SCM 570 Item No.: 66:2017

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Date:		
Date.		

AGENDA FOR SCREENING COMMITTEE

SUBJECT:

Utilization of vacant land in North West Delhi-I (Zone-H) received from LM Department

w.r.t. Planning Zone-H/Part (other than Rohini)

FILE NO .:

F.3 (3)/2017-MP

BACKGROUND:

- In the fortnightly meeting at Raj Niwas related to the Land Management Wing held on 22.02.2017, following work has been assigned to the Planning Department in a time bound manner: -
 - (a). DDA should prepare layout plans in respect of all the areas which are un-built. Action taken report be submitted to Hon'ble Lt. Governor within one month.

(b). After the layout plans are ready, DDA should formulate a Land Policy for the areas which are not covered under the Land Pooling Policy.

(c). DDA should identify the pockets of land where DDA cannot undertake planning due to certain reasons and feasibility be explored for notifying such pockets of land as 'Green'.

- In compliance to para as mentioned above, information provided by LM wing on DDA website was examined by all the planning zones w.r.t six types of sites:
 - Not Identifiable with Latitudes-Longitudes
 - Tentatively identifiable
 - Latitudes-Longitudes NOT provided
 - Sajra Layout NOT provided
 - Land under Litigation
 - Identifiable layout plan available/ NOT available
- These sites mostly do not have layout plans and therefore, require preparation of layout plans after detailed examination.
- In view of non relevant information on DDA website which caused difficulty in identifying the site locations and problems in ascertaining their landuse, it was decided in the meeting held on 14.03.2017 under the chairmanship of Vice Chairman, DDA that
 - (a). Latitudes-Longitudes to be revisited for all the sites.
 - (b). Valid and usable information to be uploaded on immediate basis
 - (c). Sajra information to be uploaded with physical features / roads / Nallah etc. (Preferable MPD/ZDP roads)
 - (d). Till the time the valid information is uploaded on DDA website, 3 Sites will be identified by Engineering department based on their size and demand of local needs in each zone under concerned Chief Engineers. These sites will be inspected by representatives of Land Management wing, Engineering Wing, QRT team, Planning Wing and Survey unit on priority basis.
 - (e). After examination identified sites can be taken to Screening Committee for Layout plans approval for utilization of vacant land.

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2.0 EXAMINATION:

2.1 For the site examination, 14 sites were chosen from the information provided by LM wing on the basis of following parameters:

(i) Site location in Zone-H/part (other than Rohini), as sites would require necessary clearances

from N.G.T and other concerned agencies.

(ii) Larger size of land parcels preferred to optimize land resource.

(iii) Land under litigation, transferred to Engineering wing, having already approved layout plans were avoided.

All the 14 sites are marked on the ZDP of Zone-H (Annexure-A)

2.2 Joint Site Inspection:

All the sites were inspected with the representatives of LM Department, Engg. Department, Survey Department and Planning Department on date 27.03.2017. The requisites information for site visit includes the following:

Area (in sq.m.) and location (Block, landmark) of site.

Major/minor approach road identification

Distance of site from major road where services are present.

Site status w.r.t vacant/with vegetation/ encroached/part of unauthorized colony etc.

Distance from nearest DDA development from which services can be extended (Mts.)

If LOP not available, can pocket be planned for DDA housing or facilities as per norms/ If LOP is prepared, can services be provided by DDA easily (to be ascertained from Engineering Wing).

2.3 Performa: To examine the sites as per para 2.2 above, a proforma was prepared in planning unit which consists of 2 sections.

Table-A consists of Site features and Table-B consists of applicable Master Plan-2021 Norms. The tables are as below:

S.No.	TABLE - A	STATUS	Observation/ Remarks
1	AREA (Sq Mts), UID No		
2	Location details for identification (Unauthorized colony, Block, landmark		
3	Land use as per MPD 2021		
4	Land use as per ZDP-Zone-E		
5	Approach road (s) width (Mts.)		
6	Distance from existing 18 mts. wide road for accessibility (Mts.)		
7	Distance from nearest DDA development from which services can be extended (Mts.)		
8	Development Area of DDA		
9	Layout Plan Available		
10	If LOP available, reasons for non implemented		
11	If LOP not available, can pocket be planned for DDA housing or facilities as per norms		
12	If LOP is prepared, can services be provided by DDA easily		

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S.No. TABLE -B Norms as per MPD -2021		Minimum Plot Size (Sq. Mts.)	Minimum Road ROW (Mts.)	Suitability (Yes / No)
1	Planned Area	1-4-111	(into.)	
1 (a)	Residential	3000	18	No
1 (b)	Facilities	400	12	No
1 (c)	Recreational #	Nil	Nil	
2	Unplanned Area			
2 (a)	Residential	1670	7.5	No
2 (b)	Facilities	800 (Primary School)	7.5	No
2 (c)	Recreational #	Nil	Nil	
3	# Utilities can be provided wherever required			

In support of above analysis, requisite annexure like Satellite Map, ZDP, Site pictures etc. are attached –

Based on examination in Table A and B recommendations will be as following:

1. The vacant pocket, is proposed for use as

2. Due to following reasons -

MPD norms:

Site does/does not fulfill MPD norms

Approach road:

:....m

Possibility of providing services by DDA:

Yes/No.

2.4 As per Table-A of Performa explained in para 2.3 above, all the 14 identified sites were examined and following is the summary:

S.No.	Name of Site	Khasra No	Area (Sqm.)	Landuse (MPD)	Landuse (ZDP)	Approach Road (m.)	Layout Plan
	Pitampura Village (4 nos.) [Not uploaded in website]	(ii) Not provided (iii) Not provided (iii) Not provided (iv) Not provided	Not	Residential	Residential	18 M.	 LOP of Vill available 2 sites is part of LSC 2 sites part of Park
2.	Shakurpur Vill. (1 no.) [Not uploaded in website]	(i) 30-26/1	Not	Residential	Residential	45 M.	 LOP of vill. available Site earmarked for Park
3.	Wazirpur Vill. (5 nos.)	(i) 502		Residential	Residential	Less than 6 M.	LOP of vill. not available
	[Not uploaded in website]	(ii) 42/1, 42/2, 42/3,	Not provided	Residential	Residential	18 M.	 Part of LOP of Wazirpur PhI Triangular in shape & Use not defined
		(iii) Not provided (iv) Not provided (v) Not provided	Not provided	Residential	Residential	18 M.	 Part of LOP of Wazirpur PhI And part of LSC

4.	Wazirpur Ph III (Sawan Park)		646, 650	11471	Recreational (District Park)	Recreational (District Park)	Along the	 Part of LOP of Wazirpur Ph III.
	(4 sites)	(ii)	648	1265	Residential	Residential	Railway Underpass (30 M. approx.)	 Part of LOP of Wazirpur PhIII. Plot u/r falls within the CHBS as per LOP
			678 & 679	1518	Residential	Residential	9 M.	 As per LOP of Wazirpur Ph III, plot is earmarked for PS (MCD School). Presently use as Function Ground
		(iv)	680	Not	Residential	Residential	Approach through Kh. No. 678 & 679 (9 M.)	 Part of LOP of Wazirpur PhIII. Use is not clear and is along the Kh. No. 678 & 679. Not uploaded in website

Table-A of all the 14 sites filled as per Performa is enclosed as Annexure-B

2.5 After Site visit and detailed examination as per Table-A above, it was revealed that out of 14 sites, 12 sites could not be processed further because of following reasons:

Total Sites	Part of the approved scheme / layout plan which have proper approach road & already earmarked for activities	Sites available for utilization
14	12	14 - 12 = 2

2.6 For the remaining 2 sites, As per Table B of Performa explained in para 2.3 above, all the 2 identified sites were examined and following is the summary:

S.No.	Name of Site	Khasra No		Status
1	Plot at Wazirpur	502		Does not fulfill MPD norms, approach road <5m.
	Village		=	Plot is in odd shape with boundary wall (3' height) &
			4	vacant at site.
			•	LOP of Wazirpur Village is not available
			-	Area of plot not available
2	Plot at Wazirpur	42/1, 42/2,		Plot is a part of Wazirpur PhI
	Village	42/3,		Use of the same is not defined.
			•	Plot is in triangular shape with boundary wall.
			•	Most of the plot is vacant & partly is being used as a
the star of day				shelter for Cow/buffalo
				Area of plot not available



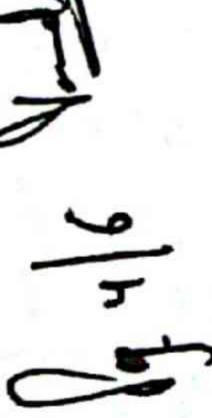


Table-B of all the 2 sites filled as per Performa is as below:

(1) Plot at Wazirpur Village (Khasra No. 502):-

S.No.	Norms as per MPD -2021	Minimum Plot Size (Sq. Mts.)	Minimum Road ROW (Mts.)	Suitability (Yes / No)
1	Planned Area		11011 (11110.)	(103/110)
1 (a)	Residential	3000	18	No
1 (b)	Facilities	400	12	No
1 (c)	Recreational #	Nil	Nil	
2	Unplanned Area			
2 (a)	Residential	1670	7.5	No
2 (b)	Facilities	800 (Primary School)	7.5	No
2 (c)	Recreational #	Nil	Nil	Yes
3	# Utilities can be provided wherever required			

In support of above analysis attached:

- Annexure C: Location on Google Map: Enclosed
- Annexure D: Part plan of ZDP: Enclosed
- Annexure E: Site photograph taken during joint site inspection

PROPOSAL -

Based on examination in Table A and B following is recommended:

- 1. The vacant pocket, is proposed for use as Park (Green)
- 2. Due to following reasons -
 - MPD norms: Site does not fulfill MPD norms
 - Approach road : <5m</p>
 - Possibility of providing services by DDA: Yes.

(2) Plot at Wazirpur Village (Khasra No. 42/1, 42/2, 42/3):-

S.No.	Norms as per MPD-2021	Minimum Plot Size (Sq. Mts.)	Minimum Road ROW (Mts.)	Suitability (Yes / No)
1	Planned Area			11037110
2	Residential	3000	18	No
3	Facilities	400	12	
4	Recreational #	Nil	Nil	No
5	Unplanned Area			
6	Residential	1670	7.5	
7	Facilities	800 (Primary School)	7.5	No
8	Recreational #	Nil		No
	# Utilities can be provided wherever required		Nil	Yes

In support of above analysis attached -

- Annexure F: Location on Google Map: Enclosed
- Annexure G: Part plan of ZDP: Enclosed
- Annexure H: Site photograph taken during joint site inspection

PROPOSAL -

Based on examination in Table A and B following is recommended:

1. The vacant pocket, is proposed for use as Park (Green)

2. Due to following reasons -

MPD norms: Site does not fulfill MPD norms

Approach road: 18 M.

Possibility of providing services by DDA: Yes.

3.0 PROPOSAL:

On the basis of analysis in Table-A and B, the 2 sites have been proposed for the following Use Activity:

Name of the Site	Khasra No.	Area (sqm.)	Existing Land Use (ZDP/MPD)	Proposed Use Activity
Plot at Wazirpur Village	502	Not available	Residential	Park (Green)
Plot at Wazirpur Village	42/1, 42/2, 42/3	Not available	Residential	Park (Green)

Location of above proposed 2 plots marked tentatively on the copy LOP of Wazirpur Ph.-I and is enclosed as Annexure-I.

(Note: P.T. Survey / Total Station Survey of the proposed sites are awaited)

4.0 RECOMMENDATION:

Keeping in view of the facts explained at Para-1.0 & 2.0 at pre pages, the proposal as given above in Para-3.0 may be put up before the Screening Committee for the consideration & approval.

5.0 FOLLOW UP ACTION:

Once the proposal will be considered & approved by Screening Committee, follow up action will be as under:

Department	Action
Land Management/ North Zone, DDA	Verification of ownership and litigation status of the land and communicating the same to Land Disposal Deptt. DDA.
Engineering Wing / North Zone, DDA	For feasibility and demarcation along with boundary wall of the sites and communicating the same to Land Disposa! Deptt. DDA
Landscape Wing, DDA	For preparing the landscape plan for the proposed sites as per TSS/P.T. Survey provided by Engineering Deptt./Survey (Plg.) Unit.
Horticulture Department, North Zone, DDA	For development and maintenance of DDA parks as per the landscape plan.
Land Disposal Deptt. DDA	For verification of the status of the sites and updating their records.

(Sanjay Kujur)

(other than Rohini)

DELINI DEVELOPMENT GIOVEN HORITY

Asstt. Dir. (Plg.) Zone-H/part Dyc Director (Plg.) Zone-F&H/part

Approved in 3.5 ther than Robinitening Committee Maeting Dated...25,5.1.7.

Vide item No.....6.6.1.201.7.

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(Dr. K. Srirangan)

Director (Plg.) AP-I

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Approved minutes of the 351st Screening Committee Meeting held on 25.05.2017 at 11.30 am in VIkas

Agenda Item No.	Issues	Discussion/ Recommendations	Remarks
	Utilization of vacant land in East Delhi(Zone-E) received from LM Department. File no.F.3(28)2003/MP	Letter no.F.3(28)2003/MP/115 dt 22.5.2017 received from Dir.(Plg.)E&O Zone, regarding some clarification(typing error in the agenda for site no.3 and 4). Use of site no.3 and 4shall be read as: Site no.3: Recreational Site no.4: Multilevel Car Parking	
65:2017	Agenda for Site No.2. Utilization of DDA Vacant land in South Delhi I (Zone F) received from LM Department w.r.t. fortnightly Thematic meeting held at Raj Niwas on 22.02.2017 related to Land Management wing. File no. F.3(2)2017/MP	The proposal was presented by Dir.(Plg.)AP-I. The proposal was deliberated for allotment of site to IIT, for Housing and children Park. After detailed deliberation the site was approved to be utilized as children's park.	1.Dir.Plg.AP-1 2.LM Deptt. 3.Horticulture Deptt.
66:2017		deliberation, the proposal as reflected in the agenda was approved to be utilized as	1.Dir.Plg.AP-I 2.LM Deptt.
67:2017	Ghazipur" w.r.t. proposal of IGL CNG Station" Fileno.F.3(01)/96Dir.(SP)/Pt.III/Pt.file	The proposal was presented by Dir.(Plg.)Zone E&O. After detailed deliberation, the proposal for site no.1 & 2 as reflected in the agenda and site no.3 for PSP was approved.	1.Dir.Plg.E&O
	vacant Institute and Community II.	Dir.(Plg.)AP-I After detailed deliberation, the proposal as reflected in the agenda was	Action: 1Dir(Plg)AP-1 2.CE(SZ) 3.CE(Elect.) 4.LM Deptt. 5.LD Deptt.

ved in.....35].....Screening

Committee Meeting Dated...25/5/17
Vide item No.......66:2-9.1.7

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