

**DELHI DEVELOPMENT AUTHORITY****दिल्ली विकास प्राधिकरण****Office of the Director (Planning) Zone-F****निदेशक का कार्यालय (योजना) जोन एफ****3rd Floor Vikas Minar, I.P. Estate, New Delhi-110002****तीसरी मंजिल विकास मिनार नई दिल्ली - ११०००२**

Committee (Systems)

18.3

15/5/25

File no.: PLG/MP/0106/2021/F-3/D-78

Dated: 14.05.2025

To,

Pr. Commissioner (LD/LM),
Delhi Development Authority,
Vikas Sadan,
New Delhi – 110023.

Chief Engineer (SZ),
Delhi Development Authority,
AGV Complex, Shahpur Jat,
New Delhi-110049.

निदेशक (योजना) वि. वि. प्र.

उपरी पं. 455

22/5/25

Sub.: Regarding issuance of approved agenda, minutes and part modification in the layout plan approved by Screening Committee in its 426th meeting held on 11.03.2025, 12.03.2025 and 17.03.2025 for item no. 15:2025

Ref.: Agenda and Minutes of item no. 15:2025 approved at 426th SCM.

Sir/Ma'am,

The Screening Committee in its 426th meeting held on 11.03.2025, 12.03.2025 and 17.03.2025, considered and approved the aforementioned agenda vide item No. 15:2025 w.r.t. 'Change of use premise of 325 Sq. yds. (272 sq.m.) land allotted to Sree Neelachala Seva Sangha, Delhi earmarked for "Open/Green" to "Socio-cultural Centre" in "Part Layout Plan of Block C Safdarjung Development Area Bhim Nagri" at C Block SDA in Planning Zone F'. The decision of the Screening Committee is reproduced as under:

'After detailed deliberations the proposal was Approved.'

In view of the above, the authenticated layout plan along with the approved agenda, minutes as approved by the Screening Committee is enclosed for taking further necessary action as per the follow-up action of the agenda.

This issues with the approval of competent authority.

Encl.: As above

Director (Plg.) / Zone F

Copy to:

Commissioner (System), DDA, B Block, Vikas Sadan, INA, New Delhi-110023 along with the soft copy of approved agenda, minutes and layout plan for uploading the same on DDA website

22/05/25
Sh. J. S. K. (15)

22-5-25
AS (S) S. K. Manan
Sh. Dev, Website Egm

22/05/25
14/05/2025

Director (Plg.) / Zone F



दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY
आवासीय एवं शहरी परियोजना खण्ड
HOUSING & URBAN PROJECTS WING

समन्वय इकाई, मुख्य वास्तुविद कार्यालय
COORDINATION UNIT O/o CHIEF ARCHITECT
8वा तल, विकास मीनार, आई.पी.एस्टेट, नई दिल्ली-110002
8th FLOOR, VIKAS MINAR, I.P. ESTATE, NEW DELHI-110002

सं: e-File no.- Comp. No. 91554; HUPW/CACD/0001/2025/SCM/37

दिनांक: 15.04.2025

विषय: 426 स्क्रीनिंग कमेटी बैठक के स्वीकृत कार्यवृत्त

Sub: Approved Minutes of the 426th Screening Committee Meeting

Ref: e-File no. "Comp. No. 91554; HUPW/CACD/0001/2025/SCM"

Please find enclosed herewith, the Approved Minutes of the 426th Screening Committee Meeting held under the Chairmanship of Vice Chairman DDA on 11.03.2025 at 2.30 PM then continued on 12.03.2025 at 3.00 PM and 17.03.2025 at 5.30 PM in the Conference Room, B-Block, 1st Floor, Vikas Sadan. The list of officers attended the meeting is attached herewith.

The minutes have been Approved by the Vice Chairman, DDA.

15/04/25

उप-निदेशक (वास्तु.) समन्वय
Dy. Dir. (Arch.) Coordn.

Encl: As above

Copy to:

1. OSD to VC, for the kind information of the latter
2. Finance Member, DDA
3. Engineer Member, DDA
4. Principal Commissioner (Housing, PMAY, Sports, Common Wealth Games, Personnel and Coordination)
5. Principal Commissioner (LM, LD, PM-UDAY and Land Pooling)
6. Principal Commissioner (LS, Hort. and Systems)
7. Chief Architect
8. Commissioner (Plg.)
9. Chief Accounts Officer
10. Commissioner-cum-Secretary / Commissioner (PR)
11. Commissioner (Housing, LD, PM-UDAY)
12. Commissioner (Personnel, System)
13. Commissioner (Sports, LP)
14. Commissioner (LM)
15. Commissioner (SA&GR)
16. ACA, VC Secretariat
17. ACA (NZ & Narela)
18. ACA (Rohini)
19. Addl. Commr. I (Plg.)
20. Addl. Commr. II (Plg.)
21. Addl. Commr. III (Plg.)
22. Addl. Commr. IV (Plg.)
23. Addl. Commr. (LS)



दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY
आवासीय एवं शहरी परियोजना खण्ड
HOUSING & URBAN PROJECTS WING

समन्वय इकाई, मुख्य वास्तुविद कार्यालय
COORDINATION UNIT O/o CHIEF ARCHITECT
8वा तल, विकास मीनार, आई.पी.एस्टेट, नई दिल्ली-110002
8th FLOOR, VIKAS MINAR, I.P. ESTATE, NEW DELHI-110002

Invitees:

1. Chief Engineer (HQ & QAC)
2. Chief Engineer (Horticulture)
3. Chief Engineer (Dwarka)
4. Chief Engineer (NZ)
5. Chief Engineer (Rohini)
6. Chief Engineer (Narela)
7. Chief Engineer (SZ)
8. Chief Engineer (EZ)
9. Chief Engineer (Sports)
10. Sr. Architect (SZ)
11. Sr. Architect (Dwarka & WZ)
12. Sr. Architect (Socio-Cultural)
13. Sr. Architect (EZ)
14. Sr. Architect (Urban Parks & DUHF)
15. Sr. Architect (Sports)
16. Director (LS)
17. Director (Building)
18. Director (Plg.) Zone A & B
19. Director (Plg.) Zone E & O
20. Director (Plg.) Zone F & STF
21. Director (Plg.) Zone D, GIS, Survey
22. Director (Plg.) Land Pooling, NCRPB
23. Director (Plg.) UTTIPEC
24. Director (Plg.) Zone C & G
25. Director (Plg.) Zone UC & J
26. Director (Plg.) MPMR-I
27. Director (Plg.) MPMR-II
28. Director (Plg.) Dwarka
29. Director (Plg.) Rohini
30. Director (Plg.) Narela
31. Director (Plg.) Coordn. Technical Library, Website

30/04/25
15/04/25

उप-निदेशक (वास्तु.) समन्वय
Dy. Dir. (Arch.) Coordn.

426 स्क्रीनिंग कमेटी बैठक के स्वीकृत कार्यवृत्त

**APPROVED MINUTES OF THE 426TH SCREENING COMMITTEE MEETING
HELD ON 11.03.2025 AT 2.30 PM THEN CONTINUED ON 12.03.2025 AT 3.00 PM AND 17.03.2025 AT 5.30 PM**

ITEM No.	ISSUES	DISCUSSIONS/ RECOMMENDATIONS	REMARKS
01:2025	Confirmation of the Minutes of 425 th Screening Committee Meeting held on 24.12.2024 at 4.00 PM e-File no. "Comp. No. 88521: HUPW/CACD-0007-2024 SCM"	The Minutes of 425 th SCM held on 24.12.2024 were Confirmed and Approved as circulated vide e-File no.- Comp. No. 88521: HUPW/CACD-0007/2024 SCM/02 dated 14.01.2025.	
02:2025	Placemaking: Urban Streetscape for Roads around Vikas Sadan, INA, New Delhi e-File no. "Comp. No. 80739: LS-PROJ/0003 2023/MISC"	The proposal was presented by Addl. Commr. (LS). After detailed deliberations the proposal was Deferred with the observation to re-examine the proposal after taking into consideration inputs from Planning Department w.r.t. traffic issues.	ACTION: 1. Addl. Commr. (LS)
03:2025	Landscape Scheme of Green at Pocket-7, Sector 23 B, Dwarka (Cactus Garden) e-File no. "Comp. No. 88555: LS-PROJ/0008 2024/DWK"	The proposal was presented by Addl. Commr. (LS). After detailed deliberations the proposal was Deferred with the observation to re-examine the proposal w.r.t. Area level plan prepared by Planning department.	ACTION: 1. Addl. Commr. (LS)
04:2025	Modification in the Layout Plan titled Mangolpuri Industrial Area Phase-II w.r.t size of plot no. E-1A to E-(5&6) e-File no. "Comp. No. 10288: F-0101/2020/-AD(PLG-ZONE H(PT.))AP-I"	The proposal was presented by Director (Plg.), Zone H (Other than Rohini). After detailed deliberations the proposal at 'Para 4' of the Agenda was Approved with the observation that concerned departments to seek necessary approvals from Competent Authority for follow-up actions as listed in 'Para 7' of the Agenda.	ACTION: 1. Commr. (LD) 2. CE (NZ) 3. Director (Plg.), Zone H (Other than Rohini)
05:2025	Landscape proposal for Green at R.K. Puram Sector- 6& 12 at Mahatma Gandhi Road e-File no. "Comp. No. 90346: LS PROJ/0001 2025/STH"	The proposal was presented by Dy. Director (LS), South. After detailed deliberations the proposal was Approved with the following observations: i. The kiosks and food court proposed on/near the drain be located near entrance to the green to address issue of foul smell and to make them easily approachable.	ACTION: 1. CE (Hort.) 2. Addl. Commr. (LS)

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		<p>ii. The issue of clearing of encroachments on the drain be taken up by concerned department and area be fenced on priority.</p> <p>iii. The entrances and parking provided along the main roads be re-examined w.r.t. traffic conditions.</p> <p>iv. Option of taking up the project on License Fee basis be explored and DPR may be prepared accordingly.</p>	
06:2025	<p>Green area behind Haiderpur Metro Station</p> <p>e-File no. "Comp. No. 90366: LS/PROJ/0009/2025/NRTII"</p>	<p>The proposal was presented by Dy. Director (I.S). North. After detailed deliberations the proposal was Approved in-principle with the following observations:</p> <p>i. Only peripheral walking track be developed. No other development to be taken up.</p> <p>ii. Boundary wall to be constructed for protection of site.</p>	<p>ACTION:</p> <p>1. CE (Hort.)</p> <p>2. Addl. Commr. (LS)</p>
07:2025	<p>Sports Complex Sector 33, Rohini Centre of Excellence for Aquatics: Proposal of modification in the Layout plan approved in 422nd SCM</p> <p>e-File no. "Comp. No. 50309: HUPW/CASP/0003/2023 SPRT"</p>	<p>The proposal was presented by Sr. Architect (Sports). After detailed deliberations the proposal w.r.t. 6 m wide internal road was Rejected and rest of the proposal contained in Para 4.1 was Approved.</p>	<p>ACTION:</p> <p>1. CE (Sports)</p> <p>2. Sr. Architect (Sports)</p>
08:2025	<p>Review of status and ratification of Up-gradation of Smriti Van, Kondli Gharoli, Mayur Vihar-III, approved in 384th SCM in Aug. 2020</p> <p>e-File no. "Comp. No. 6065: LS/PROJ/0001/2020/EAST"</p>	<p>The proposal was Withdrawn by Addl. Commr. (I.S).</p>	
09:2025	<p>Proposal for allotment of additional land to the existing petrol pump in the District Center, C & D Block, Shalimar Bagh</p> <p>e-File no. "Comp. No. 88200: HUPW/CANZ/0005/2024/COMM"</p>	<p>The proposal was presented by Addl. Chief Architect (NZ & Narela). After detailed deliberations the proposal was Approved with the observation that only the land available on the back side of existing petrol pump (towards hotel plot) be considered for additional allotment, keeping the frontage as per existing allotment, i.e., 30 m.</p>	<p>ACTION:</p> <p>1. Commr. (LD)</p> <p>2. Addl. Chief Architect (NZ & Narela)</p>

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10:2025	Proposal for part approval of The proposal was presented by Sr. ACTION: additional Guest Rooms Suite Architect (Sports). After detailed 1. CE (Sports) Building near swimming pool of deliberations the proposal was 2. Sr. Architect Dwarka Golf Course Sector 24. Approved with the observation that (Sports) Dwarka provision for constructing guest rooms on 2 floors be kept. e-File no. "Comp. No. 83736: HUPW/CASP/0001 2024 GOLF"
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ADDITIONAL ITEMS

11:2025	Landscape Proposal for Mayur The proposal was presented by ACTION: Nature Park: Eastern bank, NH-24 Director (LS). After detailed 1. CE (Hort.) (Nizamuddin Bridge) to DND deliberations the proposal was 2. Director Flyway as Part project of Zone "O": Approved with the following (LS) Rejuvenation and Restoration of observations: Floodplains of River Yamuna i. The proposed walking tracks to be developed as kutcha/earth tracks in view of frequent flooding of the area. Also, other amenities proposed should be planned clear of flooding zone. ii. The entrances and parking provided along the main roads be re- examined w.r.t. traffic conditions. iii. Development to be taken up in phases, accordingly further financial planning to be done. e-File no. "Comp. No. 58875: LS/ADMN/0007/2023/F1"
12:2025	Modification in the Layout plan The proposal was presented by Dy. ACTION: titled "Haider Puri Res. Scheme Director (Plg.) Rohini, Zone M & H 1. Director Reversion No. 11" of part of Sector (Part). After detailed deliberations (Plg.) Rohini, 14, Rohini, Delhi W.r.t DDA vacant the proposal was Approved with the Zone M & H unallotted plot measuring 695.25 observation that: (Part) sqm i. Use premise to be kept as per permissible MPD norms w.r.t. area of the site u r. e-File no. "Comp. No. 17425: PLG/RZ/0002/2021 SF"
13:2025	Extension of existing Library cum The proposal was presented by Sr. ACTION: reading room- "Arambh Library" at Architect (Socio-Cultural). After 1. CE (NZ) Old Rajinder Nagar, Delhi detailed deliberations the proposal 2. Sr. Architect was Approved. (Socio- Cultural) e-File no. "Comp. No. 88257: HUPW/CASC/0002/2024"

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14:2025	Proposal for the amalgamation of plot no. C-43 and C-43 1, in the part Layout Plan of Lawrence Road Industrial Area, as a post facto approval e-File no. "Comp. No. 20016: PLG/MP/0094/2021 F-3"	The proposal was presented by Dy. Director (Plg.). Zone M & H. After detailed deliberations the proposal was Approved since the matter of Amalgamation is already approved in-principle by the Competent Authority. Financial implications, if any, may be seen by concerned department.	ACTION: 1. Commr. (LD) 2. Director (Plg.). Zone M & H
15:2025	Change of use premise of 325 Sq. yds. (272 Sq.m.) land allotted to Sree Neelachala Seva Sangha, Delhi earmarked for "Open Green" to "Socio-cultural Centre" in "Part Layout Plan of Block C Safdarjung Development Area Bhim Nagri" at C Block SDA in Planning Zone F. e-File no. "Comp. No. 21820: PLG/MP/0106/2021 F-3"	The proposal was presented by Director (Plg.). Zone F. After detailed deliberations the proposal was Approved.	ACTION: 1. Commr. (LD) 2. CE (SZ) 3. Director (Plg.). Zone F

DELHI DEVELOPMENT AUTHORITY
HUPW-CO-ORDINATION UNIT
Approved in 426th Screening
Committee Meeting, dated 11, 12, 17. 03/25
Vide item No. 15: 2025

उप निदेशक (वास्तु) समन्वय
Dy. Director (Arch.) Coordn

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

This issues with the approval of Vice Chairman, DDA.

(Issued from e-file No. "Comp. No. 91554: HUPW/CACD/0001/2025/SCM")

15/04/25
उप-निदेशक (वास्तु.) समन्वय
Dy. Dir. (Arch.) Coordn.

(10)

426 स्क्रीनिंग कमेटी बैठक के स्वीकृत कार्यवृत्त

APPROVED MINUTES OF THE 426TH SCREENING COMMITTEE MEETING
HELD ON 11.03.2025 AT 2.30 PM THEN CONTINUED ON 12.03.2025 AT 3.00 PM AND
17.03.2025 AT 5.30 PM

List of Attendees on 11.03.2025:

The following officers were present in the meeting:

1. Vice Chairman
2. Engineer Member
3. Pr. Commr. (Housing, PMAY, Sports, CWG, Personnel and Coordination)
4. Pr. Commr. (LS, Hort. And Systems)
5. Chief Architect
6. Commr. (Plg.)
7. Commr. (Housing, LD, PM-UDAY)
8. Commr. (Sports, LP)
9. CE (NZ)
10. CE (SZ)
11. ACA, VC Secretariat
12. ACA, NZ & Narela
13. ACA, Rohini
14. Addl. Commr. (Plg.)- I
15. Addl. Commr. (Plg.)- II
16. Addl. Commr. (LS)
17. Sr. Arch. (Socio-Cultural)
18. Sr. Arch. (Sports)
19. Dir. (LS)
20. Dir. (Plg.) Zone F & STF
21. Dir. (Plg.) Rohini & Zone H
22. Dy. Dir. (LS) – North
23. Dy. Dir. (LS) – South
24. Dy. Dir. (LS) – Dwarka
25. Asstt. Dir. (LS) – North
26. Asstt. Dir. (LS) – South
27. Asstt. Dir. (Plg.) – Rohini

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APPROVED MINUTES OF THE 426TH SCREENING COMMITTEE MEETING
HELD ON 11.03.2025 AT 2.30 PM THEN CONTINUED ON 12.03.2025 AT 3.00 PM AND
17.03.2025 AT 5.30 PM

List of Attendees on 12.03.2025:

The following officers were present in the meeting:

1. Vice Chairman
2. Pr. Commr. (Housing, PMAY, Sports, CWG, Personnel and Coordination)
3. Pr. Commr. (LS, Hort. And Systems)
4. Chief Architect
5. Commr. (Plg.)
6. CE (NZ)
7. ACA, VC Secretariat
8. ACA, NZ & Narela
9. ACA, Rohini
10. Addl. Commr. (Plg.)- I
11. Addl. Commr. (Plg.)- II
12. Sr. Arch. (Socio-Cultural)
13. Dir. (LS)
14. Dir. (Plg.) Zone F & STF
15. Dir. (Plg.) Rohini & Zone H
16. Dy. Dir. (Arch.), NZ & Narela
17. Dy. Dir. (LS) – North
18. Dy. Dir. (LS) – South
19. Asstt. Dir. (LS) – North
20. Asstt. Dir. (LS) – South

426 स्क्रीनिंग कमेटी बैठक के स्वीकृत कार्यवृत्त
APPROVED MINUTES OF THE 426TH SCREENING COMMITTEE MEETING
HELD ON 11.03.2025 AT 2.30 PM THEN CONTINUED ON 12.03.2025 AT 3.00 PM AND
17.03.2025 AT 5.30 PM

List of Attendees on 17.03.2025:

The following officers were present in the meeting:

1. Vice Chairman
2. Engineer Member
3. Pr. Commr. (LM, LD, PM-UDAY & LP)
4. Chief Architect
5. Commr. (Plg.)
6. ACA, VC Secretariat
7. ACA, NZ & Narela
8. ACA, Rohini
9. Addl. Commr. (Plg.)- II
10. Sr. Arch. (Socio-Cultural)
11. Dy. Dir. (Plg.) Rohini & Zone H (pt. OTR)
12. Asstt. Dir. (Arch.), NZ & Narela

AGENDA FOR SCREENING COMMITTEE

File No.: PLG/MP/0106/2021/F-3

Sub.: Change of use premise of 325 Sq. yds. (272 Sq.m.) land allotted to Sree Neelachala Seva Sangha, Delhi earmarked for "Open/Green" to "Socio-cultural Centre" in "Part Layout Plan of Block C Safdarjung Development Area Bhim Nagri" at C Block SDA in Planning Zone F.

Synopsis: The proposal is for change of use premise of 325 Sq. yds. land allotted to Sree Neelachala Seva Sangha, Delhi (SNSS) from "Open/Green" to "Socio-cultural Centre" use in Safdarjung Development Area Block-C.

1.0 BACKGROUND:

1.1 A request has been received from Sree Neelachala Seva Sangha, Delhi (SNSS) vide letter dt. 10.06.2023 (**Annexure A**) for allotment of 700 sq. yds. and 627 sq. yds. of land parcel for Multipurpose Facility Hall and permission of construction on the 325 sq. yds. allotted to SNSS.

The said parcel of 325 sq. yds was allotted with the condition for maintaining as open with no construction to be allowed as a barrel was shown passing through the land.

The above allotments and references are on the basis of the approved layout plan titled 'Part Layout Plan of Block C Safdarjung Development Area Bhim Nagri'. (**Annexure-B**)

1.2 As per available details, DDA vide letter dt. 20.11.2001 (**Annexure-C**), DDA has allotted the following.

Sl. no.	Area	Use	Rate
(i)	86 sq. yds	Institutional Use	Premium @ Rs. 46.80 lacs per acre. Ground rent @ 2.5% p.a. (to be paid in advance)
(ii)	325 sq. yds. (271.7325 sq.m.)	For maintaining as open and no construction will be allowed in this case.	On perpetual lease hold basis @ Rs. 46.80 lacs per acre. Ground rent @ 2.5% p.a. (to be paid in advance)
(iii)	600 sq. yds. (501.66 sq.m.)	For maintaining as green subject to the rights of common Public use and also no alteration allowed.	On license fee basis @ Rs. 2082/- per annum (Provisional) to be paid in advance.

1.3 SNSS vide letter dt. 29.03.2024 (**Annexure D**) has again requested DDA for permission of construction on the land measuring 325 sq. yds. as per (ii) above for building additional

infrastructure. Further, it has also been requested that the adjacent land admeasuring 1 acre may be allotted to SNSS for maintaining the same as Green land.

1.4 An amendment in the layout plan was undertaken and approved in the 370th Screening Committee Meeting held on 17.06.2019 based on the request received vide letter dt. 28.12.2018. The copy of the letter is annexed at **Annexure E**. It is pertinent to mention that the request for exchange of 325 sq. yds. of land already allotted was made by the society as no construction was allowed on this land due to a barrel passing through it. A copy of the Screening Committee Agenda, Minutes and Layout Plan is annexed at **Annexure F**.

1.5 The file bearing no. *F.8(02)1968/IL/Pt.* with the proposal to allow construction on the already allotted 325 sq. yds. of land was forwarded by the IL Deptt. to the Hon'ble LG. This was done based on the report of the Engineering Deptt. that the barrel has been shifted from the said site.

DDA has been asked to re-examine the proposal with the following observations- "

- i. *Lop of Safdarjung Enclave BLK-C considered by the Screening Committee indicated existence of Bund extending towards IIT Gate and Barrel passing under the land;*
 - ii. *AD(Horticulture), DDA in its site inspection report mentioned that no barrel is traversing the plot;*
 - iii. *VC, DDA in its proposal has mentioned that the barrel has been shifted.*
- DDA has neither indicated the name of the agency to which the barrel belongs nor any confirmation report from the said agency regarding shifting of barrel and silent on existing landuse of Plot measuring 325 sq.yds. under master Plan 2021 and Zonal Development Plan."*

1.6 It may be seen that the Barrel has been shown in dotted lines in the Layout Plans titled 'Bhim Nagri Safdarjung Residential Block-C' and "Group Housing Safdarjung Block-C".

2.0 LOCATION:

2.1 The site falls in the Safdarjung Block-C and abuts 24.0m wide ROW Hauz Khas Road which is accessed through the Aurobindo Road (60.0m ROW) on the east.

3.0 EXAMINATION:

3.1 The landuse of the entire land under reference is Gross Residential as per ZDP of Zone-F under MPD 2021. (**Annexure-G**)

3.2 The use premise of 325 Sq. Yds. of land allotted to SNSS with the condition 'for maintaining as open with no construction is "Open/Green" as per the Layout Plan.

3.3 A Joint Site inspection was convened on 11.07.2023 which was attended by officials from LM Deptt., LD Deptt., Engg. Deptt. and Planning Deptt., DDA. The report of the JSI is annexed as **Annexure- H**.

3.4 **TSS Report:** The TSS provided by the Executive Engineer, SMD-5, DDA (**Annexure-I**) has shown the temple, a built-up area adjoining the temple and the rest of area is shown as hard paved area and green.

3.5 **Barrel Line:** As per Para 1.9, w.r.t. ascertaining status of Barrel line from concerned agency, the matter was forwarded to Engg. Deptt. of DDA. The status vide **Note dated 20.01.2025** in the e-file LD/IL/0003/2023/REL/8 states that there is no Barrel line traversing through 325 sq. yds. of land allotted to Neelachala Sewa Sangha. The alignment of existing Barrel line as provided by Engg. Department (SMD V) is enclosed. (**Annexure- J**)

3.6 **Master Plan 2021 Provisions-** As per MPD-2021 Chapter 13.8, Table 13.16. Development Control and Planning Norms for Socio-cultural Centre is as below (**Annexure- K**)-

Ground coverage-	40%
FAR-	120
Height-	NR (Subject to approval of AAI)
Population/Unit (approx.)-	Sub-City Level
Plot Area-	As per Requirement

3.7 A proposal for 'Utilization of DDA vacant land at C-Block SDA, Hauz Khas & carving out a plot measuring 325 Sq. yds. (272 Sqm) approx. for Socio-cultural Centre and remaining 4500 Sq. mt. land as DDA park with a 5 mts. wide pedestrian road for common public use' was approved in 370th SCM held on 17.06.2019 vide Item No. 70:2019

3.8 It is seen that all the allotments have been made based on the earlier layout plan titled 'Part Layout Plan of Block C Safdarjung Development Area Bhim Nagri' and the amendments as per the Screening Committee dt. 17.06.2019 have not been effectuated.

3.9 It may therefore be seen that due to non-implementation of the modified plan approved in Screening Committee dt. 17.06.2019 may be considered superseded.

3.10 On perusal of notings of Hon'ble LG and previous orders available in the file, it is seen that there is a mention of an 'existing bund' in the adjoining green area for which different terminologies have been used such as Marginal Bundh / Bundh Road / Landscape feature.

3.11 The current proposal is being restricted only to the change in the use premise in the earlier approved part layout plan titled 'Part Layout Plan of Block C Safdarjung Development Area

Bhim Nagri. It is proposed that a detailed proposal for the whole site shall be laid before the Screening Committee after the complete Total Station Survey of the site is made available.

4.0 PROPOSAL:

4.1 In view of abovementioned Para 3.0, the Change of use premises of 325 Sq. yds. (272 Sq.m.) land allotted to Sree Neelachala Seva Sangha, Delhi earmarked for "Open/Green" to "Socio-cultural Centre" is proposed in the Layout Plan Part Layout Plan of Block C Safdarjung Development Area Bhim Nagri.

The proposed utilisation plan is placed at Annexure-L.

5.0 RECOMMENDATION:

The proposal as given in Para 4.0 above is placed before the Screening Committee for consideration.

6.0 FINANCIAL LIABILITIES AND SOCIAL GAINS:

6.1 There is no financial liability on the part of DDA as the land already stands allotted to SNSS.


6.2 The proposal of Socio-cultural Centre will socially benefit the neighbourhood/community.


7.0 FOLLOW UP ACTION:


Once the proposal is considered & approved by the Screening Committee, the same shall be forwarded to the following:

8.1 Pr. Commissioner (LD/LM) - for taking necessary action w.r.t. modifications in the allotment conditions of said land for allowing construction.

8.2 Chief Engineer (SZ) - for TSS of the whole site.


Director (Plg.)/Zone-F


Dy. Director (Plg.)/Zone-F


Asstt. Director (Plg.)/Zone-F

DELHI DEVELOPMENT AUTHORITY	
HUPW-CO-ORDINATION UNIT	
Approved in.....426th.....	Screening
Committee Meeting, dated 11.12.19.03.25	
Vide item No...15...2.025.....	
025	
सच निदेशक वास्तु समन्वय	
Dy. Director (Arch.) Co-ordn.	

DELHI DEVELOPMENT AUTHORITY	
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