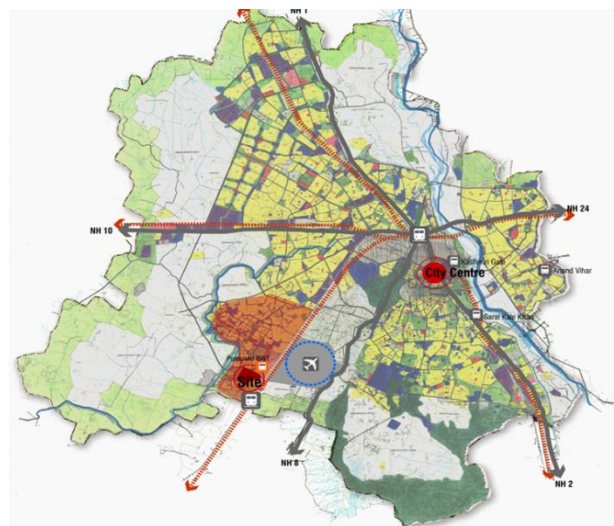


Fig1: Location map of proposed ECC, Sec. 25, Dwarka, New Delhi

As such a world class convention facility is intended to serve a greater regional area as well as attract wider business opportunities from multi MICE actives.

Site Location and Boundaries

Located in Sector 25 of Dwarka Sub City, the ECC site is located in between a 100 m wide UER-II (Urban Extension Road) and UER-I, connecting NH 1, 10 and 8. towards east of the site is 80 mtr wide Dwarka Expressway road dividing Sectors 25 and 26.

The adjoining road network will provide access to the following major projects in and around NCT Delhi, and are likely to carry a large volume of passenger and goods traffic:



Fig 2: Location map of proposed ECC, Sec. 25, Dwarka, New Delhi

- Dwarka Sub-City
- Integrated Passenger Terminal in Sector-21, Dwarka
- Indira Gandhi International Airport
- Inter State Bus Terminal
- Integrated Freight Complex
- Second Diplomatic Enclave and Golf Course at Sector-24, Dwarka.

The proposed site has well planned transport connectivity, including MRT connectivity. The site is in close proximity to the Delhi Metro Station in Sector 21. The blue line and airport express line presently terminates at this station. The airport express line is being extended for exclusive connectivity to the ECC complex. The expansion of airport express line will start along with development of ECC.

There are proposals to extend metro network from Sector 21 station southwards to Gurgaon, further enhancing the connectivity of the site. The Inter State Bus Terminal (ISBT), located in Sector 22, is diagonally opposite the proposed ECC site. The site is thus in very close proximity to a host of existing and proposed road, rail and transit links.

Final Site Boundary

The site transferred by DDA to DIPPP for development of ECC complex is 89.72 Ha vide Ministry of Urban Development notification 1144 dated 12th may 2016 under land use “Public Semi-Public (PS-1, socio cultural facility). The site is considered free of encroachments for all planning purpose.

The proposed site boundary is as per Fig 3.



Fig 3: Site Boundary

Adjoining Facilities

– Proposed ISBT Site

The proposed Interstate Bus Terminus (ISBT) site is located towards the north-west side of the site. This terminal will restrict buses from Rajasthan and Haryana to the periphery of Delhi. The traffic junction near this site needs to be carefully designed to avoid any collision from the ECC and ACC traffic

– Sector 21 Metro Station

It is one of the most important metro stations as it is the junction station of Blue line and Airport Express line. The ECC site turns out to be more feasible because of its close proximity to this metro station that allows extension of airport express line.

– Diplomatic Enclave and Golf Course

The site is in close proximity the new diplomatic enclave and upcoming new Golf Course proposed in Sector 24, Dwarka. The site for same has been handed over by DDA to Ministry of External Affairs.

– New rail station

The site is approximately 1 km from the proposed rail terminal in Sector 21. This new terminal will be the hub for all west and south west bound trains.

Height Restriction

The site is under the runway funnel of IGI Airport's new runway 11-29. The site is approximately 2.5 km from the end of the western edge of the runway. Permissible height of structures within the proposed development is regulated in accordance with the provisions contained in the Ministry of Civil Aviation notification published in Gazette of India

For the master planning purpose 7-8 floors for each building is assumed which may increase/decrease or re-orientation of building blocks may change depending on the final height approvals from Airports Authority of India.

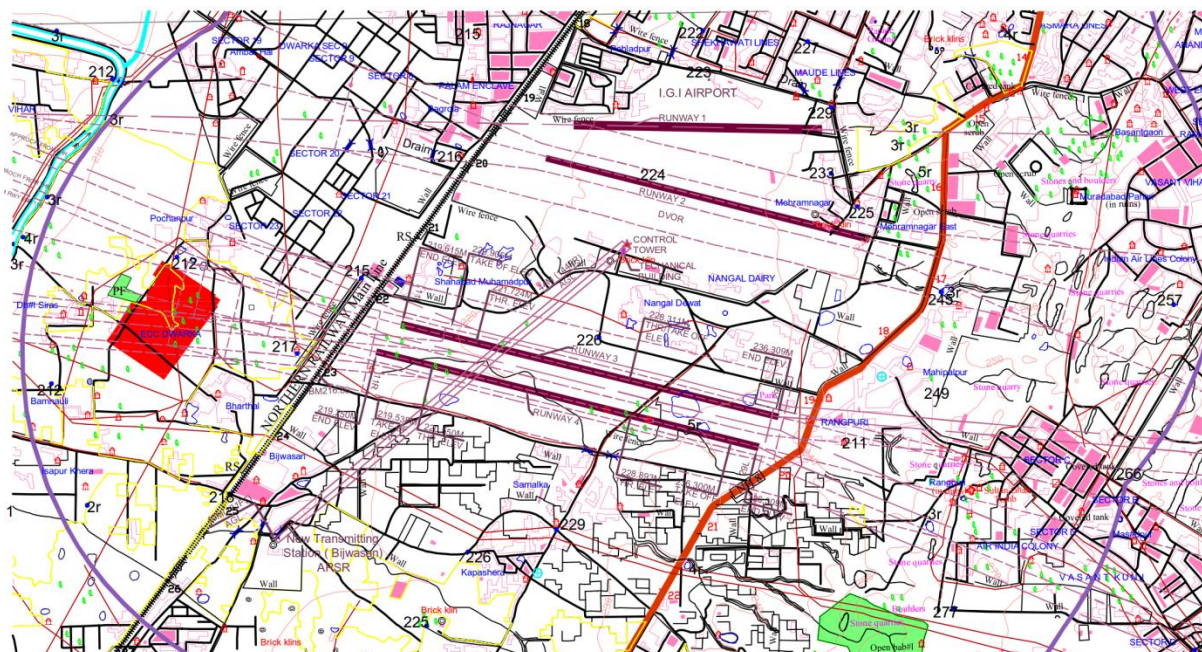


Fig 4: ECC Site with Respect to Airport Runway 11-29

Land Use and Area

The site, finally handed over to DIPP was on 6th Sep 2016 was 89.72Ha. The land use of this area falling in Zone-K-II (Dwarka) was changed through Ministry of Urban Development notification No. 1144 dated May 12, 2016 as under:

s.no	Location	Area in Ha	Land use (MPD-2021)	Land use changed to	Boundaries
1	Site at Sector-25, Dwarka	89.72 Ha.(excluding structure/un-acquired land)	Commercial (C-2)	Public Semi-Public (PS-1, Socio cultural facilities)	North: UER-II (100M wide road) East:80m wide road. West: 60m wide road. South: District Park/MP Green

Modification to the Master Plan for Delhi 2021 vide Ministry of Urban development notification no.1313 dated May 26, 2016 has been carried out permitting ground coverage of 40% with FAR of 120. Exhibition space, convention and meeting space to be minimum 40% of floor area. Retail trade, office spaces/commercial offices, Hotels and related activities shall be up to maximum 60% of floor area.

Development Strategy

The ECC is intended to be launched as an international brand to promote and stimulate future growth and development. The ECC will be an integrated complex with a host of mutual beneficial facilities; Exhibition Halls, Convention Center with Banquet Halls & Auditoria, Sports Arena, Open Exhibition Spaces, mixed use commercial spaces like Star Hotels, F&B outlet and Retail Services. These components will have the ability to be utilized independently or in conjunction with each other, depending upon nature of the event. The quality of businesses, facilities and lifestyle amenities provided will determine the positioning of the ECC and play an important role in attracting national and international events to locate here.

The ECC development will therefore consist of a best-in-class ECC facility, multi-use Arena and supporting Hospitality and commercial district facilities as part of the overall mixed-use development. The ECC District proposed over approximately 90 Ha. with a FAR of 120 will include Exhibition space, convention area, Hotels, commercial office and retail space and a multi-purpose Arena.

The ECC district include 200,000 sq. m. of Exhibition Halls, fronted with arched Foyer space measuring 50,000 sq. m, a convention Centre of 60,000 sq. m, a Sports Arena of 50,000 sq. m, Hotel spaces 275,000 sq. m, class- A offices 215,000 sq. m. and 170,000 sq. m. of Commercial Space for Retail & Entertainment. The built up area for the ECC would be 1,020,000 sq. m.

The size and diversity of the project suggests that each area will have unique feature that defines both, the challenges and the opportunity to stimulate investment and generate a desirable level of success.

The Exhibition Centre complex is anchored by the Convention Centre at its northern end and an iconic Financial Centre building in the south. The iconic building will house retail at the lower levels and offices on the top floors. The building can accommodate financial Centre within the entire commercial district. Between the two anchors, the Exhibition Centre is organized in a sequence of 5 exhibition halls, fronted by a large arched lobby. The lobby stretches in a shallow arch, gently enclosing and defining the open air exhibition spaces while responding to arrangement of the mixed use blocks at their eastern edge.



Fig 5: ECC illustrative plan

Proposed Ground Coverage

The original plan to develop the complex was with Ground coverage of 40% over 114 Ha. of land. This corresponds to 45.60 Ha of land available for footprints of building superstructure (Ground Coverage).

The revised site boundary of 89.72 Ha with permissible ground coverage of 40% allows only 36 Ha of land for building footprints against the earlier of 45.60 Ha.

The site falls in the air funnel of runway 1129 of IGI Airport and restricts vertical development over the site to 32-40 meters.

Exhibition area is primarily single story construction and key component of entire development program. Exhibition centre alone requires approx. 23 Ha of ground coverage against available of 36 Ha which is 64% of the available ground coverage.

Built up area for Exhibition Centre is approx. 23% of the total built up area.

To accommodate 77% of the built up area in 36% of total space available is not feasible. Therefore this requires relaxation in ground coverage to prevent further reduction in built up area which will have adverse impact on the feasibility of the project.

Therefore relaxation to the ground coverage norm of 40% of present to 45% as is required to utilize the site to its potential and accommodate the proposed entire development program is desired.

Proposed Development Mix

The land finally transferred to DIPP for development of ECC is 89.72 Ha. As per the Delhi master Plan 2021 (Min. of Urban Development, Gazette Notification 1313 dated 26th May 2016), the permissible distribution of total built up area for ECC and Meeting areas has to be minimum 40% of total built up area. Maximum 60% of the total built up area can be used for commercial activities

Total built up potential on the 89.72 Ha. of land with permissible FAR of 120 is 10,76,640 Sq.m. Due to prevalent height restrictions, only 1,020,000 Sq.m. of built up area (FAR) for complete complex is used.

As per Gazette Notification, 40% of the total built up area has to be reserved for ECC which correspond to 408,000 Sq.m. This is way above the feasible area for ECC established as per market demand. Such big area will not attract international level operators which will eventually impact functionality of the whole complex.

The planned built up area for ECC component is 360,000 sq. m. which is 35% of the total planned built area of 1,020,000 sq. m. Therefore and hence, minimum built-up area of 40% of ECC component requires to be relaxed to 35% and increase to built-up area to commercial use requires to be increased to 65%.



Fig 6 ECC layout Plan

