

DELHI DEVELOPMENT AUTHORITY
HOUSING AND URBAN PROJECTS WING
OFFICE OF THE CHIEF ARCHITECT
8th FLOOR, VIKAS MINAR

849/Diafsm
17-6-16

No.Dy.Dir.(Arch.)Coordn./HUPW/DDA/2016/99

Dated: 16/06/2016

Please find enclosed, the approved Minutes of the 340th Screening Committee Meeting held on 08.06.2016 at 11.00 am in the Conference hall, B-Block, Vikas Sadan. The minutes have been approved by the Vice Chairman, DDA.

Dy Dir.(Arch.)Coordn

Copy to:

1. OSD to VC, for the kind information of the latter
2. PS to VC
3. Finance Member DDA
4. Engineer Member, DDA
5. Principal Commissioner LD /lm
6. Commissioner (Plg)
7. Commissioner(LM)
8. Commissioner(LD)
9. Commissioner (Housing)
10. Chief Architect, DDA.
11. Addl Chief Architect I (Socio/Culture)
12. Addl Chief Architect II (Sports)
13. Addl. Chief Architect-III (Housing I)
14. Addl Commr (Plg) AP& Building
15. Addl. Commr. (LS)

INVITEES

16. Chief Accounts Officer
17. Chief Engineer (Electrical)
18. Chief Engineer(Dwarka)
19. Chief Engineer (NZ)
20. Chief Engineer (Rohini)
21. Chief Engineer (SZ)
22. Chief Engineer (EZ)
23. Sr Architect (Housing II)
24. Sr Architect (Redevelopment)
25. Sr Architect (DUHF, Conservation & New Parks)
26. Sr Architect (Commercial)
27. Director (Bldg)
28. Director (LS)
29. Director(Plg) Dwarka & Rohini
30. Director(Plg) Zone A&B, C, F, G&H
31. Director(Plg.) Zone D, E&O, J&UC
32. Director(Plg) Zone MP&DC
33. Director(Plg) NP&LP
34. Director(Plg) UTTIPEC&GIS
35. Dir.(Plg.) VC Secretariate
36. Consultant (VC Sectt)

Dy. Dir.(Arch.)Coordn

Blank

17/6/16

1) DD (Ap.)s

2) AD (Ap.)s C/H

3) RS/ AB C D G / F & H

AD-H

**APPROVED MINUTES OF THE 340th SCREENING COMMITTEE MEETING HELD ON
08.06.2016 AT 11.00 AM IN THE CONFERENCE ROOM, B-BLOCK, VIKAS SADAN.**

The following Officers were present in the meeting:

1. Vice Chairman, DDA, in the Chair
2. Finance Member, DDA
3. Engineer Member, DDA
4. PC(LM)
5. PC(LD)
6. Commissioner(Planning)
7. Commissioner(LD)
8. Chief Architect
9. Chief Engineer(Dwarka)
10. Chief Engineer(EZ)
11. Addl.Commr.Plg.(Area Plg.&Bldg.)
12. Addl.Commr.(LS)
13. Addl.Chief Architect- I (Socio-Culture)
14. Addl.Chief Architect-II (Sports)
15. Addl.Chief Architect-III (Housing I)
16. SA(Commercial)
17. SA(Redevelopment)
18. Dir.(Plg.)Zone A&B,C&G
19. Dir.(Plg.)UC&J
20. Dir.(Plg.)Dwarka/Rohini/Narela
21. Dir.(Plg.)VC office

**Approved minutes of the 340th Screening Committee Meeting
held on 08.06.2016 at 11.00AM in Vikas Minar**

63:2016	Modified Plan of LS/OCF Plot in Pocket G-20&G-21 and Pocket B-5&B-6 Sector-VII, Rohini Ph-I&II File No.PP/R/1003-7/2001/Pt./216	The proposal was presented by Dir.(Plg.)Rohini . After detailed deliberation, the proposal as reflected in the agenda was approved .	Action: 1.Dir.(Plg.) Rohini 2.Engg. Wing 3. Comm. LD 4.ACA-I (Socio/Cult.)
64:2016	Modification in the layout plan of sector-14, Dwarka for earmarking the plot for Sarv priya Mahajan CGHS Ltd in the matter of Court case titled Sarv priya Mahajan CGHS Ltd V/S Registrar,Co-operative Societies &Am. File no. F.4(14)93/Plg.) /DWK/Vol-III.	The proposal was presented by Dir.(Plg.) Dwarka . After detailed deliberation, the proposal as reflected in the agenda was approved	Action: 1.Dir.(Plg.) Dwarka 2.CE (Dwk) 3. CE(Elect.) 4. Comm. LD
65:2016	Utilization of vacant land measuring 2465 sqm. (approx) in the approved "General Development plan of Shalimar Bagh, Block-C&D" to earmark the site for multipurpose Community Hall. File no. F.3 (50) 2005/MP/Pt.-1	The proposal was presented by Dir. (Plg)AP-I . After detailed deliberation, the proposal as reflected in the agenda was approved .	Action: 1.Dir. (Plg)AP-I 2.Comm. LD 3. Comm. LM 4. CE(North) 5.ACA-I (Socio/Cult.)
66:2016	LSC at Sector 22, Rohini File No. F41/SCM/SA/Commr./HUPW/DDA/016	The proposal was presented by SA(Commercial) . After detailed deliberation, the proposal as reflected in the agenda was not approved with observation that the design of Comm. Area & Community Hall shall be combined as single structure as decided in the similar case of SCM 338 th vide Item No. 17:2016.	Action: 1. SA (Comm.)

**DELHI DEVELOPMENT AUTHORITY
HUPW-CO-ORDINATION UNIT**

Approved in 340 Screening

Committee Meeting on 8.6.16

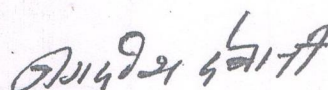
Vide item No. 65: 2016


Dy. Director (H.U.) Co-ordin.

**Approved minutes of the 340th Screening Committee Meeting
held on 08.06.2016 at 11.00AM in Vikas Minar**

ITEMS LAID ON TABLE			
67:2016	Linking of green areas File.No PA/AC/LS/2016/DDA/114	The proposal was presented by AC (LS). After detailed deliberation, the proposal as reflected in the agenda was approved with the condition that:- (i). Maintenance issues to be redressed before taking up the execution of the project. (ii). Little or no concretization to be permitted while detailing/executing the project.	Action: 1.AC-(LS.)
68:2016	Modification in standard design of Type-"D" Ware housing Plot of 300.0sq.m. P.V.C. Bazar,Tikri,Kalan Rohtak Road. File No.F20(12) 95-MP/Pt-I	The proposal was presented by Dy.Dir.(Plg.)L&N. After detailed deliberation, the proposal as reflected in the agenda was approved	Action: Dir.(Plg.) L&N Zone
69:2016	Regarding carving plot measuring 8.83 Acres for CRPF near Andheria More in Village Mehrauli in Planning Zone-J File No. F3(46)2006/MP	The proposal was presented by Dir.(Plg.)UC&J. After detailed deliberation, the proposal as reflected in the agenda was approved with the direction that CRPF shall leave the land for 24.0M R/W from their land.	Action: 1.Dir.(Plg.) UC&J 2.CE(SZ) 3. Comm. LD 4. PC(LM) 5. CE(Elect.) 6. CLA

The meeting ended with a vote of thanks to the Vice Chairman.
This issues with the approval of Vice Chairman.


Dy.Dir.(Arch.)Coordn.



105/c
SCM. 340th.
Item No.: 65:2016
Date: _____

AGENDA FOR SCREENING COMMITTEE

SUBJECT: Utilization of vacant land measuring 2465 sqm. (approx.) in the approved "General Development plan of Shalimar Bagh, Block-C&D" to earmark the site for Multipurpose Community Hall

FILE NO.: F.3 (50) 2005/MP/Pt.-I

Synopsis: Modification in approved "General Development plan of Shalimar Bagh, Block-C&D" for the provision of Multi Purpose Community Hall at vacant land measuring 2465 sqm (approx.) between Shalimar Bagh District Centre and Govt. Sr. Sec. School.

1.0 BACKGROUND:

- 1.1 Planning Department of DDA has received the several representations for providing a Community Hall for the residents of Village Haiderpur from the Govind Mohalla Residents Welfare Association (Regd.), Haiderpur and Chetna Samaj Kalyan Samiti, Haiderpur forwarded by Addl. Pvt. Secretary to the Minsiter for Sciences & Tech. and earth Sciences, Govt. of India.
- 1.2 There are 4 to 5 sites have been suggested in the representations for the purpose of Community Hall, which is as under:
 - (a). Khasra No.-35 (min) behind Shalimar Bagh District Centre and near to Govt. Sr. School
 - (b). Khasra No.-15 (min) behind Shalimar Bagh District Centre and near to Govt. Sr. School
 - (c). Khasra no. 1023-24/110 (min) opposite to Ayurvedic Hospital, Shalimar Bagh.
 - (d). Khasra No. 478 to 484 near to outer ring road & adjacent to western Yamuna canal.
 - (e). Land at Govind Mohalla adjacent to Muni Yog Ashram
- 1.3 The issue for the provision of Community Hall at Haiderpur Village was also discussed in the meeting held on 11.01.2016 under the Chairmanship of Hon'ble Minsiter for Sciences & Tech. and earth Sciences, Govt. of India wherein VC DDA directed Chief Engg. (NZ) to have a joint site inspection along with the representative of Hon'ble Minister and report be submitted to VC DDA for further directions.
- 1.4 The above request requires modification in the approved "General Development plan of Shalimar Bagh, Block-C&D" and preparation of utilization plan of DDA vacant.

2.0 MASTER PLAN PROVISIONS:

- 2.1 A Multipurpose Community Hall (provision for marriage, small public gathering, function, eating joint and library, gym etc.) of the area measuring 2000 sqm is required for one lakh Community Population.

72-



104/c

- 2.2 Provision of social and educational facilities in the villages of Delhi, related space standards shall be adopted. The facilities like Community Hall, Dispensary etc. may be grouped together depending on the availability land.
- 2.3 Development Controls for Socio-Cultural Facilities (Multi Purpose Community Hall) is as under:
- Ground Coverage = 30%
 - FAR = 120
 - Height = 26 Meter
 - Parking standard @ 3.0 ECS / 100 sq.m. of floor area
 - Other controls related to basement etc. will be as per Chapter-Development Code of MPD-2021.

3.0 EXAMINATION:

3.1 All the suggested sites have been examined and the report is as under:

Sl. No.	Suggested sits	Area in sqm. (approx.)	Examination report	Remarks
a.	Khasra No.-35 (min) behind Shalimar Bagh District Centre and near to Govt. Sr. School	402 (as per TSS)	Recreational (District Park) land use as per ZDP of Zone-H & General Development Plan of Shalimar Bagh Block-C&D	As per MPD-2021 provisions, Multi Purpose Community Hall may not be considered in this site.
b.	Khasra No.-15 (min) behind Shalimar Bagh District Centre and near to Govt. Sr. School	2465 (as per TSS)	Residential land use as per ZDP of Zone-H & General Development Plan of Shalimar Bagh Block-C&D	The site is triangular in shape. As per MPD-2021 provisions, Multi Purpose Community Hall is permitted in Residential land use.
c.	Khasra no. 1023-24/110 (min) opposite to Ayurvedic Hospital, Shalimar Bagh	15056 (as per TSS)	Recreational (District Park) land use as per ZDP of Zone-H & General Development Plan of Shalimar Bagh Block-C&D	As per MPD-2021 provisions, Multi Purpose Community Hall is not a permitted activity in Recreational (District Park) land use.
d.	Khasra No. 478 to 484 near to outer ring road & adjacent to western Yamuna canal.	Not mentioned	Residential land use as per ZDP of Zone-H. Plot earmarked for Local Shopping as per approved LOP of utilization plan of vacant land near AU-Block Pitampura.	As the plot earmarked for Local Shopping, hence may not advisable for Community Hall.
e.	Land at Govind Mohalla adjacent to Muni Yog Ashram	1774 (as per TSS)	The plot is partly falls under Recreational (District Park) & partly under Transportation (Circulation-30 m. RoW) land use as per ZDP of Zone-H & General Development Plan of Shalimar Bagh Block-C&D	As per MPD-2021 provisions, Multi Purpose Community Hall is not a permitted activity in Recreational (District Park) land use.



73-

103/c

- 3.2 Out of the above 5 suggested sites; it is observed that one site/plot measuring 2465 sqm (approx.) triangular in shape may be considered for the purpose of Multi Purpose Community Hall.
- 3.3 A plot measuring 0.25 Ha. (2500 sqm) was already earmarked for 'Community Hall' in the approved General Development Plan of Shalimar Bagh Block-C&D which is not vacant at site.
- (i) There are pucca structures of shops & residences exist at site.
 - (ii) In the joint site inspection, the official of Land Management Department of DDA informed that the land under reference is an awarded land with the built up structures in the year of 1980, whereas the possession of land was not handed over to DDA by the LAC / L&B, GNCTD.
- 3.4 The plot (triangular in shape) under reference (as at sl. No. 3.2) is a part of General Development Plan of Shalimar Bagh Block-C&D. Copy of Plan showing the plot u/r is enclosed as **Annexure-A**.
- 3.5 On the request of Planning Department vide letter dated 18.04.2016, Executive Engineer (ND-11) DDA vide letter dated 10.05.2016 provided the Total Station Survey of the triangular plot. Copy annexed as **Annexure-B**
- The plots detail is as under:
- (i). The plot is triangular in shape & bounded by the boundary wall.
 - (ii). The plot is along the proposed 30 meter road R/w (Master Plan Road having Road No.-323)
 - (iii). As per TSS, 6.40 meter wide metalled road exists whereas approx. 16 meter to 17 meter wide space available for road at site.
 - (iv). As per TSS, the plot have an area measuring 2465 sqm (approx.) and vacant at site.
 - (v). The boundary description of the plots is as follows:

North	:	Proposed 30 m. road & Shalimar Bagh District Centre, Jhuggis.
South	:	Shops & Govt. Sr. Sec. School
East	:	Govt. Sr. Sec. School
West	:	18 m. proposed road (existing approx. 7.5 meter wide road)
 - (vi). The plot is well connected through Outer Ring Road & Haiderpur Road.

4.0 **PROPOSAL:**

- 4.1 On the basis of MPD-2021 provisions & examination at above Para-2.0 & 3.0, the vacant plot measuring 2465 sqm (approx.) triangular in shape is proposed for the Multi Purpose Community Hall.

The utilization plan of the vacant plot meant for Multi Purpose Community Hall is annexed as **Annexure-C**.



74 -

102/C

5.0 RECOMMENDATION:

Keeping in view of the facts explained at **Para-1.0, 2.0 & 3.0** above, the proposal as given above in **Para-4.0** is put up before the Screening Committee for the consideration & approval.

6.0 FOLLOW UP ACTION:

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

- 6.1 Commissioner (LD) DDA for confirming allotment status, court case / litigation
- 6.2 Commissioner (LM) DDA for verifying the ownership status, court case etc.
- 6.3 Chief Engineer (NZ) DDA for further necessary action.
- 6.4 Addl. Chief Architect-1 (Socio Culture) HUPW, DDA for necessary action.
- 6.5 Senior Town Planner (N), Town Planning Department, North Delhi Municipal Corporation for information & necessary action.

[Signature]
(Jamal Ahmed)

Plg. Asstt. (Zone-H)

[Signature]

(Sanjay Kujur)

Asstt. Dir. (Plg.) Zone-H

[Signature]

(Dr. K. Srirangan)

Director (Plg.) AP-I

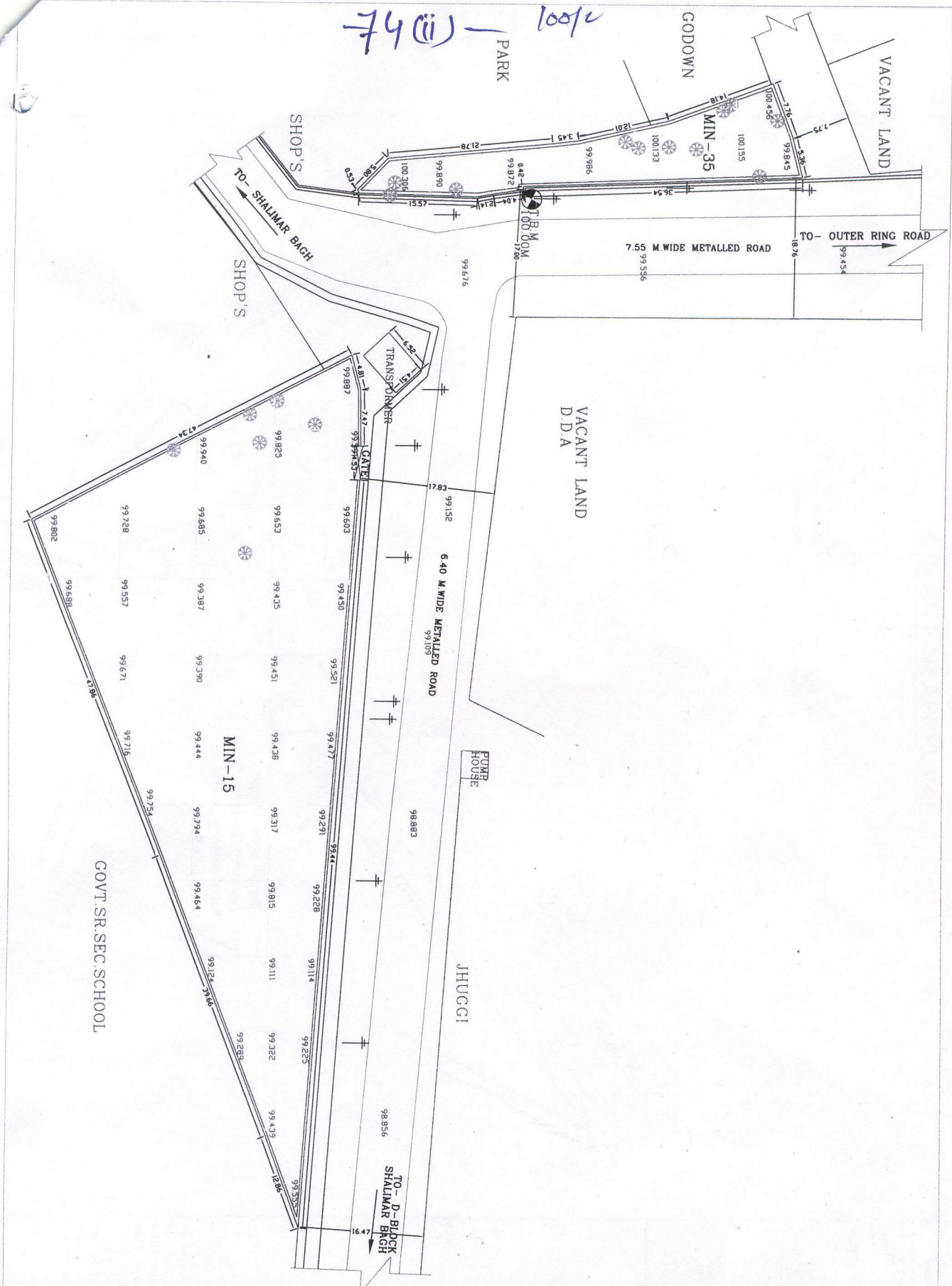
DELHI DEVELOPMENT AUTHORITY
HUPW-CO-ORDINATION UNIT
Approved in..... 340 Screening
Committee Meet:- 8.16.2016..
Vide item No.. 65: 2016..
[Signature]
Dr. Director (Plg.) Co-ordn.

101/c



Ans

ANNEXURE - 'B'



AREA :-
 MIN-15= 2465.84 SQM.
 MIN-35= 402.36 SQM.
 SURVEYED AREA=2868.20 SQM.
 OR= 0.71 ACRE.



- LEGEND
- 1) BOUNDARY LINE
 - 2) ROAD
 - 3) BUILDING LINE
 - 4) WALL
 - 5) ELECTRIC POLE
 - 6) TREE
 - 7) LAMP POST

REFERENCES:-
 1) ALL DIMENSIONS ARE IN METERS.
 2) 1:50 100.00 M. SCALE AT ELECTRIC POLE.
 3) SPOT LEVEL TAKEN AT 10.00 M. INTERVAL.
 PROJ. NAME :- SITE SURVEY OF TIKONA LAND NEAR SR SEC SCHOOL HAIDARPUR.

FOR:-
 EXECUTIVE ENGINEER/ND-11/D.D.A.

CONSULTANTS:-
 SANIA SURVEYORS
 R2-9, MANCULPUR KHURD DELHI.
 Mob: 9811205780
 E-mail: saniasurveyors@gmail.com

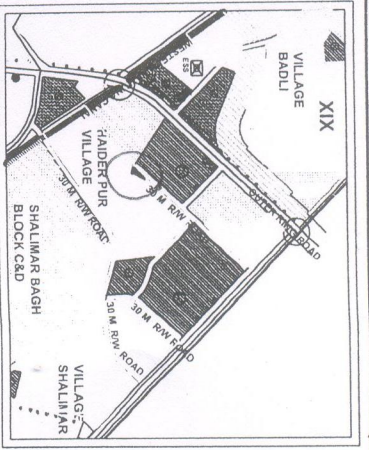
SH. NO. 1

SCALE 1:400

SURVEYED BY
 SANJEEV KUMAR

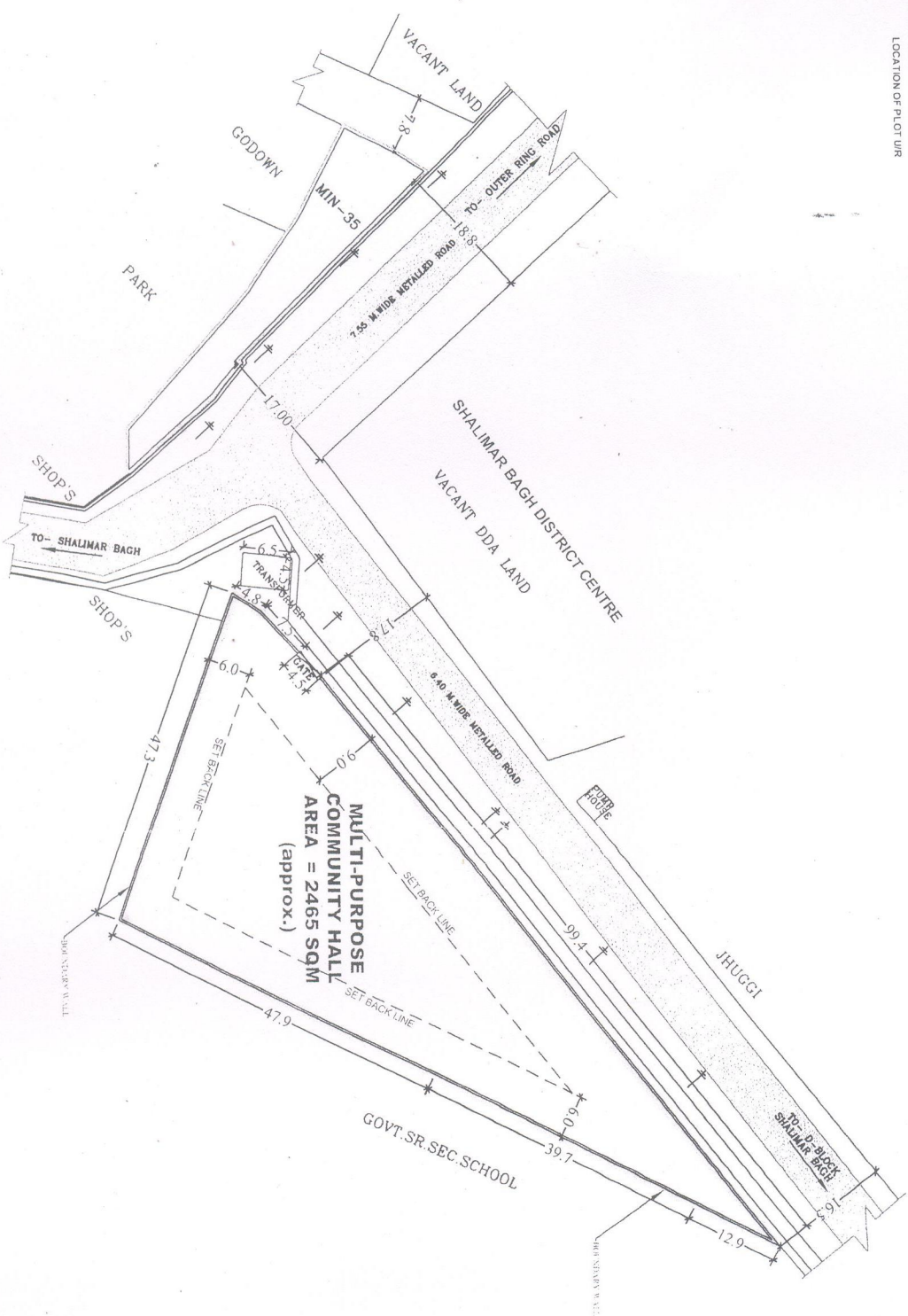
-74(iv)-

ANNEXURE -C 98/c



PLAN FOR APPROVAL

Ptg. Asstt. (Zone-H) Asstt. Dir. (Ptg.) (Zone-H) Dir. (Ptg.) AP-1



D.D.A. AREA PLANNING - I

- NOTES:-
- 1. LAND OWNERSHIP SHALL BE CHECKED BY LANDS DEPARTMENT BEFORE HANDING OVER THE POSSESSION
- 2. A/E(L) LANDS SHALL CHECK THE PLOTTING DIMENSIONS & AREA OF THE SITE BEFORE HANDING OVER THE POSSESSION.
- 3. PERMISSION OF THE COMPETENT AUTHORITY BE OBTAINED BEFORE CUTTING OF TREES.
- 4. FIRE /EXPLOSIVE NORMS & VERTICAL /HORIZONTAL SAFETY DISTANCES BE MAINTAINED AS PER PREVALING STANDARDS.
- 5. ON WRITTEN DIMENSIONS TO BE FOLLOWED
- 6. THIS DRG. IS PREPARED ON THE BASIS OF TOTAL STATION SURVEY PROVIDED BY EX. ENGS/ND-TT DDA VIDE LETTER DATED 10.05.2016
- 7. ALL DIMENSIONS ARE IN METERS

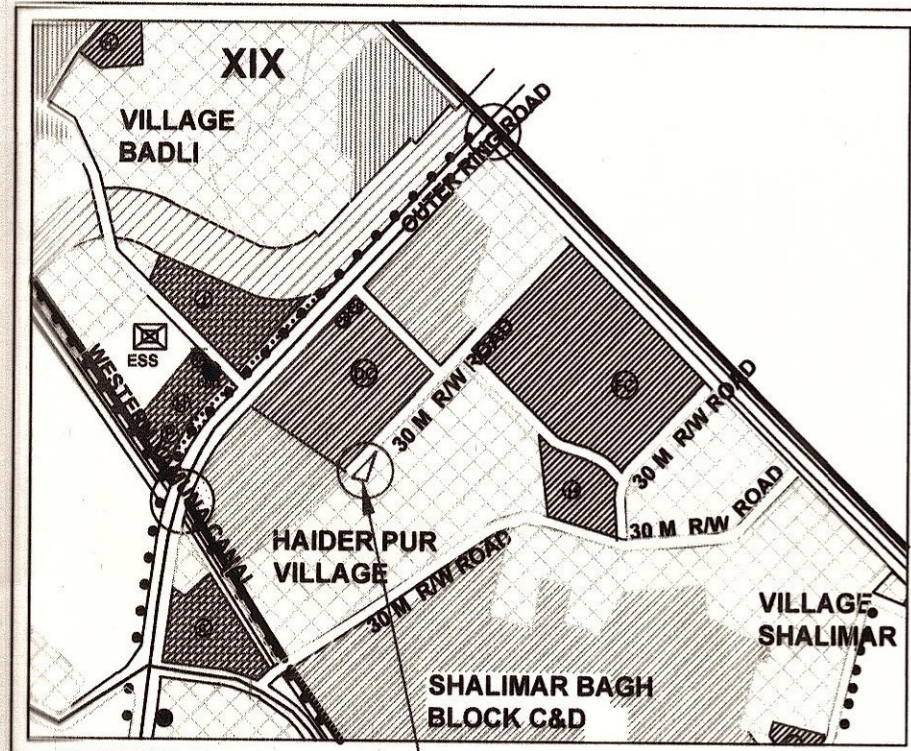
- AREA DETAILS:-
- 1. PROPOSED AREA FOR MULTI PURPOSE COMMUNITY HALL = 2465 SQM (approx.)
- 2. AREA AVAILABLE AFTER LEAVING SET BACKS = 909 SQM (approx.)
- 3. MAXIMUM PERMITTED GROUND COVERAGE (@ 30%) = 740 SQM (approx.)

FILE NO.: F.3 (50) 2005/MP/Pl.-I

DRG. TITLE:
UTILIZATION OF VACANT LAND MEASURING 2465 SQM. (APPROX.) IN THE 'GENERAL DEVELOPMENT PLAN OF SHALIMAR BAGH BLOCK-C&D, SHALIMAR BAGH' TO EARMARK THE PLOT FOR MULTI PURPOSE COMMUNITY HALL

SCALE: 1" = 24 M.			
DWG	Dwg No.	Ptg Asstt.	Asstt. Director (Ptg.)
Director (Ptg.)	Asstt. Comm. (Ptg.)	Comm. (Ptg.)	





LOCATION OF PLOT U/R

NOTE:-

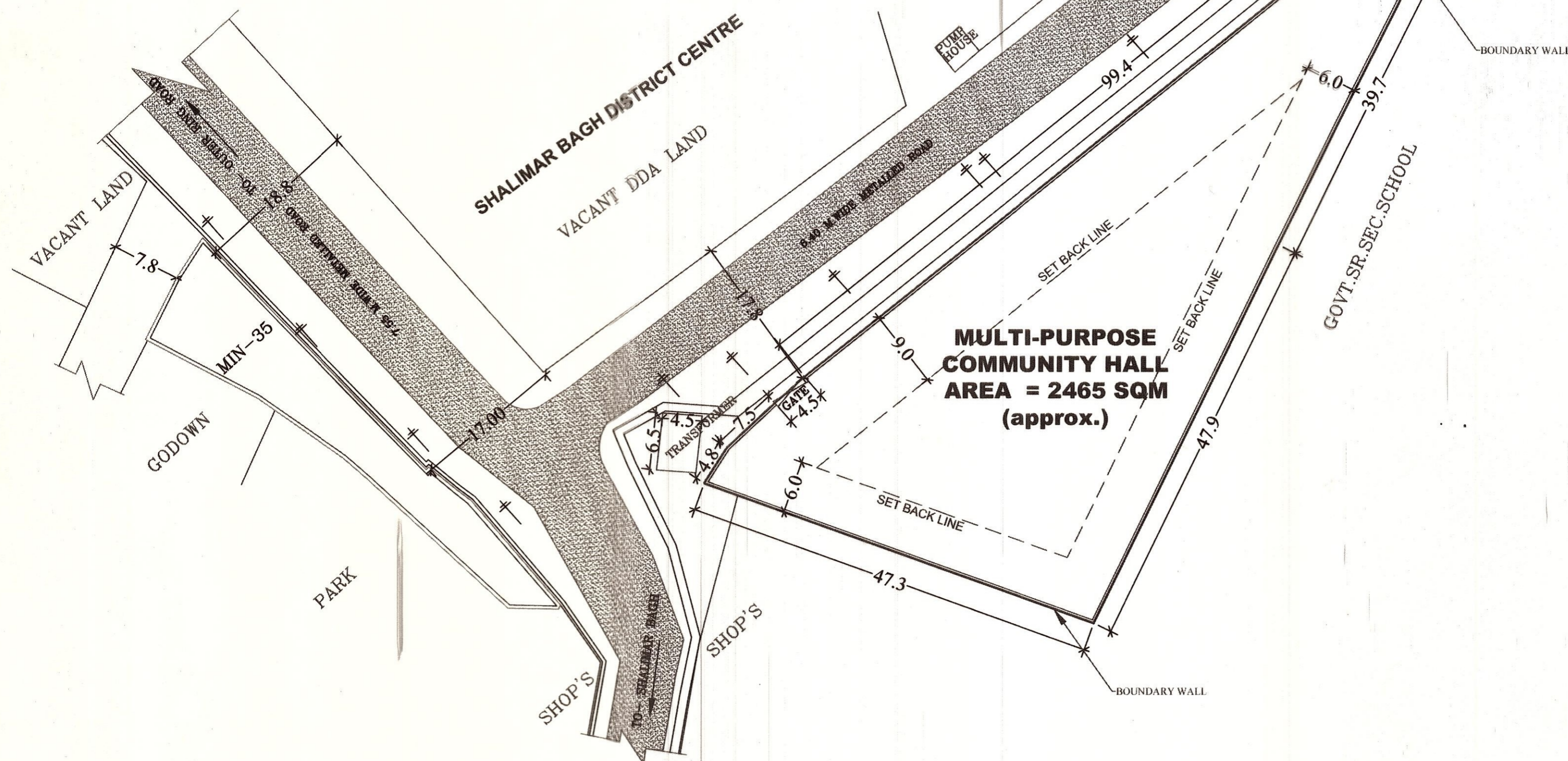
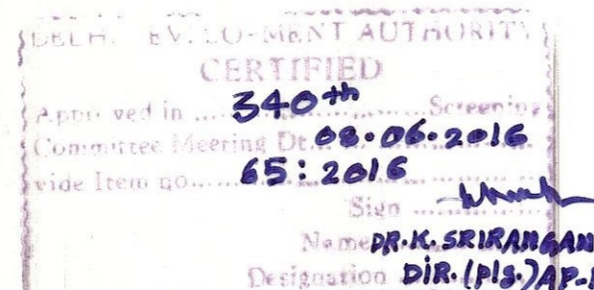
The Scheme for "Utilization of vacant land measuring 2465 sqm. (approx.) in the General Development Plan of Shalimar Bagh Block - C&D, Shalimar Bagh to earmark the plot for Multi Purpose Community Hall" was discussed in the 340th Screening Committee Meeting held on 08.06.2016 Vide Item No. 65:2016. After detailed deliberation, the proposal as reflected in the agenda was approved.

File No. F.3 (50) / 2005 - MP / Pt.-I

[Signature]
Plg. Asstt.
(Zone-H)

[Signature]
Asstt. Dir.(Plg.)
(Zone-H)

[Signature]
Dir.(Plg.)
AP-I



D.D.A.AREA PLANNING - I

NOTES:-

1. LAND OWNERSHIP SHALL BE CHECKED BY LANDS DEPARTMENT BEFORE HANDING OVER THE POSSESSION.
2. AE(IL) LANDS SHALL CHECK THE PLOTTING DIMENSIONS & AREA OF THE SITE BEFORE HANDING OVER THE POSSESSION.
3. PERMISSION OF THE COMPETENT AUTHORITY BE OBTAINED BEFORE CUTTING OF TREES.
4. FIRE / EXPLOSIVE NORMS & VERTICAL / HORIZONTAL SAFETY DISTANCES BE MAINTAINED AS PER PREVAILING STANDARDS.
5. ONLY WRITTEN DIMENSIONS TO BE FOLLOWED.
6. THIS DRG. IS PREPARED ON THE BASIS OF TOTAL STATION SURVEY PROVIDED BY EX. ENGG/ND-11, DDA VIDE LETTER DATED 10.05.2016
7. ALL DIMENSIONS ARE IN METER.

AREA DETAILS:-

1. PROPOSED AREA FOR MULTI PURPOSE COMMUNITY HALL = 2465 SQM. (approx.)
2. AREA AVAILABLE AFTER LEAVING SET BACKS = 909 SQM (approx.)
3. MAXIMUM PERMITTED GROUND COVERAGE (@ 30%) = 740 SQM. (approx.)

FILE NO.: F.3 (50) 2005/MP/Pt.-I

DRG. TITLE :

UTILIZATION OF VACANT LAND MEASURING 2465 SQM. (APPROX.) IN THE 'GENERAL DEVELOPMENT PLAN OF SHALIMAR BAGH BLOCK-C&D, SHALIMAR BAGH' TO EARMARK THE PLOT FOR MULTI PURPOSE COMMUNITY HALL

SCALE: 0 2 4 8 12 16 20 24 M.

Date	SC/ZONE-H/2016/01	<i>[Signature]</i> Plg. Asstt.	<i>[Signature]</i> Asstt. Director (Plg.)
<i>[Signature]</i> Director (Plg.)	Addl. Commr. (Plg.)	Commr. (Plg.)	