



दिल्ली विकास प्राधिकरण मुख्या योजना विभाग छंठी मंजिल, विकास मीनार आई. पी. एस्टेट, नई दिल्ली – ११०००२ फ. नो. : 011-23370507

ई. फाइल. PLG/MP/0043/2023/F-1/36

दिनांक: 26.05.2023

बैठक का कार्य-वृत्त

विषय: Minutes of the 2nd Technical Committee Meeting of DDA for the year 2023 held on 03.05.2023.

The 2nd Technical Committee Meeting of DDA for the year 2023 was held on 03.05.2023 (Wednesday) at 04:00 P.M. under the Chairmanship of Vice Chairman, DDA in the Conference Hall at B-Block, 1st Floor, Vikas Sadan, I.N.A., New Delhi – 110023. The list of the participants is annexed. Please find enclosed herewith a copy of the minutes of the same for information and further necessary action.

10 2023 निदेशक (योजना), मुख्या योजना

To:

- 1. Vice Chairman, DDA
- 2. Engineer Member, DDA
- 3. Pr. Commissioner (Housing)
- 4. Pr. Commissioner (LM)
- 5. Pr. Commissioner (LD)
- 6. Commissioner (Plg.), DDA
- 7. Chief Planner, TCPO
- 8. Chief Architect, HUPW, DDA
- 9. Chief Architect, NDMC
- 10. Chief Engineer (Property Development), DMRC
- 11. Chief Engineer (Elect.), DDA
- 12. Addl. Commr. (Plg.)-I / III, DDA
- 13. Addl. Commr. (Plg.)-II, DDA
- 14. Addl. Commr. (Plg.) A, B, C, G, F & NCRPB, DDA
- 15. Addl. Commr. (Plg.)-IV, DDA
- 16. Addl. Commr. (Landscape), DDA
- 17. Secretary, DUAC
- 18. Chief Town Planner, MCD
- 19. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
- 20. Dy. Commr. of Police (Traffic), Delhi
- 21. Land & Development Officer, (L&DO)
- 22. Director, Fire Service, GNCTD

Special Invitees:

- 1. Additional Chief Architect, V.C. Office, DDA
- 2. Representative from IGL
- 3. Representative from IOCL
- 4. Representative from Power Grid Corporation of India Ltd.

Item No. 03/2023

Confirmation of the Minutes of 1st Technical Committee meeting held on 16.02.2023. PLG/MP/0006/2023/F-1/-O/o DY DIRECTOR (PLG)MP AND DC

Since no observations/comments were received, the minutes of the 1st Technical Committee held on 16.02.2023 were confirmed as circulated.

Item No. 04/2023

Proposal for Change of Land Use in Master Plan for Delhi (MPD-2021) & Zonal Development Plan (ZDP) for Zone N of land measuring 39.603 acres required for construction of 765/400 KV sub-station in Village Auchandi in Planning Zone N from "Agriculture/Green Belt (A-2)" to "Utility (U-3)" PLG/LP/0001/2023/N/CLU-AD(PLG-LP/ZONE N)

The agenda was presented by Addl. Commissioner (Plg) – IV. After detailed deliberations, the agenda item was approved and recommended for further processing under Section 11-A of DD Act, 1957. However, the final Change of Land Use will be processed only after all the statutory clearances have been sought.

Item No. 05/2023

Planning permission for Fuel station on Private Land Kh. No. 43/23, village-Bakoli, GT Road, Delhi

PLG/LP/0001/2023/P-II/FS-O/o DY.DIRECTOR(PLG)LAND POOLING-I

The agenda item was deferred with the recommendation that the *Regulations for setting up of Fuel Stations on Privately Owned lands* be modified as per extant provisions w.r.t. Fuel Stations provided by Indian Road Congress and National Highway of India.

Item No. 06/2023

Proposal for Planning permission for CNG station on Private Land Kh. No. 20/4/3, Village Nangli Poona, Delhi. PLG/LP/0003/2021/P-II/FS-O/o DY.DIRECTOR(PLG)LAND POOLING-I

The agenda was presented by Addl. Commissioner (Plg) – IV. The agenda item was approved for rejection as the proposed site does not conform to para 3 (iv) and (vii) of the *Regulations for setting up of Fuel Stations on Privately Owned lands* dated 08.03.2019.

Item No. 07/2023

Planning Permission for CNG Station on Private Land Khasra No. 28//22/1, 23/1 and 37/2 min, Village Tikri Kalan, Delhi. PLG/LP/0010/2021/L/FSTN-O/o DD(PLG) LAND POOLING(ZONE K-I,L)

The agenda item was deferred with the recommendation that the *Regulations for setting up of Fuel Stations on Privately Owned lands* be modified as per extant provisions w.r.t. Fuel Stations provided by Indian Road Congress and National Highway of India.

Item No. 08/2023

Proposal for Planning permission for CNG station on Pvt. Land Khasra No. 16//20, Village Surhera Delhi. PLG/LP/0012/2021/L/FSTN-0/o DD(PLG) LAND POOLING(ZONE K-I,L)

The agenda was presented by Addl. Commissioner (Plg) – IV. The agenda item was approved for rejection as the proposed site does not conform to para 3 (vii)b of the *Regulations for setting up of Fuel Stations on Privately Owned lands* dated 08.03.2019.

Item No. 09/2023

Proposed Change of Land use of land measuring 7205 sq.m for construction of Five lane Toll Plaza (RFID System) at Ghazipur Delhi-UP Border falling in Planning Zone E and compensating land at Ghumanhera, South-west Delhi falling in Planning Zone L. PLG/MP/0142/2022/F-20/-0/o DIRECTOR (PLG)ZONE E AND O

The agenda was presented by Director (Plg), Zone E & O, DDA. After detailed deliberations, the agenda item was approved and recommended for further processing under Section 11A of DD Act, 1957.

Item No. 10/2023

Regarding planning permission for alignment of following 3 transmission lines falling in Zone N,P-I P-II & O.

- i. 400 kV D/C Maharanibagh Narela Transmission Line
- ii. 765 kV D/C Khetri Narela Transmission line
- iii. LILO of 765 kV S/C Meerut Bhiwani Transmission line at Narela substation.

PLG/LP/0001/2020/P-II/INFR

The agenda was presented by Addl. Commissioner (Plg) - IV. It was decided that before finalizing the route alignment of "400 kV Maharanibagh – Narela transmission line", officials of Power Grid Corporation of India Ltd. to participate in the Joint Site Inspection to be convened on 04.05.2023 for finalization of DMRC Metro route alignment of Rithala – Narela Corridor, as the Power Grid Line & DMRC metro both are passing through Zone P-I.

In this regard, a Letter dated 08.05.2023 was received from General Manager, Power grid wherein it has been mentioned that in the Joint Site Inspection held on 04.05.2023, it was found that Power grid transmission line shall cross over the DMRC metro line between Tower Loc. No. 42 & 43 near Sec – G2, DDA flat, Narela.

Further, it has been informed that the Power Grid Corporation of India Ltd. has already planned to raise the tower heights to maintain electrical clearance at the crossover locations.

In view of above, the proposal contained in the agenda item was approved, subject to the necessary statutory clearances from DMRC and NGT.



The meeting ended with the vote of thanks to the chair.

ANNEXURE-I

List of participants of 2nd Technical Committee meeting for the year 2023 – 03.05.2023.

DELHI DEVELOPMENT AUTHORITY

- 1. Vice Chairman, DDA
- 2. Engineer Member, DDA
- 3. Pr. Commissioner (Housing), DDA
- 4. Commissioner (Plg.), DDA
- 5. Chief Architect, HUPW, DDA
- 6. Addl. Commr. (Plg.)-I / III, DDA
- 7. Addl. Commr. (Plg.)- II, DDA
- 8. Addl. Commr. (Plg.)- IV, DDA
- 9. Addl. Commr. (Plg.)-A, B, C, G, F & NCRPB, DDA
- 10. Addl. Chief Architect, VC Office
- 11. Director (Plg), MP & DC
- 12. Director (Plg), Zone E & O
- 13. Director (Plg), Land Pooling
- 14. Dy. Director (Plg), MP & DC
- 15. Dy. Director (Plg), Narela Project
- 16. Dy. Director (LS), DDA

Representatives of the following Organizations has also attended the meeting:

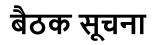
- 1. MCD
- 2. TCPO
- 3. L&DO
- 4. CPWD
- 5. Delhi Fire Service
- 6. Traffic Police
- 7. Power Grid Corporation of India Ltd.
- 8. IOCL
- 9. IGL

दिल्ली विकास प्राधिकरण

मुख्या योजना विभाग छंठी मंजिल, विकास मीनार आई. पी. एस्टेट, नई दिल्ली – ११०००२ फ. नो. **: 23370507**

ई. फाइल - PLG/MP/0043/2023/F-1/27

दिनांक: 01.05.2023



The 2nd Technical Committee Meeting of DDA for the year 2023 is scheduled to be held on **03.05.2023 (Wednesday) at 04:00 P.M.** under the Chairmanship of Vice Chairman, DDA in the Conference Hall at B-Block, 1st Floor, Vikas Sadan, I.N.A., New Delhi – 110023.

It is requested to make it convenient to attend the meeting.

बीखा भारीत

(शिखा भार्गव) निदेशक (योजना), मुख्य योजना

To:

- 1. Vice Chairman, DDA
- 2. Engineer Member, DDA
- 3. Pr. Commissioner (Housing)
- 4. Pr. Commissioner (LM)
- 5. Pr. Commissioner (LD)
- 6. Commissioner (Plg.), DDA
- 7. Chief Planner, TCPO
- 8. Chief Architect, HUPW, DDA
- 9. Chief Architect, NDMC
- 10. Chief Engineer (Property Development), DMRC
- 11. Chief Engineer (Elect.), DDA
- 12. Addl. Commr. (Plg.)-I / III, DDA
- 13. Addl. Commr. (Plg.)-II, DDA
- 14. Addl. Commr. (Plg.) A, B, C, G, F & NCRPB, DDA
- 15. Addl. Commr. (Plg.)-IV, DDA
- 16. Addl. Commr. (Landscape), DDA
- 17. Secretary, DUAC
- 18. Chief Town Planner, MCD
- 19. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
- 20. Dy. Commr. of Police (Traffic), Delhi
- 21. Land & Development Officer, (L&DO)
- 22. Director, Fire Service, GNCTD

Special Invitees:

- 1. Additional Chief Architect, V.C. Office, DDA
- 2. Representative from IGL
- 3. Representative from IOCL
- 4. Representative from Power Grid Corporation of India Ltd.

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ITEM NO. - 03/2023





दिल्ली विकास प्राधिकरण

मुख्या योजना विभाग छंठी मंजिल, विकास मीनार आई. पी. एस्टेट, नई दिल्ली – ११०००२ फ. नो. :011-23370507

ई. फाइल. PLG/MP/0006/2023/F-1/18

दिनांक: 10.03.2023

बैठक का कार्य-वृत्त

विषय: Minutes of the 1st Technical Committee Meeting of DDA for the year 2023 held on 16.02.2023

The 1st Technical Committee Meeting of DDA for the year 2023 held on **16.02.2023** (Thursday) at 10:30 A.M. under the Chairmanship of Vice Chairman, DDA in the Conference Hall at B-Block, 1st Floor, Vikas Sadan, I.N.A., New Delhi – 110023. The list of the participants is annexed. Please find enclosed herewith a copy of the minutes of the same for information and further necessary action.

जिल्वा भागवे १००३ २०२३ (शिखा भागव)

निदेशक (योजना), मुख्य योजना

To:

- 1. Vice Chairman, DDA
- 2. Engineer Member, DDA
- 3. Pr. Commissioner (Housing)
- 4. Pr. Commissioner (LM)
- 5. Pr. Commissioner (LD)
- 6. Commissioner (Plg.) I
- 7. Commissioner (Plg.) II
- 8. Chief Planner, TCPO
- 9. Chief Architect, HUPW, DDA
- 10. Chief Architect, NDMC
- 11. Chief Engineer (Property Development), DMRC
- 12. Chief Engineer (Elect.), DDA
- 13. Addl. Commr. (Plg.)-I / III, DDA
- 14. Addl. Commr. (Plg.)-II, DDA
- 15. Addl. Commr. (Plg.) A, B, C, G, F & NCRPB, DDA
- 16. Addl. Commr. (Plg.)-IV, DDA
- 17. Addl. Commr. (Landscape), DDA
- 18. Secretary, DUAC
- 19. Chief Town Planner, MCD
- 20. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
- 21. Dy. Commr. of Police (Traffic), Delhi
- 22. Land & Development Officer, (L&DO)
- 23. Director, Fire Service, GNCTD

Special Invitees:

1. Additional Chief Architect, V.C. Office, DDA

Page 1 of 3

Item No. 01/2023

Confirmation of the Minutes of 9th Technical Committee meeting held on 19.12.2022. PLG/MP/0558/2022/F-1/-0/o DY DIRECTOR (PLG)MP AND DC

Since no observations/comments were received, the minutes of the 9th Technical Committee held on 19.12.2022 were confirmed as circulated.

Item No. 02/2023

Formulation of Development Control Norms for National Memorial planned in "Nav Bharat Udyan - a part of AMRUT Bio-diversity Park" project to commemorate 75th year of India's Independence, at village Indraprasth near Pragati Maidan, New Delhi in Planning Zone O. PLG/MP/0069/2022/-O/o DY DIRECTOR (PLG)MP AND DC

The agenda was presented by representative of CPWD. It was informed that the current agenda is in response to the observations of the Technical Committee meeting held on 04.04.2022 and 09.11.2022. It was further informed that Iconic Structure has been declared as National Memorial by MoHUA. The proposed National Memorial (Iconic Structure) in the 'Nav Bharat Udyan' shall have maximum dimensions of 134 m height, 10,000 sqm base, and a maximum 1,000 sqm area of sky deck. As per Table 9.4 of Chapter 9: Environment of MPD-2021, National Memorial (Iconic Structure) is a permitted structure in City Park & District Park. There are no development control norms w.r.t. National Memorial in the Master Plan for Delhi – 2021 and Unified Building Bye Laws, 2016.

Now, CPWD has submitted the proposal for the formulation of the Development Control Norms for the Iconic Structure in the "Nav Bharat Udyan project" at village Indraprastha near Pragati Maidan, New Delhi.

After detailed deliberations, following was decided:

- i. As per UBBL-2016, "memorials or any contrivance of permanent nature/stability built under or over ground." will be covered under the definition of Building. The National Memorial (Iconic Structure) will come under category of High-rise Building and to be classified as high risk on the basis of risk factor classification and therefore, necessary approvals from Fire, DUAC and AAI be sought.
- ii. The Competent Authority for sanction of Layout and Building Plan for the National Memorial is CPWD, as the ownership of the land vests with CPWD.
- iii. There are no specified Development Control Norms for such constructions in City Park/ District Park. Considering the nature of the proposal, only the broad parameters as per CPWD may be agreed to facilitate the construction of the Memorial. Accordingly, Technical Committee has in-principle approved the details of the National Memorial (Iconic Structure) as provided in the agenda for this particular project, as a one-time permission.

In view of above, agenda item be put up before the Authority for taking approval under Sub-clause 8(3) of Chapter 17 of MPD – 2021.

The meeting ended with the vote of thanks to the chair.

ANNEXURE-I

List of participants of 1st Technical Committee meeting for the year 2023 - 16.02.2023.

DELHI DEVELOPMENT AUTHORITY

- 1. Vice Chairman, DDA
- 2. Engineer Member, DDA
- 3. Commissioner (Plg.)-II, DDA
- 4. Chief Architect, HUPW, DDA
- 5. Addl. Commr. (Plg.)-I / III, DDA
- 6. Addl. Commr. (Plg.)-A, B, C, G, F & NCRPB, DDA
- 7. Addl. Chief Architect, VC Office
- 8. Director (Plg), Master Plan
- 9. Director (Landscape), DDA

Representatives of the following Organizations has also attended the meeting:

- 1. MCD
- 2. **TCPO**
- 3. L&DO
- 4. CPWD
- 5. Delhi Fire Service
- 6. Traffic Police

[Agenda for Technical Committee]

ITEM NO.: /2023

विषय-Proposal for Change of Land Use in Master Plan for Delhi (MPD-2021) & Zonal Development Plan (ZDP) for Zone N of land measuring 39.603 acres required for construction of 765/400 KV Electrical sub-station (ESS) in Village Auchandi in Planning Zone N from "Agriculture/Green Belt (A-2)" to " Utility (U-3)"

PLG/LP/0001/2023/N/CLU(Comp. No. 58537)

1.0 Background:

- 1.1 Power Grid Corporation of India Limited (PGCIL) through its 100% owned subsidiary Powergrid Narela Transmission Limited (PNTL) is constructing a transmission system to bring renewable power to Delhi. In this regard, PGCIL through letter dt. 19.04.2023 informed that a land block measuring 39.603 acres in Village Auchandi, Zone N has been identified for construction of 765/400 kV substation.
- CGM Maharanibagh, PGCIL vide letter dt. 26.12.2022 requested for change of land use of Kh. No. 33/21, 34/16, 34/17, 34/18, 34/19, 34/20, 34/21, 34/22, 34/23, 34/24, 34/25, 35/15, 35/16, 35/17, 35/23, 35/24, 35/25, 36/3, 36/4, 36/5, 36/6, 36/7, 37/1, 37/2, 37/3, 37/4, 37/5, 37/6, 37/7, 37/8, 37/9, 37/10, 38/1 and Kh. No. 37/11,37/12, 37/13, 37/14, 37/17, 37/18, 37/19 & 37/20 measuring 8.02 acres in Village Auchandi for establishment of 765/400 kV sub-station.
- 1.3 Further, as per PGCIL letter dt. 31.03.2023 it was informed that the lands measuring 31.5833 acres and 8.02 acres were purchased by PNTL directly from the private landowners on mutual consent basis on 28.12.2022 and 22.03.2022 respectively. Thus the total land available with PNTL for the construction of the aforementioned substation is 39.603 acres (16.027 Ha. approx.) for which change of land use has been requested.(copy of the relevant documents submitted by PNTL annexed as Annexure A).

2.0 Examination:

- 2.1 The land identified by PGCIL for construction of 765/400 KV substation falls in Green Belt, Village Auchandi in Zone N as per the Master Plan for Delhi (MPD-2021) and notified Zonal Development Plan for Zone N (Annexure-B). There is no Layout Plan prepared/ available for this area. Village Auchandi is rural and has not been declared as Development area of DDA.
- 2.2 At present, the site is accessible through approx. 15 meter wide existing road, part of which also falls in Haryana (outside the NCT Boundary). However, a proposed 30 m ROW road as approved by 4th Technical Committee Meeting dt. 04.04.22 vide Item No. 16/2022 bifurcates the proposed site in two parts (Annexure- C). Therefore, if the proposal is approved the proposed road may require modification.
- 2.3 Information with respect to MoUD's (MoHUA) Letter No. K-13011/3/2012-DD-I, No.K-13011/3/2012-DD-IB & Letter No. K-13011/3/2012-DD-IB dated 04.09.15, 07.04.15 and 17.06.2016, respectively. (Annexure-D)

Page 1 of 2



503265/2023/AD(PLG-LP/ZONE N)

ESS is not a permitted activity in Agriculture/Green Belt as per MPD-2021 (Annexure-E). Hence, Change of Land Use as per the provisions of Delhi Development Act 1957, is required to be processed.

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2.5 The clarification regarding land status of the Khasra Nos. under reference, has been sought from LM Deptt. DDA.

3.0 Proposal:

The Proposal for Change of Land Use of land measuring 39.61 acres at Village Auchandi, in Planning Zone N from "Agriculture/Green Belt (A-2)" to "Utility (U-3) " under section 11A of Delhi Development Act, 1957 with details are as under:

Location	Area	Land use as per ZDP for Zone-N & MPD-2021	Land use in ZDP for Zone N & MPD-2021 change to	Boundaries
Village Auchandi Zone N	Approx. 39.603 Acres (16.027 Ha. approx.)	Agriculture/ Green Belt (A-2)	Utility (U-3 Electric Sub- Station)	North: Agriculture land South: Agriculture land East: Canal West: Zone N Boundary/ NCT boundary

The Layout Plan of the proposed site is annexed as Annexure-F.

4.0 Recommendation:

The proposal contained in Para 3.0 above is placed before the Technical Committee for its consideration and approval. Thereafter the proposal shall be processed under Section 11 A of the DD Act, 1957 and public notice shall be issued for inviting objections/suggestions.

(on leave)

did

Assistant Director (Plg.) Zone N

Dy. Director (Plg.) Land Pooling

Director (Plg.) Land Pooling

Additional Commissioner (Plg.)-IV





INDIA NON JUDICIAL 308

Government of National Capital Territory of Delhi

e-Stamp

Certificate No. Certificate Issued Date Account Reference Unique Doc. Reference Purchased by Description of Document **Property Description** Consideration Price (Rs.)

First Party Second Party Stamp Duty Paid By Stamp Duty Amount(Rs.)

IN-DL37766931614191U

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- 27-Dec-2022 04:40 PM
- SHCIL (FI)/ dl-shcil/ NEHRU/ DL-DLH
- SUBIN-DLDL-SHCIL49485131104961U
- POWERGRID NARELA TRANSMISSION LIMITED
- Article 23 Sale
- LAND IN AUCHANDI, NARELA, DELHI-110039
- 78,95,82,500
- (Seventy Eight Crore Ninety Five Lakh Eighty Two Thousand Five Hundred only)
- DREAMBUILD DEVELOPERS PRIVATE LIMITED
- POWERGRID NARELA TRANSMISSION LIMITED
- POWERGRID NARELA TRANSMISSION LIMITED
- 4.73.74.950
 - (Four Crore Seventy Three Lakh Seventy Four Thousand Nine Hundred And Fifty only)

Parlado.

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Warning

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"The contents of this certificate can be verified and authenticated world-wide by any members of the public at www.shcilestamp.com or at any Authorised collection center address displayed at www.shcilestamp.com free of cost."

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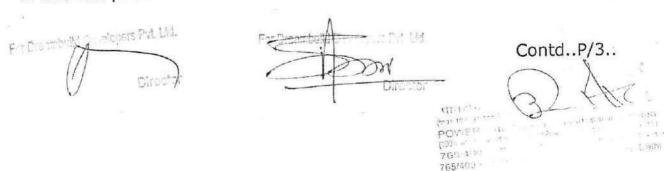
::Page No.2::

A) Locality Name	: Village Auchandi (Ochandi), Delhi
B) Category of Locality	: Agriculture
C) Circle Rate of Locality	: Rs.53,00,000/- Per Acre
D) Sale Consideration rate	: Rs. 2.5 Crore Per Acre
E) Total Area of Land	: 151 Bigha12Biswa (31.5833 Acre)
F) Total Cost of Circle Rate	: Rs. 16,73,91,490/- 167391667
G) Total Sale Consideration Amo	ount : Rs. 78,95,82,500/-
SALE DEED FOR A SUM OF RS	5. 78,95,82,500/-
STAMP DUTY@3	3% Rs. 2,36,87,475/-
CORPORATION TAX@3	3% Rs. 2,36,87,475/-
	<u>.</u>

TOTAL STAMP DUTY PAID ... 6% Rs.4,73,74,950/-

*** SALE DEED ***

This Sale Deed is made and executed at New Delhi on this 28th Day of December 2022, by M/s DREAMBUILD DEVELOPERS PRIVATE LIMITED (PAN CARD NO.AACCD6118M) through it's Directors **SHRI ATUL GOEL**(AADHAR CARD NO.6829-3743-6871), SON OF SHRI TRILOK CHAND GOYAL RESIDENT OF S-33, PANCHSHEEL PARK, MALVIYA NAGAR, HAUS KHAS NEW DELHI-110017, **SHRI ASHOK AGGARWAL** (AADHAR CARD NO. 9086-6857-9427) S/O RAM NIWAS AGGARWAL, RESIDENT OF G-8, SHIVAJI ENCLAVE,TAGORE GARDEN, NEW DELHI-110027, 110027 who have been authorised vide Board Resolution dated 20/12/2022, (which expression shall unless repugnant to the context mean and include "the VENDOR" and heir, successors, legal representatives, administrators, nominees, executors, assigns, etc.) of the one part.



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ъто. 13314	5	Date 28/12/2022 1:32:5
	Deed Related Detail	
Deed Name SALE	SALE WITHIN	MC AREA
Land Detail		1
Tehsil/Sub Tehsil Sub Registran VI	:Br	
Village/City Narela	Building Typ	
Place (Segment) Narela	Property Typ	e Khadar
Property Address House No.:	, Road No.: , Narela	
Area of Property 151.00 Bigha	a 12.00 Bishwa	ž
â	Money Related Detail	
Consideration Amount :789,582,500.00	Rupees Stamp Duty Paid 47	,374,950.00 Rupees
Value of Registration Fee 7,895,82	5.00 Rupees Pasting	Fee 100.00 Ruppes
is document of SALE		HIN MC AREA
esented by Dresh/Sht	s/dw/o	R/o
DREAMBUILD DEVELOPERS PV	TT TRILOK CHAND GOYAL	S-33 MALVIYA NAGAR DELHI
ASHOK AGGARWAL		G-8 SHIVAJI ENCLAVE TAGORE GARDEN DELH dnesday between the hours of
t ¹ office of the Sub Registrar, Delhi th		Registrar/Sub Registrar Sub Registrar VI B Delhi/New Delhi
xecution admitted by the said Shri / Ms. REAMBUILD DEVELOPERS PVT LTD	THROUGH TIS ATUL GOEL, ASHOK	AGGARWAL .
nd Shri / Ms. OWERGRID NARELA TRANSMISSIOI	OF NOT O	
OWERGRID NARELA TRANSMISSIOI	N LTD THORUGH ITS AKHILESH KU	JMAR DIXIT
vhc is/are identified by Shri/Smr/Kmr	PRAMOD KUMAR S/o W/o D/o SUK	HBIR SINGH R/o C/588 P-3 PH-I GRRATEI WAL R/o FA-43 SHIVAJI ENCALVE VTC
n iri/Smt./Km SUDHANSHU AGGA AGURE GARDEN DELHI	KWAL S/OW/OD/ORMONA	
Marginal Witness). Witness No. II is kno	wn to me.	
Contents of the document explained to th ertified that the left (or Right, as the case mo	11-8 the understand the condition	ns and admit them as correct. ant has been affixed in my presence
vendor(s) Mortgagor(s) admit(s) prior re	eccipitan entire consideration Rs.	789,582,500.00 Seventy Eight Crore Ninety Five Lakh Eighty Two Thousand Five . has been pai供保保 Only
he Balance of entire consideration of R		W/o,NA
TRA	NSMISSION LTD THORUGH	W/0,NA
ITS ۵ ۲/۲ ۶-9 QUTUB INSTITUTIONAL ARE	AKHILESH KUMAR DIXIT LA DELHI	• *
0	e. He/They/ were also identified by the	aforesaid witnesses.
in my presence		A
cnaee(s)/Mortgagee (s) in my presence		12
vendee(s)/Mortgagee (s) in my presence		Registrar/Sub Registrar
vendee(s)/Mortgagee (s) in my presence	All	Registrar/Sub Registrar Sub Registrar VI B
Date 28/12/2022 18:31:25	All	Registrar/Sub Registrar Sub Registrar VI B Delhi/New Delhi

::Page No.3::

10

.....IN FAVOUR OF.....

POWERGRID NARELA TRANSMISSION LIMITED (100% Own Subsidiary of Power Grid Corporation of India Limited) PAN CARD NO.AAICK0839N With Registered Office at B-9, Qutub Institutional Area, New Delhi – 110016 through its authorised representative **SHRI AKHILESH KUMAR DIXIT, CHIEF GENERAL MANAGER** (AADHAR CARD NO.5132-4081-3682),hereinafter referred to as the VENDEE" (which expression shall unless repugnant to the context mean and include "the VENDEE" and heir, successors, legal representatives, administrators, nominees, executors, assigns, etc.) of the other part.

WHEREAS the VENDEE is constructing a 765/400KV GIS Substation.

WHEREAS the VENDOR has represented that they are the sole, absolute, exclusive and recorded owner/bhumidhar and in actual, absolute physical possession of FULL SHARE OF AGRICULTURE LAND MEASURING 151 BIGHA 12 BISWA, OUT OF **KHASRA NOS**. 33/21(5-03), 34/16(4-16), 17(4-16), 18(4-16), 19(4-16), 20(4-16), 21(4-16), 22(4-16), 23(4-16), 24(4-16), 25(4-16), 35/15 (4-05),16 (4-16), 17 (4-04), 23(1-14), 24(4-16), 25(4-16), 36/3 (4-17), 4(4-16), 5(4-16), 6(4-16), 7(4-16), 37/1(4-16), 2(4-16), 3(4-16), 4(4-16), 5(4-16), 6(4-04), 7(4-16), 8(4-16), 9(4-16), 10(4-16), 38/1(2-09) SITUATED IN THE REVENUE ESTATE OF **VILLAGE** · **AUCHANDI** (OCHANDI), TEH. NARELA, DISTT. NORTH, DELHI-110039, as per revenue records.

(Hereinafter called the property).

AND the aforesaid land stands duly mutated in the name of the Vendor in the Revenue Records as owner/bhumidhar thereof, and the VENDOR has full power and absolute authority to sell and transfer the aforesaid land unto the VENDEE, and as well to receive the sale consideration in their own name(s). And neither anyone else has any



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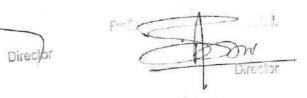
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right, title and interest in the aforesaid land nor there in any legal impediment which prohibits the VENDOR to sell the same unto the VENDOR to sell the same unto the VENDEE.

AND WHEREAS the VENDOR has agreed to sell, convey, transfer and assign their all rights, titles and interests in the aforesaid FULL SHARE OF AGRICULTURE LAND MEASURING 151 BIGHA 12 BISWA, OUT OF **KHASRA NOS. 33/21(5-03)**, **34/16(4-16)**, **17(4-16)**, **18(4-16)**, **19(4-16)**, **20(4-16)**, **21(4-16)**, **22(4-16)**, **23(4-16)**, **24(4-16)**, **25(4-16)**, **35/15 (4-05)**, **16 (4-16)**, **17 (4-04)**, **23(1-14)**, **24(4-16)**, **25(4-16)**, **36/3 (4-17)**, **4(4-16)**, **5(4-16)**, **6(4-16)**, **7(4-16)**, **37/1(4-16)**, **2(4-16)**, **3(4-16)**, **4(4-16)**, **5(4-16)**, **6(4-04)**, **7(4-16)**, **8(4-16)**, **9(4-16)**, **10(4-16)**, **38/1(2-09)** SITUATED IN THE REVENUE ESTATE OF **VILLAGE AUCHANDI (OCHANDI)**, TEH. NARELA, DISTT. NORTH, DELHI-110039, as per revenue records., (Hereinafter Called The Property).

Together with all structures (pucca or otherwise), crops, trees, groves, bore well, boundary, other movable attached along with their title and interest including Bhumidhari, cultivator rights, hereinafter collectively referred to as "the said land", along with all benefits, facilities, privileges, easements or advantages belonging to or in any way appertaining to the said land to the VENDEE for a total sale consideration of **Rs.78,95,82,500/-** (Rupees Seventy Eighty Crore Ninety-Five Lacs Eighty-Two Thousand Five Hundred only).

AND WHEREAS the VENDOR has obtained the requisite **NO OBJECTION CERTIFICATE NO.9058000006257, DATED 15/12/2022,** from the competent authority for the confirmation of non-contravention of the provisions as laid down under the Delhi Land reforms Act.1954, and particularly for the confirmation of noncontravention of the provisions as laid down U/s 33, 74(4) and 81 of the Delhi Land Reforms Acts, 1954, to enable them for the transfer of the said land in favour of the VENDEE.



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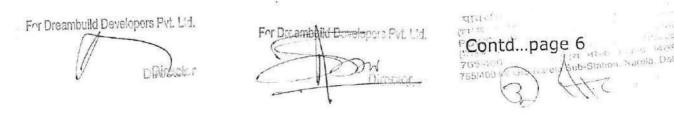
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AND WHEREAS the VENDEE has agreed to purchase, acquire and possess the said land relying on the various assurances, covenants, representations, statement and undertaking given by the VENDOR and believing the same to be true and acting on the faith thereof and on the terms and conditions mentioned hereunder.

NOW THIS SALE DEED WITNESSTH AS UNDER:-

- 1. That in pursuance of this Sale Deed and against the total consideration of **Rs.78,95,82,500/-** (Rupees Seventy Eighty Crore Ninety-Five Lacs Eighty-Two Thousand Five Hundred only) the VENDOR doth hereby sell, convey, assign, and transfer their all rights, titles, and interests in the aforesaid land (fully described above) together with all structured (pucca or otherwise), crops, trees, groves, bore well, boundary, other movable attached thereto along with their all rights, title and interest including Bhumidhari, cultivator rights, to the VENDEE, absolutely and forever.
- That the VENDEE has paid the aforesaid consideration of Rs.78,95,82,500/- (Rupees Seventy Eighty Crore Ninety-Five Lacs Eighty-Two Thousand Five Hundred only) IN FOLLOWING MANNERS:
 - i. a. Rs. 10,00,00,000/- (Rs. Ten Crore only) through Bankers Cheque drawn on State Bank of India vide Ch. No.48017 dated 27-12-2022 in favour of Dreambuild Developers Pvt. Ltd.
 - b. Rs. 10,00,00,000/- (Rs. Ten Crore only) through Bankers Cheque drawn on State Bank of India vide Ch. No.48018 dated 27-12-2022 in favour of Dreambuild Developers Pvt. Ltd.



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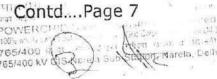
- c. Rs. 10,00,00,000/- (Rs. Ten Crore only) through Bankers Cheque drawn on State Bank of India vide Ch. No.48019 dated 27-12-2022 in favour of Dreambuild Developers Pvt. Ltd.
- d. Rs. 10,00,00,000/- (Rs. Ten Crore only) through Bankers Cheque drawn on State Bank of India vide Ch. No.48020 dated 27-12-2022 in favour of Dreambuild Developers Pvt. Ltd.
- e. Rs. 10,00,00,000/- (Rs. Ten Crore only) through Bankers Cheque drawn on State Bank of India vide Ch. No.48021 dated 27-12-2022 in favour of Dreambuild Developers Pvt. Ltd.
- f. Rs. 10,00,00,000/- (Rs. Ten Crore only) through Bankers Cheque drawn on State Bank of India vide Ch. No.48022 dated 27-12-2022 in favour of Dreambuild Developers Pvt. Ltd.
- g. Rs. 10,00,00,000/- (Rs. Ten Crore only) through Bankers Cheque drawn on State Bank of India vide Ch. No.48023 dated 27-12-2022 in favour of Dreambuild Developers Pvt. Ltd.
- h. Rs. 8,16,86,675/- (Rs. Eight Crore Sixteen Lakh Eighty Six Thousands Six Hundred and Seventy five only) through Bankers Cheque drawn on State Bank of India vide Ch. No.48024 dated 27-12-2022 in favour of Dreambuild Developers Pvt. Ltd.
- ii. Rs.78,95,825/- 1% TDS Deducted.

And the VENDOR has/have received the aforesaid consideration of and the legal receipt of the same is hereby admitted and acknowledged by the VENDOR in full and final payment towards the sale price of their rights, titles and interest in the aforesaid land.

 That the VENDOR hereby explicitly admits and declares that having received the aforesaid consideration in full and final payment, now nothing is left due from the VENDEE to the VENDOR against sale consideration represents the full and final consideration for the transaction.

For Dreambuild Developers Pvt. Ltd. Director

For Dreambold Developers Pvt. Lid.



:: Page No. 7 ::

- 3. That with the execution of this Sale Deed all the rights, titles, interest, claim or concern of the VENDOR has ceased and the VENDEE has stepped into the shoes of the VENDOR forever. The VENDEE shall henceforth enjoy the rights of absolute ownership without any interference of objection from the VENDOR or anyone else.
- That the VENDOR has handed over the actual, absolute and peaceful physical vacant possession of the land unto the VENDEE on spot.
- 5. That the VENDOR has handed over the relevant original documents relating to the said land to the VENDEE, at the time of execution of this Sale Deed.
- 6. That the VENDOR has undertaken and assured the VENDEE that their rights and title in the said land subsists and except the VENDOR nobody else including their legal heirs, representatives, etc. has any right, title, interest or claim whatsoever or howsoever in the said land and the VENDOR has full, unfettered and unrestricted right, power and absolute authority to sell, transfer, convey and assign the said land and they are fully competent to execute this Sale Deed and to sign all necessary documents in this regard.
- 7. That the VENDOR assure the VENDEE that they has legal, clear and marketable title in respect of the said land said land and the same is free from all sorts of encumbrances including but not restricted to prior sale, pledge mortgage, charge, will, gift, exchange, lien, guarantee, surety, security, agreement, arrangement, power of attorney, proceedings, decree, trust, claim, dependents, breaches, disputes, litigation, court, injunction, stay order, notice, attachment, acquisition etc., and is not subject matter of any HUF, Trust minors etc.

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:: Page No. 8 ::

- 8. That the VENDOR has assured and undertaken to the VENDEE that there is no other subsisting agreement, arrangement, MOU, settlement, power of attorney etc. in respect of the said land of any part thereof with any person, authority, organization etc. and the VENDOR has further assured that they has neither done of been party to any whereby their rights, title and interest in the said land may, in any way, be impaired or whereby the VENDOR may be prevented from transferring the said land.
- 9. That the VENDOR has represented and assured to the VENDEE that there in no breach, violation etc. and they has not violated any of the bye-laws, rules and regulation etc. of any statue as applicable to the said land and has deposited all demands, dues etc.
- 10. That the VENDOR shall not act in contravention to this Sale Deed or evade any action that may put the VENDEE to any losses/damages or which is detrimental to the interest of the VENDEE.
- 11. That the said land has not been notified under section 4 &/or 6 of Land Acquisition Act. 1894, either for the planned development of Delhi of for any other purposes and is situated within the green belt and outside the urbanized limits. This Sale Deed will not contravene any of the provisions of the Delhi Land Reforms Act. 1954.
- 12. That there is no poultry farm, warehouse & cattle livestock on the said land and the said land is agricultural land.

velopers Pvt Uid.

For Dreamb

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For Dreams ib-Station, Nar

:: Page No. 9 ::

- 13. That the said land is being used for agricultural purpose and neither any notice u/s 81 of the Delhi Land Reforms Act. 1954; has been received nor any proceeding is pending in any court of law. Relying on the aforesaid representation and believing the same to be true and acting on the faith thereof, the VENDEE has agreed to purchased the said land and the VENDEE does doth hereby indemnify and shall keep VENDEE indemnified for all losses that the Vendee any suffer because of any defect in the title of the VENDOR.
- 14. That all taxes, such as Municipal taxes, Land Revenue and other charges etc. has been paid by the VENDOR and VENDOR shall be fully responsible and liable for all such arrears, liabilities etc. related upto the date of possession. The VENDOR also undertake that they will be liable and responsible for all the above payments even demands arises in future. Thereafter the same shall be paid and borne by the VENDEE.
- 15. That the VENDOR admits and confirms that after execution of this Sale Deed in favour of the VENDEE, the VENDOR has been left with no right, title, claim or interest whatsoever in the said land and the VENDEE has become the absolute owner thereof, for all intents and purposes and the VENDEE are fully competent and empowered to avail all benefits, rentals, deposits, accruals, enjoy same as well as to transfer or alienate the same or any part thereof, by way of Sale, mortgage, gift, collaboration, lease of otherwise deal with the same in the manner they like, subject to Revenue Authority/Tehsil's rules and regulations without any disturbance, hindrance, approval, objection of demand from the VENDOR or anybody else claiming under or in trust for them.

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:: Page No. 10 ::

- 16. That in future the said land and/or any part thereof, is acquired by any department, authority or government, in that case the VENDEE shall by entitled for all benefits, rights, claims, residuary rights, advantaged and easements pertaining to the said land including the compensation of the same as well as the alternative lands/properties and the VENDOR shall has no claim whatsoever in this regard.
- 17. That the VENDEE can get the said land mutated/transferred in their own name in the records of concerned authorities, and as well as the matters, connection, facilities etc., related to the said land, wherever if so required, on the basis of this Sale Deed or its certified true copies, and the VENDOR shall be deemed to has given their :NO OBJECTION" in this regard and the VENDEE shall also be entitled for all the security deposits etc. made by the VENDOR and may derive all benefits and accruals thereof.
- 18. That the VENDOR and all persons claiming under or through the VENDOR shall and will, as and when required by the VENDEE and at the VENDEE's costs, agree to do all acts and execute all documents and to present himself/herself/themselves before the concerned authorities as be reasonable required by the VENDEE for more fully effectuating the sale being hereby made or for more fully owning and enjoying the said land or defending any action or proceeding concerning the same.
- 19. That in the event of any of the covenants, representations, undertakings, assurances etc. made herein by the VENDOR turning out to be incorrect or false or found contrary of the title of the VENDOR in the said land is found defective or if anyone else claims adverse right or interest in the said land, then the VENDOR shall be liable and responsible for the all the liabilities, risks, dues, losses, costs, expenses claims, arrears etc. on Contd...Page 11

For Dream

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:: Page No.11 ::

whatsoever account or of whatsoever nature, In case the VENDEE suffers any types of losses, damages, costs etc. on their accounts or deprived off from the whole or any part of the said land, in that event also the VENDOR shall be liable and responsible to make good and pay such losses, damages, costs, expenses, loss or profits etc. thus suffered/sustained by the VENDEE and they will keep the VDENEE freely, clearly and absolutely acquitted and forever saved, defended, harmless and and exonerated indemnified against the same and also compensate the VENDEE for the same in additions to the same the VENDEE shall has rights to legal action against the VENDOR. The VENDOR and all kind of their moveable and immoveable properties shall be responsible to fulfill all the losses that may be sustained by the VENDEE. The VENDEE shall be fully entitled to proceed for all action, claims, dues, losses etc. against VENDOR and none shall has any right to raise any objection against the same.

- 20. That all the expenses of this Sale Deed viz. Stamp Duty, Registration Charges etc. has been paid and borne by the VENDEE.
- 21. That the both parties are Indian Nationals.
- 22. That the Sale Deed is executed at New Delhi and Court(s) in Delhi/New Delhi, and the courts at Delhi/New Delhi alone will has the exclusive jurisdiction over this Deed to the exclusive of all other courts and the Deed shall be set to any construed in accordance with the laws of India.
- 23. That the VENDOR shall not create any charge or amount from the VENDEE, in respect of the above said property under sale after the registration of this Sale Deed.

Contd.Page 12 For Dreambuild Developers Pvt. Ltd. reambuild Developers Pvt Ltd. mission Lumited 11:37 12 POWERGRID " ্ৰাণ কাৰ্বন বিহলী (100% w 765/400 2011 -01 - 2011 765/400 kV CIS North Sets Street, Narela, Delhi

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::Page No.13::

FORM-A

[See Rule 5 of the Delhi Stamp (Prevention of under valuation of Instruments) Rules.2007]

1. Name of the office of Registrar/Sub Registrar VI-B, (Narela) At Alipur, Delhi-110036.

2. Name & Father Name of the Transferor:-Directors SHRI ATUL GOEL (AADHAR CARD NO.6829-3743-6871), SON OF SHRI TRILOK CHAND GOYAL RESIDENT OF S-33, PANCHSHEEL PARK, MALVIYA NAGAR, HAUS KHAS NEW DELHI-110017 AND SHRI ASHOK AGGARWAL (AADHAR CARD NO. 9086-6857-9427) S/O RAM NIWAS AGGARWAL RESIDENT OF G-8, SHIVAJI ENCLAVE, TAGORE GARDEN, NEW DELHI-110027.

3. Name & Father/Wife/Daughter Name of the Transferee:-SHRI AKHILESH KUMAR DIXIT (AADHAR CARD NO.5132-4081-3682) NARELA POWERGRID MANAGER, GENERAL CHIEF TRANSMISSION LIMITED (100% Own Subsidiary of Power Grid Corporation of India Limited) PAN CARD NO.AAICK0839N With Registered Office at B-9, Qutub Institutional Area, New Delhi -110016.

4. If the property was transferred earlier (Yes/No)_____ NO (A) If yes amount of consideration there of _ NO

(B) Amount of consideration of the present transfer- Rs. 78,95,82,500/-

5. IN CASE OF RESIDENTIAL LAND:-

(i) Name of the Revenue Estate:-.....Delhi....

(ii) Name of Village:- Auchandi (Ochandi), Delhi-110039.

(iii) Khasra No.33/34/35/36/37/38/ etc.

(iv) Area of Land Under Transfer: 151 Bigha 12 Biswa(31.5833 Acre)

(v) Land Use: -Agriculture

Name & Sign. of the Transferor(S).

VERIFICATION

I/We AS ABOVE do hereby solemnly declare that what is stated above is true to the best of my knowledge and belief.

Verified today, on this 28th Day of December 2022.

For Dreambuild Developers Pvt. L Dreambui Director

West W Variala Delin 765/400 3 7651400 KV G15

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Name & Sign. of the Transferor(S). Name & Sign. of the Transferee(S).

UNDERTAKING

I/WE, AKHILESH KUMAR DIXIT (AADHAR CARD NO.5132-4081-3682) CHIEF GENERAL MANAGER, POWERGRID NARELA TRANSMISSION LIMITED (100% Own Subsidiary of Power Grid Corporation of India Limited) PAN CARD NO. AAICK0839N With Registered Office at B-9, Qutub Institutional Area, New Delhi – 110016, do hereby undertake as follows:-

1. That I am the buyer/purchaser of the property as detailed below:-

Property Description	33/21(5-03), 34/16(4-16), 17(4-16), 18(4- 16), 19(4-16), 20(4-16), 21(4-16), 22(4- 16), 23(4-16), 24(4-16), 25(4-16), 35/15 (4-05), 16 (4-16), 17 (4-04), 23(1-14), 24(4-16),25(4-16), 36/3 (4-17), 4(4-16), 5(4-16), 6(4-16), 7(4-16), 37/1(4-16), 2(4- 16), 3(4-16), 4(4-16), 5(4-16), 6(4-04), 7(4-16), 8(4-16), 9(4-16), 10(4-16), 38/1(2-09), SITUATED IN THE REVENUE ESTATE OF VILLAGE AUCHANDI (OCHANDI), TEH. NARELA, DISTT. NORTH, DELHI-110039, as per revenue records.
Mobile No.	9873549025
e-mail ID.	akdixit@powergrid.in

2. That the Mobile Number mentioned by me, belongs to me.

3. That I have no objection if the details of the property purchased by me vide this Deed is shared with concerned local bodies/Public utilities for change of name/mutation in their records.

Signature of Buyer/Purchaser

765/400 kV GIS Natela Sub-S

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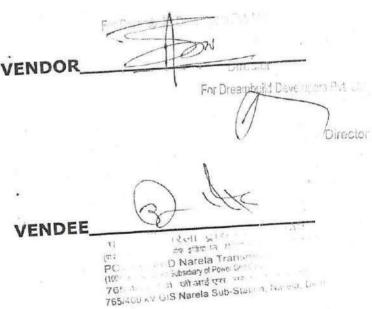
- 24. That the VENDOR will be bound to give statement for mutation of the above said property in favour of the VENDEE before the concerned deptt. Or his/her/their attorney.
- 25. That the VENDOR and the VENDEE has read and understood all the terms of this Sale Deed in good health and sound disposing mind.
- 26. That the documents has been prepared under the instructions of the VENDOR and the VENDEE with their free will and wish and the contents of this documents has been read and explained to them in Hindi and has understood the meaning, implications and contents upon being satisfied in all respects.

IN WITNESS WHEREOF the VENDOR and the VENDEE both have set and subscribed their respective hands to this **Sale Deed** of the day, month and year first written above in the presence of the following witnesses:-

WITNESSES:-

A. No. 9530 4090 4984 1. Pramod Kumar S/o Sh. Sukhbir Singh R/o C/588, P-3, PHI-I, Greater Noida, Gauttam Budh Nagar, U.P. -201310





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Sub Registrar Sub Registrar VI B New Delhi/Delhi

Date 30/12/2022 17:39:13

PIJEWNI MO



Government of National Capital Territory of Delhi

INDIA NON JUDICIAL

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e-Stamp

Certificate No. Certificate Issued Date Account Reference Unique Doc. Reference Purchased by Description of Document **Property Description** Consideration Price (Rs.)

First Party

Second Party Stamp Duty Paid By Stamp Duty Amount(Rs.)

IN-DL78867643163576V

23

- 21-Mar-2023 05:24 PM
- SHCIL (FI)/ dl-shcil/ NEHRU/ DL-DLH
- SUBIN-DLDL-SHCIL29427061603596V
- POWERGRID NARELA TRANSMISSION LTD
- Article 23 Sale
- LAND IN AUCHANDI, NARELA, DELHI-110039
- 20,05,00,000 (Twenty Crore Five Lakh only)
- PAWAN PARVESH MUKESH KUMAR CHAND RAM SHARMA DINESH NAVEEN KUMAR ANUJ
- POWERGRID NARELA TRANSMISSION LTD
- POWERGRID NARELA TRANSMISSION LTD
- 1,20,30,000 (One Crore Twenty Lakh Thirty Thousand only)



Please write or type below this line

A.K. DIXIT Project In-Charge POWERGRID Narela Transmission Ltd. Narela, New Delhi

0006746205

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Statutory Alert:

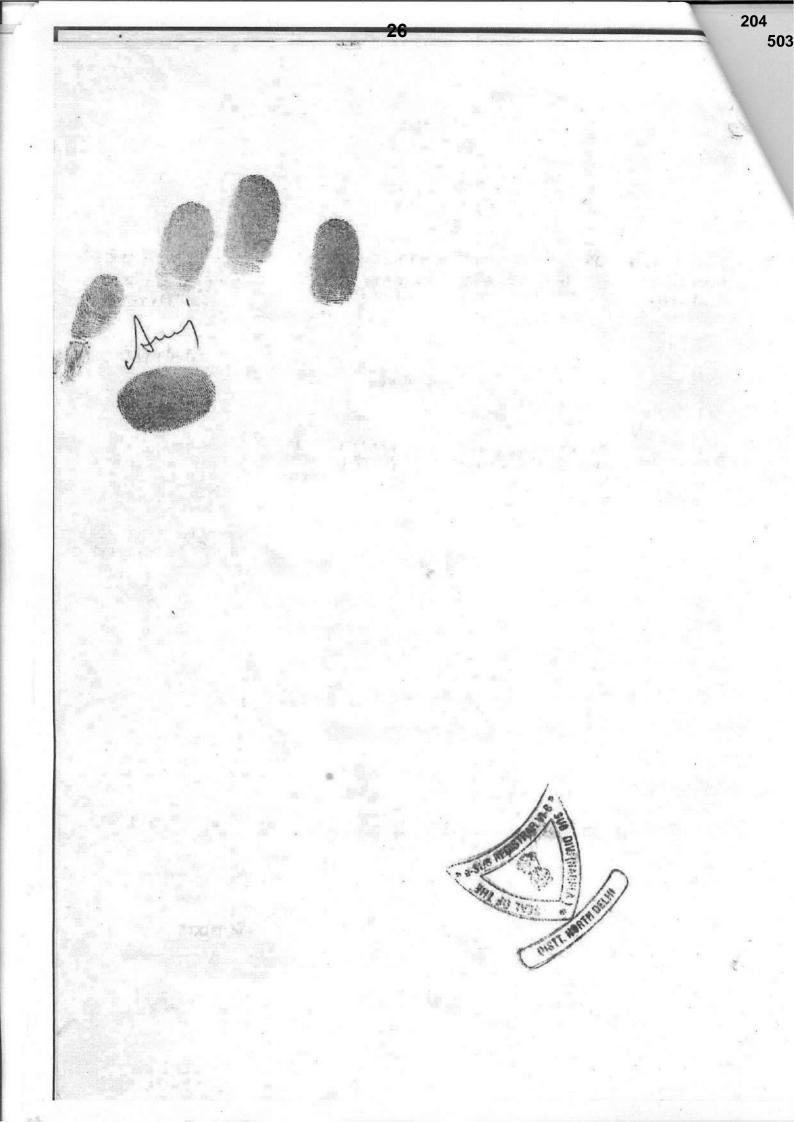
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 The onus of checking the legitimacy is on the users of the certificate
 In case of any discrepancy please inform the Competent Authority

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202 503 Warning "The contents of this certificate can be verified and authenticated world-wide by any members of the public at www.shcilestamp.com or at any Authorised collection center address displayed at www.shcilestamp.com free of cost." certificate without all the security features could constiininal offence" "This document contains security features like coured by ground with Lacey Geometric Flexible patterns and Subtle Loss intage complex ornamental design borders, Anti - copy text, the appearan anoro printing. artificial watermarks and other Overt and Covert features and and fooling 20024/2000

203 25 503 10/8/1996 a This (B) 947 3008 2999,2650,9761 98006 P 026719 PK 41421 FFFPP DISTT. 261 01 DISTL PRATA CP IPPE" 4/11/1969 100 18/12/1990 SHE REALSTRAK 3461 4485 4067 3472 E-Stamp Certificate No.78867643163576V BYAPA SALK BTC 412194 517189 Issued Dated 21/03/2023 Page No.2:: 5137408136 AAICK083 0.011 : Village Auchandi (Ochandi), Delhi A) Locality Name B) Category of Locality : Agriculture C) Circle Rate of Locality : Rs.53,00,000/- Per Acre THE LE D) Sale Consideration rate : Rs.2.5 Crore Per Acre E) Total Area of Land : 38 Bigha10 Biswa F) Total Cost of Circle Rate : Rs. 4,25,10,417/-G) Total Sale Consideration Amount: Rs.20,05,00,000/-SALE DEED FOR A SUM OF Rs.20,05,00,000/-_____ TOTAL STAMP DUTY PAID ... @.... 6% Rs. 1, 20, 30, 000/-Contd/\P/3 115 711 Rasuelt DIXI Project In-Charge POWERGRID Narela Transmission Ltd. Narela, New Delhi



E-Stamp Certificate No.78867643163576V Issued Dated 21/03/2023

::Page No.3::

*** SALE DEED ***

This Sale Deed is made and executed at New Delhi on this 22 Day of March 2023, by (1) SH. PAWAN (AADHAR CARD NO. 9800-6683-3709), (1/12TH SHARE), (2) SH. PARVESH (AADHAR CARD NO. 7923-6947-3048), (1/12TH SHARE), BOTH SONS OF SH. JAI BHAGWAN, (3) SH. MUKESH (AADHAR CARD NO. 3999-2650-9761), SON OF SHRI NIWAS (1/6TH SHARE), (4) SH. CHAND RAM (AADHAR CARD NO. 2941-3371-7528), SON OF SH. RAVI DUTT (1/3RD SHARE), (5) SH. DINESH (AADHAR CARD NO. 3472-8389-2269), (1/9TH SHARE), (6) SH. NAVEEN KUMAR (AADHAR CARD NO. 8048-4977-7882), (1/9TH SHARE), AND (7) SH. ANUJ (AADHAR CARD NO. 3461-4485-4067), (1/9TH SHARE) ALL SONS OF SH. JAI KUMAR ALL RESIDENT OF VILLAGE AUCHANDI, DELHI-110039, who have been the recorded co-owners/co-bhumidhars(which expression shall unless repugnant to the context mean and include "the VENDOR" and heir, successors, legal representatives, administrators, nominees, executors, assigns, etc.) of the one part.

.....IN FAVOUR OF.....

POWERGRID NARELA TRANSMISSION LIMITED (100% Own Subsidiary of Power Grid Corporation of India Limited) PAN CARD NO.AAICK0839N With Registered Office at B-9, Qutub Institutional Area, New Delhi – 110016 through its authorised representative **SHRI AKHILESH KUMAR DIXIT,CHIEF GENERAL MANAGER** (AADHAR CARD NO.5132-4081-3682),hereinafter referred to as the "VENDEE" (which expression shall unless repugnant to the context mean and include "the VENDEE" and heir, successors, legal representatives, administrators, nominees, executors, assigns, etc.) of the other part.

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A.K. DIXIT Project In-Charge POWERGRID Narela Transmission Ltd. Narela, New Delhi

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	Segment)	Rohini Sector-34	set a fill	Property Type	Residential	a==
	ty Address	House No.: C-4/1014	4, Road No	Rohini Sector	-34	
Area of	f Property 60.	00 Sq.Meter				
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Consider	tion Amount :4,6	50,000.00 Rupees	Stamp	Duty Paid 186,0	00.00 Rupees	
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and a second	dentified by Shri	Smt/Km RAVINDER	KTIMAD SI	W/o D/o CITRON	IARAN DASS Ryo 1-2 BLK-B-6	
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d Shri/Sm	it./Km ANIL KU	IAR S/o W/o D/o RA	M CHANDER	R/o NEAR TEHSI	L 23 PANA DULLAR BAWAN	A DEL
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E-Stamp Certificate No.78867643163576V Issued Dated 21/03/2023

::Page No.4::

WHEREAS the VENDEE is constructing a 765/400KV GIS Substation.

WHEREAS the VENDOR has represented that they are the sole, absolute, exclusive and recorded co-owners/co-bhumidhars and in actual, absolute physical possession of as per their respective shares mentioned above in the AGRICULTURE LAND MEASURING 38 BIGHA 10 BISWA, OUT OF KHASRA NOS.37// 11 (4-16), 12 (4-16), 13 (4-16), 14 (6-03), 17 (3-11), 18 (4-16), 19 (4-16), 20 (4-16), SITUATED IN THE REVENUE ESTATE OF VILLAGE AUCHANDI (OCHANDI), TEH. NARELA, DISTT. NORTH, DELHI-110039, as per revenue records. (Hereinafter called the property).

AND the aforesaid land stands duly mutated in the name of the Vendor in the Revenue Records as co-owner/co-bhumidhar thereof, and the VENDOR has full power and absolute authority to sell and transfer the aforesaid land unto the VENDEE, and as well to receive the sale consideration in their own name(s). And neither anyone else has any right, title and interest in the aforesaid land nor there in any legal impediment which prohibits the VENDOR to sell the same unto the VENDOR to sell the same unto the VENDEE.

AND WHEREAS the VENDOR has agreed to sell, convey, transfer and assign their all rights, titles and interests in the aforesaid as per their respective shares mentioned above in the AGRICULTURE LAND MEASURING 38 BIGHA 10 BISWA, OUT OF KHASRA NOs.37// 11 (4-16), 12 (4-16), 13 (4-16), 14 (6-03), 17 (3-11), 18 (4-16), 19 (4-16), 20 (4-16), SITUATED IN THE REVENUE ESTATE OF VILLAGE AUCHANDI (OCHANDI), TEH. NARELA, DISTT. NORTH, DELHI-110039, as per revenue records, (Hereinafter Called The Property).

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A.K. DIXIT Project In-Charge POWERGRID Narela Transmission Ltd. Narela, New Delhi

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Deed Name SALE	-	SALE WITHIN MO	CAREA
Land Detail			
Tehsil/Sub Tehsil Sub R	egistrar VI B	1. THE BALL	
Village/City Aucha	mdi	, Building Type	
Place (Segment) A	uchandi	Property Type	Khadar
	Iouse No.:, Road No	.:, Auchandi	
Area of Property 38.00		Bishwa	
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Consideration Amount :200,5	00,000.00 Rupees	Stamp Duty Paid 12,030	0,000.00 Rupees
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DINESH		JAI KUMAR	VILLAGE AUCHANDI DELHI
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		JAI KUMAR	VILLAGE AUCHANDI DELHI
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n the office of the Sub Registra	r, Deini this 22/03/202	3 00:00:00 day wednesda	
N		MCI	4
Signature of Presenter			Registrar/Sub Registrar Sub Registrar VI B Delhi/New Delhi
Execution admitted by the said SI PAWAN, PARVESH, MUKESH,		I NAVEEN KIMAD ANI	*
		1.5% 0	
nd Shri / Ms. POWERGRID NARELA TRANS	MISSION LTD THROU	GH ITSALITHORISED REP	RESENTATIVE AKHILESH KUMAR
TIXIC		10 A-SUB 1	
Who is/are identified by Shri/Si SREATHER NOIDA GAUTAM	MT/KM. PRAMOD KUN BADDHA NAGAR UP	IAR S/O W/OD/OSOKHVE	ER SINGH R/o C/588 SEC-P3 PH-I
and Shri/Smt./Km VIKAS JAIN	S/o W/o D/o SUSHIL	KR JAIN R/03543 DHARAN	M PURA GANDHI NAGAR JAIN
MOHALLA DELHI		OISTI. MORTH	Deth
Marginal Witness). Witness No	. II is known to me.	DISTT. NOM	
Contents of the document explai Certified that the left (or Right, as th	ned to the parties who u ne case may be) hand thum	nderstand the conditions and	d admit them as correct.
/endor(s) Mortgagor(s) admit(s) prior receipt an entire	consideration Rs. 200	0,500,000.00 Twenty Crore Five Lakh O
The Balance of entire considerat	ion of Rs Ruj	pees	. has been paid to the
/endor(s)/Mortgagor(s) by.	Sh./Ms. POWERGRI TRANSMISSION LT ITS AUTHORISED REPRESENTATIVE	DTHROUGH	NA
	KUMAR DIXIT		

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Together with all structures (pucca or otherwise), crops, trees, groves, bore well, boundary, other movable attached along with their title and interest including Bhumidhari, cultivator rights, hereinafter collectively referred to as "the said land", along with all benefits, facilities, privileges, easements or advantages belonging to or in any way appertaining to the said land to the VENDEE for a total sale consideration of **Rs.20,05,00,000/-** (Rupees Twenty Crore Five Lacs Only).

AND WHEREAS the VENDOR has obtained the requisite **NO OBJECTION CERTIFICATE NO.9058000007403, DATED 20-03-2023,** from the competent authority for the confirmation of non-contravention of the provisions as laid down under the Delhi Land reforms Act.1954, and particularly for the confirmation of non-contravention of the provisions as laid down U/s 33, 74(4) and 81 of the Delhi Land Reforms Acts, 1954, to enable them for the transfer of the said land in favour of the VENDEE.

AND WHEREAS the VENDEE has agreed to purchase, acquire and possess the said land relying on the various assurances, covenants, representations, statement and undertaking given by the VENDOR and believing the same to be true and acting on the faith thereof and on the terms and conditions mentioned hereunder.

NOW THIS SALE DEED WITNESSTH AS UNDER:-

Jen 32 Roends Juigzin Nomen

Awan

1. That in pursuance of this Sale Deed and against the total consideration of **Rs.20,05,00,000/-** (Rupees Twenty Crore Five Lacs Only) the VENDOR doth hereby sell, convey, assign, and transfer their all rights, titles, and interests in the aforesaid land (fully described above) together with all structured (pucca or otherwise), crops, trees, groves, bore well, boundary, other movable attached thereto along with their all rights, title and interest including Bhumidhari, cultivator rights, to the VENDEE, absolutely and forever.

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A.K. DIXIT Project In-Charge POWERGRID Narela Transmission Ltd. Narela, New Delhi vendee(s)/Mortgagee (s) in my presence. He/They/ were also identified by the aforesaid witnesses.

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Registrar/Sub Registrar Sub Registrar VI B Delhi/New Delhi 210

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Date 22/03/2023 17:10:57





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That the VENDEE has paid the aforesaid consideration of 2. Rs.20,05,00,000/- (Rupees Twenty Crore Five Lacs Only) IN FOLLOWING MANNERS:-

a. Rs.1,65,33,000/- (Rupees One Crore Sixty Five Lakh Thirty Three Thousand Only) through Bankers Cheque drawn on State Bank of India vide Ch. No.048311 dated 16-03-2023 in favour of Pawan S/o Jai Bhagwan.

b. Rs.1,65,33,000/- (Rupees One Crore Sixty Five Lakh Thirty Three Thousand Only) through Bankers Cheque drawn on State Bank of India vide Ch. No.048306dated 16-03-2023 in favour of Parvesh S/o Jai Bhagwan.

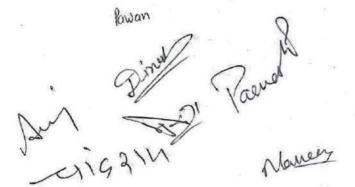
c. Rs.3,30,90,750/- (Rupees Three Crore Thirty Lakh Ninety Thousand Seven Hundred Fifty Only) through Bankers Cheque drawn on State Bank of India vide Ch. No.048308 dated 16-03-2023 in

d. Rs.6,61,81,500/- (Rupees Six Crore Sixty One Lakh Eighty One Thousand Five Hundred Only) through Bankers Cheque drawn on State Bank of India vide Ch. No.048307 dated 16-03-2023 in favour of Chand Ram Sharma S/o Ravi Dutt.

e. Rs. 2,20,52,250/- (Rupees Two Crore Twenty Lakh Fifty Two Thousand Two Hundred Fifty Only) through Bankers Cheque drawn on State Bank of India vide Ch. No.048309 dated 16-03-2023 in favour of

f. Rs.2,20,52,250/- (Rupees Two Crore Twenty Lakh Fifty Two Thousand Two Hundred Fifty Only) through Bankers Cheque drawn on State Bank of India vide Ch. No.048312 dated 16-03-2023 in favour of

g. Rs.2,20,52,250/- (Rupees Two Crore Twenty Lakh Fifty Two Thousand Two Hundred Fifty Only) through Bankers Cheque drawn on. State Bank of India vide Ch. No.048310 dated 16-03-2023 in favour of Anuj S/o Jai Kumar.



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A.K. DIXIT Project In-Charge POWERGRID Narela Transmission Ltd. Narela, New Delhi

vendee(s)/Mortgagee (s) in my presence. He/They/ were also identified by the aforesaid witnesses.

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Registrar/Sub Registrar Sub Registrar VI B Delhi/New Delhi

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Date 22/03/2023 17:10:57

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h. Rs.20,05,000/- 1% TDS Deducted.

And the VENDOR has/have received the aforesaid consideration of and as per their respective shares and legal receipt of the same is hereby admitted and acknowledged by the VENDOR in full and final payment towards the sale price of their rights, titles and interest in the aforesaid land.

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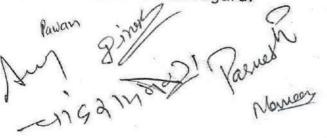
3. That the VENDOR hereby explicitly admits and declares that having received the aforesaid consideration in full and final payment as per their respective shares, now nothing is left due from the VENDEE to the VENDOR against sale consideration represents the full and final consideration for the transaction.

4. That with the execution of this Sale Deed all the rights, titles, interest, claim or concern of the VENDOR has ceased and the VENDEE has stepped into the shoes of the VENDOR forever. The VENDEE shall henceforth enjoy the rights of absolute ownership without any interference of objection from the VENDOR or anyone else.

5. That the VENDOR has handed over the actual, absolute and peaceful physical vacant possession of the land unto the VENDEE on spot.

6. That the VENDOR has handed over the relevant original documents relating to the said land to the VENDEE, at the time of execution of this Sale Deed.

7. That the VENDOR has undertaken and assured the VENDEE that their rights and title in the said land subsists and except the VENDOR nobody else including their legal heirs, representatives, etc. has any right, title, interest or claim whatsoever or howsoever in the said land and the VENDOR has full, unfettered and unrestricted right, power and absolute authority to sell, transfer, convey and assign the said land and they are fully competent to execute this Sale Deed and to sign all necessary documents in this regard.



Contd..P.8. A.K. DIXIT Project In-Charge POWERGRID Narela Transmission Ltd.

Narela, New Delhi

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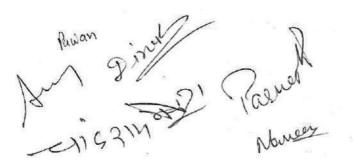
8. That the VENDOR assure the VENDEE that they has legal, clear and marketable title in respect of the said land said land and the same is free from all sorts of encumbrances including but not restricted to prior sale, pledge mortgage, charge, will, gift, exchange, lien, guarantee, surety, security, agreement, arrangement, power of attorney, proceedings, decree, trust, claim, dependents, breaches, disputes, litigation, court, injunction, stay order, notice, attachment, acquisition etc., and is not subject matter of any HUF, Trust minors etc.

9. That the VENDOR has assured and undertaken to the VENDEE that there is no other subsisting agreement, arrangement, MOU, settlement, power of attorney etc. in respect of the said land of any part thereof with any person, authority, organization etc. and the VENDOR has further assured that they has neither done of been party to any whereby their rights, title and interest in the said land may, in any way, be impaired or whereby the VENDOR may be prevented from transferring the said land.

10. That the VENDOR has represented and assured to the VENDEE that there in no breach, violation etc. and they has not violated any of the bye-laws, rules and regulation etc. of any statue as applicable to the said land and has deposited all demands, dues etc.

11. That the VENDOR shall not act in contravention to this Sale Deed or evade any action that may put the VENDEE to any losses/damages or which is detrimental to the interest of the VENDEE.

12. That the said land has not been notified under section 4 &/or 6 of Land Acquisition Act. 1894, either for the planned development of Delhi of for any other purposes and is situated within the green belt and outside the urbanized limits. This Sale Deed will not contravene any of the provisions of the Delhi Land Reforms Act. 1954.



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Project In-Charge POWERGRID Narela Transmission Ltd. Narela, New Delhi

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13. That there is no poultry farm, warehouse & cattle livestock on the said land and the said land is agricultural land.

14. That the said land is being used for agricultural purpose and neither any notice u/s 81 of the Delhi Land Reforms Act. 1954, has been received nor any proceeding is pending in any court of law. Relying on the aforesaid representation and believing the same to be true and acting on the faith thereof, the VENDEE has agreed to purchased the said land and the VENDEE does doth hereby indemnify and shall keep VENDEE indemnified for all losses that the Vendee any suffer because of any defect in the title of the VENDOR.

15. That all taxes, such as Municipal taxes, Land Revenue and other charges etc. has been paid by the VENDOR and VENDOR shall be fully responsible and liable for all such arrears, liabilities etc. related upto the date of possession. The VENDOR also undertake that they will be liable and responsible for all the above payments even demands arises in future. Thereafter the same shall be paid and borne by the VENDEE.

16. That the VENDOR admits and confirms that after execution of this Sale Deed in favour of the VENDEE, the VENDOR has been left with no right, title, claim or interest whatsoever in the said land and the VENDEE has become the absolute owner thereof, for all intents and purposes and the VENDEE are fully competent and empowered to avail all benefits, rentals, deposits, accruals, enjoy same as well as to transfer or alienate the same or any part thereof, by way of Sale, mortgage, gift, collaboration, lease of otherwise deal with the same in the manner they like, subject to Revenue Authority/Tehsil's rules and regulations without any disturbance, hindrance, approval, objection of demand from the VENDOR or anybody else claiming under or in trust for them.

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A.K. DIXIT Project In-Charge POWERGRID Narela Transmission Ltd. Narela, New Delhi

::Page No.10::

17. That in future the said land and/or any part thereof, is acquired by any department, authority or government, in that case the VENDEE shall by entitled for all benefits, rights, claims, residuary rights, advantaged and easements pertaining to the said land including the compensation of the same as well as the alternative lands/properties and the VENDOR shall has no claim whatsoever in this regard.

18. That the VENDEE can get the said land mutated/transferred in their own name in the records of concerned authorities, and as well as the matters, connection, facilities etc., related to the said land, wherever if so required, on the basis of this Sale Deed or its certified true copies, and the VENDOR shall be deemed to has given their :NO OBJECTION" in this regard and the VENDEE shall also be entitled for all the security deposits etc. made by the VENDOR and may derive all

19. That the VENDOR and all persons claiming under or through the VENDOR shall and will, as and when required by the VENDEE and at the VENDEE's costs, agree to do all acts and execute all documents and to present himself/herself/themselves before the concerned authorities as be reasonable required by the VENDEE for more fully effectuating the sale being hereby made or for more fully owning and enjoying the said land or defending any action or proceeding concerning the same.

20. That in the event of any of the covenants, representations, undertakings, assurances etc. made herein by the VENDOR turning out to be incorrect or false or found contrary of the title of the VENDOR in the said land is found defective or if anyone else claims adverse right or interest in the said land, then the VENDOR shall be liable and responsible for the all the liabilities, risks, dues, losses, costs,

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A.K. DIXIT Project In-Charge POWERGRID Narela Transmission Ltd. Narela, New Delhi

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whatsoever account or of whatsoever nature, In case the VENDEE suffers any types of losses, damages, costs etc. on their accounts or deprived off from the whole or any part of the said land, in that event also the VENDOR shall be liable and responsible to make good and pay such losses, damages, costs, expenses, loss or profits etc. thus suffered/sustained by the VENDEE and they will keep the VDENEE freely, clearly and absolutely acquitted and exonerated and forever saved, defended, harmless and indemnified against the same and also compensate the VENDEE for the same in additions to the same the VENDEE shall has rights to legal action against the VENDOR. The VENDOR and all kind of their moveable and immoveable properties shall be responsible to fulfill all the losses that may be sustained by the VENDEE. The VENDEE shall be fully entitled to proceed for all action, claims, dues, losses etc. against VENDOR and none shall has any right to raise any objection against the same.

21. That all the expenses of this Sale Deed viz. Stamp Duty, Registration Charges etc. has been paid and borne by the VENDEE.

22. That the both parties are Indian Nationals.

23. That the Sale Deed is executed at New Delhi and Court(s) in Delhi/New Delhi, and the courts at Delhi/New Delhi alone will has the exclusive jurisdiction over this Deed to the exclusive of all other courts and the Deed shall be set to any construed in accordance with the laws of India.

24. That the VENDOR shall not create any charge or amount from the VENDEE, in respect of the above said property under sale after the registration of this Sale Deed.

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A.K. DIXIT Project In-Charge POWERGRID Narela Transmission Ltd. Narela, New Delhi

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FORM-A

[See Rule 5 of the Delhi Stamp (Prevention of under valuation of Instruments)

1. Name of the office of Registrar/Sub Registrar VI-B, (Narela) At Alipur, Delhi-

2. Name & Father Name of the Transferor:- (1) SH. PAWAN (2) SH. PARVESH BOTH SONS OF SH. JAI BHAGWAN, (3) SH. MUKESH SON OF SHRI NIWAS (4) SH. CHAND RAM SON OF SH. RAVI DUTT (5) SH. DINESH (6) SH. NAVEEN KUMAR AND (7) SH. ANUJ ALL SONS OF SH. JAI KUMAR, ALL RESIDENTS OF VILLAGE AUCHANDI, DELHI-110039.

3. Name & Father/Wife/Daughter Name of the Transferee:-SHRI AKHILESH KUMAR DIXIT (AADHAR CARD NO.5132-4081-3682) CHIEF GENERAL MANAGER, POWERGRID NARELA TRANSMISSION LIMITED (100% Own Subsidiary of Power Grid Corporation of India Limited) PAN CARD NO.AAICK0839N With Registered Office at B-9, Qutub Institutional Area, New

4. If the property was transferred earlier (Yes/No)_

(A) If yes amount of consideration there of _____ NO

(B) Amount of consideration of the present transfer- Rs.20,05,00,000/-5. IN CASE OF RESIDENTIAL LAND:-

(1) Name of the Revenue Estate:-.....Delhi... (ii) Name of Village:- Auchandi (Ochandi), Delhi-110039.

(iii) Khasra No. 37//11, 12, 13, 14, 17, 18, 19, & 20.

Rower Power

(iv) Area of Land Under Transfer:38 Bigha 10 Biswas. (v) Land Use: -Agriculture

Name & Sign. of the Transferor(S).

I/We AS ABOVE do hereby solemnly declare that what is stated above is true to the best of my knowledge and belief.

Verified today, on this 22 Day of March 2023.

Name & Sign. of the Transferor(S).

A.K. DIXIT Project In-Charge POWERGRID Narela Transmission Ltd. Narela, New Delhi

c114211

Pawan

Name & Sign. of the Transferee(S). Contd..P/13..

:: Page No.13::

25. That the VENDOR will be bound to give statement for mutation of the above said property in favour of the VENDEE before the concerned deptt. Or his/her/their attorney.

26. That the VENDOR and the VENDEE has read and understood all the terms of this Sale Deed in good health and sound disposing mind.

27. That the documents has been prepared under the instructions of the VENDOR and the VENDEE with their free will and wish and the contents of this documents has been read and explained to them in Hindi and has understood the meaning, implications and contents upon being satisfied in all respects.

IN WITNESS WHEREOF the VENDOR and the VENDEE both have set and subscribed their respective hands to this **Sale Deed** of the day, month and year first written above in the presence of the following witnesses:-

WITNESSES 195 30 4090 4984 PRAMOD KUMAR Sto-Sh Sukhveer Sinsh M. CI588. Sector P3, Phi-1 Greater No i cla. Gautam Buddha Ngr. 4+P. 201310.

ENDOR Yaen Puwan

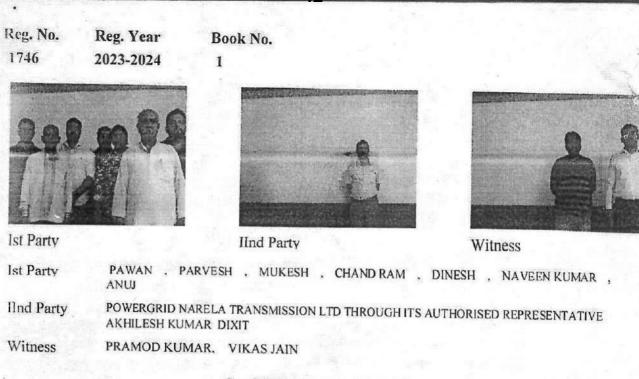
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A.K. DIXIT Project In-Charge POWERGRID Narela Transmission Ltd. Narela, New Delhi

VENDEE

2. 8920 8177 62 83 Vikas JAIN Sto St. Sushill Irr. Jain M. 3543, Dhorsom Para Ganalki Negar. Jain Mohalla - CH NOOZ



Certificate (Section 60)

Registration No.1,746in Book No.1 Vol No 5,276on page 180to 192on this date29/03/202329/03/20231:05:37PMand left thumb impressions has/have been taken in my presence.

day Wednesday

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Sub Registrar Sub Registrar VI B New Delhi/Delhi



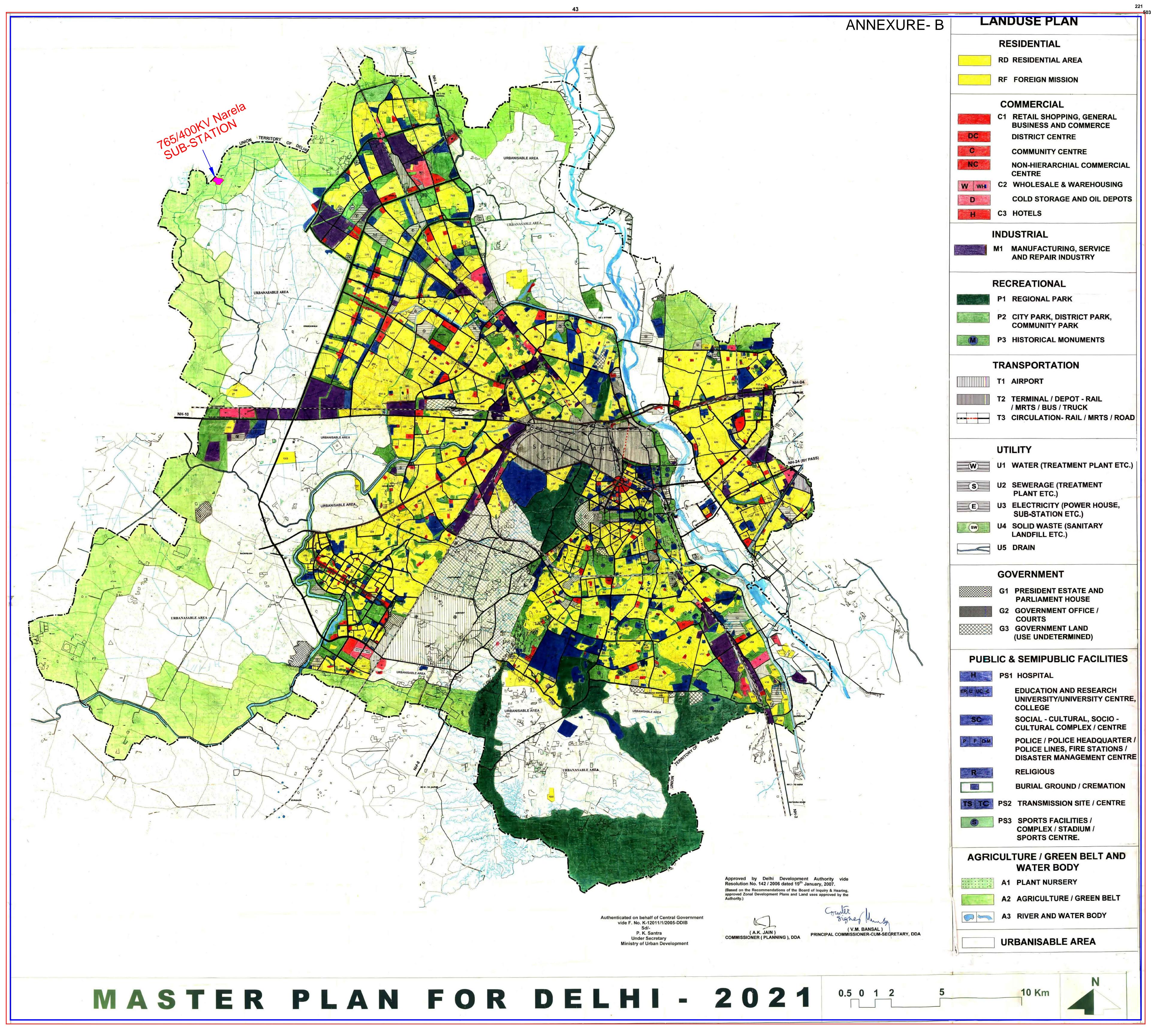


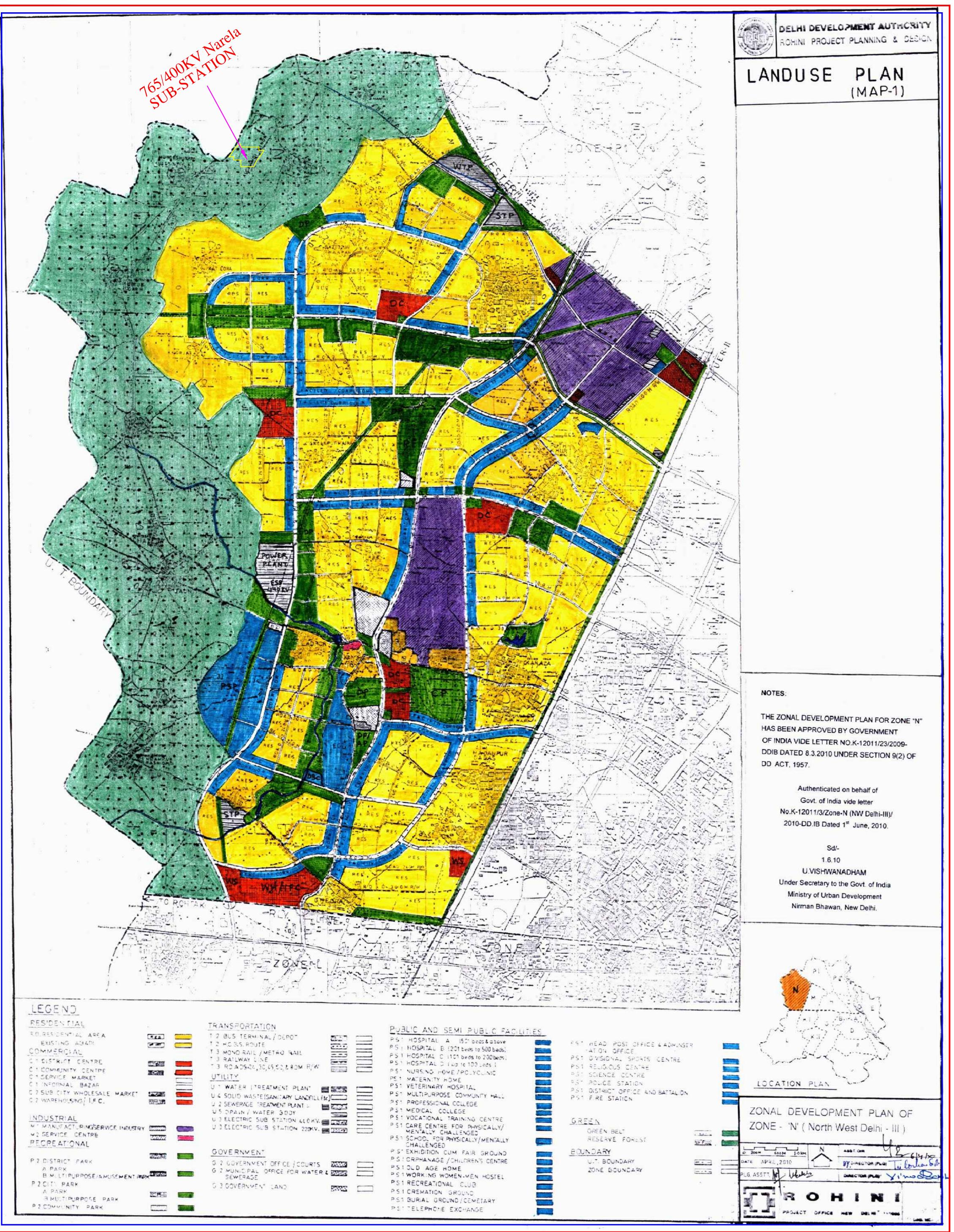
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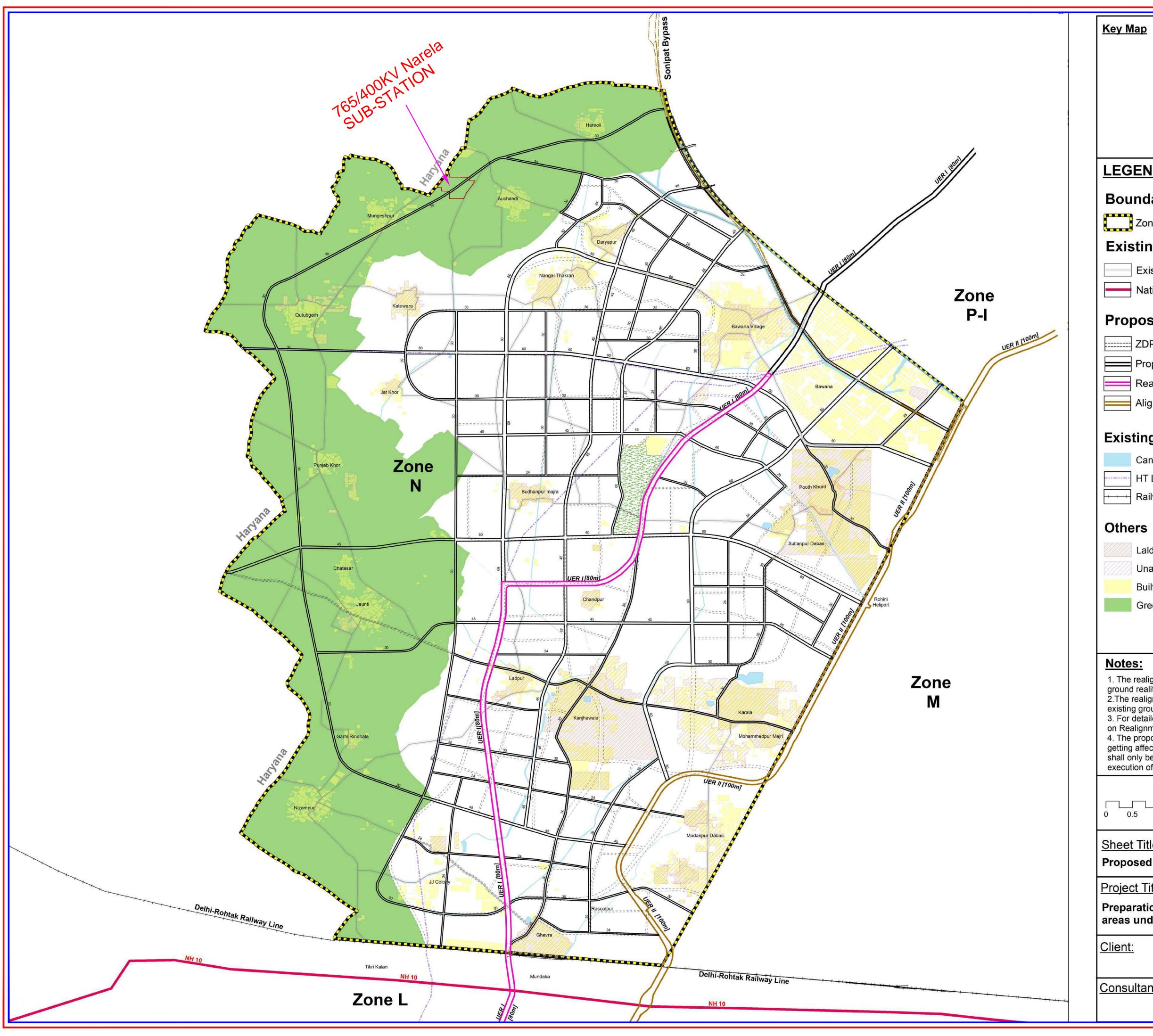
Revenue Department NCT of Delhi

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ANNEXURE - C²²³503

LEGENDS

Boundaries

Zonal Boundary

Existing Roads

- Existing Major Roads
- National Highway

Proposed / Notified Road Alignments

- ZDP Roads notified by DDA
- Proposed Road Network (Retained / Realigned/ New Alignment)
- Realignment of UER-I
- Alignment of UER II

Existing Physical Features

- Canal/Drains
- HT Lines
- Railway Line

- Laldora / Extd.. Laldora
- Unauthorized Colonies
- Built-up
- Green Belt

he realigned stretches may require re-adjustment depending upon and realities & preparation of sector layout plans. The realignment proposal is based on built-up, unauthorized colonies, ting ground realities and physical features. For detailed realignment proposal kindly refer the "Technical Note Realignment for Zone N" The proposed ZDP/MPD roads (notified) of any portion fully/partly ting affected by unauthorized colonies (under consideration for regularization) I only be considered for any deletion from notified ZDP/MPD after the cution of respective realigned portion of that road as per study.				
N 0.5 1 2 3 4				
e <u>et Title:</u> posed Realigned ZDP Road Network for Zone N, Delhi				
<u>ect Title:</u> paration of Transportation Model and Mobility Planning for is under Land Pooling Policy in Zone N, Delhi				
nt: DELHI DEVELOPMENT AUTHORITY				
SUITANTS CONSULTANTS (I) PVT LTD				

	DDA Land Use Change Proposal Check List (as per Ministry of Urban Development Letter Dt. 07.04.2015, 04.09.2015 & 17.06.2016)				
S. No.	Description	Status/Remark			
1	Whether the land is government or private and who is the land-owning agency?	Land is private in nature and POWERGRID Narela Transmission Limited (100% Wholly Owned Subsidiary Company of Power Grid Corporation of India Limited) is the land- owning agency.			
2	On Whose request the change of land use case or modification to MPD-2021 has been initiated?	Proposal was initiated on the request of POWERGRID Narela Transmission Limited (100% Wholly Owned Subsidiary Company ofPower Grid Corporation of India Limited).			
3	Whether a Responsible Officer from DDA (Give details) was Deputed for Inspection of Site And a copy of inspection report be provided.	Yes, Site Inspection was done done by DDA officials on Dt. 11.04.2023 (copy of joint site inspection notice attached).			
4	What is the public purpose proposed to be served by modification of MPD and/or change of land use?	For establishment of 765/400 kV Electrical Substation associated with Power evacuation from Solar Energy Zones in Rajasthan (8.1 GW) Phase-II, Part-G. Renewable power, increasing demand and reliability			
5	What will be impact of proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans and policies?	Request for change of land use for establishment of 765/400 kV Electrical Substation has been submitted			
6	What will be proposal's impact/implications on general public eg . Law & order etc.?	No adverse implications. Project is of national importance.			
7	Whether any court cases are ongoing on the land mentioned in proposal? Full details be attached.	No			
8	Background Note indicating the current situation/provisions;	Land Purchased from Private Land Owners, copy of registry submitted			
9	Whether similar proposals have earlier been considered by DDA/Ministry and/or disposed, and if yes, when and how;	Similar cases were processed for change of Landuse to utility and the same was approved by the ministry.			
10	What were the specific recommendations of the Authority with regard to the proposal;				
11	How and why the proposal was initiated;	Change of Land use from agriculture land/Green belt to Utility.			

12	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof;	Yes, the substation shall strengthen the availability and reliability of electrical power in Delhi Region, bring renewable power as per approved scheme by Government of India
13	What are the expected short-term and long- term outcomes if the proposal is approved and implemented;	Yes, the substation shall strengthen the availability and reliability of electrical power in Delhi Region
14	How the proposal will benefit in the development and economic growth of the city;	Power demand of Delhi is increasing and being capital needs uninterrupted power.The Substation is being constructed to evacuate renewable power from solar park in Rajasthan for Delhi. Thus play vital role in reducing carbon footprint in Delhi.
15	What are the provisions corresponding to the proposed policy/changes in other metropolitan cities in India and other countries, and if those provisions differ from the proposal, then why are they not considered appropriate for Delhi;	NA
16	What will be the public purpose served by the proposed modification;	Availability of cost effective and renewable power for the industrial/ commercial and domestic customers in the city.
17	What is the number of people/ families/ households likely to be affected by the proposed policy;	There shall not be any adverse effect over people/ families/ households.
18	Whether the proposal is in consonance with the existing plans, laws, bye-laws, rules, etc.;	Yes
19	Whether the implementation of the proposal will require changes in certain rules, provisions of Master Plan, etc., and if yes, what action has been taken to bring about such changes;	No
20	Whether the departments/ organizations / Ministries related with the proposal have been consulted and if yes, what were their views and how they were disposed;	The necessary approvals have been accorded by concerned Ministries/ Departments. NOC received from Delhi Government
22	The name, designation and contact information of an officer of the level of Director or above who will be the nodal officer to be contacted by the Ministry	Sh. A.K. Dixit, Chief General Manager, POWERGRID Narela Transmission Limited (100% Wholley owned subsidiary company of POWERGRID)

	regarding the proposal.	
23	What is the change proposed in MPD-2021/	The land use to be changed from
24	change of land use cases?Why is the change proposed i.e. the context and justification?	agriculture/green belt to utility. An electrical sub-station is need of Delhi State and scheme is approved by concerned
	-	Ministries of Govt of India.
25	With the proposed changes/amendments who are going to be benefitted? A tentative statistics or details who will be benefitted should be given.	All general public, industrial customers, commercial establishments shall be benefitted from the project.
26	How they are going to be benefitted from the proposed amendment/change?	The land shall be used for establishment of electrical utility.
27	Any other relevant statistics, details, information, etc, which will be useful from the point of view of press release for information to the public at large shall also be given.	All general public, industrial customers, commercial establishments shall be benefitted from the project. Publication in paper for purchase of land and Substation was made

MPD-2021 modified upto 31/08/2022

S. No.	Use Zone	Activities Permitted
1.	Green Belt	Forest, Agriculture use, Vegetation belt, Dairy Farms, Piggery, Poultry farms, ¹ [Low Density Residential Plots], Wild life sanctuary, Bird sanctuary, Biodiversity Park, Veterinary Centre, Police Post, Fire Post, Smriti Van, Plant Nursery, Orchard, Area for water-harvesting, Floriculture farm, Open Playground, Agro forestry, Amenity structures (List given in note). Existing village Abadis, already Regularised Unauthorised colonies and already approved Motels may continue ² [subject to development control conditions mentioned in Table 5.4 and Clause in Chapter 17.0].
2.	Regional Park	Ridge, Residential Flat (For watch & ward), Picnic Hut, Park, Shooting Range, ³ [Bio-diversity Park], Zoological Garden, Bird Sanctuary, Botanical Garden, Local Government Office (Maintenance), Open Air Theatre, Police Post, Fire Post, Orchard, Plant Nursery and Forest. Approved Farm Houses sanctioned prior to 01.08.90 ⁴ [or subsequently if approved by ⁵ [concerned municipal body], as per the policy applicable for regularization of the existing farm houses subject to necessary clearances from the Central Empowered Committee of Supreme Court and the Ridge Management Board of GNCTD are allowed.]
3.	City park	Aqua park/water sports park, Arboretum, ⁶ [Bio- diversity Park], Botanical Garden, National Memorial (approved by Cabinet/ Govt. of India), Amphitheatre, Open Playground, Aquarium, Other activities same as permitted in District Park. 30% of the area shall be developed with plantation of native species.
4.	District Park	District Park, Theme park, ⁷ [Bio-diversity Park], Recreational Club, National Memorial , Open-air food court, Children Park, Orchard, Plant Nursery, Area for water harvesting, Archaeological Park, Specialized Park, Amusement Park, Children Traffic Park, Sports activity, Playground, Amenity structures.

 ¹ Modified vide S.O. 1199(E) dated 10-05-2013
 ² Added vide S.O. 2555(E) dated 26-10-2012
 ³ Added vide S.O. 2532 (E) dated 19-10-2012
 ⁴ Modified vide S.O. 1199(E) dated 10-05-2013
 ⁵ Modified vide S.O. 3173(E) dated 12-12-2014

⁶⁻⁷ Added vide S.O. 2532 (É) dated 19-10-2012

MPD-2021 modified upto 31/08/2022

· · · · · · · · · · · · · · · · · · ·					
		Restaurant in a District Park having an area above 25			
		Ha. subject to following:			
		a. Area of the restaurant plot shall not be more than 0.8 Ha or 1% of the District Park, whichever is less.			
		b. Restaurant plot shall have no physical segregation			
		from the rest of the District Park area.			
		c. The building shall be a single storey structure with			
		max. FAR of 5 and height not more than 4m. without any residential facility and to harmonize with the surroundings.			
		 d. In case there is no parking lot in the vicinity, parking should be provided at a reasonable distance from the restaurants. Parking area should not form part of the restaurant complex / greens. e. 30% of the area shall be developed as dense plantation. 			
5.	Community	Park, Children Park, Open-air food court, Playground			
	Park	etc.			
6.	Multipurpose	Public meeting ground, Public address podium, Social			
	Ground	functions, Soft drink and snack stalls etc.			
Mataa					

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Notes:

- *i)* The following amenity structures are permissible in the above use premises except in Central Vista and Heritage areas: Toilet blocks, Pump Room, Electric Room, Guard Room, Equipment Room,
- *ii)* Interpretation Centre and Administrative office is permissible only in Heritage Areas.
- ¹[iii) Multi-gyms would be permissible in parks having an area of one ha. and would have built-up area upto 225 sq.m.]

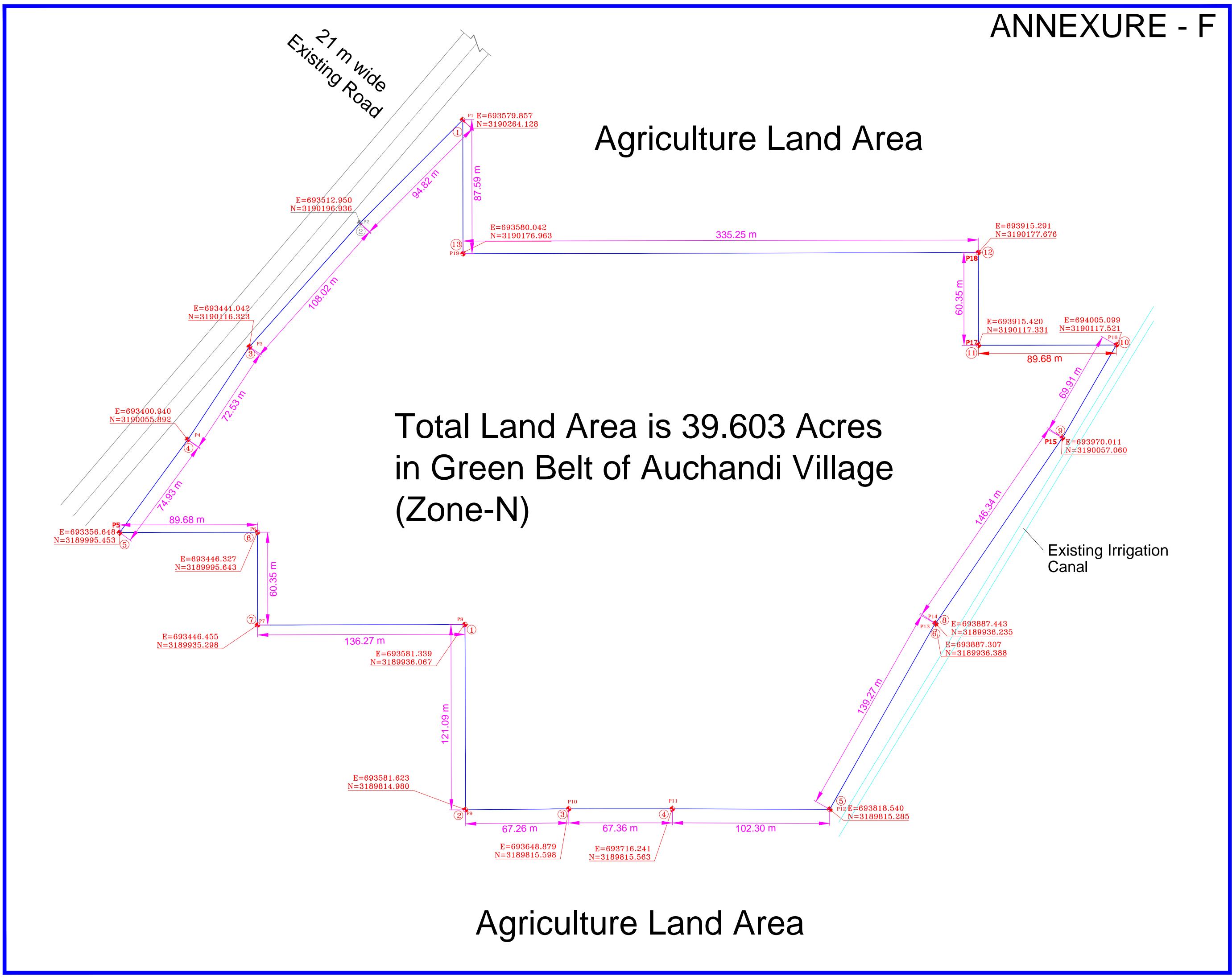
² [9.7 BIO-DIVERSITY PARK

The activities and development control norms permitted in Bio-diversity Parks are as under:

- a. Orchards, Specialized Parks like Butterfly Parks, Fernarium etc. Facilities for Flora & Fauna, Water Harvesting Structures, Open Air-Theatre, Food courts, Scientific Laboratories, Interpretation Centre, Administrative Office, Camping Site. Amenity Structures – Toilet Block, Pump Room, Electric Room, Guard Room and Equipment Room.
- b. Maximum Permissible Area of built structures shall be 0.5% of Biodiversity Park area or 10000 sqm., whichever is less.
- c. Building within the Bio-diversity parks would be restricted to 2 storeys with a maximum height of 12 m for sloping roof structures and should meet "green building" criteria (Griha 4 star rating).
- d. Parking may be provided in the lots of 20 to 25 ECS at different locations, as per requirement.]

¹ Added vide S.O. 2890(E) dated 23-09-2013

² Added vide S.O. 2532 (E) dated 19-10-2012





Existing Irrigation

[Agenda for Technical Committee]

ITEM NO.: /2023

Subject: Planning permission for Fuel Station on Private Land Khasra No. 43/23, Village Bakoli, GT road, Delhi.

E-File No: PLG/LP/0001/2023/P-II/FS (Comp. No. 51848)

1. BACKGROUND

- 1.1 CL Branch vide E-file LD/CL/0001/2022/CNG/F-13-AD-CL-I (Comp. No. 29619) has forwarded the request received from IOCL/applicant- Mrs. Susheela Gupta and Mrs. Anita Bindlish for grant of NOC for setting up Fuel Station on private land at Kh. No. 43/23, Village Bakoli, Delhi to Planning Deptt. with the request to examine the case as per policy/ regulations.
- 1.2 Central Government vide S.O. 1244 dt. 08.03.2019 notified 'Regulations for setting up of Fuel Station on privately owned Lands in National Capital Territory of Delhi'.
- 1.3 Commercial Lands Branch vide Office Order dt. 06.12.2019 has issued Modalities for processing of applications seeking NOC for setting up of Petrol Pump on private land.
- 1.4 Master Plan & Development Control (MP&DC) Section, Planning Dept. vide note dated 20.02.2020 has conveyed that cases received from CL Branch shall be examined in Planning file and these cases shall be put up in the Technical Committee (TC) meeting for approval/ planning permission. The decision of the TC will communicated to CL Branch for further necessary action.
- 1.5 In the 4th TC meeting held on 20.07.2020, the general observations were conveyed for examination of proposals for grant of NOC from the planning point of view. Further, certain decisions w.r.t. cases considered for grant of NOC / permission were also conveyed in the TC Meetings held on 05.10.2020 and 04.12.2020 for streamlining the processing of fuel stations.

2. FOLLOW-UP ACTION

- 2.1 A Joint Site Inspection was held by Planning Dept. on 15.09.2022 along with representatives of IOCL and revenue officers of LPC for ground verification, scrutiny of the information/documents submitted along with application, and to assess the viability of the proposal on the identified Khasra as per planning parameters laid down in the Regulations dt. 08.03.2019.
- 2.2 During the site visit, it was observed that 01 fuel station (with Petrol + Diesel facility) already operational adjoining the Khasra on the same side of the road.(approx 33 m from site proposed)
- 2.3 Requisite documents/clarifications w.r.t deficiencies observed in submitted documents was sought vide letter dt. 03.03.23. In response, IOCL/applicant vide letters dt. 09.03.23 submitted revised documents including application and performa, Linear Layout Plan, Peso Approval, NHAI Provisional NOC for the proposal under consideration.

3. EXAMINATION

- 3.1 As per the ZDP, Zone P-II the site (Khasra No. 43/23, Village Bakoli), is located along the proposed MPD/ZDP road having 100 M ROW [existing GT-Karnal road: NH-I(New NH-44)]. The tentative location of the proposed site as per ZDP Zone P-II is placed at Annexure A.
- 3.2 As per MPD-2021, Annexure 4.0(I), Village Bakoli falls under LDRA village in urban extension. Earlier, NOC for Planning permission for CNG / EV Station on Private land on Khasra No. 46/16, 17, 24, 49/4, Village Bakoli was approved 5th T.C meeting held on 25.03.2021 vide Item No. 36/2021.
- 3.3 Based on the above facts, the matter has been examined and a detailed proforma of the site as furnished by the Applicant and its compliance with respect to the planning parameter/ criteria laid down in regulations dt. 08.03.2019 and the requirements/ guidelines conveyed for examining proposals for grant of NOC by Technical Committee in its meeting 20.07.2020 is as under:

S. No	Planning Parameters	Status		
		As per information furnished by applicant	As per examination by Planning Department, DDA	Remarks
1	Land use Details of the	site		
а	Planning Zone in which the site falls	Zone P-II	Planning Zone P-II	_
b	Land use as per MPD- 2021/ Zonal Development Plan		Transportation/R ecreational as per ZDP, Zone P-II	Tentative Site Location marked on ZDP, Zone P-II (refer Annexure A) (Site is located on Green buffer along 100 M ROW).
С	Whether site lies in Urban area or Rural area	Rural		As per MPD-2021, Annexure 4.0(I), Village Bakoli falls under LDRA village in urban extension. Status of Village as Rural or Urban to be seen by CL dept.
d	Whether in prohibited Zone	No	No	
е	Whether in Green Belt	No	No	_
f	Whether part of	N/A	No	

503497/2023/AD(PLG-LAND POOLING ZONE P-I &II)

	approved Layout plan by Government/ DDA	19 1 1		
g	Whether Site falls in Land Pooling Zone	-	Yes	The site falls in Land Pooling Sector 06,
h	Name of Land Pooling Zone & Sector number	-	Sector 06, Zone P-II	Zone P-II. However,LDRA villages
S				is an exclusion as per the clause 3 (I) of the notified Regulations dt. 24.10.18.
i	Undertaking for participation in Land Pooling Policy As per submission	Yes	Yes	Bakoli is not a Land Pooling village. Undertaking reg.
5				temporary permission granted in Land Pooling areas after 5 years or preparation of Layout Plan has been submitted.
2	PLOT DETAILS (Linear	Layout Plan - Ar	inexure B)	
а	Category of Fuel Station – CNG/ CNG	Petrol+ Diesel + CNG	Petrol+ Diesel + CNG	As per Minutes of the 7 th Technical
	Mother Station/ Petrol/ EVC	(As per revised Annexure A)	(MS+HSD+CNG As per IOCL letter dt. 09.03.23)	Committee held on 05.10.2020, 'EV Station may not be considered currently in the proposal till the norms are formulated and notified.'
b	Area of plot (in sq m) *	1080 sq m (as per submitted linear layout dt. 09.03.23)	1080 sq. mt. (as per submitted linear layout dt 09.03.23)	
С	Plot Dimensions (in m) * - Front - Back - Left - Right	Front – 360 m Back – 36.0 m Left – 30.0 m Right – 30.0 m (as per submitted linear layout dt. 09.03.23)	Front – 36.0 m Back – 36.0 m Left – 30.0 m Right – 30.0 m (as per survey report dt. 23.09.22)	
d	Whether Plot frontage is at least 30 m, if not what is it? *	YES	YES 36.0 mt.	
е	Width of land left b/w existing & proposed RoW to be maintained as Green for future expansion of road widening (except entry & exit)*	Area-114.08 sqm		

503497/2023/AD(PLG-LAND POOLING ZONE P-I &I)

f	Excess Area of land left for Green/ parking, if Plot size > 1485 sq m	-	N/A	Not required as area of the plot is less than 1485 Sq.m
g	Site plan showing ingress & egress points	YES	YES	
3	ROAD/ APPROACH DE	TAILS		
а	Whether the Site lies on National Highway	Yes	Yes	Provisional Access permission/NOC from NHAI letter dt. 09.12.22 submitted.
b	Proposed RoW (as per notified ZDP)	Proposed RoW- 100m	Proposed RoW- 100m (as per ZDP)	
с	Existing road width in front of the plot *	100 m (as revised Annexure A dt. 09.03.23)	85 m approx.	a a
4	DISTANCE OF SITE FR	OM NEAREST IN	TERSECTION	
а	From minor road having RoW less than 30m	341m (As per linear layout plan)	More than 50m	In conformity as per provisions stipulated in
b	From major road having RoW more than 30m	607m (as per Linear Layout)	More than 100m	Regulations dated 08.03.2019
5	DISTANCE OF SITE FR	OM THE NEARES	ST FUEL STATION	OF SAME CATEGORY
	Divided carriageway - Same side of road		i) 01 Petrol + Diesel fuel station is operational adjacent to the proposed site U/r.	As per Regulations dated 08.03.2019, to avoid clustering, minimum distance between two fuel stations of similar category should be as
а		Reliance Petrol Pump touching the proposed Site u/r	ii) 02 petrol pump-1.22 km (towards Delhi) and 1.4 km (towards Karnal) are also present	follows: a. Not less than 1000 m on same side of road (without divided carriageway) b. Not less than 500 m on other side of road (with divided
			on same side of the road.	carriageway and without breaks in median).'

503497/2023/AD(PLG-LAND POOLING ZONE P-I &I)

	Opposite side of read		Mara than 500 M	
	-Opposite side of road	No fuel station within half km on opposite side.	More than 500 M	The Regulations dt 08.03.2019 is silent on the on minimum distance criteria between two fuel stations of similar
b	Undivided Carriageway - Same side of road - Opposite side of road	- -	N/A	category on same side of the road (with divided carriageway).
6	APPROVALS/ NOC TA	KEN FROM OTHE	R AUTHORITIES	·
а	PESO approved Drawing	Submitted	Submitted	The PESO approval drawing submitted dt.
b	Approval from PESO	Submitted	Submitted	03.12.2021
C	LOI	Submitted	LOI submitted dt. 06.12.21 (specifies valid as on date)	Validity of LOI to be submitted.
d	NOC from Traffic Police	Not submitted	Not submitted	As per Minutes of the 7 th TC held on 05.10.2020, Item no. 39/2020, Para a) (ii) 'Traffic Police NOC may be allowed to be submitted before the issuance of final letter from Land Disposal Section of DDA'.
е	Approval from NHAI (if applicable)	Submitted	Submitted	Provisional NOC for access permission by Ministry of Road Transport and Highways submitted by Applicant vide letter dated 09.12.22.
f	Division of Site in 80:20 ratio for CNG and EV respectively	-	N/A	As per Minutes of the 7 th TC held on 05.10.2020, Item no. 39/2020, Para a) (i) 'EV charging station may not be considered currently in the proposal till the norms are formulated and notified. The applicant can have the flexibility of providing it at a later stage on need basis as per the policy.
g	Any other approval/ NOC (if taken)	_	а	NOC/ Statuary permissions required

			for shifting the LT line and electric poles / trees (if any) to be
		· · · · · · · · · · · · · · · · · · ·	taken up by the applicant if it is affecting the functioning of the site.
7	Current Status of Site	-	The site is vacant and 01 Fuel Stations is operational the adjoining site u/r. Trees, electric pole and 11 KV HT line is present infront of the proposed site

- 3.4 Presently, 01 fuel station (Petrol + Diesel) is operational adjacent to the proposed site U/r and 02 petrol pump-1.22 km approx (towards Delhi) and 1.4 km approx (towards Karnal) are also present on same side of the road.
- **3.5** The Regulations dt 08.03.2019 are silent on minimum distance criteria between two fuel stations of similar category on same side of the road (with divided carriageway).
- 3.6 It is pertinent to mention that in Land Pooling Zone L 02 Court Cases namely WPC 6910/2022 titled 'Sunil Dahiya vs DDA & Anr' and WPC 2279/2023 titled Vikas Malik vs DDA & Anr have been filed in Hon'ble High Court wherein the petitioners have challenged that the NOC being given/to be given by DDA for the proposed CNG stations (near the CNG station of the Petitioners-on the same side of the road with divided carriageway) are in violation of Gazette Notification No. S.O. 1244 (E) dt. 08.03.2019. Further, Petitioners have prayed in High Court to direct DDA to revoke/cancel any No Objection Certificate (NOC) issued for setting up of CNG stations near the existing CNG stations of the petitioners. However, in both the cases, the NOC has not been issued yet by DDA.

The status of both the cases is as follows:

- a) The WPC 2279/2023 stands disposed off. However CL Dept. vide E file No. LD/CL/0002/2021/CNG/F13-COMMERCIAL LAND has requested Planning Department to examine whether there is any violation of Gazette Notification bearing S.O. 1244 dated 08.03.2019 w.r.t. case of Sh. Vikas Malik.
- b) In the matter of WPC 6910/2023, the next date of hearing is 15.09.2023 and affidavit on behalf of DDA was filed in Hon'ble Court.

4. PROPOSAL

In view of the examination at Para 3.0 above, the proposal for planning permission for setting up Fuel station on Pvt. Land at Kh. No.43/23, Village Bakoli, New Delhi is being put for deliberation of Technical Committee subject to the following conditions:

- i. Since the site is abutting 100 mt. ROW proposed MPD/ZDP road, any land required for road widening or any other planned development shall be surrendered by the owner/ occupier. The permission does not confer any immunity against acquisition of the land for any planned scheme by the Government.
- All necessary clearances from the concerned authorities, particularly, Delhi Traffic Police, valid LOI issued by IOCL, etc. shall be obtained before execution/issuance of final letter from Land Disposal Section of DDA.
- iii. To ensure smooth movement to the proposed ingress/egress of the fuel station, statutory permissions for any necessary shifting of the electric pole, trees falling in the ROW of the approach road (if required) shall be taken by the applicant following due procedure.
- iv. Before issuing NOC to the applicant, CL Department of DDA may verify the ownership documents as submitted by the applicant; and ensure that the site under reference is not affected by any revenue related impediments such as revenue rasta, drain etc.
- v. All other conditions as laid down in Gazette Notification S.O. 1244 dated 08.03.2019 and various TC decisions shall be mandatorily complied.
- vi. Undertaking by IOCL to the effect that 'it would ensure immediate cancellation of temporary permission granted in LDRA/Green Development Areas after 5 years or preparation of Layout Plan whichever is earlier and no claims/ compensation whatsoever would be sought on account of closure/ shifting of the Fuel Station.

5. RECOMMENDATION

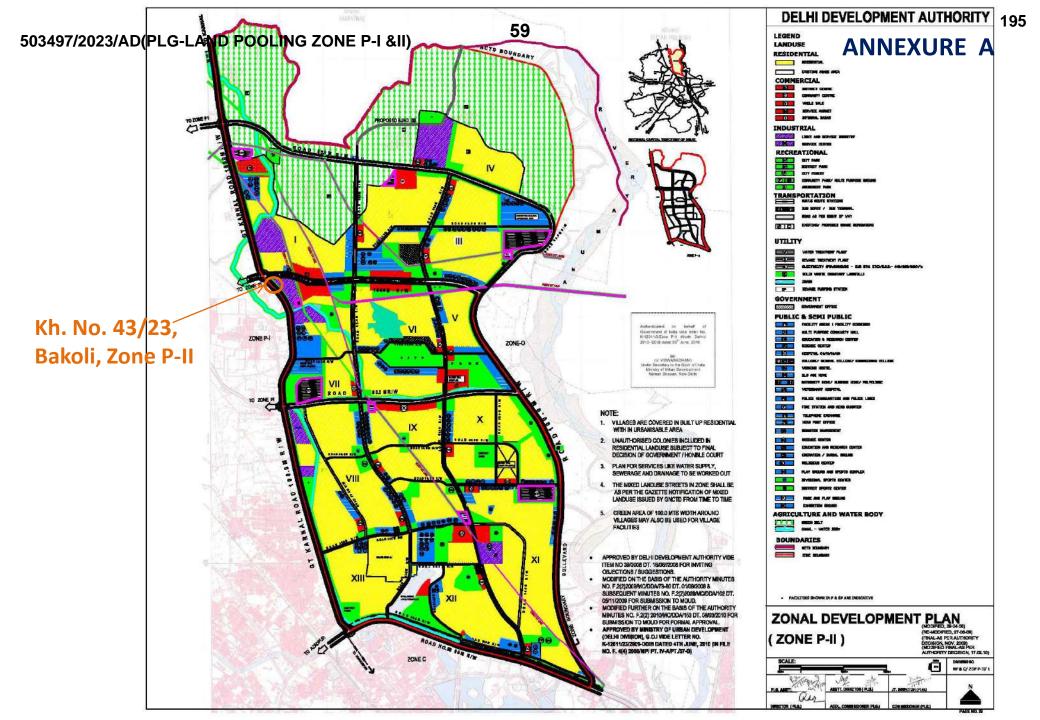
The proposal as contained in Para 4 above is placed before the Technical Committee for deliberation please.

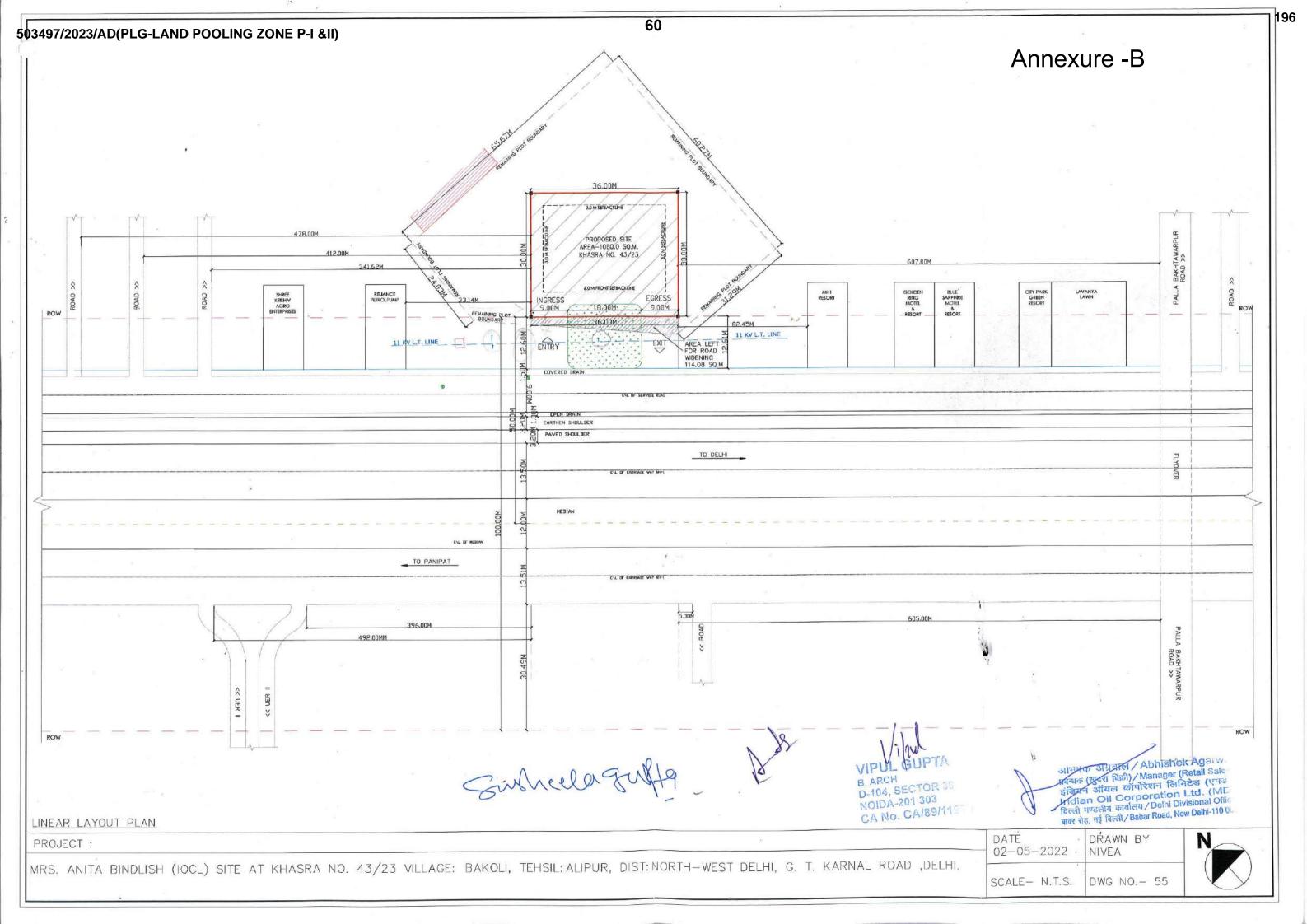
Asstt. Director (Plg.), Zone P-II

Dy. Director(plg.) Land Pooling

Director (Plg.) Land Pooling

Addl. Commissioner (Plg.)-IV Land Pooling





[Agenda for Technical Committee]

ITEM NO.: /2023

Subject: Proposal for planning permission for CNG station on Private Land Khasra No. 20/4/3, Village Nangli Poona, New Delhi.

E-File No: PLG/LP/0003/2021/P-II/FS (Comp. No. 15556)

1. BACKGROUND

- 1.1. CL Branch vide E-file <u>LD/CL/0085/2020/CNG/F-13-COMMERCIAL LAND</u> (Comp. No. 8639) has forwarded the request received from IGL/Sh. Jagbir Singh Chauhan for grant of NOC for setting up CNG Station on private land at Kh. No. 20/4/3, Village Nangli Poona, Delhi to Planning Deptt. with the request to examine the case as per policy/ regulations.
- 1.2. Accordingly the matter was examined in pursuance to Regulations S.O. 1244 dated 08.03.2019, Modalities dated 06.12.2019 issued by CL Branch, Note dt. 20.02.2020 issued by MP & DC Section and decisions w.r.t. grant of NOC / permission for fuel stations considered in 4th, 7th& 9th Technical Committee Meeting held on 20.07.2020, 05.10.2020 & 04.12.2020 respectively for streamlining the process.

2. FOLLOW UP ACTION

- 2.1. Based on the scrutiny of the documents submitted by the applicant, Joint Site Inspection was held on 06.08.21 and 16.12.2021 along with representatives of IGL, the officers of Planning, Survey and Revenue Officers of DDA for ground verification, scrutiny of the information/documents submitted along with application and to assess the viability of the proposal on the identified khasra as per planning parameters laid down in regulations dt. 08.03.2019.
- 2.2. During the site visit it was observed that the khasra is located on proposed 100m RoW MPD/ZDP Road- existing GT-Karnal road (NH-I (new NH-44) with divided carriageway. The tentative location of the proposed site as per notified ZDP Zone P-II is placed at **Annexure A**.
- 2.3. In response to the deficiencies communicated by this office w.r.t Linear layout plan, exact location from centre of road, area and dimensions of the site on the Aks shijhra map etc. were sought from IGL vide letters dt. 13.10.21, 12.11.21, 03.01.22, 15.03.22. In response, the applicant/IGL submitted revised documents vide letter dt. 01.11.21, 26.11.21, 21.11.22 and 21.03.23. However, some of the information required to examine the case has not been provided as on date.
- 2.4. Vide letter dt. 03.01.2022, it was conveyed that the site is located on G.T Karnal Road (NH-44/old NH-I) with proposed 100 M ROW, a certain portion of the site is required to be left for road widening to achieve the 100 m ROW, the site is located on NH-1, therefore NOC from NHAI was required to be submitted.

2.5. Applicant vide letter dt. 21.12.22 and email dt. 24.02.23 has submitted NHAI NOC/ provisional access permission letter dt. 15.11.22 and survey drawings. However, the plot was still shown at a distance of 40 M from Center of Road/Median and no area was left for road widening to achieve the 100 M ROW in the submitted Survey drawing Further, as per the submitted NOC from NHAI, the median is shown to be dividing the ROW at 59 M & 41 M either side. In this regard, necessary clarifications/alignment plan / proposed cross section duly verified by the road owning agency has been sought from IGL /applicant vide letter dt. 21.03.23.

3. EXAMINATION

- 3.1 As per the submitted Aks Shajrah and the revenue records, the southern side of Khasra No. 20/4/3 is located adjoining to Revenue Rasta (approx. 6m-9m wide) which forms an intersection with the existing GT-Karnal road (100 m RoW). However, infront of the plot there is a Cut/opening provided in between the main carriageway and service road and this cut is also providing access to the existing revenue road, this is forming junction with NH. Therefore, the location of the site is not in conformity with the Para 3.0(vii) of the Regulations dt. 08.03.2019.
- 3.2 Based on superimposition of the Khasra u/r on the ZDP, satellite imagery, the area available after leaving the affected portion required for road widening to achieve 100 M ROW would be approx. 600-700 sq.m which should at least be 1080 sqm (30 m X 36m) as per Clause 3(iv) of the Regulations dt. 08.03.2019. The Map showing the location and distance of the plot from the proposed 100 ROW ZDP Road and extent of site available for proposed Fuel Station is placed as Annexure B.
- 3.3 In view of the above facts, the proposed site for fuel station does not fulfill the following eligibility criteria as per planning parameters laid down in regulations dt. 08.03.2019 (refer regulations placed as **Annexure C**):

3.0 (iv) The plot size for such Fuel Stations will be as per prevailing Master Plan with a minimum of 30 m x 36 m and maximum of 33 m x 45 m ($75m \times 40m$ for CNG mother station as per requirement).

3.0(vii) "The minimum distance of plot from the ROW line of road instersection shall be as follows:

a) For Minor roads having less than 30m R/W – 50 M."

b) For major roads having R/W of 30m or more – 100 m

c) Frontage of the plot should be not less than 30 m

4. PROPOSAL

In view of the examination at Para 3.0 above, since the proposed site does not conform to para 3 (iv) & (vii) of the Regulations dated 08.03.2019, the planning permission for setting up CNG station on Pvt. Land at Kh. No.20/4/3, Village NangliPoona, Delhi may not be granted.

5. RECOMMENDATION

The proposal as contained in Para 4 above is placed before the Technical Committee for consideration please.

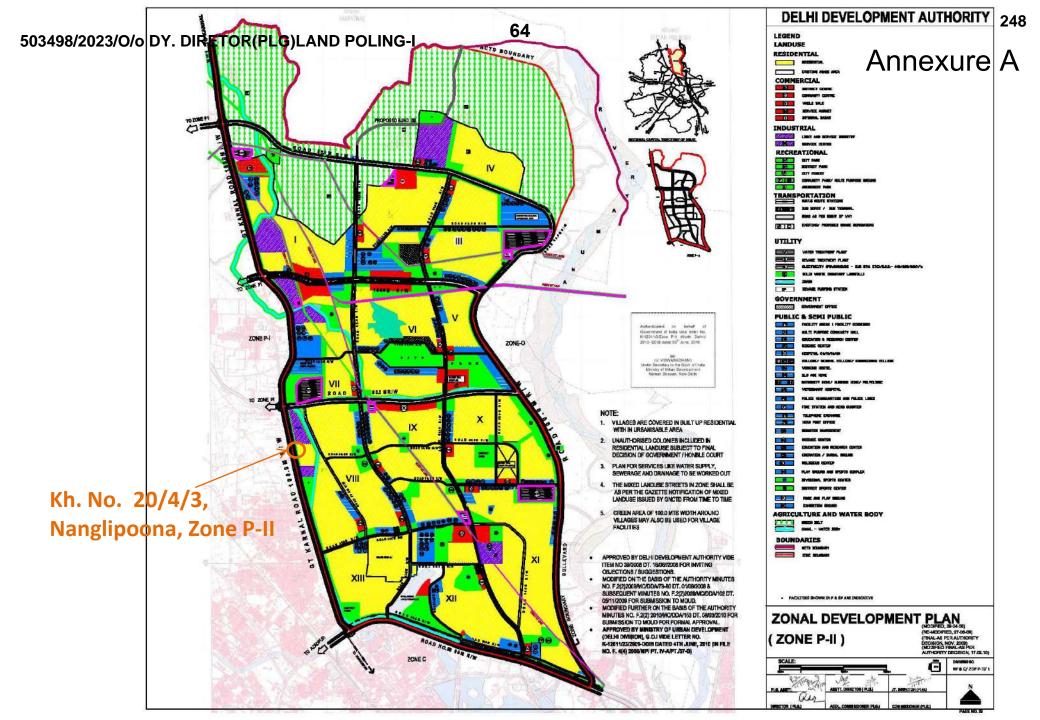
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Asstt. Director E (Plg.), L Zone P-II

Dy. Director(plg) Land Pooling

Director (Plg.) Land Pooling

Addl. Commissioner (Plg.)-IV Land Pooling



503899/2023/O/o DY, DIRETOR(PLG)LAND POLING-L

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Annexure B²⁴⁹



Map showing the location the Khasra 20/4/3, Village Nanglippona (superimposed on the satellite imagery)



66 503498/2023/O/o DY. DIRETOR(PLG)LAND POLING-1

REGD. NO. D. L.-33004/99

रजिस्ट्री सं० डी० एल०-33004/99



असाधारण

EXTRAORDINARY भाग II—खण्ड 3—उप-खण्ड (ii) PART II—Section 3—Sub-section (ii)

प्राधिकार से प्रकाशित

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अधिसूचना

नई दिल्ली, 8 मार्च, 2019

का.आ. 1244(अ).—दिल्ली विकास अधिनियम, 1957 की धारा 57 की उप-धारा (1) द्वारा प्रदत्त शक्तियों का प्रयोग करते हुए और अधिसूचना संख्या का.आ.1395(अ) दिनांक 27.09.2005 का अधिक्रमण करते हुए दिल्ली विकास प्राधिकरण केंद्र सरकार के पूर्व अनुमोदन से एतद्द्वारा निम्नलिखित विनियम बनाता है:

इन विनियमों को "<u>राष्ट्रीय राजधानी क्षेत्र दिल्ली में निजी स्वामित्व वाली भूमि पर ईंधन स्टेशन स्थापित करने हेतु</u> <u>विनियम</u>'' कहा जाएगा।

- 1.0 ''ईंधन स्टेशनों की अनुमति शहरी क्षेत्रों (शहरी विस्तार क्षेत्रों सहित) के सभी उपयोग जोनों और कृषि क्षेत्रों/हरित पट्टी में आने वाली निजी स्वामित्व वाली भूमि पर दी जाएगी, जो जोन 'ओ' में आने वाले भूखण्डों, रिज क्षेत्रीय पार्क, आरक्षित वन क्षेत्र, विकसित जिला/नगर/सामुदायिक पार्कों, स्मारक नियमित क्षेत्रों, अनधिकृत कॉलोनियों तथा ऐसे विवादित भूखण्ड, जिनके मामले में भूमि अधिग्रहण कार्यवाही लंबित है/मामला निर्णयाधीन है, को छोड़कर दी जाएगी। तथापि, सी.एन.जी. स्टेशनों की अनुमति अविकसित मनोरंजनात्मक क्षेत्रों में (रिज/मनोरंजनात्मक पार्क को छोड़कर) सभी सांविधिक अनापत्तियों की शर्त पर दी जा सकती है।''
- 2.0 ऐसा क्षेत्र, जिसके संबंध में कोई अनुमोदित ले-आउट प्लान नहीं है, वहाँ निजी स्वामित्व वाली भूमि पॉकेट मुख्य योजना/क्षेत्रीय विकास योजना के प्रावधानों द्वारा शासित होंगी। इन्हें ले-आउट प्लान में उचित रूप से शामिल किया जाएगा, जब ले-आउट प्लान संबंधित स्थानीय निकाय/प्राधिकरण द्वारा तैयार किया जाएगा।
- 3.0 सभी पात्र भूखण्डों पर अवस्थित ईंधन स्टेशन निम्नलिखित मानदण्डों और भवन-निर्माण मानकों की शर्त के अधीन होंगे:

1580 GI/2019

- (i) यह मुख्य योजना/क्षेत्रीय योजना की न्यूनतम 30 मीटर मार्गाधिकार वाली विद्यमान/प्रस्तावित सड़क (मुख्य योजना/लोक निर्माण विभाग/दिल्ली नगर निगम/राजस्व रिकॉर्ड के अनुसार) पर अवस्थित होगा। यदि प्लॉट प्रस्तावित सड़क को चौड़ा करने से प्रभावित होता है, तो अनुमति सड़क को चौड़ा करने के लिए प्लॉट के अपेक्षित भाग को छोड़ने के बाद बचे हुए प्लॉट क्षेत्र पर अन्य अपेक्षाओं/मानकों को पूरा करने की शर्त पर दी जाएगी।
- (ii) संस्वीकृत ईंधन स्टेशनों के परिसरों का उपयोग विद्यमान दिल्ली मुख्य योजना में यथा-अनुमेय उपयोगों के लिए किया जाएगा।
- (iii) मौजूदा मार्गाधिकार की सीमा और प्रस्तावित रिटेल आउटलेट की प्रॉपर्टी लाइन के बीच की भूमि का रख-रखाव ग्रीन बफर जोन के रूप में किया जाएगा। इस क्षेत्र में रिटेल आउटलेट स्थल तक पहुँच मार्ग को छोड़कर किसी अन्य निर्माण-कार्य की अनुमति नहीं दी जाएगी।
- (iv) ऐसे ईंधन स्टेशनों के प्लॉट का आकार विद्यमान मुख्य योजना के अनुसार न्यूनतम 30 मीटर x 36 मीटर और अधिकतम 33 मीटर x 45 मीटर (आवश्यकता के अनुसार सी.एन.जी. मदर स्टेशन के लिए 75 मीटर x 40 मीटर) होगा।
- (v) सी.एन.जी. स्टेशनों के मामले में प्लॉट का न्यूनतम आकार पेट्रोलियम और विस्फोटक सुरक्षा संगठन (पी.ई.एस.ओ.) अथवा इसके लिए निर्धारित किसी अन्य सांविधिक निकाय द्वारा यथा-निर्धारित अनापत्ति प्रमाण-पत्र और मानदंड/मानकों के अधीन भिन्न हो सकता है।
- (vi) यदि प्लॉट का आकार उक्त (iv) में निर्धारित अधिकतम आकार से बड़ा हो, तो विकास नियंत्रण मानदण्ड अर्थात् एफ.ए.आर., कवरेज इत्यादि केवल 33 मीटर x 45 मीटर आकार के प्लॉट के मानदण्ड के समान लागू होंगे। प्लॉट के शेष क्षेत्र का रख-रखाव खुले हरित क्षेत्र (ओपन ग्रीन स्पेस) के रूप में किया जाएगा।
- (vii) प्लॉट की न्यूनतम दूरी सड़क चौराहों (रोड़ इंटर-सैक्शन्स) की मार्गाधिकार लाइन से निम्नानुसार होगी:
 - (क) 30 मी. मार्गाधिकार से कम वाली छोटी सड़कों के लिए- 50 मीटर।
 - (ख) 30 मी. अथवा अधिक मार्गाधिकार वाली बड़ी सड़कों के लिए-100 मीटर।
 - (ग) प्लॉट के सामने का भाग 30 मी. से कम नहीं होना चाहिए।
- (viii) एक स्थान पर ईंधन स्टेशनों के समूह से बचने के लिए और ईंधन स्टेशनों का एक समान वितरण करने के लिए समान श्रेणी (अर्थात् सी.एन.जी., पेट्रोल, डीजल अथवा कोई अन्य ईंधन) के दो ईंधन स्टेशनों के बीच न्यूनतम दूरी निम्नानुसार होनी चाहिए:
 - (क) सड़क के एक ही ओर (कैरिज-वे का विभाजन किए बिना) 1000 मी. से कम न हो।
 - (ख) सड़क के दूसरी ओर (कैरिज-वे के विभाजन सहित और मीडियन को तोड़े बिना) 500 मी. से कम न हो।
- (ix) भवन मानक के मानदण्ड तथा न्यूनतम सैट बैक सक्षम प्राधिकारी तथा अग्निशमन एवं विस्फोटक सुरक्षा एजेंसियों द्वारा अनुमोदित किए जाने वाले मानक डिजाइन के अनुसार नियंत्रित किये जाएँगे।
- (x) ईंधन स्टेशन को स्थापित करने के लिए सामान्य शर्तें विद्यमान दिल्ली मुख्य योजना और भूतल परिवहन मंत्रालय एवं इंडियन रोड़ कांग्रेस (आई.आर.सी.: 12-2016) द्वारा निर्धारित मानदंडों अथवा उपर्युक्त (v) के अनुसार होंगी।
- (xi) यथा-लागू उपयोग परिवर्तन (कनवर्जन) शुल्क/प्रभार(लेवी) आवेदक के द्वारा सरकार द्वारा समय-समय पर अनुमोदित दरों के अनुसार देय होंगे।

[भाग II-खण्ड 3(ii)]

(xii) भवन नक्शे को अनुमोदन उस संबंधित स्थानीय निकाय/प्राधिकरण द्वारा एकीकृत भवन निर्माण उपविधि,
 2016 में निर्धारित कार्य-पद्धति के अनुसार प्रदान किया जाएगा, जिसके क्षेत्राधिकार के अंतर्गत वह क्षेत्र
 आता है तथा यह अनुमोदन पुलिस उपायुक्त (लाइसेंसिंग), दिल्ली अग्निशमन सेवा, संबंधित स्थानीय
 निकाय, डी.पी.सी.सी. आदि सहित सभी सांविधिक प्राधिकरणों से अनापत्ति प्रमाण-पत्र /क्लीयरेंस प्राप्त
 करने की शर्त पर प्रदान किया जाएगा।

4.0 अन्य शर्तें:

- (i) इन विनियमों को विद्यमान दिल्ली मुख्य योजना और एकीकृत भवन निर्माण उप-विधि के साथ पढ़ा जाएगा।
- (ii) इन विनियमों में प्रयुक्त सभी शब्द एवं अभिव्यक्ति, जो परिभाषित नहीं हैं, का अर्थ दिल्ली विकास अधिनियम, 1957 अथवा उक्त अधिनियम के अंतर्गत तैयार की गई और अनुमोदित की गई दिल्ली मुख्य योजना अथवा दिल्ली नगर निगम अधिनियम, 1957 अथवा एकीकृत भवन निर्माण उप-विधि, जैसा भी मामला हो, में दिये गये अर्थ के समान होगा।
- (iii) विवाद की स्थिति में विद्यमान दिल्ली मुख्य योजना के प्रावधान/शर्तें प्रचलित रहेंगी और ये विनियम माननीय न्यायालयों के आदेशों, यदि किसी विशिष्ट मामले में जारी किए गए हों, का अधिक्रमण नहीं करेंगे।
- (iv) इन विनियमों की व्याख्या से संबंधित किसी भी मामले को आवश्यक निदेशों और उचित कार्रवाई के लिए प्राधिकरण के समक्ष प्रस्तुत किया जाएगा।
- (v) ईंधन स्टेशनों का विकास संपूर्ण रूप से उक्त विनियमों द्वारा शासित किया जाएगा और ईंधन स्टेशनों हेतु दिनांक 04.07.2018 का निजी स्वामित्व वाली भूमि के नियोजित विकास को सक्षम करने हेतु विनियम लागू नहीं होंगे।

[फा. सं. 7(1)2018/एम.पी.] डी. सरकार, आयुक्त एवं सचिव

DELHI DEVELOPMENT AUTHORITY NOTIFICATION

NOTIFICATION

New Delhi, the 8th March, 2019

S.O. 1244(E).—In exercise of the powers conferred by sub-section (1) of Section 57 of the Delhi Development Act, 1957, and in supersession of the Notification No. S.O. 1395(E) dt. 27.09.2005, the Delhi Development Authority, with the previous approval of Central Government, hereby makes the following Regulations:

These Regulations shall be called "*Regulations for setting up of Fuel Stations on Privately* owned Lands in National Capital Territory of Delhi."

1.0 "Fuel stations will be permitted on privately owned lands falling in all use zones of urban areas (including urban extension areas) and in agriculture areas/green belt except on land parcels falling in Zone 'O', Ridge, Regional Park, Reserved Forest areas, developed district/city/community parks, Monument Regulated Zones, unauthorized colonies and disputed land parcels wherein the land acquisition proceedings are pending/matter is sub-judice. However, CNG stations may be permitted in undeveloped recreational areas (with the exception of Ridge/Recreational Park) subject to all statutory clearances".

- 4 THE GAZETTE OF INDIA : EXTRAORDINARY [PART II—SEC. 3(ii)] 2.0 An area in respect of which there is no approved Layout Plan, the privately owned land pocket shall be governed by the provisions of the Master Plan/Zonal Development Plan. The same shall be appropriately incorporated in the layout plan as and when prepared by the concerned local body / Authority. A Fuel Station located on all eligible land pockets shall be subject to the following norms and buildings 3.0 standards: It shall be located on Master Plan / Zonal Plan existing / proposed roads of minimum 30-meter i) right of way (as per Master Plan / PWD / MCD / Revenue records). In case the plot is affected by the proposed road widening, the permission shall be given on the plot area left after leaving the portion of plot required for road widening and subject to fulfilling other requirements / standards. The use of the premises in the Fuel Stations so sanctioned will be for uses as permissible in ii) prevailing Master Plan for Delhi. iii) The land between the existing right of way boundary and the property line of the proposed retail outlet will be maintained as green buffer zone. No construction will be allowed in this area except approach roads to the retail outlet site. The plot size for such Fuel Stations will be as per prevailing Master Plan with a minimum of 30 m iv) x 36 m and maximum of 33 m x 45 m (75m X 40m for CNG mother station as per requirement). v) In case of CNG stations, the minimum size of the plot may vary subject to the NOC and norms / standards as prescribed by the Petroleum and Explosives Safety Organisation (PESO) or any other statutory body defined for the same. In case the plot size is larger than the maximum size prescribed in (iv) above, the development vi) control norms i.e. FAR, Coverage etc. shall be as applicable to the plot size of 33 m x 45 m only. The remaining areas of the plot shall be maintained as open green space. The minimum distance of plot from the ROW line of road intersections shall be as follows: vii) a) For minor roads having less than 30m R/W – 50 m b) For major roads having R/W of 30m or more – 100 m c) Frontage of the plot should be not less than 30 m viii) In order to avoid clustering of Fuel Stations at a locality and to facilitate uniform distribution of the fuel stations, the minimum distance between the two Fuel Stations of similar category (i.e. CNG, Petrol, Diesel or any other fuel) should be as follows: a) Not less than 1000 m on the same side of the road (without divided carriageway). b) Not less than 500 m on the other side of the road (with divided carriageway and without breaks in median). The norms of building standard and minimum setbacks shall be regulated according to the ix) standard design to be approved by the Competent Authority and the Fire and Explosive Safety Agencies. The general conditions for setting up of Fuel Station shall be in accordance with the norms laid x) down by prevailing Master Plan of Delhi and also the Ministry of Surface Transport and the Indian Roads Congress (IRC: 12-2016) or as per (v) above.
 - The use conversion fee / levies as applicable, shall be payable by the applicant as per the rates xi) approved by the Government from time to time.
 - The approval of the building plan shall be given by the concerned local body / Authority under xii) whose jurisdiction the area falls, as per laid down procedure in UBBL, 2016 subject to NOC / clearances from all the statutory authorities including the Dy. Commissioner of Police (Licensing), Delhi Fire Service, the concerned local body, DPCC etc.

[भाग II-खण्ड 3(ii)]

4.0 **Other Conditions:**

- i. These Regulations are to be read along with the prevailing Master Plan for Delhi (MPD) and Unified Building Bye Laws (UBBL).
- ii. All words and expressions used in these Regulations, but not defined shall have the meaning as assigned to them in the Delhi Development Act, 1957 or the MPD prepared and approved under the said Act or the Delhi Municipal Corporation (DMC) Act, 1957 or the UBBL, as the case may be.
- iii. In case of conflict, the provisions/stipulations of prevailing MPD shall prevail and these Regulations shall not supersede orders of the Hon'ble Courts, if issued in any specific case.
- iv. Any issues relating to the interpretation of these Regulations shall be referred to the Authority for necessary directions and appropriate action.
- v. The development of fuel stations shall be entirely governed by the said regulations and the regulations to enable planned development of privately owned land dated 04.07.2018 shall not be applicable for fuel stations.

[F. No.7(1)2018 /MP]

D. SARKAR, Commissioner-Cum-Secy.

ITEM NO .: /2023 [Agenda for Technical Committee]

- Subject: Planning permission for CNG Station on Private Land KhasraNo. 28//22/1, 23/1 & 37/2 min, Village Tikri Kalan, Delhi.
 - (File No. PLG/LP/0010/2021/L/FSTN-O/O DD(PLG)LANDPOOLING(ZONEK-I,L))
 - 1. Background
 - 1.1 An E- Office file bearing number LD/CL/0006/2021/CNG/F13-COMMERCIAL LANDwas received from Commissioner (LD), DDA vide which application of M/S Sri Hari Filling Station for grant of NOC for setting up CNG Station on private land at KhasraNo. 28//22/1, 23/1 & 37/2 min, Village Tikri Kalan, Delhi was forwarded with the request to examine the case as per Policy.
 - 1.2 DDA vide S.O. 1244 dated 08.03.2019 notified 'Regulations for setting up of Fuel Station on Privately owned Lands in National Capital Territory of Delhi'.
 - 1.3 Commercial Lands Branch vide Office Order dated 06.12.2019 issued Modalities for processing of applications seeking NOC for setting up of Petrol Pump on private land.
 - 1.4 Master Plan & Development Control (MP & DC) Section, Planning Department vide note dated 20.02.2020 conveyed that cases received from CL Branch shall be examined in Planning file and put up in the Technical Committee (TC) Meeting for approval/ planning permission. The decision of TC will be communicated to CL Branch for further necessary action.
 - 1.5 The 4th TC Meeting (held on 20.07.2020), vide Minutes dated 14.08.2020 made some general observations regarding proposals for Planning permission for Fuel Stations.
 - 1.6 The 7th TC Meeting (held on 05.10.2020), vide Minutes dated 28.10.2020 made some observations to expedite and streamline the processing of the Fuel Station cases.

2. Examination

- 2.1 Applicant, vide letter dated 22.06.2022, submitted documents such as attested Site cum Linear Layout Plan and PESO approval (along with the approved drawing) with respect to the case under reference. Accordingly, a Joint Site Inspection was conducted on13.07.2022 by Planning Department along with representative from IGL in order to scrutinize the application submitted by the applicant as per planning parameters laid down in Gazette Notification S.O. 1244 dated 08.03.2019.
- 2.2 Further, amended Linear Layout Plan (Annexure A) was submitted by applicant on 29.07.2022
- 2.3 Based on the above and as per the standard proforma prepared through various deliberations by senior officers, matter was examined and following is the status visà-vis planning parameters:

503143/2023/AD(PLG-LAND POOLING ZONE J &72

	en parte parte plante	St	atus					
S.No.	Planning Parameters	As per information furnished by applicant	As per examination by Planning Department, DDA	Remarks				
1	Land Use Details of the Site							
а	Planning Zone in which the site falls	Zone L	Planning Zone L	er en				
b	Land use as per MPD- 2021/ Zonal Development Plan (ZDP)	Manufacturing	Recreational (P2: City Park, District Park, Community Park) (as per notified ZDP)	Tentative Location of Site u/r on ZDP is placed at Annexure B .				
с	Whether site lies in Urban area or Rural area	_	Urban	Village Tikri Kalan declared 'Urban' vide Gazette Notification No. F.7(128)DLB/2019/ 00058016/14600-15 dt. 20.11.2019				
d	Whether in prohibited Zone	No	No					
e	Whether in Green Belt	n	Yes	Site u/r falls in Village Tikri Kalan which is a Green Belt village.				
f	Whether part of approved Layout plan by Government/ DDA	No	No	a ann an 11. Iogracht				
g	Whether Site falls in Land Pooling Zone	n satire <u>t</u> ue († 13 15 milijae - 173	No	Site u/r falls in Village Tikri Kalan which is a Green Belt village.				
h	Name of Land Pooling Zone & Sector number		Not Applicable	Not a land pooling area.				
Ĩ	Undertaking for participation in Land Pooling Policy			Submitted by applicant on 22.06.2022.				

503143/2023/AD(PLG-LAND POOLING ZONE J &73

	distant in the second second	S	itatus		
S.No.	Planning Parameters	Intormation		Remarks	
2		Plot	Details	the state of the	
а	Category of Fuel Station-CNG/ CNG Mother Station/ Petrol/ EVC	CNG/ EVC	CNG Station	Application is submitted for CNG EVC Station and PESO approval is for CNG/ EVC	
	Proportion & Location	2. FCH548-12		Station. However as per Minutes of 7 th TC: 'EV Charging station may not be considered currently in the proposal till the	
b	of CNG& EVC earmarked in the map	No	Not required	proposal till the norms are formulated and notified. The applicant can have the flexibility of providing it a later stage on need basis as per the Policy'.	
с	Area of plot (in sq m)	1516 sq m (as per submitted drawing)	1516 sq m (as per submitted drawing)	As per notified Regulations: Minimum size of plot= 1080 sq m Maximum size of plot= 1485 sq m	
d	Plot Dimensions (in Metre) - Front - Back - Left - Right	Front – 40.8 m Back – 24.07 m Left – 48.192 m Right – 46.94 m (as per submitted drawing)	Front – 40.8 m Back – 24.07 m Left – 48.192 m Right – 46.94 m (as per submitted drawing)	As per drawing submitted by IGL on 29.07.2022	
e	Whether Plot frontage is at least 30 m, if not what is it?	40.8m (as per submitted drawing)	40.8 m (as per submitted drawing)		

503143/2023/AD(PLG-LAND POOLING ZONE J & L)

		St	atus	N		
S.No.	Planning Parameters	As per information furnished by applicant	As per examination by Planning Department, DDA	Remarks		
f	Area of land left between existing RoW & proposed RoW to be maintained as Green (except entry & exit)		Area left for road widening is 98.56 sq m.			
g	Area of land left for Green/ parking, if Plot size > 1485 sq m			exceeds 1485 sq m, a of the plot to be green space.		
h	Site plan showing ingress & egress points	agress & egress Yes Yes		Submitted vide letter dated 29.07.2022		
3	ETHER OF BURN	Road/ Approach Details				
а	Whether the Site lies on National Highway	Yes	Yes	Lies on NH-9 (Delhi- Rohtak Road)		
b	Proposed RoW (as per notified ZDP)	60 m	60 m	-		
с	Existing road width in front of the plot	60 m	56.92 m	As per drawing submitted by applicant on 29.07.2022.		
4	Dis	tance of Site from	n nearest intersectio	n		
а	From minor road having RoW less than 30 m			, conforms to Para ns dated 08.03.2019.		
b	From major road having RoW more than 30 m	- 100 t = 100 t d	More than 100 m, conforms to Par 3(vii)b of Regulations dated 08.03.2019			
5	Distance of Si	te from the near	est fuel station of sa	me category		
a	Divided carriageway - Same side of road - Opposite side of road	Yes	Another CNG Station (same category) at Khasra No. 38//5/2 in Tikri Kalan was approved in 4 th TC Meeting, 2021; and is	to avoid clustering, minimum distance between two fuel stations of similar category should be		

503143/2023/AD(PLG-LAND POOLING ZONE J & L)

9403 (PP)	and the second second second second	St	atus	and post of the	
S.No.	Planning Parameters	As per information furnished by applicant	As per examination by Planning Department, DDA	Remarks	
			located 466 m away from the proposed Site (on same side of road- divided carriageway and without breaks in median in front of the Site u/r).	carriageway) b. Not less than 500 m on other side of road (with	
	Undivided	a desire da a A desire da a d	COMPANY RELEASE	median).	
	Carriageway			a deal a	
b	 Same side of road Opposite side of road 	NA	Not applicable		
6	Appro	vals/ NOC taken	from other Authorit	ies	
а	Approval from PESO	Yes	Yes	Submitted	
		,		As per Minutes of the 7 th TC held on 05.10.2020, Item no. 39/2020, Para a (i) <i>Traffic Police</i>	
b	NOC from Traffic Police		Not submitted	NOC may be allowed to be submitted before the issuance of final letter from Land	
				Disposal Section of DDA'.	
c	Approval from NHAI (if applicable)	_	by Ministry of R	or access permission Road Transport and ed by Applicant vide 2022.	
d	Any other approval/ NOC (if taken)	_	_	-	
7	Current Status of Site	_	Site under reference is vacant and located on service road of Nation Highway.		

- 2.4 The proposal for planning permission for CNG Station at Khasra No. 38//5/2 in Tikri Kalan was approved in 4th TC Meeting, 2021 held on 08.03.2021 and 09.03.2021 vide Agenda Item no. 27/2021. The same is located 466 m away from the proposed Site (on the same side of the road with divided carriageway and without breaks in median) (refer Annexure C).
- 2.5 The Regulations dt 08.03.2019 are silent are silent on minimum distance criteria between two fuel stations of similar category on same side of the road (with divided carriageway).
- 2.6 It is worth here to mention that, two Court cases namely WPC 6910 /2022 titled 'Sunil Dahiya vs DDA & Anr' and WPC 2279 /2023 titled Vikas Malik vs DDA & Anr have been filed in Hon'ble High Court wherein the petitioners have challenged that the NOC being given/ to be given by DDA for the proposed CNG stations (near the CNG station of the Petitioners- on the same side of the road with divided carriageway) are in violation of Gazette Notification No. S.O.1244 (E) dt 08.03.2019. Further, Petitioners have prayed in High Court to direct DDA to revoke/ cancel any No Objection Certificate (NOC) issued for setting up of CNG stations near the existing CNG stations of the petitioners. However, in both the cases, the NOC has not been issued yet by DDA. The status of two cases is as follows:
 - 2.6.1 The WPC 2279/2023 stands disposed off. However CL Dept. vide E- File No. LD/CL/0002/2021/CNG/F13-COMMERCIAL LAND has requested Planning Dept. to examine whether there is any violation of Gazette Notification bearing S.O 1244 dated 08.03.2019 w.r.t case of Sh. Vikas Malik.
 - 2.6.2 In the matter of WPC 6910/2023, the next date of hearing is 15.09.2023. An affidavit on behalf of DDA has been filed in Hon'ble Court.

3. PROPOSAL

In view of Para 2 above, the proposal for planning permission for CNG Station on Private Land Khasra No. 28//22/1, 23/1 & 37/2 min, Village Tikri Kalan is being put up for deliberation of Technical Committee subject to the following conditions:

- i. Since the plot size is larger than the maximum size prescribed in Regulations dated 08.03.2019, the development control norms i.e., FAR, Coverage etc. shall be as applicable to the plot size of 33 m x 45 m only. The remaining areas of the plot shall be maintained as open green space.
- ii. Undertaking by IGL to the effect that 'it would ensure immediate cancellation of temporary permission granted in Green Belt areas after 5 years or preparation of Layout Plan whichever is earlier and no claims/ compensation whatsoever would be sought on account of closure/ shifting of the CNG Station.'
- iii. Land required for future road widening, if any, or any other planned development shall be surrendered by the owner/ occupier. The permission does not confer any immunity against acquisition of the land for any planned scheme by the Government.

- iv. CL Department, DDA to verify the Khasra and ownership details as submitted by the applicant; and ensure that the Site under reference is not affected by any revenue related impediments such Revenue Rasta, drain, etc.
- v. All other conditions as laid down in Gazette Notification S.O. 1244 dated 08.03.2019 shall be mandatorily complied.

4. RECOMMENDATION

The proposal as contained in Para 3 above is placed before the Technical Committee for deliberation, please.

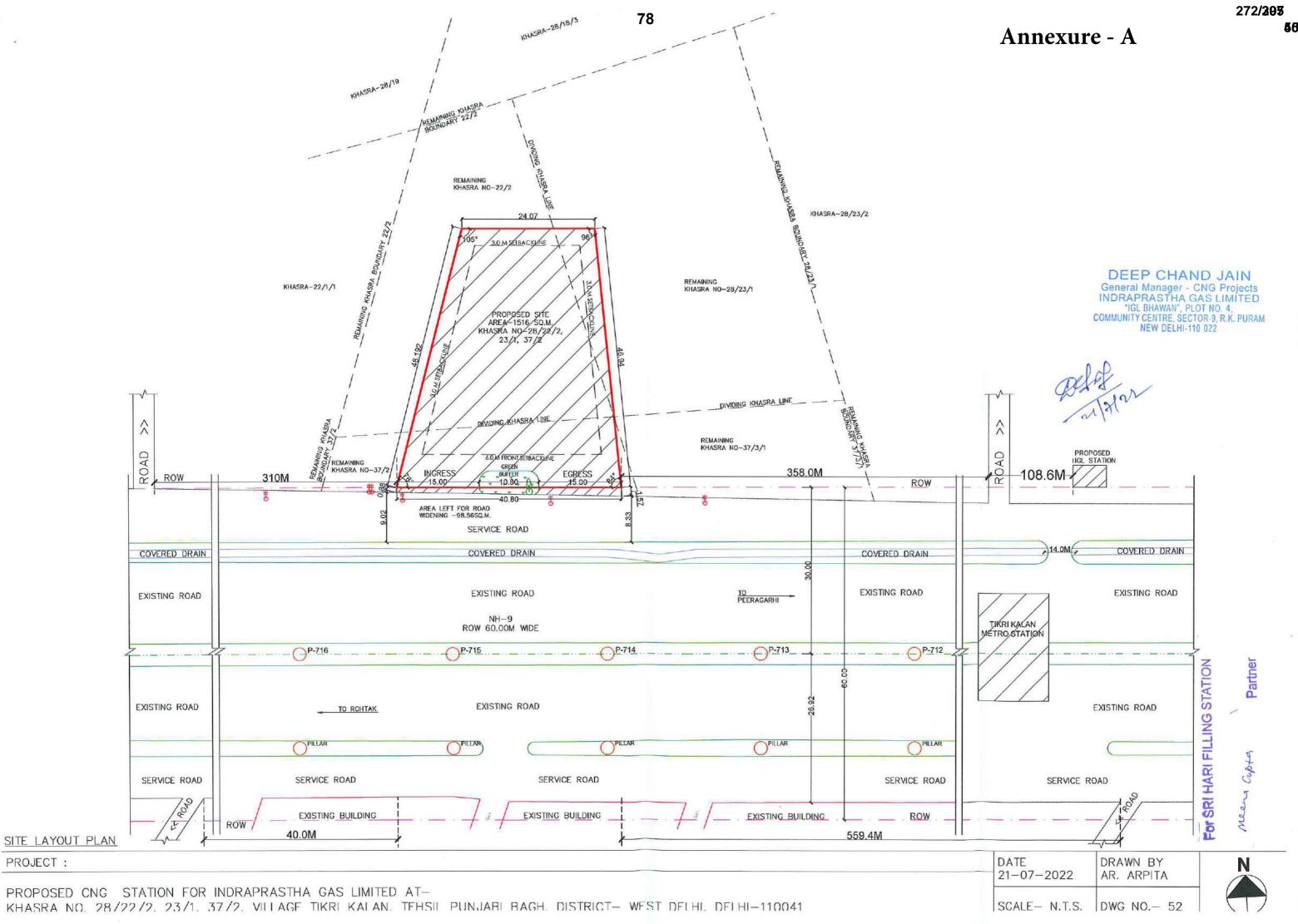
Assistant Director (Plg.) Zone L

An Lowe

Dy. Director (Plg.) Zone K-I/ L

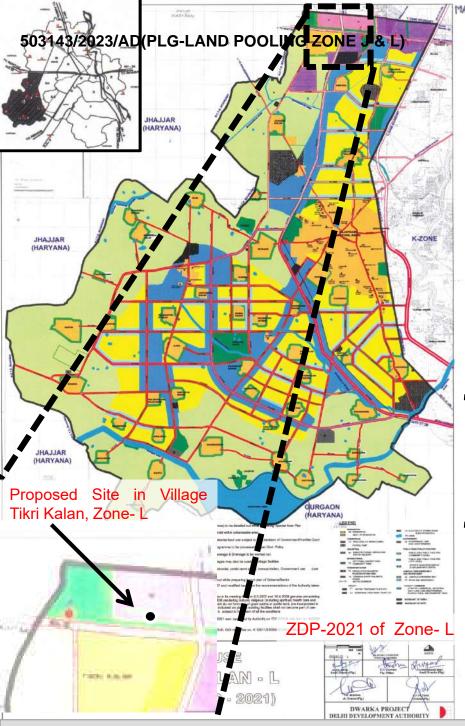
Director (Plg.) Land Pooling

Additional Commissioner (Plg.)-IV



PROJECT :







Location of Proposed Site in Village Tikri Kalan on ZDP- 2021 Location of Khasra & Proposed Site in Village Tikri Kalan on Satellite Imagery



503143/2023/AD(PLG-LAND POOLING ZONE J & L)

To Bahadurgarh

Proposed Site for CNG Station at Kh. No. 28//22/2, 28//23/1 & 37//2 in Tikri Kalan

Delhi- Rohtak Road 60 m wide National Highway

80



Planning permission for CNG Station at Kh. No. 38//5/2 in Tikri Kalan was approved vide Agenda Item no. 27/2021 in 4th TC Meeting, 2021 held on 08.03.2021 & 09.03.2021.

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[Agenda for Technical Committee]

ITEM NO.: /2023

Subject: Proposal for Planning Permission for CNG Station on Private Land Khasra No.16//20, Village Surhera, Delhi.

(File No. PLG/LP/0012/2021/L/FSTN-O/O DD(PLG)LANDPOOLING(ZONEK-I,L))

1. Background

- 1.1 An E- Office file bearing number LD/CL/0013/2021/CNG/F13-COMMERCIAL LAND was received from CL Branch vide which application of M/S Narayani Gas Filling Station for grant of NOC for setting up CNG Station on Private Land at Khasra No. 16//20, Village Surhera, Delhi was forwarded with the request to examine the case as per Policy.
- 1.2 Accordingly, the matter was examined in pursuance to Regulations S.O. 1244 dated 08.03.2019, Modalities dated 06.12.2019 issued by Commercial Lands Branch, Note dated 20.02.2020 issued by MP & DC Section and Minutes of 4th&7th Technical Committee Meeting of 2020.

2. Examination

As per the Site Inspection and superimposition of proposed site on Zonal Plan of Zone L, it was observed that the proposed Site u/r lies less than 100 m away from the proposed intersection of existing road having 60 m RoW with two proposed roads having 60 m RoW and 45 m RoW as per ZDP- 2021. (refer Map at **Annexure- A**). This is not in conformity to Para 3(vii)b of Regulations dated 08.03.2019 which stipulate that the minimum distance of the plot from the RoW line of road intersection for major roads having RoW of 30 m or more is 100 m'.

3. Proposal

In view of the above, since the proposed Site for CNG Station on Private Land Khasra No. 16//20, Village Surhera does not conform to Para 3(vii)b of Regulations dated 08.03.2019, therefore, the planning permission may not be granted.

4. Recommendation

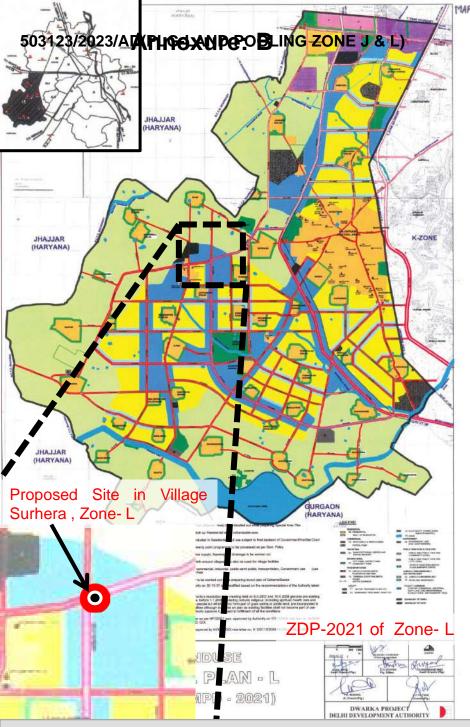
The proposal as contained in Para 3 above is placed before the Technical Committee for consideration, please.

Assistant Director (Plg.) Zone L

On Leave

Dy. Director (Plg.) . Zone K-I/ L

Director (Plg.) Land Pooling





Location of Proposed Site in Village Surhera on ZDP- 2021 Location of Khasra & Proposed Site in Village Surhera on Satellite Imagery

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2nd Technical Committee Meeting to be held on 03.05.2023

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AGENDA FOR THE TECHNICAL COMMITTEE MEETING

Sub:- Proposed change of Landuse of land measuring 7205 sq.m from "Recreational" to "Transportation", for construction of Five lane Toll Plaza (RFID System) at Ghazipur old location, currently the MCD Toll Tax (NH-24), falling in Planning Zone E.

1.0 BACKGROUND:

- 1.1 Erstwhile SDMC has been entrusted to install RFID System at 13 Road Entry Points (covering 65 Toll Lanes) to the National Capital Territory of Delhi in compliance to the directions of Hon'ble Supreme Court of India order dated 22.08.2016 (in the court case M.C. Mehta Vs. Union of India & Ors. W.P. © No. 13029/1985). The project is being monitored by the PMO and EPCA.
- 1.2 Letters dated 07.03.2019 and 12.06.2019 has been received from erstwhile SDMC and Toll Tax Department respectively, stating that, (Annexure A):

"At Ghazipur (Old) location, currently the MCD Toll Tax and Environment Compensation Charge (ECC) is being collected from the service road occupying the single left lane at NH-24.

With the system upgradation plan with RFID and the growing traffic volumes, the collection of Toll Tax & ECC, with only a single lane is not possible and is creating traffic jams, therefore, there is a need of 05 lanes for smooth collection work but in the site there is no space available on the existing carriageway of NH24.

The matter was discussed with the NHAI Chairman on 30th August, 2018 and further deliberated on 31st August 2018 with their technical team, it was recommended by NHAI to acquire the adjacent additional land at that location and which we believe it comes under your Jurisdiction."

Accordingly, erstwhile SDMC requested DDA to provide 1986 sq.m of land at Pocket-B, IFC Ghazipur, on concessional rates i.e. Government to Government for the purpose of installation of RFID system (2 lanes) for the collection of MCD Toll Tax and Environment Compensation Charge (ECC).

- 1.3 The proposal of developing 2 lanes toll plaza adjacent to NH-24 was reviewed by NHAI and on their recommendations, erstwhile SDMC vide letter dated 20.09.2019 revised the proposed area to13655 sq.m for the purpose of installing RFID System (5 lanes) (Annexure B).
- 1.4 Planning Zone E vide letter dated 15.01.2021, requested Toll Tax Department to identify a different site for the proposed facility as the site under consideration falls in "Recreational" Landuse and as per the examination of Landscape and Horticulture Department, DDA, huge no. of trees i.e. 465 approx. will be needed to cut due to the proposed activity (Annexure C).

1.5 In response, Toll Tax Department vide letter dated 03.06.2021 intimated that,

"it is not possible to install the RFID System at different site for the proposed activity and regarding existing trees on site, erstwhile SDMC after allotment of site, shall take up the matter with Forest Department" (Annexure D) and

a new proposal was submitted along with Detailed Proposal Report (DPR) for the requirement of area measuring **7205 sq.m** of land, for Installing RFID System (5 lanes) at Ghazipur vide letter dated 02.08.2021 (Annexure E).

1.6 Further, vide meeting held on 30.06.2022, it was informed by IL Department, DDA to MCD that "the use of land in question is Zonal Green, for change of landuse, equivalent land is to be developed as Green by MCD".

Accordingly, MCD identified a piece of land located at village Ghumanhera, District South West, measuring about 8092 sq.m, available with MCD and proposed it for development as Green (Annexure F). Details of this site are as under:

Location	Area (in sq.m)	Landuse (as per ZDP OF Zone L)	Boundaries
Village Ghumanhera, South West Delhi falling in Planning Zone-L	8092 sq.m	Agricultural and Green Belt	North : Green field South: Village Road East: Village Road West: Green Field

2.0 EXAMINATION:

- 2.1. The site under reference falls in Pocket B of "Modified Layout Plan of Integrated Freight Complex Gazipur". Further it is to submit that, other than above mentioned layout plan, no plans are available in Planning Zone-E (Annexure G).
- 2.2. Landuse and details of the site is as follows (Annexure G and H):

Location	Use Premise (as per LOP)	Landuse (as per MPD 2021)	Landuse (as per ZDP of Zone E)	Boundaries (as per ZDP of Zone E)
Ghazipur old location, currently MCD Toll Tax (NH-24)	Recreational	C2 Wholesale & Warehousing	Recreational (Community Park/ Park/ Multipurpose/ GR)	North : Delhi Meerut Expressway South: Ghazipur Dairy Farm East: Delhi- UP Border West: Dr. Hedgewar Marg

2.3. As per the report of LM Department, DDA, (Annexure J)

"as per the land record available in this office, the land u/r falls in Kh. no. 560 of village Gazipur, which is acquired and possession taken over land to DDA. The land u/r has already been transfer to Horticulture Dept. HD-7, DDA for green development."

Also, "As per the court case register available in this branch there is no entry find regarding kh. no. 560 of Village Khichripur".

2.4. TSS has been provided by Toll Tax Department, MCD, (Annexure K)

3.0 INFORMATION REQUIRED AS PER THE MOUD, GOI LETTERS DATED 07.04.2015 AND 04.09.2015 IS ANNEXED AT L.

4.0 PROPOSAL:

In view of the above, Change of Landuse is proposed for an area measuring 7205 sq.m from 'Recreational (Community Park/ Park/ Multipurpose/ GR)' to 'Transportation' at Pocket-B, IFC Gazipur, under Section 11A of DD Act, 1957.

The boundary of the site is based on TSS provided by MCD. The proposal for the Change of Land Use is as follows (Annexure M):

Location	Requested Area	Landuse (as per ZDP of Zone E)	Landuse Changed to	Boundaries (as per ZDP of Zone E)
Ghazipur old location, currently MCD Toll Tax (NH-24)	7205 sqm	Recreational (Community Park/ Park/ Multipurpose/ GR)	Transportation (Toll Plaza)	North : Delhi Meerut Expressway South: Ghazipur Dairy Farm East: Delhi-UP Border West: Dr. Hedgewar Marg

5.0 RECOMMENDATIONS:

The proposal at para 4 above is placed before the Technical Committee for processing under Section 11A of DD Act 1957 for consideration of the Authority.

Director (Plg.) Zone E & O

New Cuman

Asst. Dir. (Plg.) Zone E

Lyma &

Planning Assistant

562283/2023/ANS(PILG-ZONELO) AND-III

⁸⁶Annexure A

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OMMISSIONER



SOUTH DELHI MUNICIPAL CORPORATION Dr. S.P. Mukherjee Civic Centre (9th Floor) Jawaharlal Nehru Marg New Delhi-110002 Phones : 011-23225901-02 D.O. No.D-153 /COM/SDMC/2019 Dated : \$7/03/2019

Dear Sir,

This is to inform you that SDMC has been entrusted to install RFID System at 13 (thirteen) Road Entry Points* [covering 65(sixty Five) Toll Lanes] to the National Capital Territory of Delhi in compliance to the directions of the Hon'ble Supreme Court of India order dated 22.08.2016 [in the court case M.C. Mehta Vs. Union of India & Ors. W.P.(C) No.13029/1985] and further being monitored by the PMO and EPCA for timely scheduled completion.

At Gazipur (Old) location, currently the MCD Toll Tax and Environment Compensation Charge (ECC) is being collected from the service road occupying the single left lane at NH-24.

With the system upgradation plan with RFID and the growing traffic volumes, the collection of Toll Tax & ECC with only a single lane is not possible and is creating traffic jams, therefore, there is a need of 05 lanes for smooth collection work but in that site there is no space available on the existing carriageway of NH24.

The matter was discussed with the NHAI Chairman on 30th August, 2018 and further deliberated on 31st August 2018 with their technical team, it was recommended by NHAI to acquire the adjacent additional land at that location and which we believe it comes under your jurisdiction.

As per drawing of Plan submitted by South Delhi Municipal Corporation's RFID Concessionaire – M/s Tecsidel India Pvt. Ltd.-GHV India Pvt. Ltd. (JV) (copy attached) the total 1989 Sq. Mtr. additional land is required for the purpose.

Therefore you are requested to allocate the 1989 Sq. Mtr. land to SDMC on the concessional rates i.e. Government to Government on priority basis, for the purpose of installation of RFID system for collection of MCD Toll Tax and Environment Concession Charge (ECC) at the earliest.

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Yours sincerely.

(PUNEET KR GOEL)

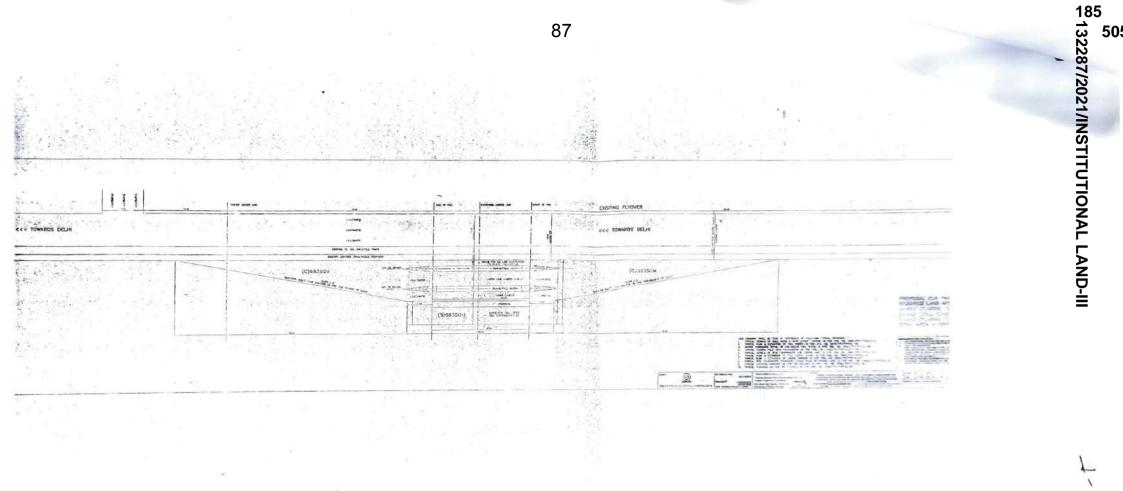
Encl : <u>as above</u>

Shri Tarun Kapoor, Vice Chairman, Delhi Development Authority, Vikas Sadan, INA <u>New Delhi-110023</u>.



स्यत्व = भारत एक कदम साखरा के कोर

Fax: 011-23225903 E-mail: commissioner-sdmc@mcd.gov.in



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509283/2023/ANS(PILG-ZONELO), AND-III



OFFICE OF THE DIRECTOR LOCAL BODIES (TOLL TAX DEPARTMENT)

14TH PLOOR, DR. SPM CIVIC CENTRE MINTO ROAD, JLN MARG, NEW DELHI-110002 E-mail 1D: <u>osdtolltax@gmail.com</u> (PH- 011-23226422)

No: ADC/TT/HQ/2019/D- 492

Dated 2 /06/2019

The Director (Land & Management) Delhi Development Authority, Vikas Sadan, INA, New Delhi-110023

Sub:- Allocation of 1989 Sq. Mtr. Land to SDMC for the purpose of installation of RFID System at Gazipur Old Location.

Sir,

The SDMC has been entrusted to install RFID System at 13 Road Entry Points* [covering 65 (sixty Five) Toll Lanes] to the National Capital Territory of Delhi under the directions of the Hon'ble Supreme Court of India order dated 22.08.2016 [in the Court case M.C. Mehta Vs. Union of India & Ors. W.P. (C) No.13029/1985]. The project is being monitored by the PMO and EPCA.

At Gazipur (Old) location, currently the MCD Toll Tax and Environment Compensation Charge (ECC) is being collected from the service road occupying the single left lane at NH-24.

With the system up gradation plan with RFID and the growing traffic volumes, the collection of Toll Tax & ECC with only a single lane is not possible and is creating traffic jams, therefore, there is a need of 05 lanes for smooth collection work but in that site there is no space available on the existing carriageway of NH-24.

The matter was discussed with the NHAI Chairman on 30th August, 2018 and further deliberated on 31st August 2018 with their technical team, it was recommended by NHAI to acquire the adjacent additional land at that location and which we believe it comes under your jurisdiction.

As per drawing of Plan submitted by South Delhi Municipal Corporation's RFID Concessionaire – M/s Tecsidel India Pvt. Ltd.-GHV India Pvt. Ltd. (JV) the total 1989 Sq. Mtr. Additional land is required for the purpose.

The Commissioner, SDMC had written D.O. No.D-153/COM/SDMC/2019 dated 07.03.2019 to Vice Chairman, DDA with the request to allocate the 1989 Sq. Mtr. Land to SDMC on the concessional rates i.e. Government to Government on priority basis, for the purpose of installation of RFID system for collection of MCD Toll Tax and ECC at the earliest.

The EPCA has is likely to call a meeting shortly to review the progress of RFID project. So, you are again requested to allocate the 1989 Sq. Mtr. Land to SDMC on the concessional rates i.e. Government to Government on priority basis, for the purpose of installation of RFID system for collection of MCD Toll Tax and ECC at the earliest or update the SDMC regarding steps taken to allocate the 1989 Sq. Mtr. Land to SDMC so that the EPCA could be apprised accordingly.

Assistant Commissioner (Toll Tax)

Copy for kind information to:-

- 1. Chairman, EPCA
- 2. Addl. Commissioner (TT)/SDMC



Kindly refer D.O. No. D-153/COM/SDMC/2019 dated 7th March 2019, wherein we had requested to allocate 1989 Sq. Mtr. Land to SDMC on the concessional rates i.e. Government to Government on priority basis, for the purpose of installation of RFID System for collection of MCD Toll Tax and Environment Compensation Charge (ECC) at the earliest.

The said land requirement was calculated based on the two lanes requirement at Gazipur (Old) location as per our contract with the RFID Systems. The Contractor M/s Tecsidel India Pvt. Ltd.-GHV (India) Pvt. Ltd.(JV) informed that the proposal was also sent for NHAI's review on their request as it is adjacent to the NHAI highway NH-24 and shall affect the traffic movement on the highway.

After detailed review and discussions, it is found that there is need of more land as construction of 5 lanes in place of 2 lanes are needed and accordingly the land allocation requirement is re-calculated to 13655 Sq. Mtrs.

It is therefore requested to re-consider our proposal and allocate 13655 Sq. Mtrs land to SDMC on the concessional rates i.e. Government to Government on priority basis for the purpose of installation of RFID System for collection of MCD Toll Tax and Environment Compensation Charge (ECC) at the earliest.

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Yours sincerely,

(GYANESH BHARTI)

Shri Tarun Kapoor, IAS Vice Chairman, Delhi Development Authority, Vikas Sadan, INA, New Delhi-110023



OFFICE OF THE DIRECTOR LOCAL BODIES (TOLL TAX DEPARTMENT)



14TH FLOOR, DR. SPM CIVIC CENTRE MINTO ROAD, JLN MARG, NEW DELHI-110002 E-mail ID: <u>osdtolltax@gmail.com</u> (PH- 011-23226422)

No: ADC/TT/HQ/2020-21/D- 467

Dated <u>62</u>/08/2021

Sh. Sada Shiv Deputy Director (IL) Delhi Development Authority Institution Land Branch A-216, Vikash Sadan,INA, New Delhi-110023

Sub: - Allotment of land for setting up of RFID system at Gazipur Main location currently the MCD Toll Tax (NH-24) for collection of Toll Tax.

Sir,

May please refer your letter no F.23 (03) 19/IL/1931 on dated 06.07.2021 on the subject cited above wherein you have requested to provide justification for the required land, Detailed Project Report, Details on Budgetary provision for the proposed RFID system at Gazipur.

In this regard, it is submitted that at Gazipur (Main) location currently the MCD Toll Tax and ECC collection is being made from the service road occupying the single right most lane at NH-24. With the system up gradation plan with RFID and the growing traffic volumes the collection of Toll Tax and ECC with only a single lane is not possible and is creating traffic jams. NHAI vide letter no. NHAI/PIU-GZB/DME-I/12038/MCD/2019/E-1198 dt 25 Aug 2019 conveyed that a 5 lane independent toll plaza adjacent to NH-09 ROW on DDA land may be constructed. Therefore there is an extreme need of 5 lanes toll plaza for smooth collection of Toll Tax but at that site there is no space available on the existing carriage way of NH-24. Accordingly, it has been decided in consultation with NHAI to acquire the adjacent additional land at that location which comes under jurisdiction of DDA. Further objective of SDMC for installation of RFID System at Gazipur Toll Plaza is to provide congestion free traffic and maintain smooth flow of traffic along the border. The development of modernized RFID System Toll Plaza provides aesthetic view, smooth flow of traffic and creates good impression among the visitors coming to Delhi.

Further it is worthwhile to specify here that in reference to letter of Assistant Director (Plg.) Zone E, DDA vide letter No. F.3921)/2015-MP/Vol.- II/D-43 dated 15.01.2021 the site has been inspected by the EE (TT) alongwith Authority Engineer (TT) and it is found that the said Toll Plaza exists at NH-24 and there is heavy traffic on NH-24 so it is not possible to install the RFID system at other site. The SDMC, after allotment of land by DDA, shall take up the matter with Horticulture Department and comply with their guidelines in this regard. Accordingly the SDMC revisited proposed area layout plan of Gazipur Main Toll Plaza. As per fresh proposed layout plan for installation of RFID system at the said Toll Plaza, the requirement of land has been reduce to 7205 Sq.Mtr. insteadp of 13655 Sq.Mtr.

Moreover as desired by Dy. Director (IL) DDA, the Detailed Project Report (DPR) for the proposed RFID System at Gazipur old is also enclosed herewith as **Annexure-A** & the detailed layout plan as **Annexure-B**. The expenditure for development of land and installation of RFID System shall be charged out of ECC income head of account.

In view of above, it is requested to expedite the allotment of land measuring 7205 Sq. Mtr (for setting up of RFID System at Gazipur Main Toll Plaza) to SDMC on the concessional rates i.e. Government to Government on priority as there is no other site/ land is available. It is pertinent to mention here that permission for tree cutting, if needed, shall be taken up by SDMC.

Encl: As above.

uma

(Themant Kumar Fauzdar) Additional Dy. Commissioner (Toll Tax) South Delhi Municipal Corporation

Copy for kind information to:-

- 1. OSD to Vice Chairman, DDA
- 2. Sh. Neeraj Bharti, Commissioner (Land Disposal), DDA
- 3. Commissioner, SDMC
- 4. Addl. Commissioner (Toll Tax),SDMC
- 5. Addl. Commissioner (Landscape), 11th Floor, DDA Vikash Minar, New Delhi-110002.
- 6. Director (Plg.) E&O Zone, DDA, Vikash Minar, New Delhi-110023.



Annexure C

DELHI DEVELOPMENT AUTHORITY

AREA PLANNING, ZONE 'E' & 'O' 3rd FLOOR VIKAS MINAR, I.P. ESTATE, NEW DELHI-110002

F.3(21)/2015-MP/Vol.-11/D-43

Date: 15.01.2021

To,

Addl. Deputy Commissioner Toll Tax Department Office of The Director Local Bodies 14th floor, Dr. SPM Civic Centre Minto Road, JLN Marg, New Delhi-110 002.

- Sub: Allotment of land for setting up of RFID System at Ghazipur old location currently the MCD toll tax (NH-24) for collection of toll tax.
- Ref: No: ADC/TT/HQ/2020/D-1230 dated 06/02/2020. No: ADC/TT/HQ/2020/D-1546 dated 22/07/2020. F.3(21)/2015-MP/Vol.-II/D-264 dated 24/08/2020.

Sir/Madam,

This is with reference to above mentioned letters regarding 'Allotment of land for setting up of RFID System and Ghazipur old location currently the MCD toll tax (NH-24) for collection of toll tax'.

In this regard it is to mention that matter was forwarded to Landscape department as site under reference falls within Recreational area. As per the examination of Landscape department and Horticulture department, a huge number of trees i.e. 465 approx will be needed to cut due to the proposed development. Therefore, it was requested to identify a different site for the proposed activity.

In view of the above, is is requested to identify a different site for the proposed activity.

Asst. Director (Pld). Zone E

Copy to :

Addl. Commissioner (Landscape), 11th floor, DDA Vikas Minar, New Delhi-110002.

15/01/2021 Asst. Director (Plg

222/269 190

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	ARTMENT)	229/269 191 149
MINICH	E-mail ID: ogdtolltax@gmail.com (PH- 011-23226422)	Annexure D
No: ADC/TT/HQ/2021/D-221	Dated 03/06	/2021
The Assistant Director (Plg.), Zone E Delhi Development Authority Area Planning, Zone 'E' & 'O'	निवेशक (पोजना) जोन ई एह जो 🗛 🦟	1

New Delhi-110002. Sub:- Allotment of land for setting up of RFID system at Gazipur old location currently the MCD toll Tax (NH-24) for collection of toll tax.

Sir.

3^{nt} Floor, Vikas Minar, I.P. Estate,

Please refer to letter No.F.3921)/2015-MP/Vol.-II/D-43 dated 15.01.2021 on the subject cited above.

In this regard, it is submitted that the in compliance of orders of Hon'ble Supreme Court of India 22.08.2016 in W.P.C. No. 13029/1985 titled as M.C. Mehta Versus UOI & Ors, the SDMC has installed RFID system at 13 main entry points including Gazipur Old. The additional land is required for construction of RFID Toll Plaza at Gazipur Old, The SDMC vide D.O. letter No. 406/COM/SDMC/2019 dated 20.09.2019 & D-253/COM/SDMC/2020 dated 24.08.2020 had requested for allotment of 13655 Sq. Mtr. land to SDMC on the concessional rates i.e. Government to Government on priority. The said request has been made on the advice of NHAI, as the width of road is not adequate at Gazipur Old to handle the high traffic and also to set up Toll Plaza equipped with RFID equipment.

The site has been inspected by the officials of SDMC and it is found that the said Toll Plazas exits at NH-24. There is heavy traffic on NH-24 and, therefore, it is not possible to install the RFID system at different site for the proposed activity. DDA vide letter dated 15.01.2021 has brought out that 465 tress exists in the said parcel of land. The SDMC, after allotment of land by DDA to SDMC, shall take up the matter with Forest Department and comply with the prevalent guidelines of Forest Department in this regard.

Therefore, in view of the above, it is once again requested that 13655 Sq. Mtr. land may be allotted to SDMC on the concessional rates i.e. Government to Government on priority, as there is no other site/land is available. The permission for tree cutting if needed shall be taken up by SDMC.

eputy Complissioner (Toll Tax)

Copy for kind information to:-

- 1. OSD to Vice Chairman, DDA
- 2. Director/IL/DDA
- 3. Sh. Neeraj Bharti, Commissioner (Land Disposal), DDA
- 4. Commissioner, SDMC
- 5. Addl. Commissioner (Toll Tax), SDMC
- 6. Addl. Commissioner (Landscape), 11th Floor, DDA Vikas Minar, New Delhi-110002.
- 7. Director (Plg.) E&O Zone, DDA, Vikas Minar, New Delhi-110023.

Annexure E



OFFICE OF THE DIRECTOR LOCAL BODIES



(TOLL TAX DEPARTMENT) 14TH FLOOR, DR. SPM CIVIC CENTRE MINTO ROAD, JLN MARG, NEW DELHI-110002 E-mail ID: <u>osdtolltax@gmail.com</u> (PH- 011-23226422)

No: ADC/TT/HQ/2020-21/D- 467

Dated 62/08/2021

Sh. Sada Shiv Deputy Director (IL) Delhi Development Authority Institution Land Branch A-216, Vikash Sadan,INA, New Delhi-110023

Sub: - Allotment of land for setting up of RFID system at Gazipur Main location currently the MCD Toll Tax (NH-24) for collection of Toll Tax.

Sir,

May please refer your letter no F.23 (03) 19/IL/1931 on dated 06.07.2021 on the subject cited above wherein you have requested to provide justification for the required land, Detailed Project Report, Details on Budgetary provision for the proposed RFID system at Gazipur.

In this regard, it is submitted that at Gazipur (Main) location currently the MCD Toll Tax and ECC collection is being made from the service road occupying the single right most lane at NH-24. With the system up gradation plan with RFID and the growing traffic volumes the collection of Toll Tax and ECC with only a single lane is not possible and is creating traffic jams. NHAI vide letter no. NHAI/PIU-GZB/DME-I/12038/MCD/2019/E-1198 dt 25 Aug 2019 conveyed that a 5 lane independent toll plaza adjacent to NH-09 ROW on DDA land may be constructed. Therefore there is an extreme need of 5 lanes toll plaza for smooth collection of Toll Tax but at that site there is no space available on the existing carriage way of NH-24. Accordingly, it has been decided in consultation with NHAI to acquire the adjacent additional land at that location which comes under jurisdiction of DDA. Further objective of SDMC for installation of RFID System at Gazipur Toll Plaza is to provide congestion free traffic and maintain smooth flow of traffic along the border. The development of modernized RFID System Toll Plaza provides aesthetic view, smooth flow of traffic and creates good impression among the visitors coming to Delhi.

Further it is worthwhile to specify here that in reference to letter of Assistant Director (Plg.) Zone E, DDA vide letter No. F.3921)/2015-MP/Vol.- II/D-43 dated 15.01.2021 the site has been inspected by the EE (TT) alongwith Authority Engineer (TT) and it is found that the said Toll Plaza exists at NH-24 and there is heavy traffic on NH-24 so it is not possible to install the RFID system at other site. The SDMC, after allotment of land by DDA, shall take up the matter with Horticulture Department and comply with their guidelines in this regard. Accordingly the SDMC revisited proposed area layout plan of Gazipur Main Toll Plaza. As per fresh proposed layout plan for installation of RFID system at the said Toll Plaza, the requirement of land has been reduce to 7205 Sq.Mtr. insteadp of 13655 Sq.Mtr.

Moreover as desired by Dy. Director (IL) DDA, the Detailed Project Report (DPR) for the proposed RFID System at Gazipur old is also enclosed herewith as **Annexure-A** & the detailed layout plan as **Annexure-B**. The expenditure for development of land and installation of RFID System shall be charged out of ECC income head of account.

In view of above, it is requested to expedite the allotment of land measuring 7205 Sq. Mtr (for setting up of RFID System at Gazipur Main Toll Plaza) to SDMC on the concessional rates i.e. Government to Government on priority as there is no other site/ land is available. It is pertinent to mention here that permission for tree cutting, if needed, shall be taken up by SDMC.

Encl: As above.

uma

(Hernant Kumar Fauzdar) Additional Dy. Commissioner (Toll Tax) South Delhi Municipal Corporation

Copy for kind information to:-

- 1. OSD to Vice Chairman, DDA
- 2. Sh. Neeraj Bharti, Commissioner (Land Disposal), DDA
- 3. Commissioner, SDMC
- 4. Addl. Commissioner (Toll Tax),SDMC
- 5. Addl. Commissioner (Landscape), 11th Floor, DDA Vikash Minar, New Delhi-110002.
- 6. Director (Plg.) E&O Zone, DDA, Vikash Minar, New Delhi-110023.

505395/2022/AD(PLG-ZONE O)

MUNICIPAL CORPORATION OF DELHI (TOLL TAX DEPARTMENT) 14TH FLOOR, DR. SPM CIVIC CENTRE MINTO ROAD, JLN MARG, NEW DELHI-110002 E-mail ID: adc.tolltax@mcd.nic.in (PH- 01123226422)

Annexur²⁶F

No: ADC/TT/HQ/2022/D- 293

The Director (IL), Delhi Development Authority Room No. 207, Second Floor A-block, Vikash Sadan, INA New Delhi-110023 The Commissioner (Planning) — 1 Delhi Development Authority 5th Floor, Vikas Minar IP Estate New Delhi- 110002

Sub: - Allotment of land for setting up of RFID system at Gazipur Main location currently the MCD Toll Tax (NH-24) for collection of Toll Tax

Sir,

This is in reference to the meeting held on 30.06.2022 in the matter of allotment of 7205 sqmtr. of land to Municipal Corporation of Delhi (MCD) for setting up of RFID system. In the meeting it was informed by the Director (IL) DDA, that the land use of land in question is zonal green, for change of land use, equivalent land is to be developed as green by MCD.

In this regard, it is hereby informed that a piece of land in Mustkil no.: 88 (part 4 & 7), village Ghumanhera, district South West Delhi measuring about 8092 sqm. is available with Municipal Corporation of Delhi (MCD) which is proposed to be developed as green. Plan of the land mentioning Geo-Coordinates is attached herewith.

In view of above, it is requested that the allotment of Land measuring 7205 sq. mtr. to MCD for setting up of RFID System at Gazipur Main Toll Plaza may be processed on priority.

(Hemant Kumar Fauzdar) Additional Dy, Commissioner (Toll Tax) Municipal Corporation of Delhi 198

Dated 31/07/2022

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27/67/2022

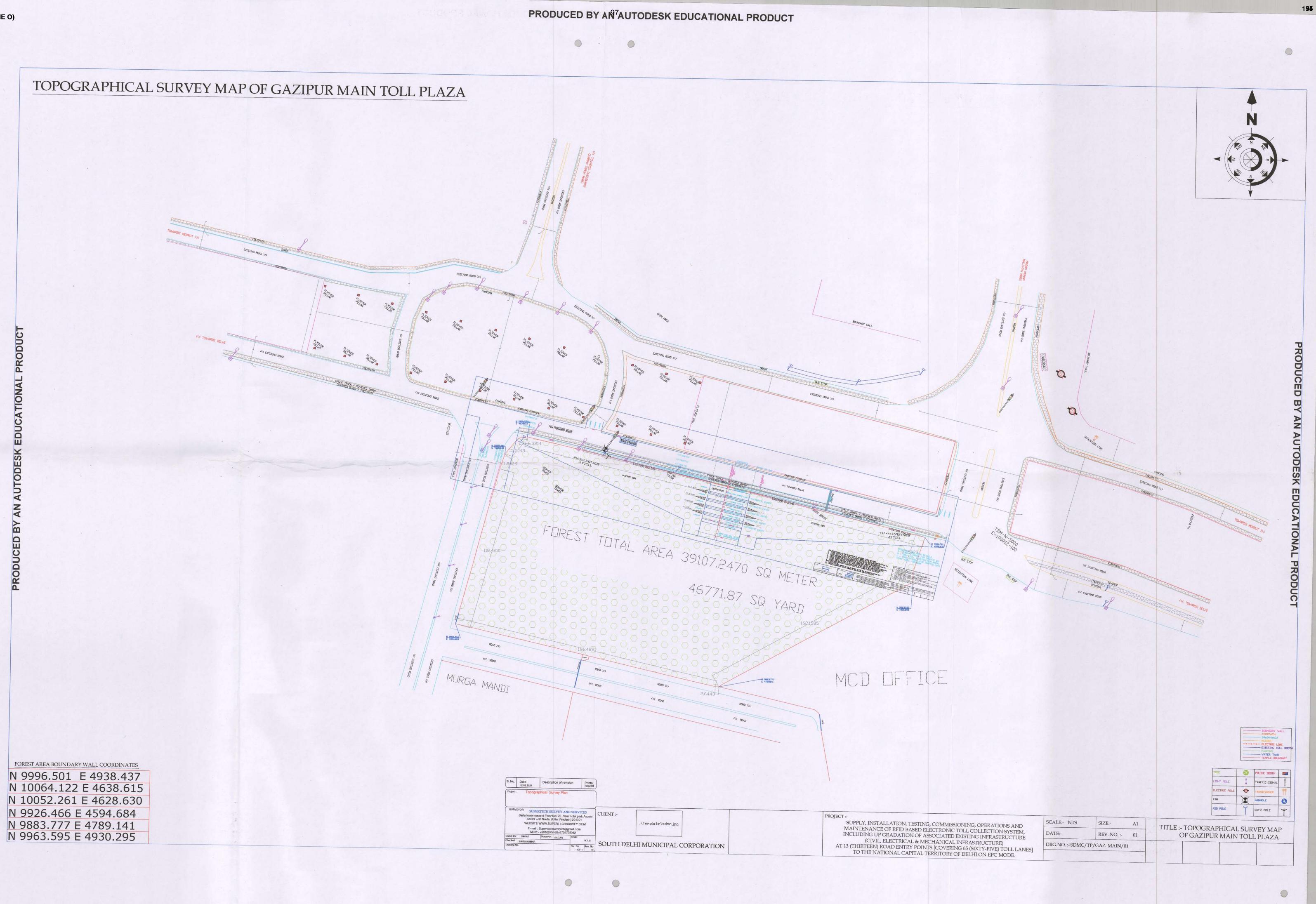
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Encl:- As above alongwith TSS of land at Ghazipur Main

Copy for kind information to:-

- 1. Commissioner, MCD
- 2. Addl. Commissioner (Toll Tax), MCD

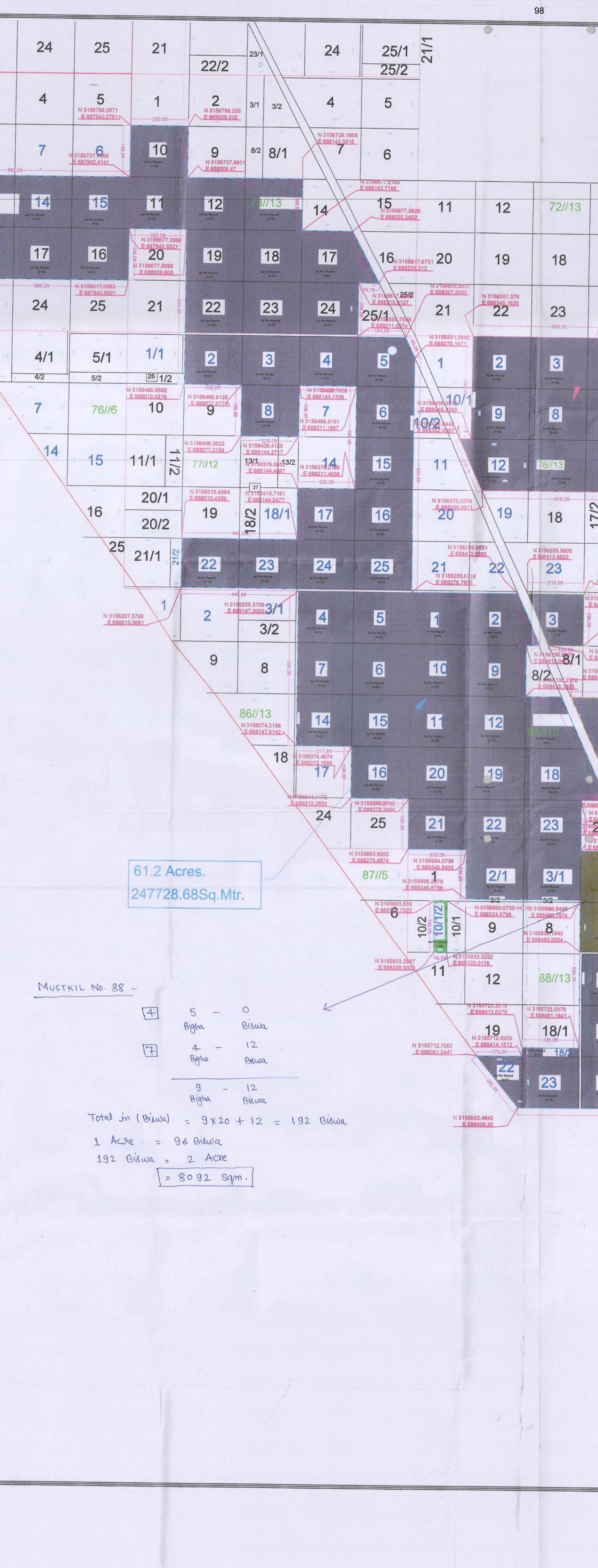
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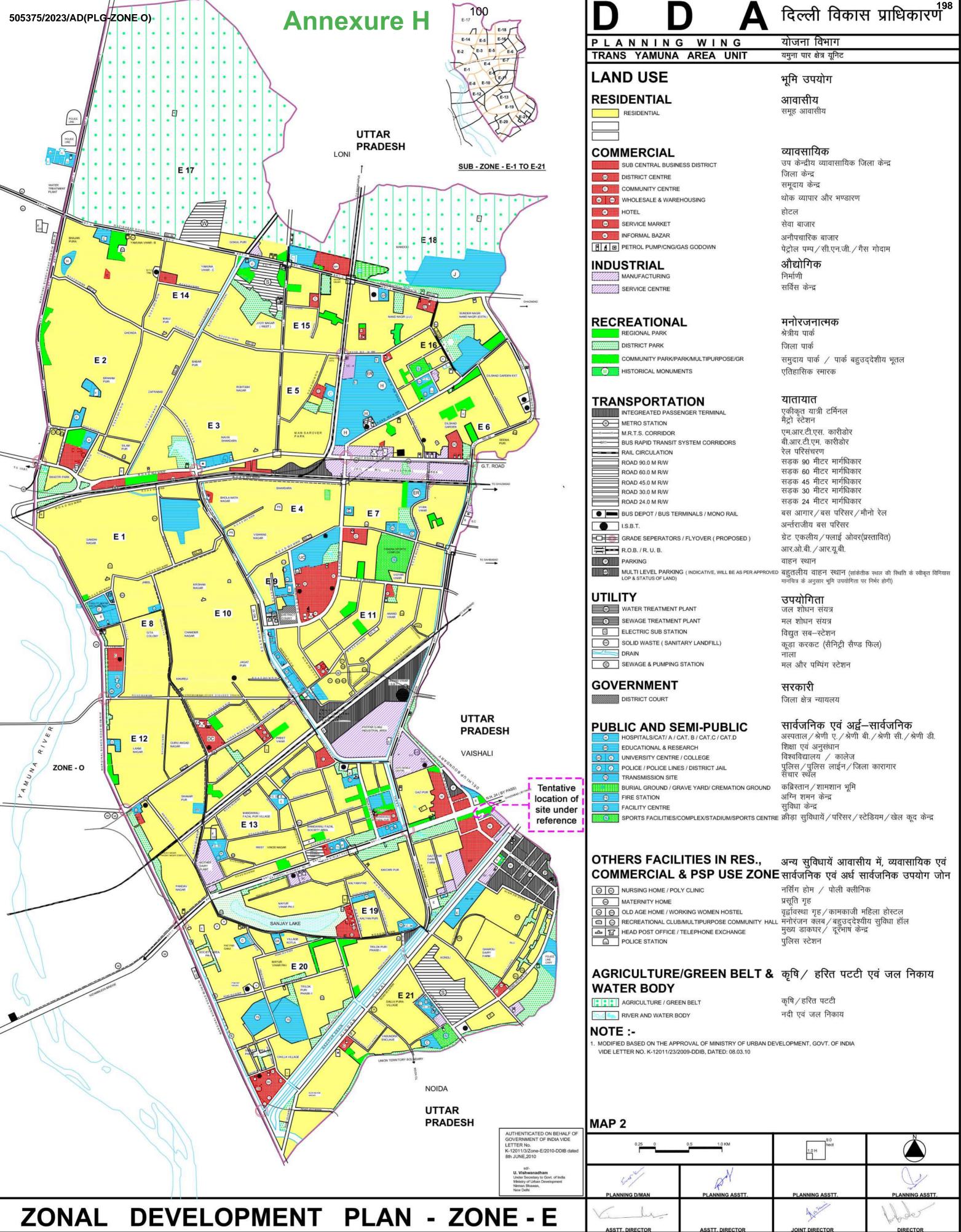
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INTEGREATED PASSENGER TERMINAL INTEGREATED PASSENGER TERMINALS / MONO RAIL IS.B.T. IS.B.T.	यातायात एकीकृत यात्री टर्मिनल मेट्रो स्टेशन एम.आर.टी.एस. कारीडोर बी.आर.टी.एम. कारीडोर रेल परिसंचरण सड़क 90 मीटर मार्गधिकार सड़क 60 मीटर मार्गधिकार सड़क 45 मीटर मार्गधिकार सड़क 30 मीटर मार्गधिकार सड़क 24 मीटर मार्गधिकार सड़क 24 मीटर मार्गधिकार बस आगार/बस परिसर/मौनो रेल अर्न्तराजीय बस परिसर ग्रेट एकलीय/फ्लाई ओवर(प्रस्तावित) आर.ओ.बी./आर.यू.बी. वाहन स्थान बहुतलीय वाहन स्थान (सांकेतीक स्थल की स्थिति कं स्वीकृत विनियास मनचित्र के अनुसार भूमि उपयोगिता पर निर्भर होगी)
UTILITY WATER TREATMENT PLANT SEWAGE TREATMENT PLANT ELECTRIC SUB STATION SOLID WASTE (SANITARY LANDFILL) DRAIN SEMAGE & PLINTPING STATION	उपयोगिता जल शोधन संयत्र मल शोधन संयत्र विद्युत सब–स्टेशन कूड़ा करकट (सैनिट्री सैण्ड फिल) नाला

SANJEEV KUMAR (COMMISSIONER (LD))

Note No. #159

With reference to the MCD letter attached at <u>Page-73/C to 75/C</u> vide which 7205 sqm. of land has been requested for setting up of RFID System at Ghazipur main Toll Plaza, Planning wing vide <u>note #114</u> has requested for following details

- **1.** Land status i.e. allotment, ownership and litigation may be requested from the concerned Departments i.e. LM and IL Department, DDA.
- 2. Exact area, location on ZDP of Zone L & Google map and other requisite land details regarding the identified land at village Ghumanhera, District South West Delhi, proposed for developing as Green.
- **3.** Detailed proposal, regarding Green Development for the said site may also be provided.

LM Department vide <u>note #132</u> has submitted that Village Ghumanhera has not been urbanized so far.

LM Department vide <u>note #137</u> has submitted that The site u/r has been inspected with the officials/officers of the MCD on 07/11/22. As per the land record available in this office , the land u/r falls in Kh. no. 560 of village Gazipur, which is acquired and possession taken over land to DDA. The land u/r has already been transferred to Horticulture Dept. HD-7, DDA for green development.

As per the court case register available in this branch there is no entry find regarding kh. no. 560 of Village Khichripur.

Regarding details of land required by Planning wing at serial no.2, Engineering wing has commented vide <u>note #155</u> that: as this area is under land pooling, the details should be available with Land Pooling Branch of DDA.

Accordingly, the file may be sent to Commissioner (Land Pooling) for their comments please.

23/11/2022 11:02 AM

KAMAL GUPTA (DIRECTOR)

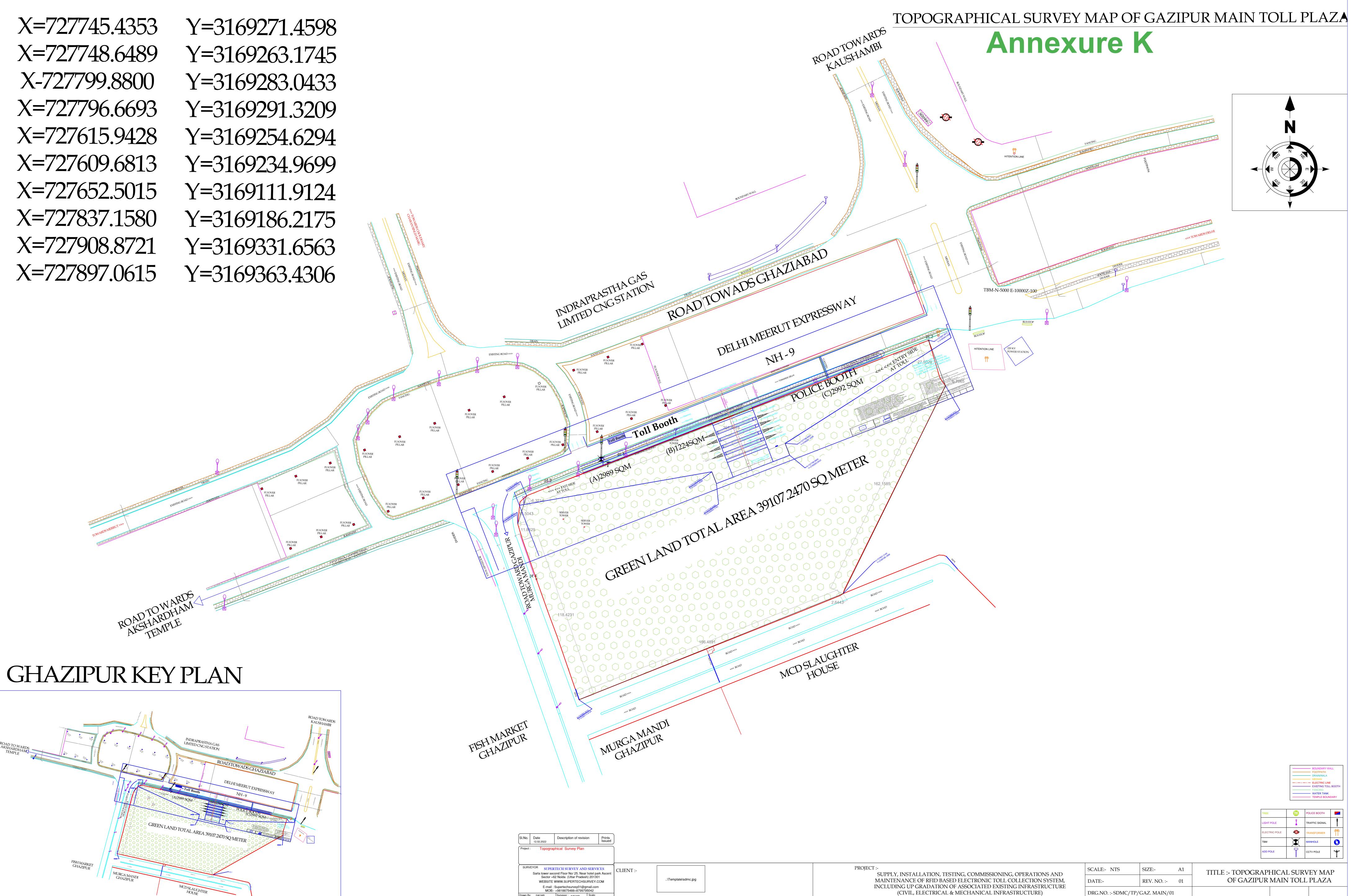
Note No. #160

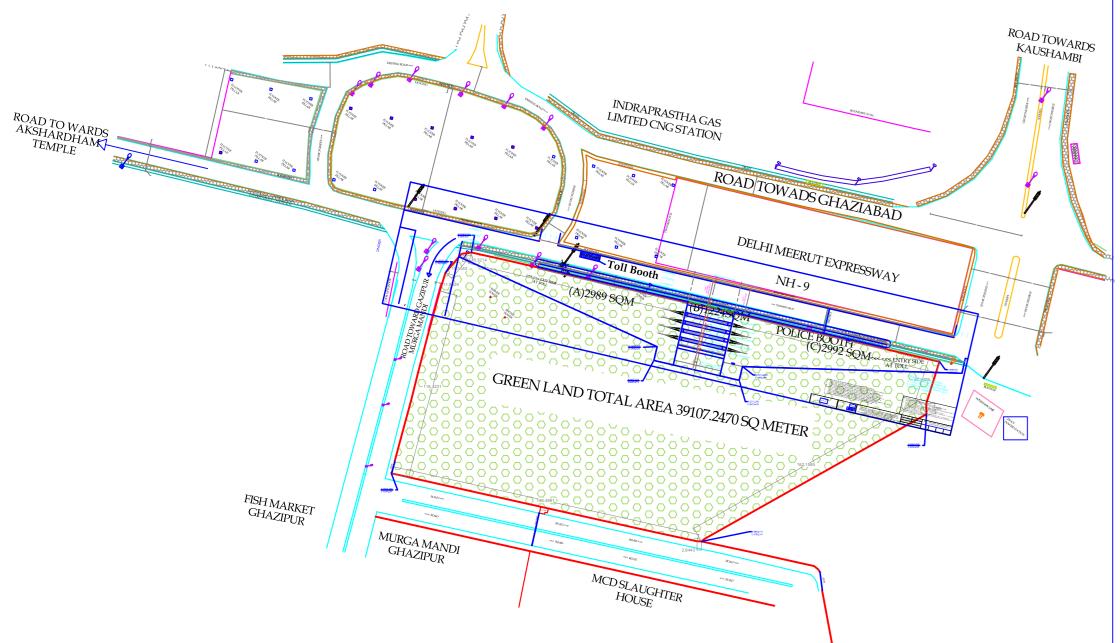
23/11/2022 12:22 PM

SANJEEV KUMAR (COMMISSIONER (LD))

Note No. #161

Please check and revert urgently





-							
SI.No.	Date 12.02.2022	Description of revision	on	Prints Issued			
Project :	: Topograj	ohical Survey Plan					
SURV	Sarla tower sec Sector =6 WEBSITE E-mail :	CTECH SURVEY AND cond Floor No/ 25. Near 52 Noida (Uttar Pradesh WWW.SUPERTECHSL Supertechsurvey01@gr - +9818875488=879979	hotel park n) 201301 JRVEY.CC mail.com	Ascent	CLIENT :-	\Template\sdmc.jpg	
Drawn By Checked Drawing N	SINTU KUMAR	Surveyor : SAGAR	Scale: Sht. No. 1 OF 1	N.T.S Rev. No. R0	SOUTH DEL	HI MUNICIPAL CO	R

SUPPLY, INSTALLATION, TESTING, COMMISSIONING, OPERATIONS	AND
MAINTENANCE OF RFID BASED ELECTRONIC TOLL COLLECTION SYS	STEM,
INCLUDING UP GRADATION OF ASSOCIATED EXISTING INFRASTRUC	TURE
(CIVIL, ELECTRICAL & MECHANICAL INFRASTRUCTURE)	
AT 13 (THIRTEEN) ROAD ENTRY POINTS [COVERING 65 (SIXTY-FIVE) TOLI	L LANES]
TO THE NATIONAL CAPITAL TERRITORY OF DELHI ON EPC MOD	E.

Annexure L

The point wise information required as per the MoUD, GOI letters dated 07.04.2015 and 04.09.2015 as follows:

SI. No	Point	Information
1	Whether the land is government or private and who is the land owning agency?	Govt. Land & owned by DDA
2	On whose request the change of land use case or modification to MPD-2021 has been initiated?	Municipal Corporation of Delhi (MCD)
3	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	Officials from DDA inspected the site on 23.05.2022.
4	What is the public purpose proposed to be served by modification of MPD and /or change of land use?	The proposed 5 lane toll plaza will help in channelizing the traffic movement at above said location.
5	What will be impact of proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans and policies?	No negative impact is envisaged.
6	What will be proposal's impact / implications on general public e.g. Law & order etc. ?	No negative impact is envisaged.
7	Whether any court cases are ongoing on the land mentioned in proposal? Full details be attached.	No court case is pending on the land mentioned in proposal.
8	Background note indicating the current situation/provisions.	As mentioned in Para 1.0 above - Background
9	disposed, and if yes, when and how.	change of land use for the sites at Gandhi Maidan and Dangal Maidan from 'Recreational' to 'Transport' were approved by DDA vide Notification No. SO 2956 (E) dated 09.04.2015 respectively.
10	What were the specific recommendations of the Authority with regard to the proposal	The proposal is to be placed before the Authority after the approval of Technical Committee
11	How and why the proposal was initiated?	MCD intends to construct a 5 lane Toll Plaza, on the plot measuring 7205 sq.m, owned by DDA. Presently, the site is vacant and landuse is "Recreational (Community Park/ Park/ Multipurpose/ GR)" as per Zonal Development Plan of Zone E. Hence, change of landuse is required to take up the construction of Toll Plaza.

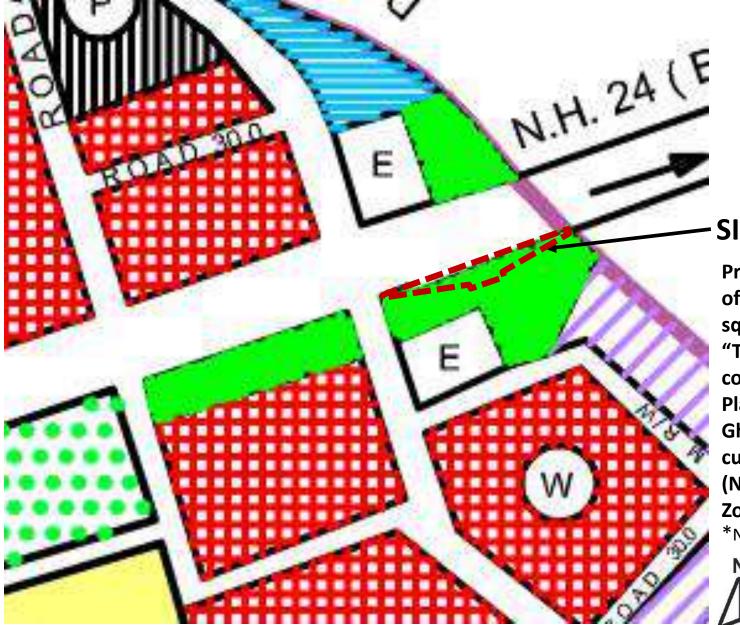
12	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof	There is no negative impact envisaged as the subject land is used for construction of 5 lane Toll Plaza to curtail the traffic condition on Ghazipur Main toll Plaza (near existing single lane Toll Plaza).
13	What are the expected short-term and long-term outcomes if the proposal is approved and implemented?	The public at large will be benefited as it will smoothen the traffic flow at Ghazipur Main Toll Plaza.
		In long term, after the construction of 5 Lane Toll Plaza, traffic condition at this point will be channelized, this will help in reducing traffic Condition in the area.
14	How the proposal will benefit in the development and economic growth of the city.	Effective collection of Toll Tax with RFID System will help in maintenance of road infrastructure in the city. The proposed 5 Lane Toll Plaza (RFID System) will also allow the traffic to move faster, which saves fuel and reduces carbon emissions.
15	What are the provisions corresponding to the proposed policy/changes in other metropolitan cities in India and other countries, and if those provisions differ from the proposal then why are they not considered appropriate of Delhi	There is no specific relation with policy/ proposal in other metropolitan cities. The proposal is specific to the need / requirement of Delhi.
16	What will be the public purpose served by the proposed modification.	5 Lane Toll Plaza (RFID System), which will smoothen the traffic flow at Gazipur Main Toll Plaza.
17	What is the number of people/families/households likely to be affected by the proposed policy.	 People of Delhi will get smooth traffic flow at Ghazipur Main Toll Plaza After the construction of 5 Lane Toll Plaza, traffic condition at this point will be channelized, which will help in reducing traffic Condition in the area.
18	Whether the proposal is in consonance with the existing plans, laws, by-law, rules, etc.	 i) The current Landuse of the site is Recreational. ii) MCD has requested for 7205 sq.m of land for 5 lane Toll Plaza (RFID System) in pocket-B Ghazipur site vide letter dated

02.08.2021.

iii) In order, to develop the site as per the

		request of MCD, Change of Landuse is required.
19	Whether the implementation of the proposal will require changes in certain rules, provisions of \Master Plan, etc., and if yes, what action has been taken to bring about such changes.	The modification / Change of LandUse proposal is as per the procedure laid down in DDA Act, 1957.
20	Whether the departments / organizations / Ministries related with the proposal have been consulted and if yes, what were their views and how they were disposed.	The proposal has been requested by MCD and to be discussed in Technical Committee of DDA in which Officers / Officials of DDA, MCD, TCPO, MoHUA are invited.
21	Whether the relevant guidelines/orders of DOP&T, Ministry of Finance and other nodal Ministry/Departments were taken into account while preparing and examining the proposal.	The issue of Change of Land Use is not related to any guidelines/ order of DoPT, Ministry of Finance and other Nodal Ministries/ Departments.
22	The name, designation and contact information of an officer of level of Director or above who will be the nodal officer to be contacted by the ministry regarding the proposal.	Name: Sh. P. Dinesh Designation: Chief Town Planner, MCD Contact No.: 011-23226323, Name: Sh. Hemant Kumar Fauzdar Designation: Addl. Dy. Commr. (Toll Tax) Contact No. : 9873239773

505375/2023/AD(PLG-PORT, Zonal Development Plan of Zone E



SITE U/R

Proposed change of Landuse of land measuring 7205 sq.m from "Recreational" to "Transportation", for construction of Five lane Toll Plaza (RFID System) at Ghazipur old location, currently the MCD Toll Tax (NH-24), falling in Planning Zone E.

*Note-Area as per the provided TSS by MCD.

N

204

Annexure M

[Draft Agenda for T.C.]

ITEM NO.: /2023

- Subject: Regarding planning permission for alignment of following 3 transmission lines falling in Zone N,P-I P-II & O .
 - a. 400 kV D/C Maharanibagh Narela Transmission Line
 - b. 765 kV D/C Khetri Narela Transmission line
 - c. LILO of 765 kV S/C Meerut Bhiwani Transmission line at Narela sub-station.

E-File No. <u>PLG/LP/0001/2020/P-II/INFR</u> (Comp. No. 9562)

1. BACKGROUND

- 1.1 The proposal regarding "NOC of DDA for construction of proposed 400 KV Maharani Bagh- Narela transmission line and extension of Loop-in loop-out (LILO) section from Maharani Bagh upto Narela substation concerning DDA land in Narela Sub-city (Zone P-I)" was placed in 8th Technical Committee (T.C) meeting of DDA wherein the proposal was deferred.
- 1.2 A Joint Site Inspection was undertaken on 09.12.2022 along with the representatives of PGCIL, Engineering Deptt, Land Management Dept. and Planning Dept. of DDA, in response to PGCIL's request for a joint site inspection vide letters dated 21.11.22 & 16.12.22for taking up combined proposal w.r.t. Zone P-I, P-II and Zone N.
- 1.3 Furthermore, Powergrid Narela Transmission Ltd.(PNTL) submitted the following two additional, separate proposals vide letter dated 02.01.23 and 05.01.23.
 - a. Transmission system strengthening Scheme for evacuation of power from Solar Energy Zones in "Rajasthan (8.1GW) under phase-II Part G:Regarding permission for laying of 765KV D/C Khetri Narela Transmission line in jurisdiction of North-west district of Delhi (passing through Zone N).
 - b. Issue of NOC for construction of LILO Line of 765 KV S/C Meerut-Bhiwani Transmission Line under TPCB (Passing through Zone N).
- 1.4 DDA in response to three separate proposal (refer para 1.1 & para 1.3) submitted by PGCIL and PNTL, sought a comprehensive proposal on single map clearly highlighting origin and destination of each network and its sprawl in Delhi vide letter dt.18.01.23. In addition PGCIL was requested to design the proposed transmission line alignment along the sector boundaries/proposed roads in accordance with the respective sector delineation plans of the respective zones.
- 1.5 PGCIL submitted a comprehensive proposal containing all the three transmission line projects (refer para 1.1 & para 1.4) vide letter dt.13.02.2023.

- 2.1 400 KV D/C Maharanibagh -Narela Transmission Line falling in Zone N, P-II, P-I & O.
 - i. PGCIL submitted the proposal for Planning permission/ NOC for construction of proposed 400 KV VD/c (Quad) Maharani Bagh - Narela transmission line in Zone P-II after removal of LILO of Bawana- Mandola 400KV D/C (Quad) line at Maharani Bagh/ Gopalpur S/extension of above LILO section from Maharani bagh/ Gopalpur upto Narela S/s.
 - ii. The transmission line is being constructed as a part of Interstate transmission system, connecting major renewable pockets, right from various place of Solar potential Renewable in SEZ, Rajasthan to Narela (New Delhi) via Bikaner/Sikar/Khetri Substation in Rajasthan.
 - iii. The details of the proposed transmission route alignment of 400KV HT line and tower locations inand **Zone N, P-I, P-II & O** are as under:

Zone	Total No.	Villages	Land	Route
	Tower	(in which the transmission line and	Pooling	length
	proposed	towers are proposed)	Sectors	
Zone N	17 (AP48 to	Harevali (Green Belt), Auchandi		4.717 Km
	AP59)	(Green Belt)		
Zone P-I*	68	Bankner (LP), Thikri Khurd,	Sector 3	13.72 km
	(AP14 to	Khampur, Bhorgarh, Sanooth,		
	AP46/1)	Lampur, Daryapur kalan, Shahpur		
	&(AP46/5 to	Garhi (Green Belt), Rajpur		
	AP47)	Kalan(Green Belt)		
Zone P-II	30	Tiggipur (LP), Akbarpur Majra (LP),	Sector 1	8.165 Km
	(AP3 to	Khampur (LP), Bakhtawarpur	and 5	
	AP13)	(LDRA), Jhangola (Green Belt),		
		Tajpur Kalan(Green Belt), Hamidpur		
		(Green Belt), Sungarpur (Green		
		Belt)		
Zone O*	5	-	-	1.19 Km
	(AP0 to			
	AP2/2)			

*Details as received from Narela project unit & Zone O.

The Map indicating the route alignment and location of towers proposed by PGCIL superimposed on Sector Delineation Plan (SDP)/ Zonal Development Plan (ZDP) of Zone **N**, **P-I**, **P-II**/ **O** is enclosed as **Annexure I,II & III**.

- iv. The transmission line alignment measuring 5.64 km out of the proposed 8.165 Km in Zone P-II, including 23 tower locations(AP3-AP8A) is proposed along the 80 meter RoW UER-I road as per notified ZDP, Zone P-II.
- v. Transmission line from tower AP11 to AP11A passes over the proposed DAMB site. In this regard suitable NOC from concerned agency shall be taken by Powergrid.

- vi. The transmission line alignment and the towers locations in Zone N is proposed in the Green Belt village of Harewali and Auchandi.
- vii. The examination w.r.t. Zone P-I and Zone O received from the respective planning units (Narela Project unit & Planning Zone E & O) is annexed as **Annexure IV**, **V** respectively.

2.2 765 kV D/C Khetri - Narela Transmission line falling in Zone N

- i. The 765 KV D/C Khetri- Narela transmission line is being executed by POWERGRID Narela Transmission Limited. The transmission line originates from Khetri in Rajasthan and will connect to Narela S/S, Delhi. The line is passing through states of Rajasthan, Haryana and Delhi.
- ii. The details of the proposed transmission route alignment of 765KV HT line and tower locations Zone N are as under:

Zone	Total No.	Villages	Land	Route
	Tower	(in which the transmission line and	Pooling	length
	proposed	towers are proposed)	Sectors	_
Zone N	13	Punjab Khore (Green Belt),		7.1 Km
	(AP153/3 to	Qutub Garh (Green Belt), Mungeshpur		
	AP165)	(Green Belt), Auchandi(Green Belt)		

The Map indicating the route alignment and location of towers proposed by PGCIL superimposed on SDP/ ZDP of Zone N (**Annexure I**).

2.3 LILO of 765 kV S/C Meerut – Bhiwani Transmission line at Narela Substation.

- i. The 765 KV S/C Meerut- Bhiwani transmission line is being executed by POWERGRID Narela Transmission Limited for evacuation of power from solar energy zones in Rajasthan (8.1 GW) under phase-II part –G through TBCB route.
- ii. The details of the proposed transmission route alignment of 765KV HT line and tower locations Zone N are as under:

Zone	Total No. Tower propose d	Villages (in which the transmission line and towers are proposed)	Land Pooling Sectors	Route length
Zone N	10 (AP28A to AP34	Harewali (Green Belt), Auchandi (Green Belt)		3.9 Km

The Map indicating the route alignment and location of towers proposed by PGCIL superimposed on SDP/ ZDP of Zone N (Annexure I).

3. PROPOSAL

In view of para 2.0 above, the proposal regarding Planning permission for alignment of 3 transmission lines proposals in Zone N, P-I, P-II and O (refer para 2.1, 2.2

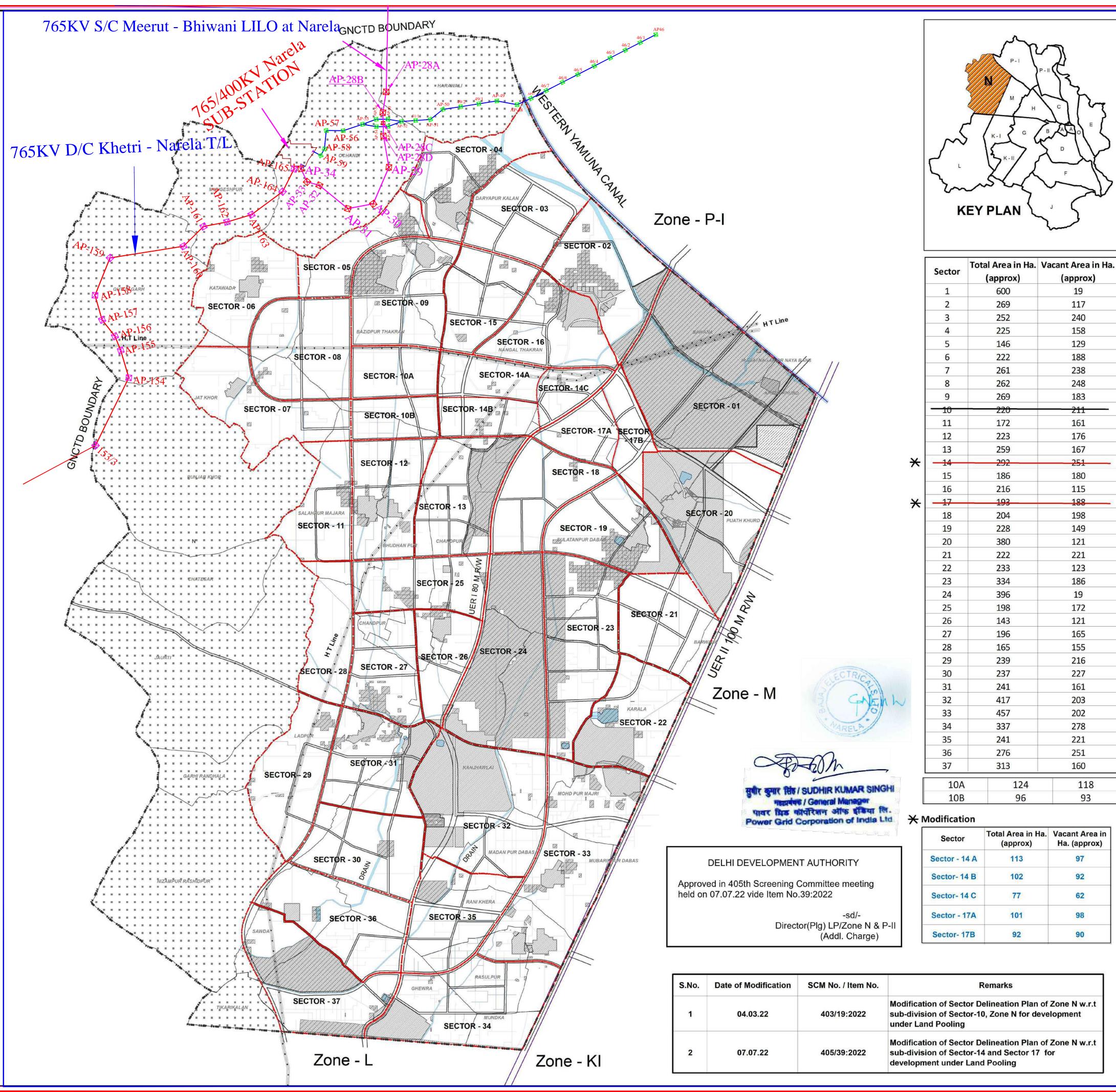
and 2.3 and combined map annexed as **Annexure VI**) is placed before Technical Committee for approval. The Planning Permission may be issued with the following conditions with the following conditions:

- i. NOCs/statutory clearances from all land owning agencies/ other concerned agencies shall be obtained by PGCIL before start of work.
- ii. Land status of the proposed tower sites to be verified by Land Management Department (DDA) in coordination with Engineering Department (DDA).
- iii. Engineering Department, DDA and PGCIL to confirm and ensure that the Geo coordinates for the HT towers are in alignment with the medians/ edges of proposed ZDP roads that are not constructed/ partially constructed.

4. **RECOMMENDATION**

The proposal as contained in para 3 above is placed before the Technical Committee for consideration please.

Sd/-	Sd/-	Sd/-	Sd/-
Asstt. Director (Plg.),	Dy. Director (Plg.)	Director (Plg.)	Addl. Commissioner
Zone N In-charge	Land Policy/Zone N &	Land Pooling	(Plg.)-IV
	P-II		Land Pooling





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		gend Laldor Green A Network Propos Existing Sting Physi Sting Utilitie Orain Water Water Utility Existin Covern Utility Existin Secto Village	Belt ed Roa g Roa cal Fo Bod s/Sch ment ng Ho nes v
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	н	Presently changes b ZDP as pe	NHAI ased
	III	The sector ground rea	bour
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_	V	Vacant lan considered	l cont
	VI	ROW of ro The Vacant	

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Ha. (approx)

	considered con
VI	ROW of roads
VII	The Vacant Area be finalised based Regulations, 2018
VIII	The Sector Deline

0 0.5	1 2	3	4 Kms
Sd/-	Sd/-	Sd/-	DWG.NO.
Plg. Asstt. Zone - N	Asstt. Dir(Plg.) Zone - N	Asstt. Dir(Plg.) Land Policy	Date
Sd/-	Sd/-	Sd/-	N
Dy. Dir(Plg.) Zone - N	Director (Plg.) Land Policy/Zone - N	Commissioner(Plg.)	

S.No.	Date of Modification	SCM No. / Item No.	Remarks
1	04.03.22	403/19:2022	Modification of Sector Delineation Plan of Zone N w.r.t sub-division of Sector-10, Zone N for development under Land Pooling
2	07.07.22	405/39:2022	Modification of Sector Delineation Plan of Zone N w.r.t sub-division of Sector-14 and Sector 17 for development under Land Pooling

NNEXURE-I 229 506

ELHI DEVELOPMENT AUTHORITY

tended Laldora

eatures

hemes nt Land(DDA, Other Govt & Gramsabha)

lousing Scheme/ Other allotment with buffer

s specifically prepared only for the purpose of ector boundaries

I is working on the feasibility of alignment of UER-II and d on the finalized alignment will be incorporated in the e procedure

indaries may require readjustment depending upon

d is approximate and is based on satellite imagery of in ESRI Arc GIS Platform (open source). It is not e developable area under land pooling and may vary

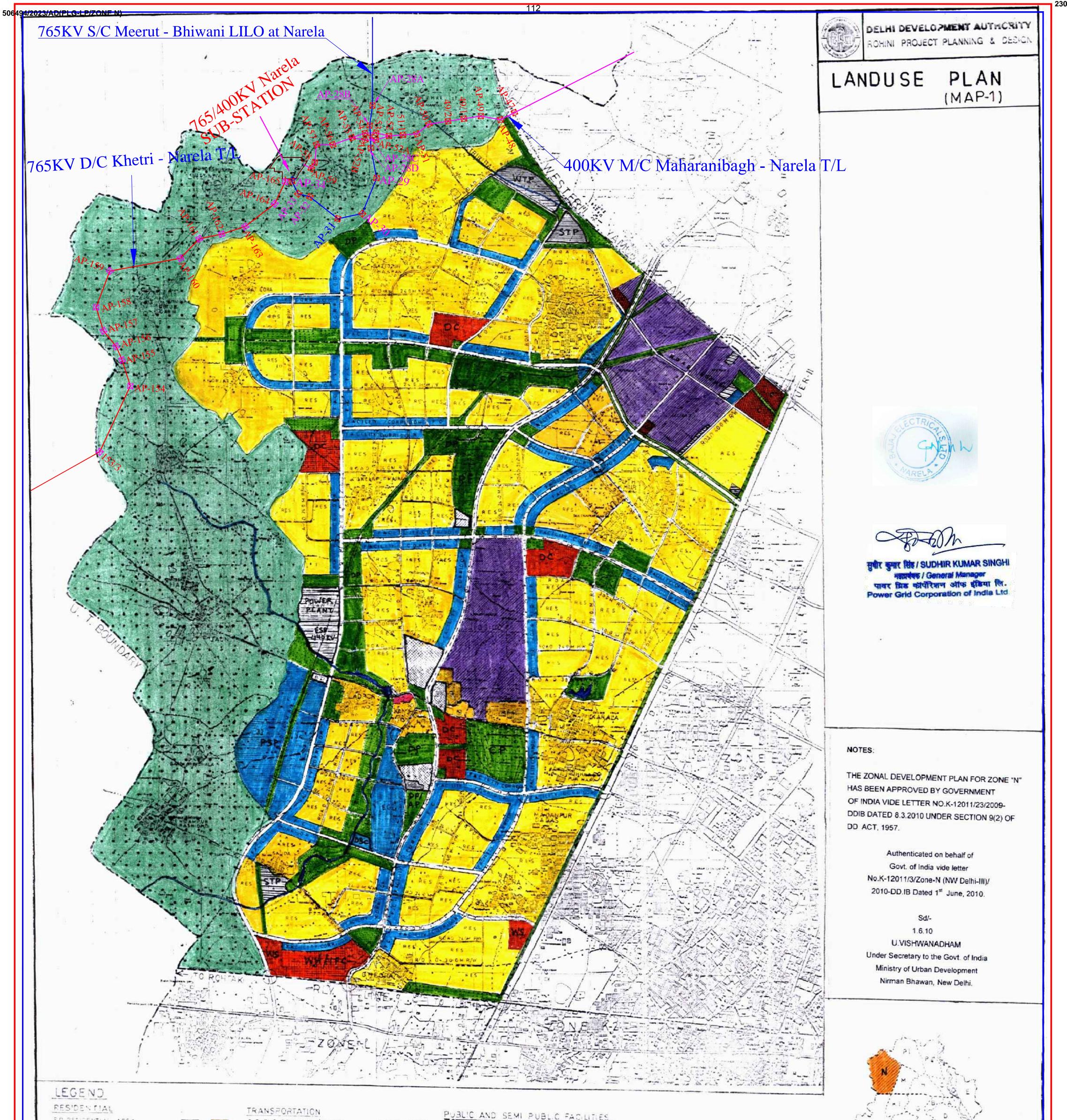
al ground truthing. either side of existing road/natural features has been ntiguous for sector delineation.

are as per Notified ZDP.

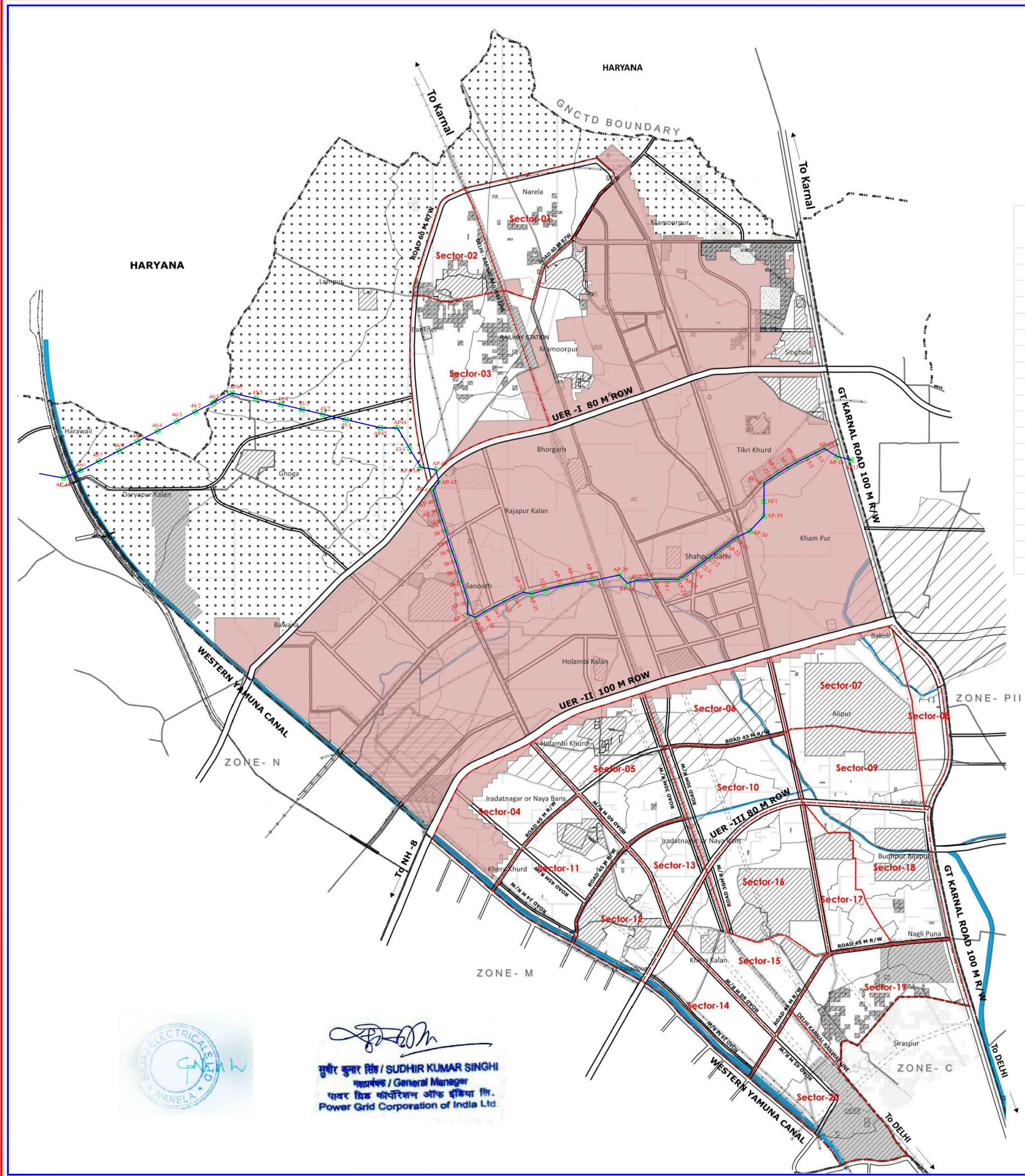
mentioned in the Sector Delineation Plan is tentative and will ed on exclusions mentioned in the notified Land Pooling

neation Plans of Zone N was approved in 366th Screening Committee on 25.01.2019 vide Item No. 14/2019.

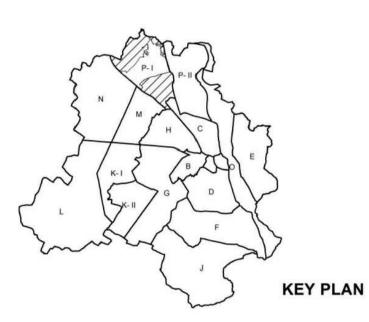
SECTOR DELINEATION PLAN- ZONE N



EXISTING ABADI COMMERCIAL CIDISTRICT CENTRE CIDOMUNITY CENTRE CIDERVICE MARKET CIDERVICE MARKET CIDERVICE MARKET CIDERVICE MARKET CIDERVICE MARKET CIDERVICE MARKET MINUFACTURINGSERVICE INDUSTRY W2 SERVICE CENTRE	1 2 BUS TERMINAL/DEPOT 1 2 HOBS ROUTE 1 3 MONO RAIL / METHO BAIL 1 3 RAILWAY LINE 1 3 ROADS 34, 30,45,50,480M R/W UTILITY U 1 WATER TREATMENT PLANT U 4 SOLID WASTE (SANITARY LANDFILLER) U 2 SEWERAGE TREATMENT PLANT U 5 OPAIN / WATER 300Y U 3 ELECTRIC SUB STATION 220KV.	PS: HOSPITAL A ISOT beds&above PS: HOSPITAL B (201 beds to 500 beds) PS: HOSPITAL C IIC1 beds to 200beds) PS: HOSPITAL D I up to 100 beds 1 PS: NURSING HOME / PC_YCLINIC PS: NURSING	PST HEAD POST OFFICE & ADMINSTR HATION OFFICE PST DIVISIONAL SPORTS CENTRE PST RELIGIOUS CENTRE PST SCIENCE CENTRE PST DISTRICT OFFICE AND BATTALION PST FIRE STATION GREEN BELT RESERVE FOREST	
P 2 DISTRICT PARK A PARK B MILTIPUPPOSE/AMUSEMENT PARK P 2 CITI PARK A PARK B MULTIPURPOSE PARK	GOVERNMENT OFFICE / COURTS	CHALLENGED P.S' EXHIBITION CUM FAIR GROUND P.S' CRPHANAGE / CHILDREN'S CENTRE P.S' OLD AGE HOME P.S' OLD AGE HOME P.S' WORKING WOMEN-MEN HOSTEL P.S' TECREATIONAL CLUB P.S' TECERATION GROUND P.S' TELEPHONE EXCHANGE	BOUNDARY U.T. BOUNDARY ZONE BOUNDARY	DATE APPIL, 2010 N AND TOM N AND TOM NO THE LOLLAN SIN







SECTOR	Total Area in Ha.(approx)	Vacant Area in Ha.(approx)
Sector-01	202.63	66.52
Sector-02	113.07	57.82
Sector-03	321.37	98.94
Sector-04	202.73	80.10
Sector-05	235.96	70.12
Sector-06	163.26	51.19
Sector-07	213.94	55.97
Sector-08	81.92	15.74
Sector-09	173.22	59.26
Sector-10	187.93	141.04
Sector-11	183.52	136.37
Sector-12	141.28	43.04
Sector-13	84.29	76.15
Sector-14	137.25	102.58
Sector-15	170.08	101.08
Sector-16	221.75	106.61
Sector-17	107.60	61.30
Sector-18	202.99	69.74
Sector-19	208.14	46.08
Sector-20	184.22	70.60

ANNEXURE-II 231 506



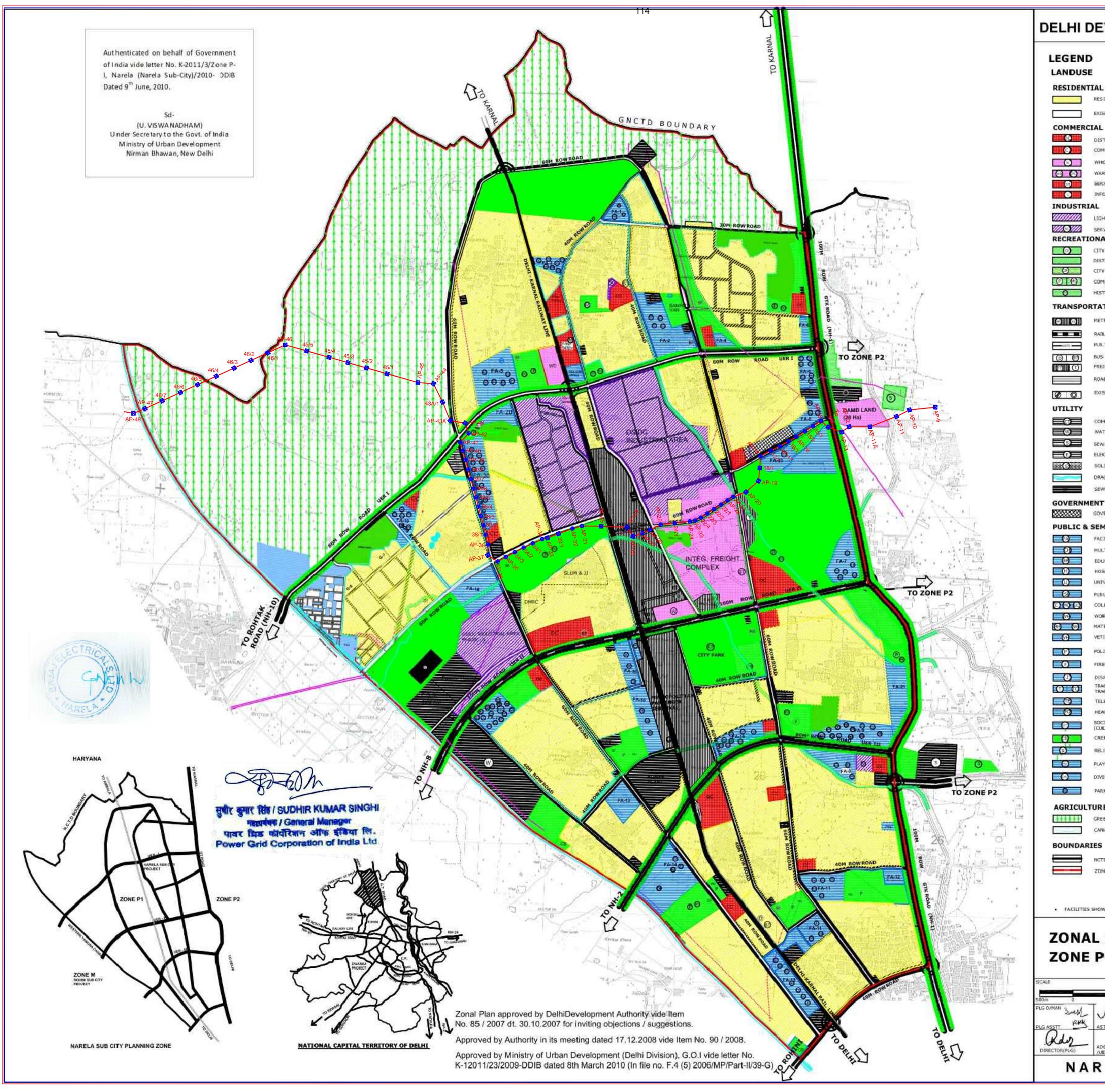
DELHI DEVELOPMENT AUTHORITY

COPMENT
Legend
Boundaries
Zone
Sector
Village
Road Network
Proposed Road/ZDP roads realigned as per Transportation & Traffic Study
Previous alignment of ZDP Road
Existing Road (Village/Revenue road)
Railway Line
DMRC Metro Line
Existing Physical Features
Drain/Canal
Forest Land
HT Lines with buffer
Existing Utilities/Schemes
Government Land(DDA, Other Govt & Gramsabha)
Utility
Others
Laldora/Extended Laldora
// LDRA
Green Belt
Land Acquired for Narela Project
Vacant Land

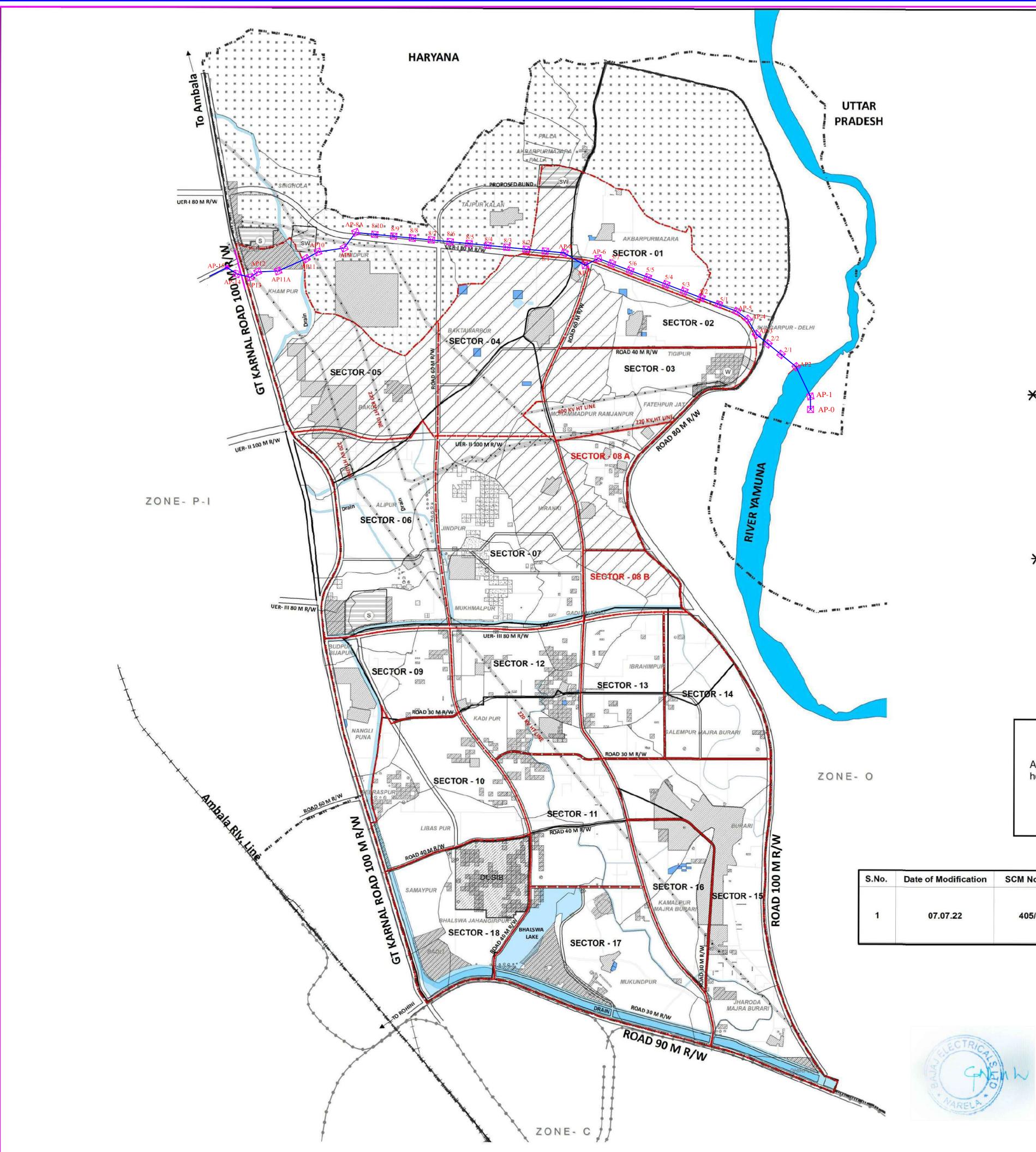
Notes :-This drawing is specifically prepared only for the purpose of delineation of sector boundaries. II The base satellite image used by NIUA for map preparation is the default (open source) satellite image of year 2019 that is available in the ESRI Arc-GIS platform. Zone Boundary of Zone P-I is as per draft Land Use Map of MPD 2041. III The vacant land delineation by NIUA is approximate and is based on satellite imagery of 2019 available in ESRI Arc GIS Platform (open source). It is only an approximation and not indicative of the developable area under land pooling and may vary based on actual extensive ground validation and reconciliation of revenue records. IV The sector boundaries may require readjustment depending upon ground validation, preparation of layout plans etc. V Road network & road RoW are as per notified ZDP 2021, draft MPD2041 and review of the same is undertaken by the consultant for preparation of DPRs. Based on the techno-economic feasibility, the study has suggested the proposed road network and its RoW. After approval of Screening committee, if any subsequent modification in the road network, the same will be placed in the Screening committee.

SECTOR DELINEATION PLAN - ZONE P-I (excluding Developed Narela Project)

0 0.5	1	2	3	4 Kms
			Dwg. No. Date	
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CREATI	
0	CITY PARK
	DISTRICT PARK
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- Gerre	RAILWAY LINE M.R. T.S ROUTE STATIONS
01 601	BUS DEPOT / BUS TERMINAL
	FREIGHT TERMINAL/ TRUCK TERMINAL
	ROAD AS PER RIGHT OF WAY
0	EXISTING/ PROPOSED GRADE SEPERATORS
TILITY	
	COMMAND TANK
6	WATER TREATMENT PLANT
-8	SEWAGE TREATMENT PLANT
0	ELEICTRICITY (POWERHOUSE - SUB STN. ETC)/E.S.S 440/220/66KV's
(G)	SOLID WASTE (SANITARY LANDFILL)
	DRAIN
	SEWAGE PUMPING STATION
	GOVERNMENT OFFICE
	SEMI PUBLIC
M	FACILITY AREA
0	MULTI PURPOSE COMMUNITY HALL
0	EDUCATION & RESEARCH
Θ	HOSPITAL
0	UNIVERSITY
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	Sector	Total Area in Ha. (Approx)	Vacant Area in Ha. (Approx)
	1	275	172
	2	221	140
	3	311	210
	4	421	0
	5	456	69
	6	470	231
	7	554	237
4	8	284	123
	9	268	148
	10	362	164
	11	293	123
	12	336	198
	13	245	165
	14	244	223
	15	553	110
	16	195	26
	17	455	67
	18	342	42

🗙 Modification

Sector	Total Area in Ha. (approx)	Vacant Area in Ha. (approx)
Sector - 8A	165	67
Sector- 8B	119	56

DELHI DEVELOPMENT AUTHORITY

Approved in 405th Screening Committee meeting held on 07.07.22 vide Item No. 40:2022

-sd/-Director(Plg) LP/Zone N & P-II (Addl. Charge)

S.No.	Date of Modification	SCM No. / Item No.	Remarks
1	07.07.22	405/40:2022	Modification of Sector Delineation Plan of Zone P-II w.r.t sub-division of Sector- 08 for development under Land Pooling

to / SUDHIR KUMAR SINGH salars / General Manager पावर ग्रिड कॉपोरेशन ओफ इंडिया लि. Power Grid Corporation of India Ltd

ANNEXURE-III³³506



DELHI DEVELOPMENT AUTHORITY

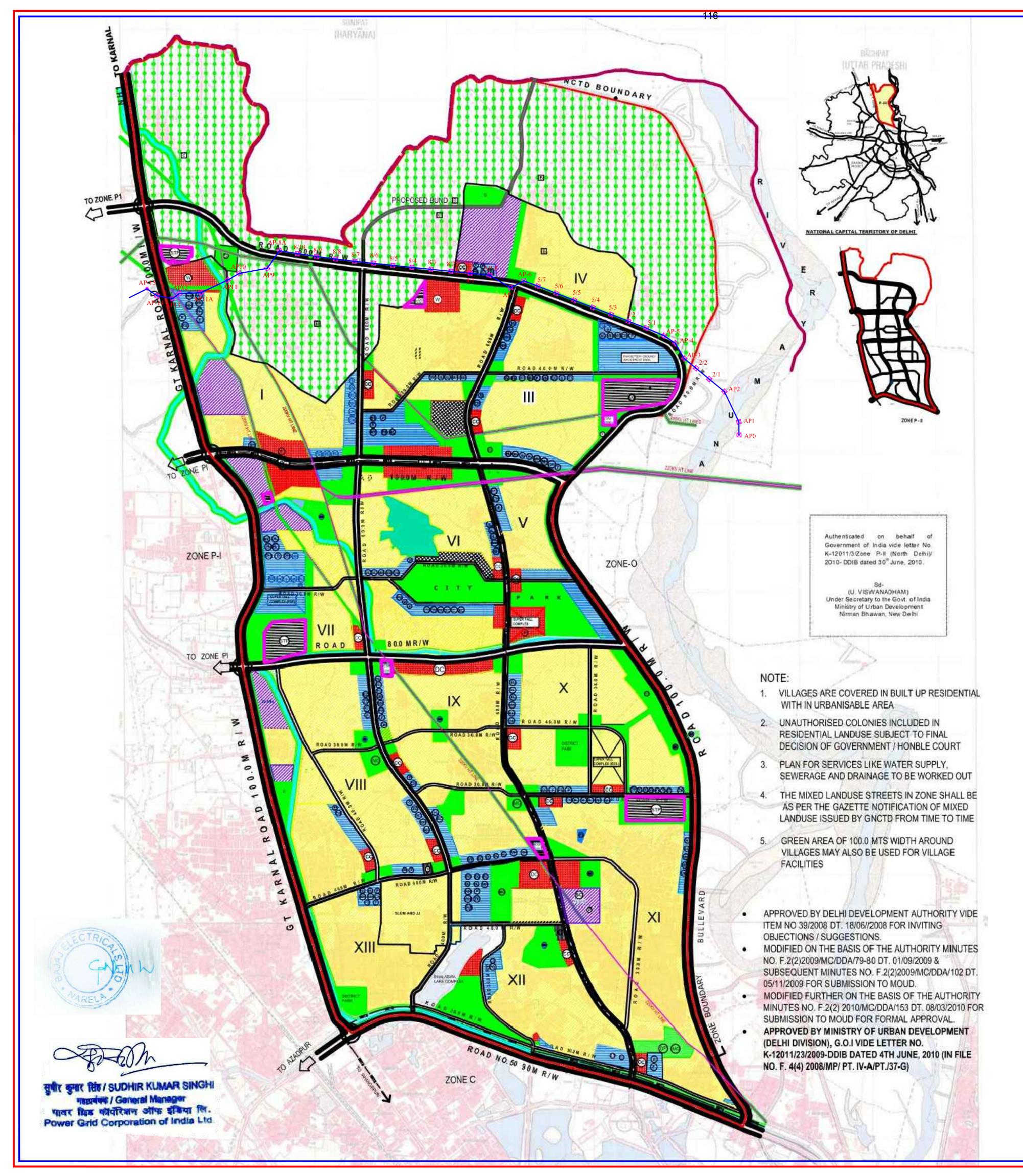
Legend
Laldora/Extended Laldora
LDRA
Green Belt
Road Network
Proposed Road
Existing Road
Existing Physical Features
Jhor
Drain
Water Body
River
Forest Land
Hailway Line
DMRC Metro Line
Existing Utilities/Schemes
Government Land(DDA, Other Govt & Gramsabha)
I Utility
Existing Housing Scheme/ Other allotment
HT Lines with buffer
Boundaries
Zone
Sector
Village

Notes

This drawing is specifically prepared only for the purpose of delineation of sector boundaries
Presently NHAI is working on the feasibility of alignment of UER-II and changes based on the finalized alignment will be incorporated in the ZDP as per due procedure
The sector boundaries may require readjustment depending upon ground realities.
The vacant land is approximate and is based on satellite imagery of 2015 available in ESRI Arc GIS Platform (open source). It is not indicative of the developable area under land pooling and may vary based on actual ground truthing.
Vacant land on either side of existing road/natural features has been considered contiguous for sector delineation.
ROW of roads are as per Notified ZDP.
The Sector Delineation Plans of Zone P-II was approved in 366th Screening Committee on 25.01.2019 vide Item No. 15/2019.
The Vacant Area mentioned in the Sector Delineation Plan is tentative and will be finalised based on exclusions mentioned in the notified Land Pooling Regulations, 2018

SECTOR DELINEATION PLAN- ZONE P-II

0 0.5	1 2	3	4 Kms
Sd/-	Sd/-	Sd/-	DWG.NO.
Plg. Asstt. Zone - Pll	Asstt. Dir(Plg.) Zone - Pll	Asstt. Dir(Plg.) Land Policy	Date
Sd/-	Sd/-	Sd/-	N
Dy. Dir(Plg.) Zone - Pll	Director (Plg.) Land Policy/Zone - PII	Commissioner(Plg.)	



DELHI DEVELO
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UTILITY Image: Severage treatment plant Image: Severage pumping station
· FACILITIES SHOWN IN P & SP ARE INDICATIVE ZONAL DEVELO (ZONE P-II)
SCALE:
PLG. ASSTT. MINING ASSTT. DIRECTOR (PLG.)

DIRECTOR (PLG.)



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ADDL. COMMISSIONER (PLG.) COMMISSIONER (PLG.)

PAGE NO. 29

Subject: Regarding NOC for construction of Transmission Line in Zone P-I to form Maharani Bagh – Narela 400 KV D/c (Quad) and Maharani Bagh-Gopalpur-Narela 400 KV D/c (Quad) Lines under Phase-II Part-GI.

A letter dated 20.03.2023 (refer Annexure-I) was received from PGCIL regarding NOC/Permission for construction of 765&400KV transmission lines in Delhi and conversion of land use for the construction of 765KV substation in Auchandi village, Narela, Delhi for evacuation of renewable power from Rajasthan to Delhi. PGCIL has requested to provide NOC on priority as the project is of national importance. Further, VC, DDA has directed to process the matter for approval of the Technical Committee of DDA. In this regard, a Joint Site Inspection was conducted on 13.03.2023 and JSI report was circulated dated 21.03.2023 (refer Annexure-II).

In response to Joint Site Inspection report, a letter dated 24.03.2023 (refer Annexure-III) was received from PGCIL requesting to issue NOC for construction of Transmission line in Zone P-I to form Maharani Bagh- Narela 400KV D/c (Quad) and Maharani Bagh- Gopalpur-Narela 400KV D/c (Quad) Lines under Phase-II Part-GI. PGCIL also submitted point-vise remarks on the JSI report along with revised route alignment earmarked on Zonal Development Plan of Zone P-I and concerned approved Layout Plans of Zone P-I, Narela Sub-city.

Further, vide E-mail dated 21.04.2023 (refer Annexure-IV), PGCIL was advised to shift the alignment from tower AP-34 to tower AP-36 from median of 60 m wide road to Recreational green in Sector G-3, G-4, Zone P-I. Thereafter, vide E-mail dated 21.04.2023 (refer Annexure-V) PGCIL provided revised route alignment earmarked on approved "Composite Layout Plan of Sector G-3, G-4 of Narela Subcity" and notified Zonal Development Plan of Zone P-I (refer Annexure-VI). The details of the transmission line in Zone P-I which is part of Maharani Bagh-Gopalpur-Narela 400 KV D/c (Quad) Lines under Phase-II Part-GI, are as below:

S. No	A CONTRACTOR OF STREET	Tentative Location of Tower	f Observations		
-	1	2	3		
1. AP-14		Proposed 01 Nos. of tower on All India Radio (AIR) land near Tikri Khurd, Narela.	 Land status to be verified by Land Management Department (DDA)in coordination with Engineering Department (DDA). Tower Base AP-14 (14.3m x 14.3m). 		
2.	AP-15 to AP-18	Proposed 08 Nos. of tower in median of 60 M wide road (having width of 8 m as earmarked in the UTTIPEC standard cross section of 60 m wide road) in between Jail Site and proposed District Court at Narela. (refer Annexure-VII)	 Observation may be obtained from Engineering Department (DDA). Tower Base AP-15 (7.5m x 3.5m); AP- 15/1 & AP-15/2 (3.0m x 3.0 m); AP- 16 (3.2mx3.2m); AP-16/1 (3.0m x 3.0 m); AP-17 (3.2m x3.2 m); AP- 17/1(3.0m x3.0m); AP-18 (7.5m x 3.5m). 		
3.	to AP-	Proposed 02 Nos. of tower in Private Land adjacent to Jail site and	 Land status to be verified by Land Management Department (DDA) in coordination with Engineering Department (DDA). 		

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		Truck Terminal, IFC, Narela	2. Tower Base AP-18/1 (9.1m x 9.1m); AP-19 (11.7m x 11.7m)
4.	AP-20	Proposed 01 Nos. of tower in DDA land outside northern boundary of Truck Terminal, Narela as shown by representative of PGCIL.	 Land status to be verified by Land Management Department (DDA) in coordination with Engineering Department (DDA). DMRC spur alignment is proposed between AP-20 & AP-21. NOC/Clearance to be obtained from DMRC. Tower Base AP-20 (14.3m x 14.3m).
5.	AP-21 To AP-25	Proposed 10 Nos. of tower in median of 60 M wide road (having width of 8 m as earmarked in the UTTIPEC standard cross section of 60 m wide road) in front of Block-C (Phase-II) of Chemical Traders scheme and Forest area.	 Observation may be obtained from Engineering Department (DDA). Tower Base AP-21 (7.5m x 3.5m); AP- 22 (3.2m x 3.2m); AP-22/1 (3.0m x 3.0m); AP-22/2 (3.0m x 3.0m); AP- 22/3 (3.0m x 3.0m); AP-22/4 (3.0m x 3.0m); AP-23 (3.2m x 3.2m); AP-24 (7.5m x 3.5m); AP-24/1 (3.0m x 3.0m); AP-25 (3.2m x 3.2m).
6.	AP-26 To AP-27	Proposed 02 Nos. of tower in median of 40 M wide road (East-West) (having width of 5 m as earmarked in the UTTIPEC standard cross section of 40 m wide road) in front of Plot No. 4 as per Layout Plan of IFC, Narela. (refer Annexure-VIII)	 Observation may be obtained from Engineering Department (DDA). Tower Base AP-26 (3.2m x 3.2m); AP- 27 (7.5m x 3.5m).
7.		Proposed 02 Nos. of tower on land earmarked for Railway Freight Terminal and allotted to Railways.	 Land status to be verified by Land Management Department in coordination with Engineering Department. Tower Base AP-28 (36.3m x 36.3m); AP-29 (38.7m x 38.7m).
8.	AP-30 To AP-36	Proposed 11 Nos. of tower on land under jurisdiction of DSIIDC / Irrigation Flood Control Department/ Forest Department in Sector G- 3, G-4, Narela.	 It was observed that some part of land is with DDA and some part of land is with DSIIDC. It was also informed in the JSI that part of land is given for compensatory plantation. Land status to be verified by Land Management Department in coordination with Engineering Department

Department.

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			 NOC from DSIIDC/IFCD/Forest Department may be obtained by PGCIL. Tower Base AP-30 (26.4m x 26.4m); AP-31 (3.1m x 3.1m); AP-32 (3.2m x 3.2m); AP-32/1 (10.2m x 10.2m); AP- 33 (12.7m x 12.7m); AP-34 (7.5m x 3.5m); AP-34/1 (3.0m x 3.0m); AP- 34/2 (3.0m x 3.0m); AP-34/3 (3.0m x 3.0m); AP-35 (3.2m x 3.2m); AP-36 (7.5m x 3.5m).
9.	AP-37	Proposed 01 Nos. or tower in 6.96 Ha. Greer Buffer along 60 M wide road (North-South) in Sector G-2, G-6, Narela.	 Observation may be obtained from Engineering Department (DDA). Tower Base AP-37 (14.3m x 14.3m).
10.	AP-38 To AP-41	Proposed 12 Nos. of tower in median of 60 M wide road (North-South) (having width of 8 m as earmarked in the UTTIPEC standard cross section of 60 m wide road) in Sector G-2, G-6, Narela.	 Tower Base AP-38 (7.5m x 3.5m); AP- 38/1(3.2m x 3.2m); AP-38/2 (3.0m x 3.0m); AP-38/3(3.0m x 3.0m); AP- 38/4(3.0m x 3.0m); AP-38/5(3.0m x 3.0m); AP-38/6(3.0m x 3.0m); AP- 38/7(3.0m x 3.0m); AP-38/8(3.0m x 3.0m); AP-39(3.2m x 3.2m); AP- 40(3.2m x 3.2m); AP-41(7.5m x 3.5m).
11.	AP-42	Proposed 01 Nos. of tower in the Green Buffer near intersection of 80 M RoW Road (UER-I) and 60 M road in Sector G-2, G-6, Narela.	 Land status to be verified by Land Management Department (DDA) in coordination with Engineering Department (DDA) and Horticulture Department (DDA). Trees were observed on tower location. NOC may be obtained from Forest Department. The alignment will cross proposed Rithala Narela Metro route alignment after this tower at UER-I (80 m ROW). NOC/Clearance to be obtained from DMRC. Tower Base AP-42(8.5m x 8.5m).
12.	AP-43 To	Proposed 19 Nos. of tower in Private land in Green Belt above UER-I (80 M RoW)	 Land status to be verified by Land Management Department (DDA) in coordination with Engineering Department (DDA). Tower Base AP-43(14.3m x 14.3m); AP-43A(25m x 25m); AP-43A/1 (18.9m x 18.9m); AP-44(36.3m x 36.3m); AP-45(38.7m x 38.7m); AP- 45/1(20.1m x 20.1m); AP-45/2 (17.3m x 17.3m); AP-45/3(17.3m x 17.3m); AP-45/4(17.3m x 17.3m); AP-

	45/5(20.1m x 20.1m); AP-46 (22.2m x 22.2m); AP-46/1(17.3m x 17.3m); AP- 46/2(17.3m x 17.3m); AP-46/3(17.3m x 17.3m); AP-46/4 (17.3m x 17.3m); AP- 46/5 (17.3m x 17.3m); AP-46/6(17.3m x 17.3m); AP-46/7(17.7m x 17.7m); AP-47 (26.4m x26.4m).
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General conditions are to be observed as:

- 1. Updated Land ownership Status to be provided by LM department in coordination with Engineering Department (DDA) with respect to the geo-coordinates provided by PGCIL before implementation.
- Roads along the alignment are unconstructed/ partially constructed. Engineering Department, DDA and PGCIL to verify and ensure Geo coordinates that HT towers and medians to be constructed are in alignment.
- NOC to be sought by PGCIL from all concerned and related agencies including DMRC, Forest Department etc., before implementation.

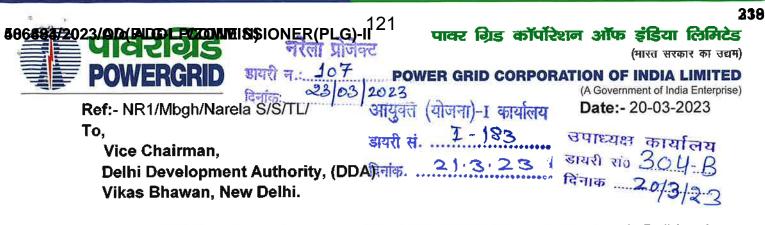
The above proposed alignment subjected to the above conditions was sent to Land Pooling Cell vide e-file No. PLG/NP/0001/2021/F6/-O/o ADDL.COMMR(PLG-PROJ MPMR) and Note even No. 70 dated 02.05.2023 through proper channel for placing combined agenda w.r.t. NOC for Construction of Proposed 400 KV Maharanibagh – Narela Transmission Line and Extension of Loop-in Loop-out (LILO) Section from Maharani Bagh up to Narela Substation concerning DDA land in Zone N, P-I & P-II for placing before Technical Committee of DDA.

N 5-2023

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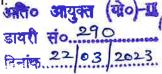
Anas Nihal Asst. Dir (Plg.)/NP

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Subject: - NOC/Permission for construction of 765&400KV transmission lines in Delhi and conversion of land use for the construction of 765KV Substation in Auchandi village, Narela, Delhi for evacuation of renewable power from Rajasthan to Delhi.

Ref:- NR1/Mbgh/Narela S/S/TL/ dated- 26-12-2022.



Sir,

Power Grid Corporation of India Limited (A Maharatna under Ministry of Power, Government of India) and its 100% owned SPV Power Grid Narela Transmission line, have been assigned task of construction of (i) 400KV Narela – Maharanibagh transmission line (ii) 765KV Khetri Narela Transmission line (iii) LILO of 765KV Meerut Bhiwani T/L at proposed 765/400KV Substation at Auchandi village Narela. These power elements are crucial to meet increasing power demand of Delhi and bring renewable power from Rajashthan to Delhi. The project is to be completed by November'2023.

In this regard NOC for these lines and conversion of 40 Acres land for substation use requested vide our letter Reference No.- (1) Letter dated 20-07-2021. (2) Letter dated 23-09-2021 (3) Letter dated 22-10-2021 (4) Letter dated 12-09-2022 (5) Letter dated 10-11-2022 (6) Letter dated 21-11-2022 (7) Letter dated 16-12-2022 (8) Letter dated 26-12-2022 (9) Letter dated 13-02-2023 (10) Letter dated 28-02-2023. In this regard multiple joint survey and meetings have been held. We have aligned our transmission lines as per suggestions given by DDA representatives. However, we are yet to receive the NOC/go ahead for any transmission line resulting in complete stoppage of crucial power project since December'2022.

You are kindly requested to extend support in getting us NOC so that these projects of National importance area not delayed. We shall be ever grateful to you.

Thanking You, to we'll ssalve 27/03/23 10 11/3/23
the Survey and party to white SSAINT David Usede Zylor Yours Faithfully,
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400/220 के.वी. जी.आई.एस. महारानी बाग उपकेन्द्र, बहलोलपुर खादर (सराय काले खाँ बस स्टैण्ड के सामने), नई दिल्ली–110013 400/220 kV GIS Maharani Bagh Substation, Behlolpur Khader (In Front of Saral Kale Khan ISBT), New Delhi-110013

उत्तरी क्षेत्र-I मुख्यालय, एस.सी.ओ. बे संख्या 5 से 10, सेक्टर–16ए, फरीदाबाद–121002 (हरियाणा) दूरभाष : 0129-2666500, मो.: +91-7043032001 Northern Region-I HQ, SCO Bay No. 5 to 10, Sector-16A, Faridabad-121002 (Haryana) Tel.: 0129-2666500, Mob. : +91-7043032001



दिल्ली विकास प्राधिकरण Delhi Development Authority नरेला परियोजना योजना इकाई Narela Project Planning Unit 11वीं मंजिल, विकास मीनार, आई. पी. एस्टेट 11th Floor, Vikas Minar, I. P. Estate नई दिल्ली – १९००२ / New Delhi -110002 फोन नंबर: ०११ – २३३७८०६० / Phone: 011-23378060

E-File No.: PLG/NP/0001/2021/F6/-O/o ADDL. COMMR (PLG-PROJ MPMR)/34 Dated: 21/03/2023

विषय: Joint Site Inspection Report with respect to NOC for construction of Transmission Line in Zone P-I to form Maharani Bagh – Narela 400 KV D/c (Quad) and Maharani Bagh-Gopalpur-Narela 400 KV D/c (Quad) Lines under Phase-II Part-GI.

संदर्भ: Joint Site Inspection Notice issued vide letter No. PLG/NP/0001/2021/F6/-O/o ADDL. COMMR (PLG-PROJ MPMR)/198 dated 07.03.2023.

A Joint Site Inspection (JSI) was held on 13.03.2023 (Monday) at 11:00 A.M. on the subject matter in compliance to Joint Site Inspection Notice dated 07.03.2023, wherein representatives of Power Grid Corporation of India Limited (PGCIL), Engineering Department, Land Management Department, Horticulture Department and Planning Department of DDA were present. No representative from Engineering Wing (Electrical Division) were present. The Attendance Sheet is enclosed as **Annexure – 1**.

2. During the inspection, the revised alignment for Zone P-I submitted by PGCIL vide letter dated 28.02.2023 was inspected (copy enclosed).

3. The proposed Transmission Route alignment from Tower AP-14 to AP-47 falls in Zone P-I and the same was inspected with respect to Towers locations as shown by the representatives from PGCIL. The details are as under:

S. No.	Tower No.	Tentative Location of Tower	Observations	Remarks	
2	1	2	3	4	
1. AP-14		Proposed on All India Radio (AIR) land near Tikri Khurd, Narela.	The tower has been proposed on land under jurisdiction of All India Radio as informed by PGCIL.	The location tentatively falls in All India Radio land. Land status to be verified by Land Management Department in coordination with Engineering Department.	
2.	AP-15	Proposed in southern edge of 60 M wide road, in front of Jail Site and proposed District Court at Narela.	PGCIL informed that this tower will require base of approx. 10X10 sqm. due to the increase in height of the HT line in order to cross already existing 400kV HT line nearby. As per UTTIPEC standard cross section of 60 m wide road,	The alignment may be routed through median having width of 8 m as earmarked in the UTTIPEC standard cross section of 60 m wide road.	

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		NEIDOUNER (PLG)-II		
			only 2 m of Green buffer/ verge is available.	
	AP-15/1 to AP-18	Proposed in southern edge of 60 M wide road, in front of Jail Site and proposed District Court at Narela.	standard cross section of 60 m wide road, only 2 m of Green	through median having width of 8 m as earmarked in the UTTIPEC standard
3.	AP-18/1 to AP-19	Private Land adjacent to Jail site and Truck Terminal, IFC, Narela	The tentative Land Use is Recreational.	Land status to be verified by Land Management Departmen in coordination with Engineering Department.
4.	AP-20	DDA land outside northern boundary of Truck Terminal, Narela as shown by representative of PGCIL.	DMRC spur alignment	Tower location to be correctly earmarked by PGCIL ir concerned layout plan. Further, NOC to be sought from
	AP-21	Proposed in southern edge of 60 M wide road in front of Block- C (Phase-II) of Chemical Traders scheme and Forest area.	 DMRC spur alignment is proposed between AP-20 & AP-21. As per UTTIPEC standard cross section of 60 m wide road, only 2 m of Green buffer/ verge is available. 	DMRC by PGCIL. The alignment may be routed through median having width of 8 m as earmarked in the UTTIPEC standard cross section of 60 m wide road. Further, NOC to be sought from DMRC by PGCIL.
5.	AP-21 To AP-26	Proposed in southern edge of 60 M wide road in front of Block- C (Phase-II) of Chemical Traders scheme and Forest area.	Another 400 KV HT Line already exists in the Green Buffer north of 60 M wide Road. Fire Station plot falls in the 23 m buffer to be maintained at either side of the alignment. As per UTTIPEC standard cross section of 60 m wide road, only 2 m of Green buffer/ verge is available.	The alignment may be routed through median having width of 8 m as earmarked in the UTTIPEC standard cross section of 60 m wide road.
6,	AP-26A	Proposed in northern edge of 40 M wide road (East-West) in front of Plot No. 4 as per Layout Plan of IFC, Narela.	The road is yet to be constructed. As per UTTIPEC standard cross section of 40 m wide road, only 2 m of Green buffer/ unpaved is available.	The alignment may be routed through median having width of 5 m as earmarked in the UTTIPEC standard cross section of 40 m wide road.

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7.	AP-27	Proposed in northern edge of 40 M wide road (East-West) in front of Plot No. 4 as per Layout Plan of IFC, Narela.	The road is yet to be constructed. PGCIL informed that this tower will require base of approx. 10X10 sqm. due to the increase in height of the HT line in order to cross already existing 400kV HT line nearby.	As ROW of the road is 40 m and width of the median is 5 m. PGCIL may accommodate tower AP-27 with maximum width of 5 m (median) OR shift this tower inside Railway land in order to avoid obstruction to 40 m proposed road.
8.	AP-28 & AP-29	Proposed on land earmarked for Railway Freight Terminal and allotted to Railways.	The tower has been proposed on land under jurisdiction of Northern Railway as informed by PGCIL.	Land status to be verified by Land Management Department in coordination with Engineering Department.
9. To AP-30 AP-33 Proposed ounder jurisd DSIIDC / Flood Department		under jurisdiction of DSIIDC / Irrigation	The tentative Land Use is Recreational.	Further, NOC to be sought from concerned agency by PGCIL.
10.	AP-34 To AP-35	Proposed in southern edge of 60 M wide road (East-West) near Drain (Bawana Escape) in Sector G-2, G-6, Narela.	The road is yet to be constructed. As per UTTIPEC standard cross section of 60 m wide road, only 2 m of Green buffer/ verge is available.	The alignment may be routed through median having width of 8 m as earmarked in the UTTIPEC standard cross section of 60 m wide road. Land status to be verified by Land Management Department in coordination with Engineering Department.
11.	AP-36	Proposed in southern edge of 60 M wide road (East-West) near Drain (Bawana Escape) in Sector G-2, G-6, Narela.	The road is yet to be constructed. PGCIL informed that this tower will require base of approx. 10X10 sqm. due to the increase in height of the HT line in order to cross already existing 400kV HT line along the way.	As ROW of the road is 60 m and width of the median is 8 m. PGCIL may accommodate tower AP-36 with maximum width of 8 m (median) OR shift this tower inside Forest land ir order to avoid obstruction to 60 m proposed road.
12.	AP-37	Proposed in western edge of 60 M wide road (North-South) in Sector G-2, G-6, Narela.	PGC1L informed that this tower will require base of approx. 10X10 sqm. due to the increase in height of	PGCIL may shift this tower to adjacent land earmarked as Recreational in Composite Layout Plan of Sector G-2, G 6, Narela Sub-city in order to avoid obstruction in 60 n
13.	AP-38 To AP-41	Proposed in median of 60 M wide road (North-South) in Sector G-2, G-6	23 m clear buffer is available on eithe side of proposed 400	r through median having width o

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end		Narela.	No obstruction to DDA land is observed.	section of 60 m wide road.
14.	AP-42	Proposed in the Green Buffer near intersection of 80 M RoW Road (UER-1) and 60 M road in Sector G-2, G-6, Narela.	The tentative Land Use is Recreational. Trees were observed on tower location. The alignment will cross proposed Rithala Narela Metro route alignment after this tower.	To be verified by Land Management Department in coordination with Engineering Department / Horticulture Department. Further, NOC to be sought from Forest Department for removal of trees, if required.
15.	AP-43 To AP-47	Private land in Green Belt above UER-I (80 M RoW)		Land status to be verified by Land Management Department in coordination with Engineering Department.

4.Representatives from PGCIL informed that PGCIL is taking NOC permission from all the concerned land-owning agencies other than DDA for the tower locations falling on land not under jurisdiction of DDA.

5.Representatives from PGCIL also inform that the towers in the road RoW shall be either made on Monopole or Narrow Base structure which would result in utilization of minimum space (About 3-4 metre diameter circular base for monopole tower).

6.PGCIL to revise earlier submitted HT Line alignment dated 28.02.2023 with respect to remarks in Sr. No. 3 above alongwith tower number vise details of base size of towers to Planning Department for further necessary action.

7.Land Management Department in coordination with Engineering Department to provide updated land status with respect to proposed HT line tower locations from AP-14 to AP-47 to Planning Department for further necessary action.

Encl: As above.

उप निदेशक (यो०) / नरेला परियोजना

To: -

- Sr. DGM, PGC1L, 400/220 kV GIS Maharani Bagh Substation, Behlolpur Khader (In front of Sarai Kale Khan ISBT), New Delhi – 110013.
- 2. SE (Narela Civil Circle-1), DDA, Muneem ji ka bagh, Narela, Delhi-110040.
- 3. Dy. Director (LM) NZ, DDA, LSC, LU-Block, Pitampura, New Delhi 110034.

Copy for information to (Through e-receipt): -

- 1. Commissioner (LM), DDA, A-Block, 1st Floor, Vikas Sadan, I.N.A., New Delhi 110023.
- 2. Chief Engineer (Narela) DDA, Munim ji ka bagh, Narela, Delhi- 110040.
- Additional Commissioner (Plg.) 11, DDA, 11th Floor, Vikas Minar, I.P. Estate, New Delhi 110002.

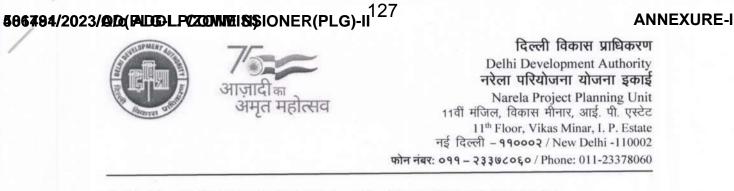
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- 4. Director (Plg.) Narela Project, DDA, 11th Floor, Vikas Minar, I.P. Estate, New Delhi 110002.
- 5. SE (Elect.) North Zone / Narela, DDA, 20th Floor, Vikas Minar, I.P. Estate, New Delhi 110002.
- 6. Dy. Director (Hort.) 10, DDA, C.S.C., Near Sanjay Enclave, Jahangirpuri, New Delhi 110033.
- 7. AE (Civil) Narela Project, DDA, 13th Floor, Vikas Minar, 1.P. Estate, New Delhi 110002.

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उप निदेशक (यो॰) / नरेला परियोजना



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E-File No.: PLG/NP/0001/2021/F6/-O/o ADDL. COMMR(PLG-PROJ MPMR) Date: 13.03.2023 Time: 11:00 A.M.

विषय: Joint Site Inspection with respect to NOC for construction of Transmission Line in Zone P-I after removal of LILO of Bawana-Mandola 400 KV D/C (Quad) line at Maharani Bagh/ Gopalpur S/extension of above LILO section from Maharani Bagh/ Gopalpur up to Narela S/s so as to form Maharani Bagh – Narela 400 KV VD/c (Quad) and Maharani Bagh-Gopalpur-Narela 400 KV D/c (Quad) Lines under Phase-II Part-GI.

ATTENDANCE SHEET

S. No.	Name & Designation	Mobile No.	E-Mail ID	Signature
1.	S.K. SINGH, SrDGM	9873918540	SK_SINGH@. POWERGRID.IN	ARO
2.	RAJESH KUMMAR	9868515100	Jafel kains	- 71
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4	- Panni Laner.	893456787		\$
5.	G. AUTAM; Pat	882672898	þ.	Jantan
6	Vinod Kyman Bolog	9868122146		
7	Dikiscom Acquigue	9818871323		de
8.	Nitin Kuman (N.P.)	9717672528		Olk
9.	ANKIT RAWAT	9997 113900		Aukit
10.		886084614	souched in 1400 grilling	purton
11	Alphisher Khami	9310878037		delan
12	K.R. Meeng	99995348		B
	DY. Dirchot.)			
13	Rahul, DD (PIg.)	3821998278		6
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	(AD (Pig.)/Maxele) DDA			



(भारत सरकार का उदाम)

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28/03/2023 POWER GRID CORPORATION OF INDIA LIMITED

(A Government of India Enterprise)

Ref. No.: NR1/Narela Project/NOC/TL

Dated: 24.03.2023

To,

PO

The Director (Narela Project), Delhi Development Authority, 11th Floor, Vikas Minar, IP Estate, New Delhi-110002

अति० आयुक्त (यो०)-11 डायरी संo. 312 27/03/2023

आयुक्त (योजना)-1 कार्यालय डायरी सं. ... I - 200. दिनांक. . २५-3-२०२3

Subject: Request for issuance of NOC for construction of Transmission Line in Zone P-I to form Maharani Bagh – Narela 400 KV D/c (Quad) and Maharani Bagh-Gopalpur-Narela 400 KV D/c (Quad) Lines under Phase-II Part-GI.

With reference to the letter ref. no. PLG/NP/0001/2021/F6/-O/o ADDL. COMMR (PLG-PROJ MPMR)/34 dated 21.03.2023 and joint inspection held on dated 13.03.2023, the point wise reply is as under:

S. No.	Tower No.	Tentative Location of Tower	Observations	DDA Remarks	POWERGRID Remarks
	1	2	3	4	
1.	AP-14	Proposed on All India Radio (AIR) land near Tikri Khurd, Narela.	The tower has been proposed on land under jurisdiction of All India Radio as informed by PGCIL.	The location tentatively falls in All India Radio land. Land status to be verified by Land Management Department in coordination with Engineering Department.	Pertains to DDA
Land Land	AP-15	Proposed in southern edge of 60 M wide road, in front of Jail Site and proposed District Court at Narela	PGCIL informed that this tower will require base of approx. 10X10 sqm. due to the increase in height of the HT line in order to cross already existing 400kV HT line nearby. As per UTTIPEC standard cross section of 60 m wide road, only 2 m of Green buffer/ verge is available.	The alignment may be routed through median having width of 8 m as earmarked in the UTTIPEC standard cross section of 60 m wide road.	During the joint inspection, it was decided that the same tower may be placed in the green belt area outside 60M wide road.
R	AP-	Proposed in southern edge of 60 M wide	As per UTTIPEC standard cross section of 60 m	The alignment may be routed through median having width of 8 m as	Agreed

400/220 के.वी. जी.आई.एस. महारानी बाग उपकेन्द्र, बहलोलपुर खादर (सराय काले खां बस स्टैण्ड के सामने), नई दिल्ली–110013 400/220 kV GIS Maharani Bagh Substation, Behlolpur Khader (In Front of Sarai Kale Khan ISBT), New Delhi-110013

उत्तरी क्षेत्र-1 मुख्यालय, एस.सी.ओ. बे संख्या 5 से 10, सेक्टर-16ए, फरीदाबाद-121002 (हरियाणा) दूरभाष : 0129-2666500, मो.: +91-7043032001 Northern Region-I HQ, SCO Bay No. 5 to 10, Sector-16A, Faridabad-121002 (Haryana) Tel.: 0129-2666500, Mob. : +91-7043032001

CIN : L40101DL1989GOI038121 | Website : www.powergridindia.com

	AP-18	Przomiel Sişic road, in front of Jail Site and proposed District Court at Narela.	wide road, only 2 m of Green buffer/ verge is available.	earmarked in the UTTIPEC standard cross section of 60 m wide road.	
3.	AP- 18/1 to AP- 19	Private Land adjacent to Jail site and Truck Terminal, IFC, Narela	The tentative Land Use is Recreational.	Land status to be verified by Land Management Department in coordination with Engineering Department.	Pertains to DDA
4.	AP-20	DDA land outside northern boundary of Truck Terminal, Narela as shown by representative of PGCIL.	The tentative Land Use is Recreational. DMRC spur alignment is proposed between AP-20 & AP-21.	Tower location to be correctly earmarked by PGCIL in concerned layout plan. Further, NOC to be sought from DMRC by PGCIL.	Tower location marked in the zonal plan, attached. Required NOC shall be obtained by POWERGRID.
	AP-21	Proposed in southern edge of 60 M wide road in front of Block-C (Phase-II) of Chemical Traders scheme and Forest area.	DMRC spur alignment is proposed between AP-20 & AP-21. As per UTTIPEC standard cross section of 60 m wide road, only 2 m of Green buffer/ verge is available.	The alignment may be routed through median having width of 8 m as earmarked in the UTTIPEC standard cross section of 60 m wide road. Further, NOC to be sought from DMRC by PGCIL.	Tower location marked in the zonal plan/map, attached. Required NOC shall be obtained by POWERGRID.
5.	AP-21 To AP-26	Proposed in southern edge of 60 M wide road in front of Block-C (Phase-II) of Chemical Traders scheme and Forest area.	Another 400 KV HT Line already exists in the Green Buffer north of 60 M wide Road. Fire Station plot falls in the 23 m buffer to be maintained at	The alignment may be routed through median having width of 8 m as earmarked in the UTTIPEC standard cross section of 60 m wide road.	Agreed.

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6.	AP- 26A	Proposed in northern edge of 40 M wide road (East- West) in front of Plot No. 4 as per Layout Plan of IFC, Narela.	IONER (PLG)-II The road is yet to be constructed. As per UTTIPEC standard cross section of 40 m wide road, only 2 m of Green buffer/ unpaved is available.	The alignment may be routed through median having width of 5 m as earmarked in the UTTIPEC standard cross section of 40 m wide road.	Agreed.
7.	AP-27	Proposed in northern edge of 40 M wide road (East- West) in front of Plot No. 4 as per Layout Plan of IFC, Narela.	The road is yet to be constructed. PGCIL informed that this tower will require base of approx. 10X10 sqm. due to the increase in height of the HT line in order to cross already existing 400kV HT line nearby.	As ROW of the road is 40 m and width of the median is 5 m. PGCIL may accommodate tower AP-27 with maximum width of 5 m (median) OR shift this tower inside Railway land in order to avoid obstruction to 40 m proposed road.	Agreed.
8.	AP-28 & AP- 29	Proposed on land earmarked for Railway Freight Terminal and allotted to Railways.	The tower has been proposed on land under jurisdiction of Northern Railway as informed by PGCIL.	Land status to be verified by Land Management Department in coordination with Engineering Department.	Pertains to DDA
9.	AP-30 To AP-33	Proposed on land under jurisdiction of DSIIDC / Irrigation Flood Control Department in Sector G-3, G- 4, Narela.	The tentative Land Use is Recreational.	Further, NOC to be sought from concerned agency by PGCIL.	Required NOC shall be obtained by POWERGRID.
10.	AP-34 To AP-35	Proposed in southern edge of 60 M wide road (East- West) near Drain (Bawana Escape) in Sector G-2, G- 6, Narela.	The road is yet to be constructed. As per UTTIPEC standard cross section of 60 m wide road, only 2 m of Green buffer/ verge is available.	The alignment may be routed through median having width of 8 m as earmarked in the UTTIPEC standard cross section of 60 m wide road. Land status to be verified by Land Management Department in coordination with Engineering Department.	Agreed. Pertains to DDA

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			ONER(PLG)-II The road is yet to be constructed.		Agreed.
11.	AP-36	Proposed in southern edge of 60 M wide road (East- West) near Drain (Bawana Escape) in Sector G-2, G- 6, Narela.	PGCIL informed that this tower will require base of approx. 10X10 sqm. due to the increase in height of the HT line in order to cross already existing 400kV HT line along the way.	As ROW of the road is 60 m and width of the median is 8 m. PGCIL may accommodate tower AP-36 with maximum width of 8 m (median) OR shift this tower inside Forest land in order to avoid obstruction to 60 m proposed road.	
12.	AP-37	Proposed in western edge of 60 M wide road (North- South) in Sector G-2, G- 6, Narela.	PGCIL informed that this tower will require base of approx. 10X10 sqm. due to the increase in height of the HT line in order to cross already existing 400kV HT line along the way.	PGCIL may shift this tower to adjacent land earmarked as Recreational in Composite Layout Plan of Sector G-2, G- 6, Narela Sub-city in order to avoid obstruction in 60 m proposed road.	Agreed
13.	AP-38 To AP-41	Proposed in median of 60 M wide road (North-South) in Sector G-2, G-6, Narela.	23 m clear buffer is available on either side of proposed 400 kV HT line. No obstruction to DDA land is observed.	having width of 8 m as earmarked in the UTTIPEC standard	Agreed.
14.	AP-42	Proposed in the Green Buffer near intersection of 80 M RoW Road (UER-I) and 60 M road in Sector G-2, G-6, Narela.	The tentative Land Use is Recreational. Trees were observed on tower location. The alignment will cross proposed Rithala Narela Metro route alignment after this tower.	To be verified by Land Management Department in coordination with Engineering Department / Horticulture Department. Further, NOC to be sought from Forest Department for removal of trees, if required.	Pertains to DDA. Required NOC shall be obtained by POWERGRID.
15.	AP-43 To AP-47	Private land in Green Belt above UER-I (80 M RoW)	The tentative Land Use is Green Belt.	Land status to be verified by Land Management Department in coordination with Engineering Department.	Pertains to DDA

Page 4 of 5

1 Zone, location wise details of type of tower (Monopole or Narrow Base) with base size is attached.

In regards of NOC from other agencies, it is to inform you that It is general practice of POWERGRID to obtain NOC from concerned department /agencies before charging of line.

In view of above, it is therefore requested to consider the proposal for issuance of NOC for construction 400 kV transmission lines from ZDP/Sectors of DDA at the earliest to meet the growing power demand of Delhi.

Thanking You,

Yours Truly,

(S.K. Sìnan) Sr. Deputy General Manager Mob. 9873918540 Email: sk_singh@powergrid.in

Copy for information to : -

- 1. Commissioner (LM), DDA, A-Block, 1st Floor, Vikas Sadan, I.N.A., New Delhi
- 2. Commissioner (Plg-I), DDA, 5th Floor, Vikas Minar, New Delhi
- 3. Addl. Commissioner (Plg-Project), DDA, 5th Floor, Vikas Minar, New Delhi
- 4. Addl. Commissioner (Plg-Land Pooling), DDA, 3rd Floor, Vikas Minar, New Delhi



Regarding NOC for construction of Transmission Line in Zone P-I to form Maharani Bagh – Narela 400 KV D/c (Quad) and Maharani Bagh-Gopalpur-Narela 400 KV D/c (Quad) Lines under Phase-II Part-GI.

133

1 message

Narela Project <project.narela@gmail.com> To: rajesh.kumar4@powergrid.in

21 April 2023 at 14:49

Bcc: hitender kumar bharti <hitender.bharti98@dda.gov.in>, neetu randhawa <neetu.ran998@dda.gov.in>, rahul rahul <rahul.r45@dda.gov.in>, anas.nih991@dda.gov.in, pramod.pal402@dda.gov.in, neetuplanner@gmail.com

Madam/ Sir,

This is regarding the above-cited subject and attached letter from your office.

The alignment was discussed with senior officers of DDA and it is advised to shift the alignment from tower_AP-34_ to tower AP-36 from the median of 60 m wide road to Recreational green in Sector G-3, G-4, Zone P-I. In this regard, the revised alignment (earmarked on ZDP of Zone P-I and Composite Plan of Sector G-3, G-4, Narela Sub-city) be provided by tomorrow evening for placing the matter in the Technical Committee of DDA which is scheduled to be held next week.

Thanks & Regards,

O/o Director (Plg.) Narela Project (Zone P-I) Delhi Development Authority Tel.: 011-23370326



Regarding NOC for construction of Transmission Line in Zone P-I to form Maharani Bagh – Narela 400 KV D/c (Quad) and Maharani Bagh-Gopalpur-Narela 400 KV D/c (Quad) Lines under Phase-II Part-GI.

2 messages

Narela Project <project.narela@gmail.com> To: rajesh.kumar4@powergrid.in Rec: hitender kumar bharti chitender hbarti@g

Bcc: hitender kumar bharti <hitender.bharti98@dda.gov.in>, neetu randhawa <neetu.ran998@dda.gov.in>, rahul rahul <rahul.r45@dda.gov.in>, anas.nih991@dda.gov.in, pramod.pal402@dda.gov.in, neetuplanner@gmail.com

Madam/ Sir,

This is regarding the above-cited subject and attached letter from your office.

The alignment was discussed with senior officers of DDA and it is advised to shift the alignment from tower_AP-34_ to tower AP-36 from the median of 60 m wide road to Recreational green in Sector G-3, G-4, Zone P-I. In this regard, the revised alignment (earmarked on ZDP of Zone P-I and Composite Plan of Sector G-3, G-4, Narela Sub-city) be provided by tomorrow evening for placing the matter in the Technical Committee of DDA which is scheduled to be held next week.

Thanks & Regards,

O/o Director (Plg.) Narela Project (Zone P-I) Delhi Development Authority Tel.: 011-23370326

21 April 2023 at 16:37

21 April 2023 at 14:49

Rajesh Kumar {राजेश कुमार} <rajesh.kumar4@powergrid.in> 21 April 2 To: Narela Project <project.narela@gmail.com> Cc: "rahul.r45@dda.gov.in" <rahul.r45@dda.gov.in>, "neetu.ran998@dda.gov.in" <neetu.ran998@dda.gov.in>, "S K Singh {एस.के. सिंह}" <sk_singh@powergrid.in>

Madam/Sir,

With reference to the trailing mail, please find attached herewith the revised alignment earmarked on ZDP of Zone P-I and Composite Plan of Sector G-3, G-4, Narela Sub-city).

Regards Rajesh Kumar Ch. Manager POWERGRID 9868515100

From: Narela Project <project.narela@gmail.com>

Sent: Friday, April 21, 2023 2:49 PM

To: Rajesh Kumar {राजेश कुमार} <rajesh.kumar4@powergrid.in>

Subject: Regarding NOC for construction of Transmission Line in Zone P-I to form Maharani Bagh – Narela 400 KV D/c (Quad) and Maharani Bagh-Gopalpur-Narela 400 KV D/c (Quad) Lines under Phase-II Part-GI.

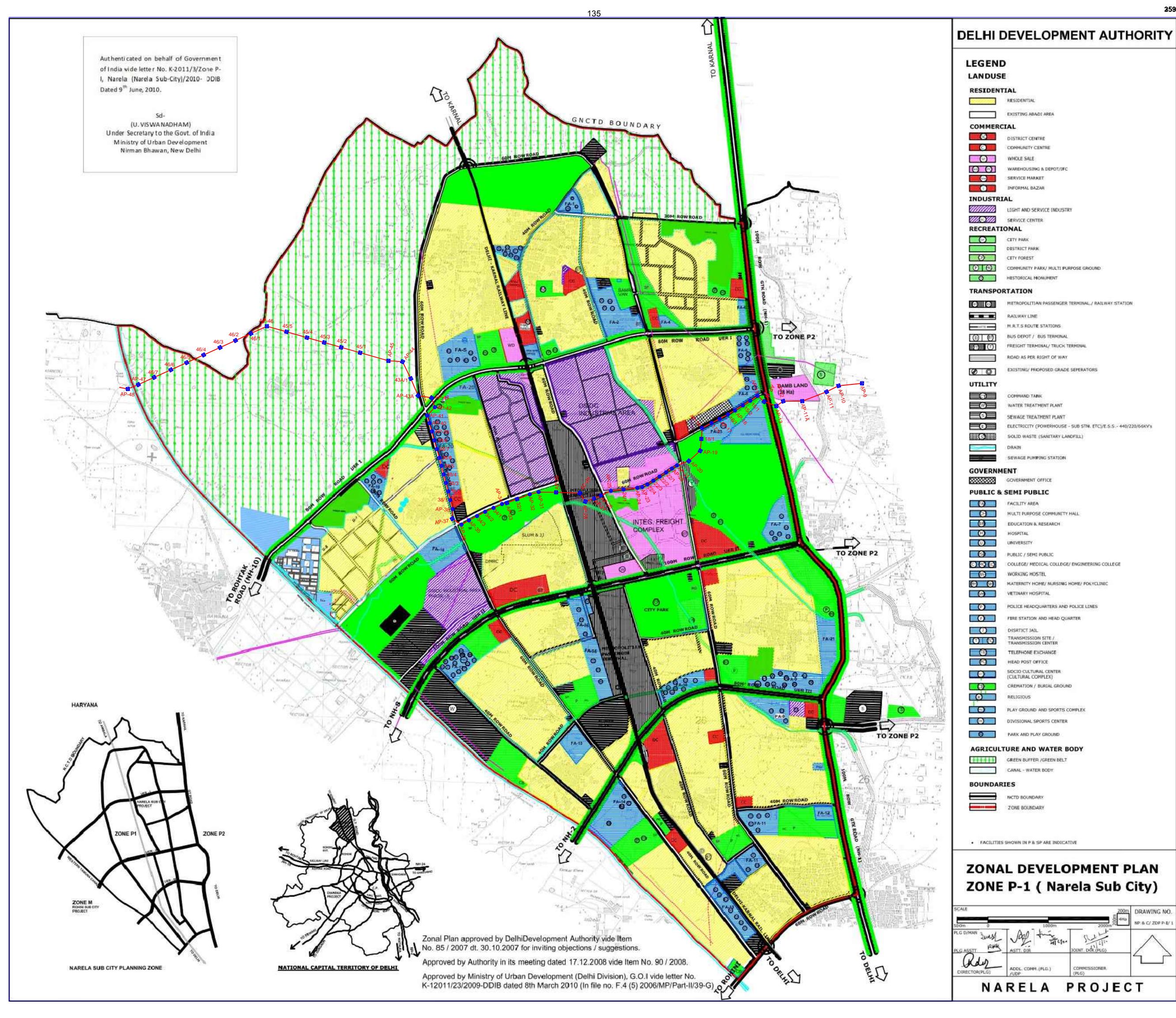
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दावात्याग : यह ईमेल पावरग्रिड के दावात्याग नियम व शर्तों द्वारा शासित है जिसे http://apps.powergrid.in/Disclaimer.htm पर देखा जा सकता है। Disclaimer: This e-mail is governed by the Disclaimer Terms & Conditions of POWERGRID which may be viewed at http://apps.powergrid.in/Disclaimer.htm

2 attachments

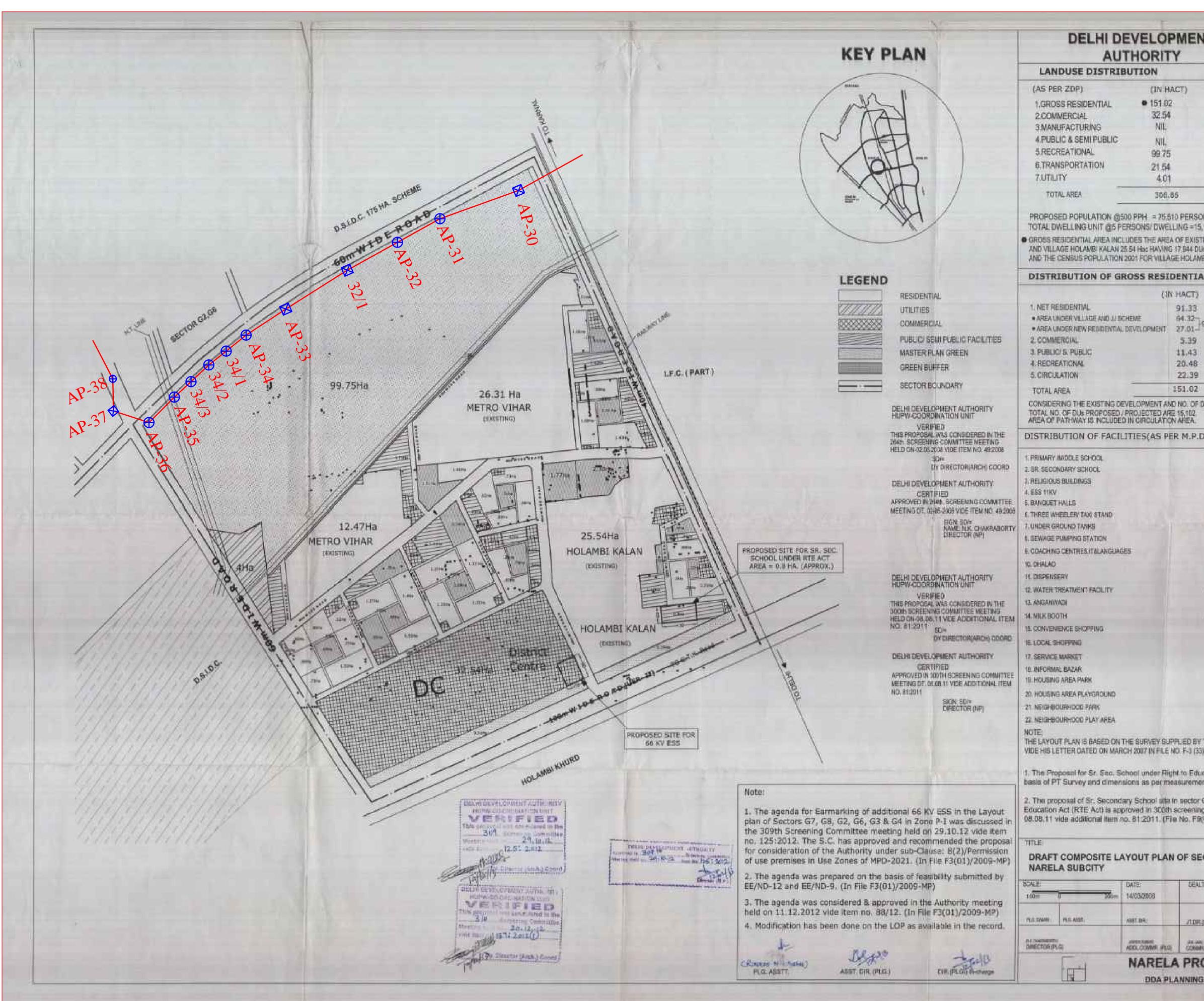
G-3, G-4 Revised Drawing (1).pdf 172K

ZDP P-I Revised (1).pdf 417K



ZONE P-1 (Narela Sub City) DRAWING NO. NP & C/ ZDP P-1/ 1 COMMISSIONER (FLG) NARELA PROJECT

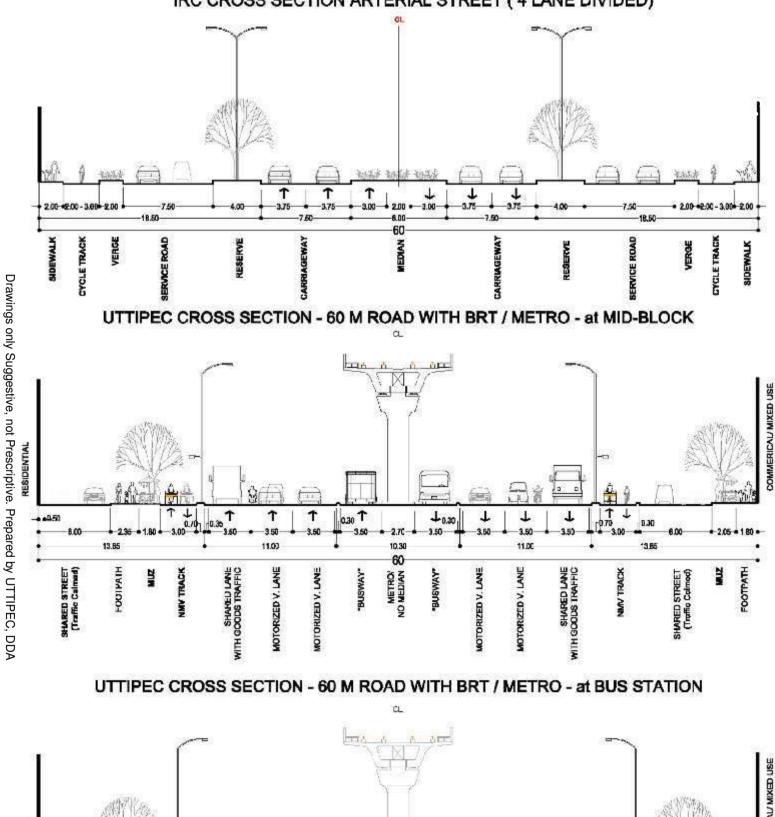
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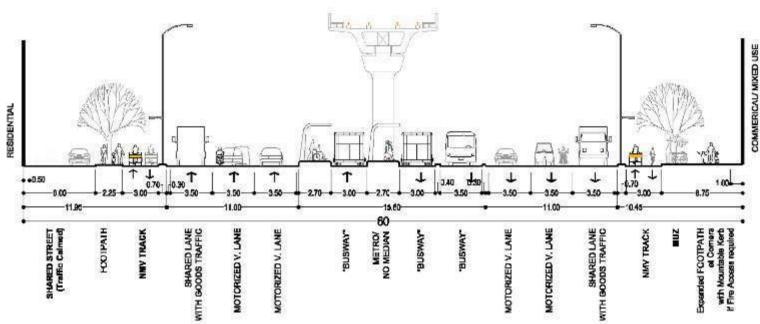


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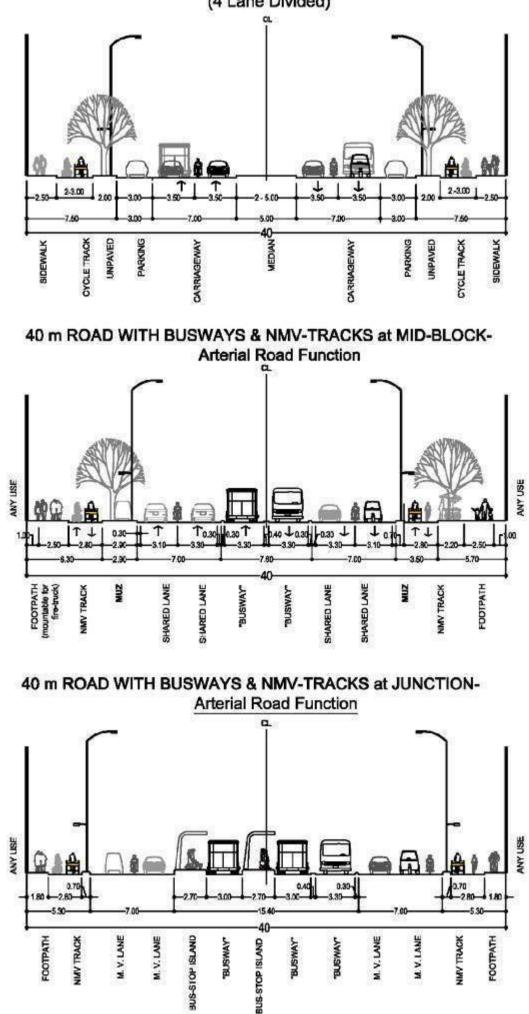






f_{5060}

IRC 40 M SUB ARTERIAL STREET WITH EXTRA PARKING LANE (4 Lane Divided)



In case smoother flow of motorized traffic is desired, one "Shared Lane" may be replaced by a dedicated Non-motorized Lane; to reduce friction between slow and fast moving vehicles.

NOTE: Non-motorized lanes/ Cycle Tracks are OPTIONAL on R/Ws below 40m Width.



landpooling cell <landpoolingcelldda@gmail.com>

Planning permission for 400KV HT line

2 messages

landpooling cell <landpoolingcelldda@gmail.com> To: "project.narela@gmail.com" <project.narela@gmail.com> Cc: nr aravind <nr.aravind98@dda.gov.in>, vikas.verma38@dda.gov.in Tue, Apr 25, 2023 at 4:29 PM

Sir/ Madam

This w.r.t "NOC for Construction of Proposed 400 KV Maharanibagh – Narela Transmission Line and Extension of Loop-in Loop-out (LILO) Section from Maharani Bagh up to Narela Substation concerning DDA land in Zone N, P-I & P-II for placing before Technical Committee of DDA".

In this regard, Narela project unit is requested to provide/update the information regarding Zone P-I as per the format enclosed.

Regards LandPooling cell

zone related information.docx 13K

Narela Project <project.narela@gmail.com> To: landpooling cell <landpoolingcelldda@gmail.com> Tue, Apr 25, 2023 at 5:55 PM

[Quoted text hidden]

zone related information.docx

Zone	Total No.	Route	Villages	Green Belt	Land	Landus
	Tower	length		/LDRA	Pooling	e as per
	proposed			Villages	Sectors	ZDP
Zone N	17 (AP48 to AP59)	4.717 Km		Harevali, Auchandi		Green Belt
Zone P-I	68 (AP14 to AP46/1) &(AP46/5 to AP47)	13.72 km	Tikri Khurd, Khampur, Shahpur Garhi, Rajpur Kalan	Lampur,Dar yapur kalan,Bhorg arh,Bankner (LP),Sanoot h,	Sector-3	Green Belt, Recreati onal, transpor tation
Zone P-II	30 (AP3 to AP13)	8.165 Km	Tiggipur (LP), Akbarpur Majra (LP), Khampur (LP),	Jhangola, Tajpur Kalan, Hamidpur, Sungarpur, Bakhtawarp ur (LDRA)	Sector 1 and 5	



ANNEXURE-²⁶⁹

DELHI DEVELOPMENT AUTHORITY दिल्ली विकास प्राधिकरण AREA PLANNING, ZONE 'E' & 'O'-क्षेत्रीय योजना, जोन ई0 एवं ओ0 3rd FLOOR VIKAS MINAR, I.P. ESTATE, NEW DELHI-110002 तीसरी मंजिल, विकास मीनार, आई0पी0 एस्टेट, नई दिल्ली.110002

File No. PLG/MP/0001/2023/F-6/D - 135

Dated: 02.05.2023

Subject: "Construction of proposed 400 KV VD/c (Quad) Maharani Bagh - Narela transmission line in Zone P-I,P-II, N & O" wherein proposed transmission line along with five towers (AP0 to AP2/2) falls in Planning Zone-O

This is with reference to E File No PLG/LP/0001/2020/P-II/INFR-AD(PLG-LAND POOLING ZONE P-I,II) regarding "construction of proposed 400 KV VD/c (Quad) Maharani Bagh - Narela transmission line in Zone P-I,P-II, N & O" wherein proposed transmission line along with five towers (APO to AP2/2) falls in Planning Zone-O. In this regard, the inputs of Planning Zone-O are as follows:

- The land use of the proposed transmission line along with five towers (AP0 to AP2/2) is "Agriculture and Water Body (A3 -River and Water Body)" as per Zonal Development Plan of Zone-O under MPD -2021 (Flag A).
- Layout Plan of the area under reference is unavailable as per the records of Planning Zone-O.
- It is also to mention that, the five towers (AP0 to AP2/2) fall under the 1 in 25-year Flood Plain of River Yamuna as per the Map prepared by Irrigation & Flood Control (I&FC), GNCTD and Geo Spatial Delhi Limited (GSDL) in compliance to the Hon'ble National Green Tribunal order dated 13.01.2015.
- In addition to the above observations, certain clarifications were sought from PGCIL vide Letter dated 25.04.2023 (Flag B) and PGCIL vide letter dated 25.04.2023 (Flag C) submitted its clarifications wherein it is mentioned that,

"POWER GRID always takes necessary NOC/Clearances as may be applicable from the concerned departments, wherever transmission line is constructed & same will be ensured for this line also".

 In view of above, the Final approval of the Construction of proposed transmission line and Towers (APO to AP2/2) in Zone -O is subject to the NOC/Clearances from the statutory bodies including Yamuna Standing Committee and Principal Committee constituted by Hon'ble National Green Tribunal.

The above is submitted to Land Pooling unit, DDA for further necessary action w.r.t combined proposal in the Technical committee for the approval of proposed transmission line.

Planning Assistant

Assistant Director (Plg.) Zone O

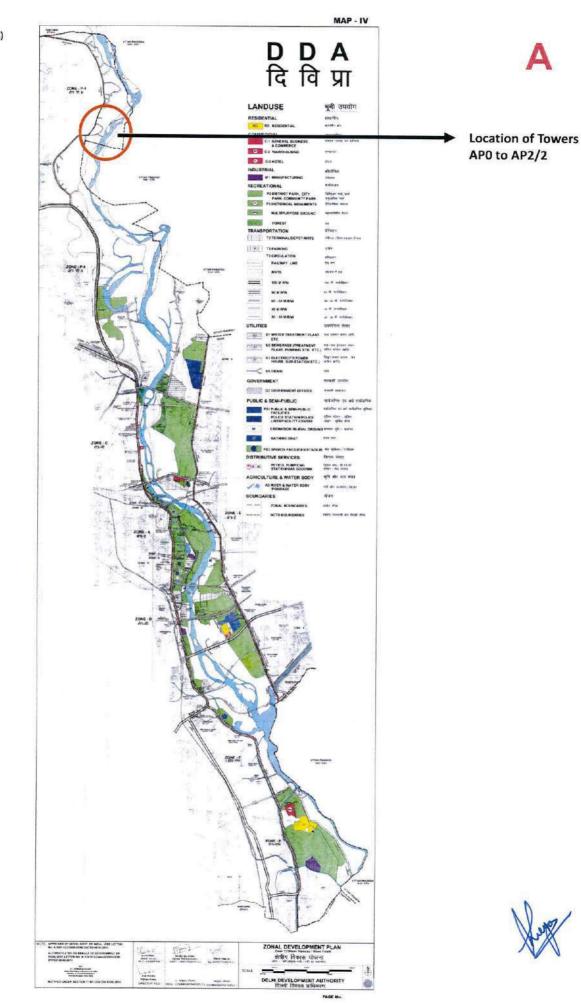
Director (Plg.) Zone E & O

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DELHI DEVELOPMENT AUTHORITY

OFFICE OF DIRECTOR(PLANNING), ZONE 'E' & 'O'

3rd FLOOR VIKAS MINAR, I.P. ESTATE, NEW DELHI-110002Telephone no. 23370932

E.File No: PLG/LP/0001/2020/P-II/INFR-AD(PIg-Land Pooling ZONE P-I,II) Date:25.04.2023 To

Chief General Manager Maharani bagh Sub Station, 400/220 KV GIS, Behlolpur Khadar (in front Sarai Kale Khan ISBT) New Delhi-110013.

Sub: Construction of proposed transmission line and Towers (AP0 to AP2/2) in Zone -O

Ref: 1.Letter No.NR1/Narela Project /NOC dated 13.02.2023

2.Sector Delineation Plan of Zone P-II (copy enclosed)

Respected Sir/Madam,

This is with reference to your letter dated 13.02.2023 and Sector Delineation Plan of Zone P-II regarding Construction of proposed transmission line and Towers in Zone -O and received in this unit on 10.04.2023.

In this regard, it is to mention that, the location of proposed transmission line along with five towers (AP0 to AP2/2) is passing through Zone O as per the Sector Delineation Plan of Zone P-II.

The Planning observations of Zone O are as follows:

- The land use of the proposed transmission line along with five towers (AP0 to AP2/2) is "Agriculture and Water Body (A3 -River and Water Body)" as per Zonal Development Plan of Zone-O under MPD -2021 (copy enclosed).
- Layout Plan of the area under reference is unavailable as per the records of Planning Zone-O.
- It is also to mention that, the five towers (AP0 to AP2/2) fall under the 1 in 25-year Flood Plain of River Yamuna as per the Map prepared by Irrigation & Flood Control (I&FC), GNCTD and Geo Spatial Delhi Limited (GSDL) in compliance to the Hon'ble National Green Tribunal order dated 13.01.2015.
- Moreover, any construction /development in Zone O, is subject to the approval/NOC from the statutory bodies such as Yamuna Standing Committee and Principal Committee constituted by Hon'ble National Green Tribunal.
- In addition to the above observations, following clarifications need to be sought by POWERGRID before further processing of the matter:
 - i. The proposed alignment plan for Transmission Line as submitted by POWERGRID has already been approved or not may be clarified.
 - ii. The proposed alignment plan for Transmission Line should not conflict with any existing/proposed Comprehensive Mobility Plan/ Transportation Plan.
 - iii. As there may be a Transportation/ Road alignment proposal in the vicinity of the said Transmission Line in Zone-O, Power Grid Corporation of India Limited is also requested to take NOC/Clearances from Concerned Road Owing /Transport Agencies i.e PWD GNCTD, NCRTC, DTIDC, DMRC, Northern Railways,NHAI.

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iv. Land ownership of the five towers (AP0 to AP2/2) passing through Zone O.

This issues with the approval of Competent Authority

Encl. As above

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Asst. Dir.(Plg.) Zone -O

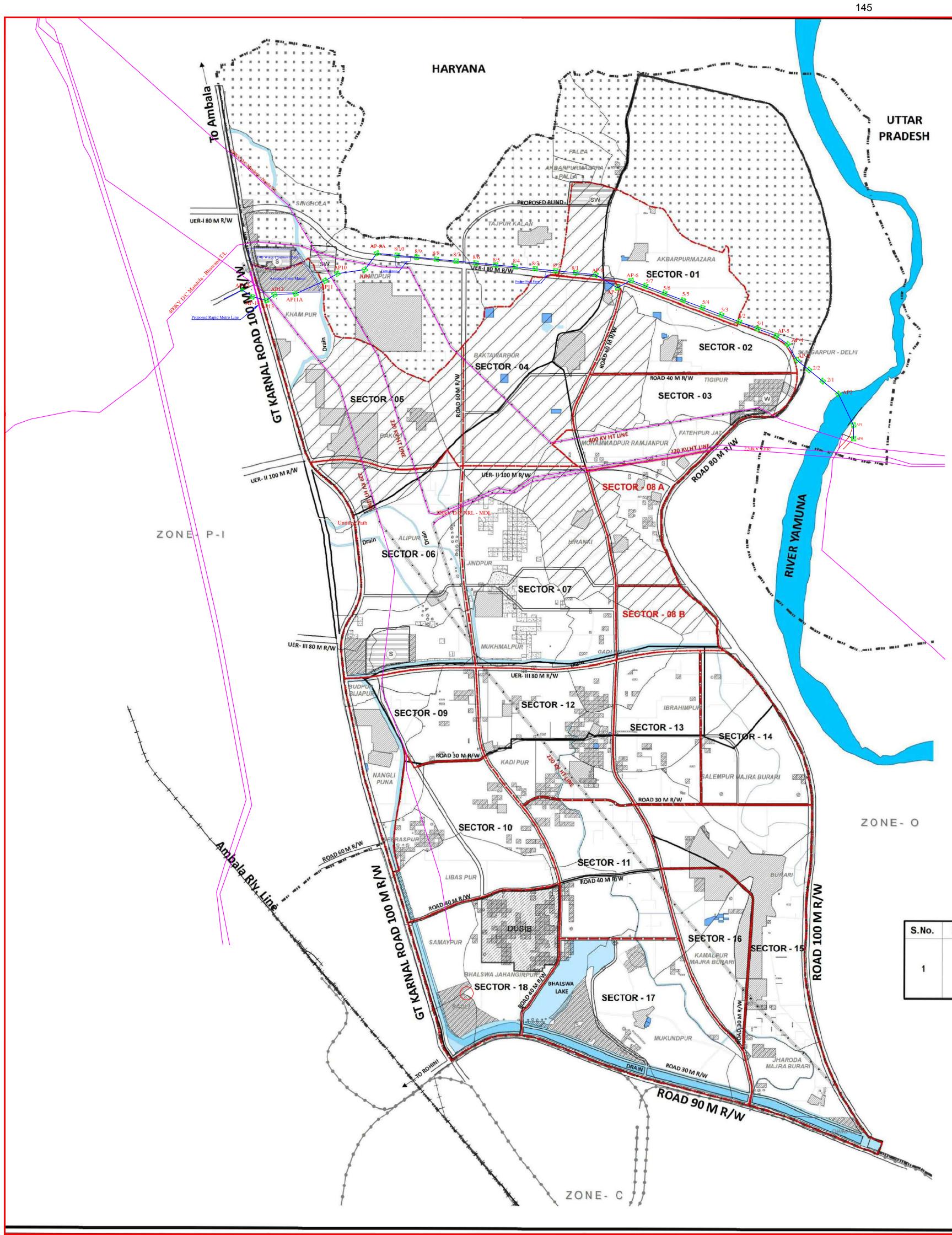
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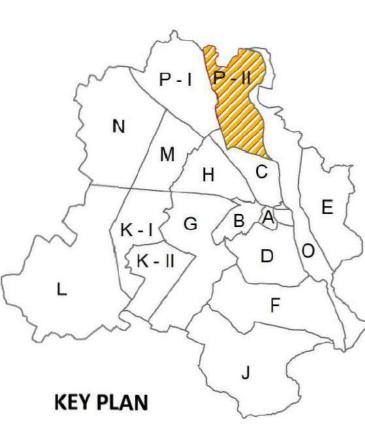
Sto Commissioner (Planning), Vikas Minar, ITO, New Delhi -110002.

- Chief Manager TLC, Narela, NRTS-I, Regional head quarter PGCIL, SCO Bay 5-10, Sector-16A, Faridabad, Haryana-121002.
- Director (Plg.)Land Pooling, Vikas Minar, ITO, New Delhi -110002.
- Executive Director (Regional Head), NR1 RHQ, SCO Bay No. 5 to 10, Sector16 A, Faridabad, Haryana-121002.

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Asst. Dir.(Plg.) Zone -O





	Sector	Total Area in Ha. (Approx)	Vacant Area Ha. (Appro
	1	275	172
	2	221	140
	3	311	210
	4	421	0
	5	456	69
	6	470	231
	7	554	237
*		284	123
	9	268	148
	10	362	164
	11	293	123
	12	336	198
	13	245	165
	14	244	223
	15	553	110
	16	195	26
	17	455	67
	18	342	42

🗙 Modification

Sector	Total Area in Ha. (approx)	Vacant Area (appro)
Sector - 8A	165	67
Sector-8B	119	56

DELHI DEVELOPMENT AUTHORITY

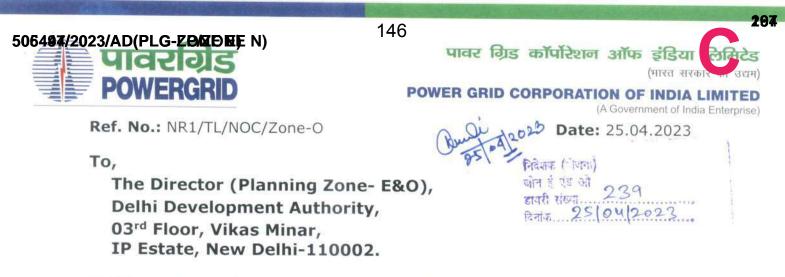
Approved in 405th Screening Committee meeting held on 07.07.22 vide Item No. 40:2022

-sd/-Director(Plg) LP/Zone N & (Addl. Charge)

S.No.	Date of Modification	SCM No. / Item No.	Remarks
1	07.07.22	405/40:2022	Modification of Sector Delineation Plan Zone P-II w.r.t sub-division of Sector- (development under Land Pooling

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B- DELHIDE	A ROPINI ADDRESS	ELHI DEVEI	LOPMENT AU	JTHORITY	
	egend Laldora/ LDRA LDRA Green B oad Network Propose Existing Nor Sisting Physica Jhor Drain Water B River Forest River Sorest Mailway Coverna Coverna Coverna Coverna	ed Road Road al Features Body Land y Line Metro Line s/Schemes ment Land(DDA, Other ing Housing Scheme hes with buffer	her Govt & Gramsat	oha)	
Note		s specifically prepare	d only for the purpose	of delineation of	
Ш	sector boundaries II Presently NHAI is working on the feasibility of alignment of UER-II and changes based on the finalized alignment will be incorporated in the ZDP as per due procedure				
IV					
V		n either side of existin ontiguous for sector de	ng road/natural feature: elineation.	s has been	
VI	ROW of roads	s are as per Notified Z		in 366th Screening	
VII	Committee on The Vacant Ar	25.01.2019 vide Item rea mentioned in the S ased on exclusions me		n is tentative and will	
	SECTO	R DELINEAT	ION PLAN- Z	ZONE P-II	
	0 0.5	1 2	3	4 Kms	
	Sd/-	Sd/-	Sd/-	DWG.NO.	
	Plg. Asstt. Zone - Pll	Asstt. Dir(Plg.) Zone - Pll	Asstt. Dir(Plg.)	Date	
	Zone - PII Sd/-	Zone - Pll Sd/-	Land Policy	N	
	Dy. Dir(Plg.) Zone - PII	Director (Plg.) Land Policy/Zone - PII	Sd/- Commissioner(Plg.)		
	Zone - Fil	Land Foncy/Lone - Fit	commissioner (Pig.)		



Subject: Regarding construction of POWERGRID 400kV transmission line and Towers (AP-0 to AP-2/2) in Zone-O.

Madam,

With reference to your letter Ref. No. PLG/LP/0001/2020/P-II/INFR-AD(Plg-Land Pooling Zone P-I, II)/ D-128 Dated:25.04.2023, pointwise reply of the observations is as under:

S. No.	DDA Observation	POWERGRID Reply
1	The proposed alignment plan for transmission Line as submitted by POWERGRID has already been approved or not may be clarified.	In normal course, POWERGRID approves the route alignment & construct the line. In the same case, as the proposed line is passing through the Zonal Development Plan of DDA therefore proposal has been submitted for approval of route alignment within the Zonal Development Plan areas. After getting NOC from the DDA, the jointly agreed route alignment shall be approved by POWERGRID.
2	The proposed alignment plan for transmission Line should not conflict with any existing/ proposed comprehensive Mobility Plan/ Transportation Plan.	All the existing Mobility Plan/ Transportation Plan have been taken care during finalization of the route alignment.
3	As there may be a transportation / road alignment proposal in the vicinity of the said transmission line in Zone-O, Power Grid Corporation of India Limited is	POWERGRID always takes necessary NOC/Clearances as may be applicable from the concerned departments. Wherever transmission line is constructed &
		agotom fage 1/2

400/220 के.वी. जी.आई.एस. महारानी बाग उपकेन्द्र, बहलोलपुर खादर (सराय काले खां बस स्टैण्ड के सामने), नई दिल्ली–110013 400/220 kV GIS Maharani Bagh Substation, Behlolpur Khader (In Front of Sarai Kale Khan ISBT), New Delhi-110013

उत्तरी क्षेत्र-I मुख्यालय, एस.सी.ओ. बे संख्या 5 से 10, सेक्टर–16ए, फरीदाबाद–121002 (हरियाणा) दूरभाष : 0129-2666500, मो.: +91-7043032001 Northern Region-I HQ, SCO Bay No. 5 to 10, Sector-16A, Faridabad-121002 (Haryana) Tel.: 0129-2666500, Mob. : +91-7043032001 147



पावर ग्रिड कॉर्पोरेशन ऑफ इंडिया लिमिटेड

(भारत सरकार का उद्यम)

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POWER GRID CORPORATION OF INDIA LIMITED

(A Government of India Enterprise)

	also requested to take NOC/Clearances from concerned Road Owing/ Transport agencies i.e. PWD, GNCTD, NCRTC, DTIDC, DMRC, Northern Railways, NHAI.	
4	Land ownership of the five towers (AP-0 to AP-2/2) passing through Zone-O	

In view of above, it is therefore requested to consider the proposal for issuance of NOC for "construction of proposed 400 kV transmission lines passing through Zone-O at the earliest to meet the growing power demand of Delhi.

Thanking You,

Yours Truly,

(S.K. Singh) General Manager Email: <u>sk singh@powergrid.in</u> Mob. 9873918540

Copt to:-

- 1. Commissioner (Plg-II), DDA, 4th Floor, Vikas Minar for information pl.
- 2. Addl. Commissioner (Plg-I), DDA, 6th Floor, Vikas Minar for information pl.

A.D (P19) Plg Asst/Pune

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400/220 के.वी. जी.आई.एस. महारानी बाग उपकेन्द्र, बहलोलपुर खादर (सराय काले खां बस स्टैण्ड के सामने), नई दिल्ली–110013 400/220 kV GIS Maharani Bagh Substation, Behlolpur Khader (In Front of Sarai Kale Khan ISBT), New Delhi-110013

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