



दिल्ली विकास प्राधिकरण

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

ई. फाइल PLG/MP/0054/2023/F-1/24

दिनांक: ७3.02.2024

बैठक का कार्य-वृत्त

विषय: Minutes of the 1st Technical Committee Meeting of DDA for the year 2024 held on 05.01.2024.

The 1st Technical Committee Meeting of DDA for the year 2024 was held on 05.01.2024 (Friday) 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.

न्निर्या भारित ०३/०२/२०२५ निदेशक (योजना), एम.पी.एम.आर - 11

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
- Chief Architect, NDMC
- 10. Chief Engineer (Property Development), DMRC
- 11. Chief Engineer (Elect.), DDA
- 12. Addl. Commr. (Plg.)-I, DDA
- 13. Addl. Commr. (Plg.)-II, DDA
- 14. Addl. Commr. (Plg.) III, 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 of HPCL
- 3. Representative of IOCL
- 4. Representative of IGL

Item No. 01/2024

Confirmation of the Minutes of $3^{\rm rd}$ Technical Committee meeting held on 05.09.2023. PLG/MP/0053/2023/F-1

Since no observations/comments were received, the minutes of the $3^{\rm rd}$ Technical Committee held on 05.09.2023 were confirmed as circulated.

General Observations regarding Planning permission for Fuel Stations and permissibility of Electric Vehicle Charging Infrastructure (EVCI) within the fuel stations on public and private plots in NCT of Delhi.

It was informed in the meeting that various requests have been received in DDA regarding Permission for setting up of Fuel Stations. Ministry of Power, GoI issued the revised consolidated Guidelines & Standards for charging Infrastructure for Electric Vehicles (EV) vide Office Memorandum dated 14.01.2022 to accelerate the e-mobility transition in the country. For this purpose emphasis has been laid down to proactively support creation and adopt EV charging infrastructure. The matter has been discussed at various forums in DDA.

In view of above, the issue regarding incorporating the EVCI in the existing and future proposals for setting up of Fuel Stations on public and private plots in NCT of Delhi has been discussed and following was recommended:

- 1. The permissibility of EVCI within the fuel stations shall be applicable to all categories of fuel stations on both public or private land.
- 2. In view of the Guidelines and Standards for Electric Vehicle Charging Infrastructure(EVCI) issued by the Govt. of India which mandates provisioning of EVCI within the fuel stations, EVCI needs to be integrated within all the fuel stations including CNG stations, wherever feasible. Any statutory clearance required for the purpose shall be obtained by the land owner from the concerned agencies.
- 3. Based on the letter dated 02.11.2023 of Lands Disposal Branch w.r.t. NOC for setting up of EV charging stations, no additional land will be allotted to existing sites for setting up of EV infrastructure by DDA.
- 4. All oil and gas agencies to ensure that the documents related to the ownership (khasra & khatauni) are verified by the Revenue Department, GNCTD and information be also submitted to DDA (superimposing the Shajra Map on the Layout Plan) while submitting the proposal for planning permission. The SOP issued by Lands Department shall be modified to this extent.
- 5. It was also recommended that while submitting the proposals to DDA, all the concerned agencies are required to forward space requirements (in terms of percentage of plot area) for different categories of fuels i.e. Petrol / Diesel, CNG and EVCI, as the case may be.
- 6. The aforementioned provisions w.r.t. EVCl, be incorporated in the regulations for fuel stations on privately owned lands.

Earlier, the proposals regarding Planning Permission for Fuel Stations were processed as per the decisions taken in the 4^{th} and 7^{th} Technical Committee Meeting held on 20.07.2020 and 05.10.2020, respectively. As per the minutes of the 4^{th} and 7^{th} TC meeting of DDA for the year 2020, some of the decisions are different from the above-mentioned recommendations.

In view of above, the minutes of the 4^{th} and 7^{th} TC meeting of DDA for the year 2020 shall stand modified to the extent of incorporating the observations made above.



All future proposals, henceforth, seeking Planning Permission for setting up of Fuel Stations on privately owned land shall adhere to the following conditions:

- 1. The proposed Fuel station shall conform to specifications and safety norms as per the PESO and the applicant shall obtain clearance/approval from all the concerned authorities as per the applicable norms.
- 2. The Site Plans should clearly indicate ingress and egress points to the proposed fuel station sites, so that the movement of the vehicles can be ensured without interfering with the thorough movement of the vehicles from the access road.
- 3. Traffic Police NOC may be allowed to be submitted before the issuance of final letter from Land Disposal Section of DDA
- 4. Conversion charges for the land use have been notified by the DDA under various categories with differential charges. The use conversion charges shall be leviable according to the utilization of the plot for various categories of fuels i.e. Petrol / Diesel, CNG and EV. The segregation of the space for CNG filling stations and EV charging points shall be clearly indicated in the layout plans and demarcated on the site and no deviation shall be permitted.
- 5. At present, as per the Policy/MPD 2021, the maximum plot size of 33m x 45 m and only for CNG mother station maximum permitted size of plot is 75mx40m. The representatives of IGL requested that DDA should allow the setting up of fuel station on large sized plots. IGL was requested to send the request along with the justification for further examination by DDA.
- 6. For the sites falling in the areas where layout plan of the area has not been prepared for instance in land pooling areas, green belt, etc. it was deliberated that such cases will be considered for approval for temporary permission of 5 years or till the layout plan (whichever is earlier). In this regard, the applicant and IGL has to submit undertaking to the effect that in case the site doesn't get accommodated in the layout plan, they will shift/close the business from the existing site.
- 7. In future, applicant seeking permission for fuel stations should submit plots of regular shape and size to the extent possible with clear identification of the prescribed size of the plot. Land required for future widening of the road as per approved/notified zonal plans has to be kept as green open space with proper ingress and egress to the plot, without hindering the through traffic on the proposed road. No separate median cut shall be allowed for the access to fuel station.
- 8. In case of sites falling in Land Pooling scheme, the private land owner will give an undertaking that they will participate in Land Pooling scheme for their respective land. In such cases when sector becomes eligible for Pooling, the applicant will have to adhere to the requirement of Land Pooling Policy. If on that account the fuel station becomes un-operational it shall be closed. An undertaking to this effect will be given by the applicant
- 9. It was assured by the representatives of IGL that in future no private owner would be allowed to start construction till all the formal approvals and clearances have been obtained for the said plot from all the concerned agencies. If any violation is reported LOI shall be cancelled and any such construction would be considered unauthorized, rendering the site ineligible for setting up the fuel station.
- 10. The Site/Key Plan of the site with proper dimensions and area to be placed before the Technical committee. The authentication and verification shall be done as per order No. F-3(28)63/MP/Pt./09 dated 07/01/2012.



- 11. The permissibility of EVCI within the fuel stations shall be applicable to all categories of fuel stations on both public or private land.
- 12. In view of the Guidelines and Standards for Electric Vehicle Charging Infrastructure(EVCI) issued by the Govt. of India which mandates provisioning of EVCI within the fuel stations, EVCI needs to be integrated within all the fuel stations including CNG stations, wherever feasible. Any statutory clearance required for the purpose shall be obtained by the land owner from the concerned agencies.
- 13. Based on the letter dated 02.11.2023 of Lands Disposal Branch w.r.t. NOC for setting up of EV charging stations, no additional land will be allotted to existing sites for setting up of EV infrastructure by DDA.
- 14. All oil and gas agencies to ensure that the documents related to the ownership (khasra & khatauni) are verified by the Revenue Department, GNCTD and information be also submitted to DDA (superimposing the Shajra Map on the Layout Plan) while submitting the proposal for planning permission. The SOP issued by Lands Department shall be modified to this extent.
- 15. It was also recommended that while submitting the proposals to DDA, all the concerned agencies are required to forward space requirements (in terms of percentage of plot area) for different categories of fuels i.e. Petrol / Diesel, CNG and EVCI, as the case may be.
- 16. The aforementioned provisions w.r.t. EVCI, be incorporated in the regulations for fuel stations on privately owned lands.

Item No. 02/2024

Planning permission for setting up Fuel Station on private land at Khasra No. 91//4 min and 91//5 min in Village Mundka along UER-II, near Mundka Industrial Area Metro Station. PLG/LP/0001/2023/K-I/FSTN-O/o DD(PLG) LAND POOLING(ZONE K-I,L)

The agenda was presented by Additional Commissioner (Plg) - IV. The proposal contained in the agenda item was approved subject to the aforementioned General Observations regarding planning permission for fuel stations.

Item No. 03/2024

Planning permission for Fuel Station on Private Land Khasra No. 48//3/1, 48//2/2 & 48//2/1, Village Kanganheri, Delhi. PLG/LP/0004/2023/L/FSTN-O/o DD(PLG) LAND POOLING(ZONE K-I,L)

The agenda was presented by Additional Commissioner (Plg) – IV. During the presentation, it was informed that proposed fuel station boundary is located 47.2 m away from the intersection, against 50 m as per the regulations dated 08.03.2019 and the applicant has left the egress at a distance of 53m. The proposal contained in the agenda item was approved subject to the aforementioned General Observations regarding planning permission on fuel stations.

Item No. 04/2024

Planning permission for Fuel Station on Private Land Khasra No. 40//3, Village Ghumanhera, Delhi.

PLG/LP/0001/2022/L/FSTN-O/o DD(PLG) LAND POOLING(ZONE K-I,L)

The agenda was presented by Additional Commissioner (Plg) - IV. The proposal contained in the agenda item was approved subject to the aforementioned General Observations regarding planning permission for fuel stations.



Item No. 05/2024

Proposed Change of landuse for an area measuring 40300 sqm i.e. 10 Acres approx. at Pocket-C, Integrated Freight Complex, Gazipur from 'Commercial (Freight Complex)' to 'Utility' as per Zonal Development Plan of Zone E, for construction of Bio-Methanization Plant. PLG/MP/0007/2021/F-3/-0/o DY DIRECTOR (PLG)MP AND DC

The agenda was presented by Addl. Commissioner (Plg) – I. After detailed deliberations, the agenda item was approved and recommended for further processing under Section 11A of DD Act, 1957.

<u>Item No. 06/2024</u>

Planning permission for setting up Fuel Station on private land at Khasra No. 31//25, Village Ranhola.

PLG/LP/0002/2023/K-I/FSTN-O/o DD(PLG) LAND POOLING(ZONE K-I,L)

The agenda was presented by Additional Commissioner (Plg) - IV. The proposal contained in the agenda item was approved subject to the aforementioned General Observations regarding planning permission for fuel stations.

Item No. 07/2024

Planning permission for Fuel Station (Petrol Pump) on Private Land Khasra No. 30/14, Village – Singhola, Narela, G. T. Karnal Road, Delhi in view of notified regulations dated 08.03.2019. PLG/NP/0001/2023/F7/-0/o ADDL COMMISSIONER(PLG)-II

The agenda was presented by Additional Commissioner (Plg) - II. The proposal contained in the agenda item was approved subject to the aforementioned General Observations regarding planning permission for fuel stations.

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



ANNEXURE-I

List of participants of 1^{st} Technical Committee meeting for the year 2024-05.01.2024

DELHI DEVELOPMENT AUTHORITY

- 1. Vice Chairman, DDA
- 2. Engineer Member, DDA
- 3. Pr. Commissioner, LD / LM
- 4. Commissioner (Plg.), DDA
- 5. Chief Architect, HUPW, DDA
- 6. Addl. Commr. (Plg.)-I, DDA
- 7. Addl. Commr. (Plg.)- II, DDA
- 8. Addl. Commr. (Plg.)- IV, DDA
- 9. Addl. Commr. (Landscape), DDA
- 10. Addl. Chief Architect, VC Office
- 11. Director (Plg), MPMR-II
- 12. Director (Plg), Zone E & O

Representatives of the following Organizations has also attended the meeting:

- 1. MCD
- 2. TCPO
- 3. CPWD
- 4. DMRC
- 5. Traffic Police
- 6. IOCL
- 7. HPCL
- 8. IGL



File No. PLG/MP/0054/2023/F-1/-O/o DY DIRECTOR (PLG)MP AND DC (Computer No. 73293) 623876/2024/O/o DY DIRECTOR (PLG)MP & DC

दिल्ली विकास प्राधिकरण

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

ई. फाइल . - PLG/MP/0054/2023/F-1/-0/o DY DIRECTOR (PLG)MP AND DC/01

दिनांक: 01.01.2024

बैठक सूचना

The 1st Technical Committee Meeting of DDA for the year 2024 is scheduled to be held on **05.01.2024** (Friday) 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.

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

शिखा भार्गव)

निदेशक (योजना), एम.पी.एम.आर - ॥

To:

- 1. Vice Cha'rman, 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
- Chief Architect, NDMC
- 10. Chief Engineer (Property Development), DMRC
- 11. Chief Engineer (Elect.), DDA
- 12. Addl. Commr. (Plg.)-I, DDA
- 13. Addl. Commr. (Plg.)-II, DDA
- 14. Addl. Commr. (Plg.) III, DDA
- 15. Addl. Commr. (Plg.)-IV, DDA
- 16. Addl. Commr. (Landscape), DDA
- 17 Compton DUAC
- 17. Secretary, DUAC
- Chief Town Planner, MCD
 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 of HPCL
- Representative of IOCL
- Representative of IGL

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`दिल्ली विकास प्राधिकरण

दिनांक: 20.09.2023

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

ई. फाइल . PLG/MP/0053/2023/F-1/07

बैठक का कार्य-वृत्त

विषय: Minutes of the 3rd Technical Committee Meeting of DDA for the year 2023 held on 05.09.2023.

The 3rd Technical Committee Meeting of DDA for the year 2023 was held on 05.09.2023 (Tuesday) at 02:45 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.

निदेशक (योजना),

एम.पी.एम.आर - II

To:

- 1. Vice Chairman, DDA
- 2. Engineer Member, DDA
- 3. Pr. Commissioner (Housing)
- 4. Pr. Commissioner (LM)
- Pr. Commissioner (LD)
- 6. Commissioner (Plg.), DDA
- 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, DDA
- 13. Addl. Commr. (Plg.)-II, DDA
- 14. Addl. Commr. (Plg.) III, 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
- Ex. Engineer, Nirman Mandal 6, CPWD
- Representative from IOCL

Confirmation of the Minutes of 2nd Technical Committee meeting held on 03.05.2023. PLG/MP/0043/2023/F-1/-0/o DY DIRECTOR (PLG)MP AND DC

Since no observations/comments were received, the minutes of the 2nd Technical Committee held on 03.05.2023 were confirmed as circulated.

Item No. 12/2023

Proposal for Rejection of Planning Permission for MS/ HSD/ CNG Station on Private Land Khasra No. 56//19, Village Dichaon Kalan, Delhi. PLG/LP/0003/2020/L/FSTN-0/o DD(PLG) LAND POOLING(ZONE K-I,L)

The agenda was presented by Additional Commissioner (Plg) - IV. It was discussed that the subject of the agenda may be suitably modified and the word Rejection may be deleted. The agenda was deferred for further examination in respect of the following:

- Feasibility of the applicability of the clause related to the citing of the fuel station at a (i) major junction of proposed road.
- Whether any proposal for change in alignment of the above said road in view of the existing High Tension line is there, which may lead to no junction scenario. (ii)

Item No. 13/2023

Incorporation of site for School of Engineering and Atal Bihari Vajpayee School of Management and Entrepreneurship in the Layout Plan of Jawaharlal Nehru University Campus.

PLG/BLDG/0010/2023/F&/-AE(BLDG)L,I-I)

The agenda was presented by Building Section, DDA. After detailed deliberations, the agenda item was approved for incorporation of site for School of Engineering and Atal Bihari Vajpayee School of Management and Entrepreneurship (ABVSME) in the layout plan of Jawaharlal Nehru University Campus.

Item No. 14/2023

Proposal and request from the Principal, St. Stephen's College, University Enclave, Delhi-110007 for sanctioning of revised layout plan considering the case in the category of General College based on the earlier sanction of layout plan in the year 05.11.2014 vide Resolution no. 208 and earlier sanction of Building Plans in the year 1990 vide file no. 90/B/HQ/90 by the Municipal Corporation of Delhi falling in the Planning Zone-C. PLG/MP/0002/2023/F-9/-AD(PLG-ZONE C)AP-III

The agenda was presented by the Chief Town Planner, MCD. After detailed deliberations, the agenda item was approved for granting the development control norms of General College to the St. Stephens College in the view of recommendations of the MCD i.e. plan sanctioning authority.

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



PLG/MP/0054/2023/F-1/-O/o DY DIRECTOR (PLG)MP AND DC (Computer No. 623876/2024/O/o DY DIRECTOR (PLG)MP & DG

ANNEXURE-I

List of participants of 3^{rd} Technical Committee meeting for the year 2023 - 05.09.2023.

DELHI DEVELOPMENT AUTHORITY

- 1. Vice Chairman, DDA
- 2. Engineer Member, DDA
- 3. Commissioner (Plg.), DDA
- 4. Chief Architect, HUPW, DDA
- 5. Addl. Commr. (Plg.)-I, DDA
- 6. Addl. Commr. (Plg.)- II, DDA
- 7. Addl. Commr. (Plg.)- IV, DDA
- 8. Addl. Chief Architect, VC Office
- 9. Director (Plg), MPMR-II
- 10. Director (Plg), Zone C & G
- 11. Director (Plg), Land Pooling
- 12. Dy. Director (Plg), MP & DC

Representatives of the following Organizations has also attended the meeting:

- MCD
- TCPO
- 3. L&DO
- 4. CPWD
- 5. Delhi Fire Service
- 6. Traffic Police
- 7. IOCL
- 8. St. Stephens College

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[Agenda for Technical Committee]

ITEM NO.: /2023

Subject: Planning permission for setting up Fuel Station on private land at Khasra no. 91//4 min and 91//5 min in Village Mundka along UER-II, near Mundka Industrial Area Metro Station. (e-File No. PLG/LP/0001/2023/K-I/FSTN (Comp. No.-70526))

1. BACKGROUND

- 1.1. An e-file bearing number LD/CL/0003/2023/CNG/F13-AD-CL I (Comp. No. 51307) was received from the office of the Commissioner (LD), DDA vide which application of Sh. Arun Kumar Vats for the grant of NOC for setting up a Fuel Station on private land at Khasra no. 91//4 and 91//5 in Village Mundka was forwarded for taking further necessary action 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. The Commercial Lands Branch vide Office Order dated 06.12.2019 issued Modalities for the 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 conveyed that the cases received from the CL Branch shall be examined in the Planning file and shall be put up in the Technical Committee (TC) meeting for approval/planning permission. The decision of the TC will be communicated to the CL Branch for further necessary action.
- 1.5. The 4th Technical Committee (TC) Meeting of 2020 (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 Technical Committee (TC) Meeting of 2020 (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 Initially, the applicant vide letter dated 06.01.2023 submitted various documents such as PESO approval letter and drawing, proforma, etc. with respect to the case under reference. After examination of the submitted documents, deficiencies were communicated vide letter dated 18.10.2023 in response to which the amended Linear Layout Plan/ Site Plan along with other documents were submitted by the applicant vide letter dated 31.10.2023 (Site Plan attached as Annexure A).
- 2.2 Accordingly, a Joint Site Inspection was conducted on 07.11.2023 by the Planning Department along with representative from Indian Oil Corporation Limited (IOCL) in order to scrutinize the application submitted by the applicant as per the planning parameters laid down in the Gazette Notification S.O. 1244 dated 08.03.2019.
- 2.3 The tentative location of the site on satellite imagery and on the notified ZDP has been attached as **Annexure B**.
- 2.4 The proposed site is situated in Khasra Nos. 91//4 min and 91//5 min in Village Mundka on the Urban Extension Road (UER)-II as reported by the revenue official of Land Pooling Cell, Planning Department, DDA.
- 2.5 The proposed RoW of the access road i.e. UER-II is 100 m as per the notified Zonal Development Plan of Zone K-I and the road is under construction as on date.
- 2.6 Based on the above information, the matter was examined and following is the status vis-a-vis planning parameters on the proposal submitted by the applicant:



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		Sta	tus	Remarks
S.No.	Planning Parameters	As per Information furnished by applicant forwarded by CL	As per examination by Planning Department, DDA	
1	1 4 21	Land use Details	of the site	
а	Planning Zone in which the site falls	= =	Zone K-I	entre Linealiste es
b	Land use as per MPD- 2021/ Zonal Development Plan		Utility (U3-Electricity)	Tentative Location of Site u/r on ZDP is placed at Annexure B.
С	Whether site lies in Urban area or Rural area	Urban Area	Urban	Village Mundka declared Urban vide Gazette Notification No. F. 7/79/ADLB/2016/CD-0 00383132/3827-3841 dated 16.05.2017
d	Whether in prohibited Zone	No	No	
е	Whether in Green Belt		No	Publish Reserve
f	Whether part of approved Layout plan by Government	Yes	No	
g	Whether Site falls in Land Pooling Zone	-	Yes	17 - 29
h	Name of Land Pooling Zone & Sector number		Zone K-I, Sector 1	
i	Undertaking for participation in Land Pooling Policy	Yes	Yes	
2		Plot Deta	nils	
а	Category of Fuel Station – CNG/ CNG Mother Station/ Petrol/ EVC	Petrol pump/ CNG	Motor Spirit (MS)/ High Speed Diesel (HSD) as per LOI dated 20.10.2022	
b	Proportion & Location of CNG & EVC earmarked in the map		Not required	As per Minutes of the 7th Technical Committee Meeting held on 05.10.2020, "EV Station may not be considered currently in the proposal till norms are formulated and notified."
C	Area of plot (in sq m)	1728	1728 (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 – 40.18 m Back – 36 m Left – 39 m Right – 57 m (as per submitted drawing dated 31.10.2023)	Front – 40.6 m Back – 36 m Left – 39 m Right – 57 m (as per site inspection report dated 07.11.2023)	
е	Whether Plot frontage is at least 30 m, if not what is it?	Yes	Yes, 40.18 m as per submitted drawing dated 31.10.2023	-
f	Width of land left between existing RoW & proposed RoW to be maintained as Green (except entry & exit)	100 m		Could not be determined as construction of UER-II is underway
g	Area of land left for open green space, if Plot size is more than 1485 sq m		Not provided	243 sqm area of land needs to be maintained as open green space as per Clause 3.0 (vi) of Regulation dated 08.03.2019.
h	Site plan showing ingress & egress points	Yes	Yes	+ 1
3		Road/ Approac	h details	
а	Whether the Site lies on National Highway	Yes	Yes	NOC/ Access permission from NHAI/ MoRTH/ road owning agency has not been submitted.
b	Proposed RoW (as per notified ZDP)	100 m	100 m	
С	Existing road width in front of the plot		-	Could not be determined as construction of UER-II is underway.
4	Dis	tance of site from	nearest intersection	1
а	From minor road having RoW less than 30m	43,75 m	66 m	
b	From major road having RoW more than 30m	1.37.07	more than 100	
5	Distance of site	from the nearest	fuel station of same	category.
Si Li	Divided carriageway - Same side of road	No	more than 1000 m	
а	Opposite side of road	2.2 km	more than 1000 m	
b	Undivided Carriageway Same side of road		NA	



Ride PLOG/RLPG/010191/020024//2623FSFTN-00//00 IDDY(PLICECTADED (POGLIMPGAZION DCK-(KLO)m(potepulter 102.9305 603836/2023/O/o DD(PLRE)CITADED (POG)MEGAZIONE K-I 8-7

	- Opposite side of road	-	NA	-
6	Approv	vals/NOC taken fr	om other Authoritie	5
а	Approval from PESO	Submitted	Submitted	PESO Approval letter dated 15.11.2022.
b	NOC from Traffic Police	Submitted	Submitted	NOC from Delhi Traffic Police dated 30.05.2023
С	Approval from NHAI (if applicable)	Not Submitted	Not Submitted	NOC/ Access permission from NHAI/ MoRTH/ road owning agency has not been submitted.
d	Any other approval/ NOC (if taken)		-	
7	Current Status of Site	constructed. The	ne construction of UE	wall on 3 sides has been R-II is underway and the e said under construction
8	Any other information/ detail furnished		11 T 12	

3. PROPOSAL

In view of Para 2 above, the proposal for planning permission for setting up a Fuel Station on private land at Khasra no. 91//4 min and 91//5 min in Village Mundka is being put up for consideration of the Technical Committee subject to the following conditions:

- Land required for road widening or any other planned development shall be surrendered by the owner/ occupant. The permission does not confer any immunity against acquisition of the land for any planned scheme by the Government.
- Planning permission may be granted for setting up of a Fuel Station for stipulated size of 33 m x 45 m (1485 sqm) only. Remaining area measuring 243 sqm needs to be maintained as open green space.
- NOC/ Access permission from Ministry of Road Transport & Highways/ National Highway Authority of India (NHAI)/ road owning agency shall be obtained before execution of final letter from Land Disposal Section of DDA along with other necessary clearances such as valid LOI issued by IOCL, etc.
- 4. All conditions as laid down in Gazette Notification S.O. 1244 dated 08.03.2019 and various Technical Committee (TC) meeting decisions shall be mandatorily complied.
- 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.
- Before issuing NOC to the applicant, the CL Branch 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.

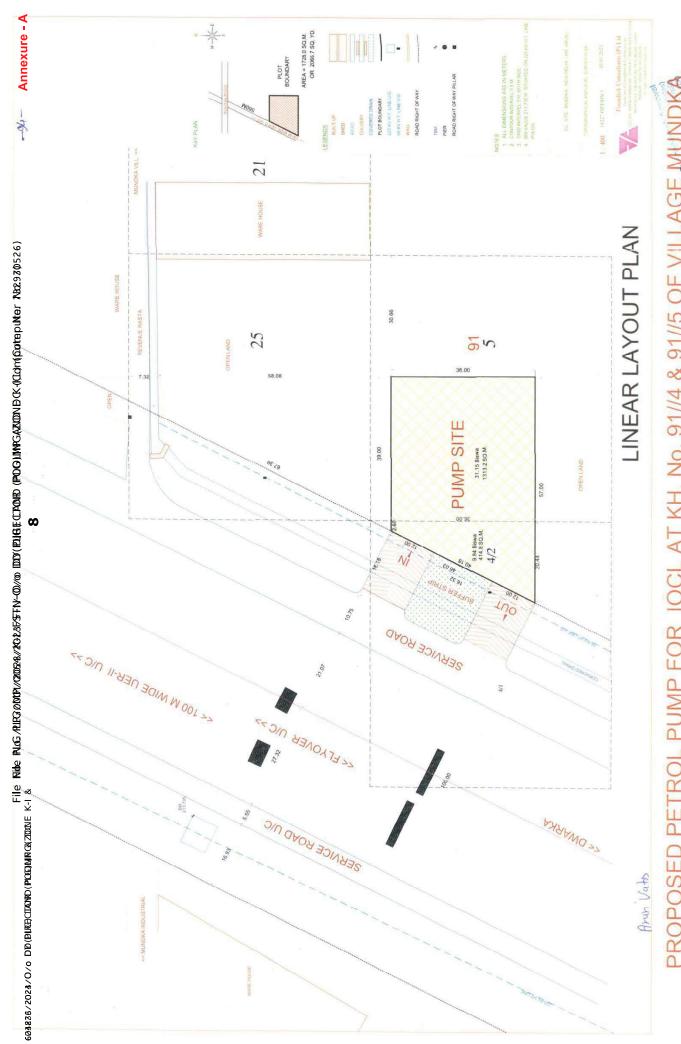
4. RECOMMENDATION

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

Assistant Director (Plg.), Zone K-I

Dy. Director (Plg.) Zone K-I Director (Plg.), Land Pooling

Additional Commissioner (Plg.)- IV



PROPOSED PETROL PUMP FOR IOCL AT KH. No. 91//4 & 91//5 OF VILLAGE MUN ON UER-II, TEHSIL NANGLOI, DISTT. WEST DELHI, DELHI 110041

ANNEXURE-B Urban Extension Road UER-II to Dwarka Govt. Of India vide letter No.K-12011/3/Zone K-I/2010-DD.IB Dated Hift. Juw.R., 2-010 Site under reference

File Nide PLOS/RIEGIO DEPOYON/COORS/1/140/2018/14/14/14/10/1/10 IDD/(PLIGAE CIPONE) (POO) INNEGATION DICK-((CIC) (CIC) TAR2930526) 603826/2023/0/0 DICK-((CIC) (CIC) PLOS) INNEGATION CONTROL FOR SAME FO

Tentative Location of Khasra & Proposed Site in Village Mindle on Satellite Imagen,

Location of Proposed Site in Village

700 007



[Agenda for Technical Committee]

ITEM NO.: /2023

Subject: Planning permission for Fuel Station on Private Land Khasra No. 48//3/1, 48//2/2 & 48//2/1, Village Kanganheri, Delhi.

(File No. PLG/LP/0004/2023/L/FSTN-O/o DD(PLG) LAND POOLING(ZONE K-I,L))

1. Background

- 1.1 An E- Office file bearing number LD/CL/0002/2023/CNG/F13-AD-CL I was received from the office of Commissioner (LD), DDA vide which application of Mr. Vipin Sharma for grant of NOC for setting up CNG/ Petrol/ Diesel Retail Outlet on Private Land at Khasra No. 48//3/1, 48//2/2 & 48//2/1, Village Kanganheri, 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 20.03.2023 submitted documents such as 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 on 09.10.2023 by Planning Department along with representative from Hindustan Petroleum Corporation Limited (HPCL) 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 Thereafter, amended Linear Layout Plan (Annexure A) was submitted by HPCL vide letter dated 13.10.2023.
- 2.3 Based on the above information, matter was examined and following is the status visà-vis planning parameters on the proposal submitted by the applicant:

9 Frile. 176G PLE/10019402043202 FSF-N/CO ØODDY PDCR) ECATOR (POLOL) IMPS (ATODINED K-1, C) or (Courtrep ou Neor. 1762 9730) 7 8 588896/2023 4/00/00 DD (PLISE CLEORD (POG) LYRG&ZDOE K-1 & 1

		Sta	atus	
S.No.	Planning Parameters	As per information furnished by applicant	As per examination by Planning Department, DDA	Remarks
1		Land Use Deta	ails of the Site	
а	Planning Zone in which the site falls	Zone L	Planning Zone L	
b	Land use as per MPD- 2021/ Zonal Development Plan (ZDP)	Agricultural Green	Green Belt (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		Rural	
d	Whether in prohibited Zone	No	No	
е	Whether in Green Belt		Yes	-
f	Whether part of approved Layout plan by Government/ DDA	No	No	
g	Whether Site falls in Land Pooling Zone		No	Site u/r falls in Kanganheri which is a Green Belt village.
h	Name of Land Pooling Zone & Sector number		-	Not a land pooling area.
i	Undertaking for participation in Land Pooling Policy		Not required	_
2		Plot I	Details	
а	Category of Fuel Station-CNG/ CNG Mother Station/ Petrol/ EVC	CNG/ Petrol/ Diesel Retail Outlet	Fuel Station	
b	Proportion & Location of CNG & EVC earmarked in the map	No	Not required	
С	Area of plot (in sq m)	1182.61 sq m	1182.61 sq m (as per submitted drawing)	As per notified Regulations: Minimum size of plot= 1080 sq m Maximum size of plot= 1485 sq m

2 File. 176 PLE/100194025432025 SF-N/C00DD(PDCF)ECATOR POLOLIMIE (2000) ED K-1,C0 r(Courtep under. 1762930)7 8 628896/2023/00/0 DD(PLBECTOR) (POG)LYRG&ZDNE K-1 & 2

	Fig. 1	St	atus	
S.No.	Planning Parameters	As per information furnished by applicant	As per examination by Planning Department, DDA	Remarks
d	Plot Dimensions (in Metre) - Front - Back - Left - Right	Front – 30 m Back – 30 m Left –40 m Right – 40 m (as per submitted drawing)	Front – 30 m Back – 30 m Left – 40 m Right – 40 m (as per submitted drawing)	As per drawing
е	Whether Plot frontage is at least 30 m, if not what is it?	30 m	30 m	on 13.10.2023
f	Width of land left between existing RoW & proposed RoW to be maintained as Green (except entry & exit)	3 <u></u>	Area left for road widening is 374.2 sq m.	
g	Area of land left for Green/ parking, if Plot size > 1485 sq m	-	Not applicable	
h	Site plan showing ingress & egress points	Yes	Yes	
3		Road/ App	roach Details	
а	Whether the Site lies on National Highway	No	No	-
b	Proposed RoW (as per notified ZDP)	45 m	45 m	-
С	Existing road width in front of the plot	pe II .	Two lane undivided road	As per drawing submitted by HPCL on 13.10.2023
4	Dis	tance of Site fro	m nearest intersectio	n
а	From minor road having RoW less than 30 m	_	Site u/r lies approx. 47.2 m away from intersection of revenue road and proposed ZDP road on which the Site lies.	Less than 50 m which does not conform to Para 3(vii)a of Regulations dated 08.03.2019. The drawing submitted by HPCL on 13.10.2023 shows egress at a distance of 53.5 m from the said minor intersection.

		S		
S.No.	Planning Parameters	As per information furnished by applicant	As per examination by Planning Department, DDA	Remarks
b	From major road having RoW more than 30 m		The state of the s	m, conforms to Para ons dated 08.03.2019.
5	Distance of Sit	e from the neare	st fuel station of sa	me category
а	Divided carriageway - Same side of road - Opposite side of road	NA	Not applicable	-
b	Undivided Carriageway - Same side of road - Opposite side of road	No	road which cordated 08.03.20 b. More than 500) m on other side of nforms to Regulations
6	Appro	vals/ NOC taken	from other Authori	ties
а	Approval from PESO	Yes	Submitted by Applicant vide letter dated 20.03.2023	PESO approved drawing shows RoW of the access road as 30 m instead of 45 m (as per ZDP)
b	NOC from Traffic Police		Not submitted	As per Minutes of the 7 th TC held on 05.10.2020, Item no. 39/2020, Para a(i) 'Traffic Police NOC may be allowed to be submitted before the issuance of final letter from Land Disposal Section of DDA'.
С	Approval from NHAI	I PER INT	Not applicable	
d	Any other approval/ NOC (if taken)			
7	Current Status of Site	-	Site under referen	ce is vacant.

2 File. 1706 PLE/000 A02543202 FSF-N/90/00 DDY (PDCR)ECATOR (PDCL)IMIS (2000) EC-1, Confacting under 1802930)7 8 688896/2023/00/00 DDY (PDG) IMIS (2000) EC-1, & 4

S.No.		Status		
	Planning Parameters	As per information furnished by applicant	As per examination by Planning Department, DDA	
8	Any other information/ detail furnished	-	An 11kV electrical runs along the exist the Site u/r.	I transmission Line sting road in front of

- 2.4 As per Para 3(vii) of Regulations dated 08.03.2019, 'the minimum distance of plot from the RoW line of road intersections shall be as follows:
 - a. For minor roads having less than 30m R/W- 50m
 - b. For major roads having R/W of 30m or more- 100m
 - c. Frontage of the plot should not be less than 30m'
- 2.5 The Site under reference lies approximately 47.2 m away from intersection of revenue road and proposed ZDP road on which the Site lies which does not conform to Para 3(vii)a of Regulations dated 08.03.2019.

3. PROPOSAL

In view of Para 2 above, the proposal for planning permission for Fuel Station on Private Land Khasra No. 48//3/1, 48//2/2 & 48//2/1, Village Kanganheri lying approximately 47.2 m away from intersection of revenue road and proposed ZDP road on which the Site lies which does not conform to Para 3(vii)a of Regulations dated 08.03.2019 is being put up for deliberation of Technical Committee subject to the following conditions:

- Revised PESO approval and drawing is to be submitted showing Right of Way of the access road to the Site under reference as 45 m (as per ZDP).
- ii. 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.
- iii. 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.
- iv. All necessary clearances from the concerned authorities shall be obtained before execution.
- All other conditions as laid down in Gazette Notification S.O. 1244 dated 08.03.2019 shall be mandatorily complied.

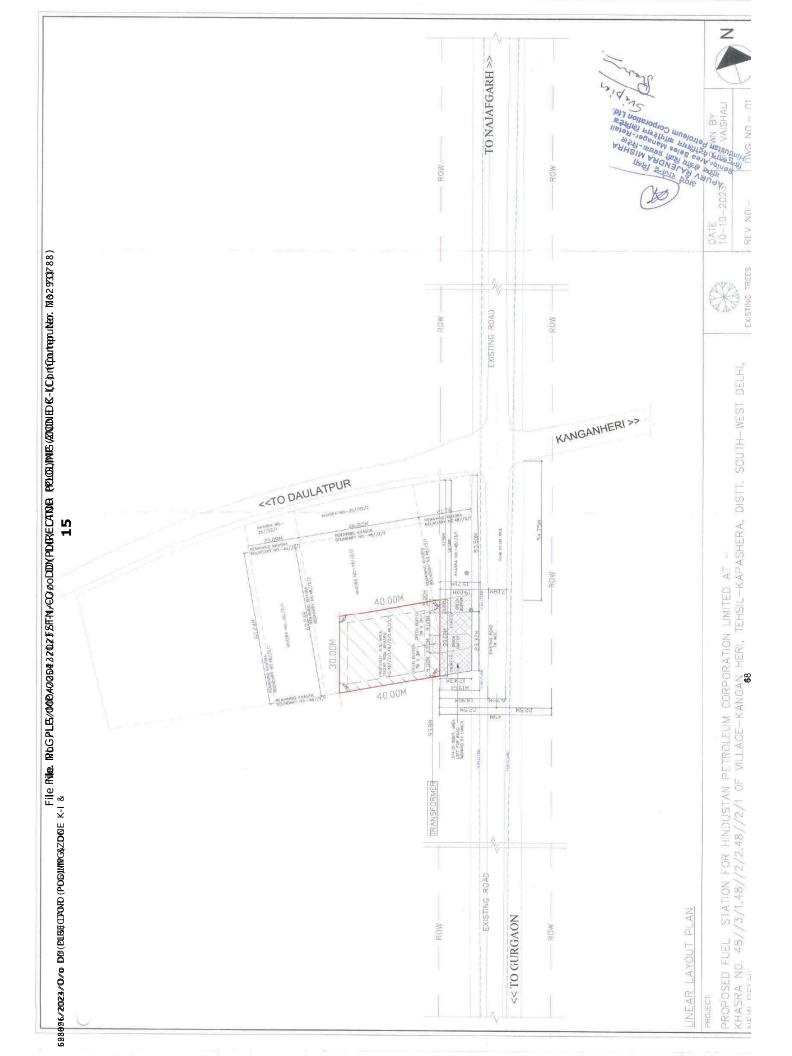
4. RECOMMENDATION

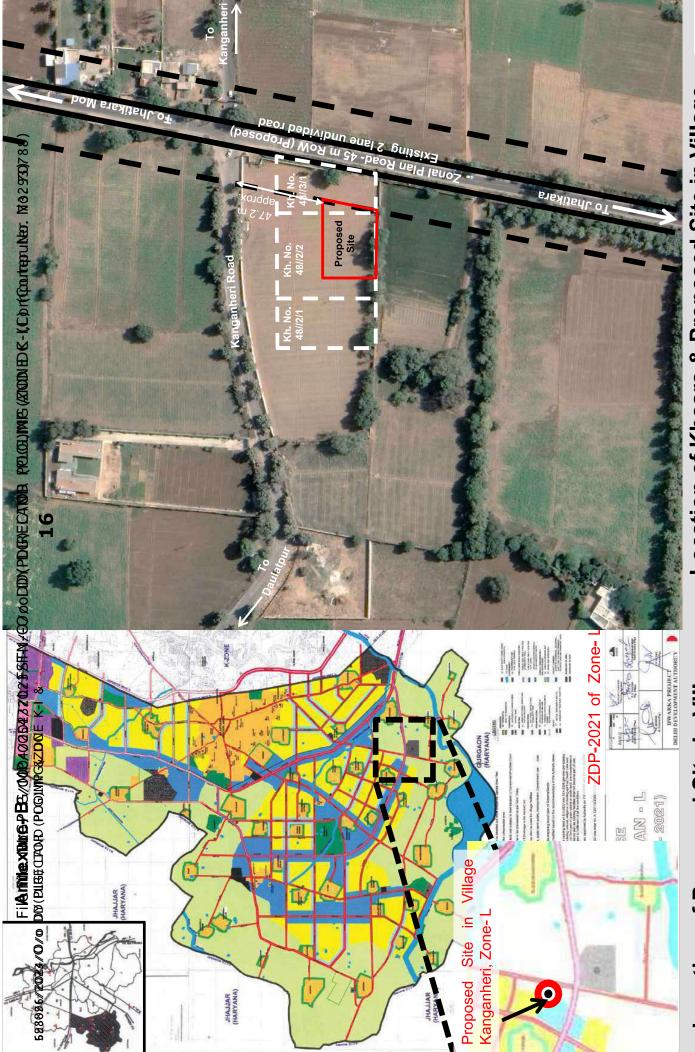
The proposal as contained in Para 3 above is placed before the Technical Committee for deliberation, please.

Assistant

Director (Plg.) Zone L Dy. Director (Plg.) Zone K-I/ L Director (Plg.) Land Pooling Additional Commissioner (Plg.)-

1.4





I ocation of Pronosed Site in Village

Location of Khasra & Proposed Site in Village

[Agenda for Technical Committee]

ITEM NO.: /2023

Subject: Planning permission for Fuel Station on Private Land Khasra No. 40//3, Village Ghumanhera, Delhi.

(File No. PLG/LP/0001/2022/L/FSTN-O/O DD(PLG)LANDPOOLING(ZONEK-I,L))

1. Background

- 1.1 An E- Office file bearing number LD/CL/0027/2021/CNG/F13-COMMERCIAL LAND was received from the office of Commissioner (LD), DDA vide which application of Mr. Bir Zorawar Sahni for grant of NOC for setting up CNG Station on Private Land at Khasra No. 40//3, Village Ghumanhera, 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 27.12.2022 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 on 10.01.2023 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 Thereafter, amended Linear Layout Plan (Annexure A) was submitted by the applicant vide letter dated 09.02.2023.
- 2.3 Based on the above information, matter was examined and following is the status visà-vis planning parameters on the proposal submitted by the applicant:

n/ax		St	atus	
S.No.	Planning Parameters	As per information furnished by applicant	As per examination by Planning Department, DDA	Remarks
1		Land Use Det	ails of the Site	
а	Planning Zone in which the site falls	Zone L	Planning Zone L	
b	Land use as per MPD- 2021/ Zonal Development Plan (ZDP)	Agricultural Green	Green Belt (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	4 - 40	Rural	-
d	Whether in prohibited Zone	No	No	- 1
е	Whether in Green Belt	-	Yes	
f	Whether part of approved Layout plan by Government/ DDA	No ·	No	
g	Whether Site falls in Land Pooling Zone		No	Site u/r falls in Ghumanhera which is a Green Belt village.
h	Name of Land Pooling Zone & Sector number	_	-	Not a land pooling area.
i	Undertaking for participation in Land Pooling Policy		Not required	
2		Plot D	etails	
а	Category of Fuel Station-CNG/ CNG Mother Station/ Petrol/ EVC	CNG/ EVC Station	Fuel Station	Application is submitted for CNG/EVC Station and PESO approval is
b	Proportion & Location of CNG & EVC earmarked in the map	No	Not required	for CNG Station. However as per Minutes of 7th TC: 'EV Charging station may not be considered currently in the proposal till the norms are

		St	atus	
S.No.	Planning Parameters	As per information furnished by applicant	As per examination by Planning Department, DDA	Remarks
				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)	1672.38 sq m	1672.38 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 – 36.58 m Back – 34.95 m Left – 42.46 m Right – 53.21 m (as per submitted drawing)	Front – 36.58 m Back – 34.95 m Left – 42.46 m Right – 53.21 m (as per submitted drawing)	As per drawing submitted by Applicant on 09.02.2023
е	Whether Plot frontage is at least 30 m, if not what is it?	36.58 m (as per submitted drawing)	36.58 m (as per submitted drawing)	As per drawing
f	Width of land left between existing RoW & proposed RoW to be maintained as Green (except entry & exit)		Area left for road widening is 274.30 sq m.	submitted by Applicant on 09.02.2023
g	Area of land left for Green/ parking, if Plot size > 1485 sq m	-		exceeds 1485 sq m, a of the plot shall be n green space.
h	Site plan showing ingress & egress points	Yes	Yes	
3		Road/ Appro	oach Details	
а	Whether the Site lies on National Highway	No	No	

		S	tatus	
S.No.	Planning Parameters	As per information furnished by applicant	As per examination by Planning Department, DDA	Remarks
b	Proposed RoW (as per notified ZDP)	45 m	45 m	
С	Existing road width in front of the plot		Four lane median divided road	As per drawing submitted by Applicant on 09.02.2023
4	Dist	ance of Site fron	n nearest intersection	on a land a Mile III a
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	=	and the control of th	n, conforms to Para ns dated 08.03.2019.
5	Distance of Sit	e from the neare	est fuel station of sa	me category
а	Divided carriageway - Same side of road - Opposite side of road	No	road which con dated 08.03.201 b. More than 500	m on other side of forms to Regulations
b	Undivided Carriageway - Same side of road - Opposite side of road	NA	Not applicable	
6	Appro	vals/ NOC taker	from other Authori	ties
а	Approval from PESO	Yes	Yes	Submitted by Applicant vide letter dated 27.12.2022
b	NOC from Traffic Police		Not submitted	As per Minutes of the 7th TC held on 05.10.2020, Item no. 39/2020, Para a(i) 'Traffic Police NOC may be allowed to be submitted before the issuance of final letter from Land Disposal Section of DDA'.

		S	tatus	
S.No.	Planning Parameters	As per information furnished by applicant	As per examination by Planning Department, DDA	Remarks
С	Approval from NHAI (if applicable)	- 1	Not applicable	
d	Any other approval/ NOC (if taken)			
7	Current Status of Site	+ + + + + + + + + + + + + + + + + + +	Site under reference date of Joint Site Insp	
8	Any other information/ detail furnished	-	An 11kV electrical transmission Line runs along Site frontage with an electrical pole in front of the Site u/r.	

3. PROPOSAL

In view of Para 2 above, the proposal for planning permission for Fuel Station on Private Land Khasra No. 40//3, Village Ghumanhera is being put up for consideration and 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. Renewed Lol from IGL is to be submitted before the final issuance of NOC.
- vi. All necessary clearances from the concerned authorities shall be obtained before execution.
- vii. 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 consideration, please.

Assistant Director (Plg.) Zone L Dy. Director (Plg.) Zone K-I/ L Director (Plg.) Land Pooling Additional Commissioner (Plg.)- IV

DRAWING NO.:TCC//GLTSS/GHUMAN HERA_01 TECHNO CAD COMPUTERS PROPOSED SITE FOR CNG STATION KHASRA NO.-40//3
TOTAL AREA IN SQ METER = 1672.38 SQ. MTR. CENTER OF REV NO. - 01 DATE:-09.07.2022 35 33 8 DEEP CHAND JAIN 53.21M 3 DW SETBACK LINE 3.0M SETBACK LINE LAXMI CHAND WARG 34.95M 3.0M SETBACK LINE PROPOSED CNG STATION FOR INDRAPRASTHA GAS LIMITED AT-KHASRA NO .40//3 (5-05), VILLAGH, GHUMAN HERA, THESIL-KAPASHERA, DISTRICT-SOUTH WEST DELHI-110073 PROJECT:-

Location of Khasra & Proposed Site in Village

I ocation of Pronosed Site in Village

AGENDA FOR THE TECHNICAL COMMITTEE MEETING

Sub:- Proposed Change of landuse for an area measuring 40300 sqm i.e. 10 Acres approx. at Pocket-C, Integrated Freight Complex, Gazipur" from 'Commercial (Freight Complex)' to 'Utility' as per Zonal Development Plan of Zone E, for construction of Bio-Methanization Plant.

(File No. PLG/MP/0007/2021/F-3/-O/o DY DIRECTOR (PLG) MP AND DC)

1.0 BACKGROUND:

1.1 Request letter dated 05.04.2023 of MCD has been received vide IL file bearing no. LD/IL/0015/2022/GOVT/23-INSTITUTIONAL LAND V, stating the following (Annexure- A)

"Addl. Secy., MoUD along with MCD and DDA officials inspected Pocket-C, Commercial (Freight) Complex, Ghazipur and pocket-A, Integrated Freight Trade Complex, Ghazipur on 09.03.2023.

It was appraised to him that the area measuring 8094 sqm at Pocket-A stands allotted to MCD subject to change of land use, which is under consideration before UD Deptt., Gol. Similarly, it was informed that 04 acres land has been earmarked for setting up of Bio-Methanization plant at Pocket-C, Commercial (Freight) Complex, Ghazipur and Technical Committee of DDA has cleared the proposal in their meeting held on 19.12.2022.

During the site inspection, it was observed that Rapid Rail transit project has already occupied the land allotted by DDA to MCD i.e. 8094 sqm at Pocket A and shifting of its heavy infrastructure spread on the subject land would not be feasible in near future.

A follow up meeting was held under the Chairmanship of Addl. Secy., MoUD on 23.03.2023, attended by Commissioner, MCD and other senior officers, wherein it was decided that MCD to consider possibility of surrendering 8094 sqm allotted land at Pocket A and in lieu of that the complete parcel of 10 acres land at Pocket-C, Commercial (Freight) Complex Ghazipur be explored for setting up of higher capacity Bio-Methanization / Bio-CNG / Solid Waste Management facilities so that land can be utilized in more efficient and economical manner at one location."

1.2 Earlier, the matter w.r.t. change of landuse for land measuring 8094 sqm from 'Commercial' to 'Utility (waste processing plant)', located at Pocket-A Ghazipur was forwarded to Ministry of Housing & Urban Affairs (MoHUA) vide letters dated 07.12.2022 and 14.03.2023 for final notification. However, the final notification from the Ministry is still awaited (Annexure B).

2.0 EXAMINATION:

- 2.1. The landuse of the site, as per MPD 2021 and Zonal Development Plan of Zone E is 'Commercial (Freight Complex)' (Annexure- C: Change of landuse notification: The Gazette of India S.O 983(E) dated 9th April 2015 at Sr. no.12).
- 2.2. The site is earmarked for truck parking with an area measuring 4.03 ha. (40300 sqm) in the approved layout plan titled "Layout plan of Pocket-C, Integrated Freight Complex, Gazipur" (Annexure-D).
- As per MPD-2021, there is no terminology as 'Bio Methanization Plant'. Hence, the Bio Methanization Plant, may be considered under 'Utility (U4- Solid Waste (Sanitary Land Fill etc.))'.

- 2.4. LM Department, DDA, vide letter dated 13.12.2022 had intimated that, the site under reference is DDA land and the same is free from litigation (Annexure E).
- 2.5. Within the said site, earlier a conceptual plan for Truck Parking was prepared in coordination with HUPW, DDA and was approved in 406th Screening Committee Meeting (held on 29.08.2022 and continued on 01.09.2022, vide item no. 60:2022). The Minutes of the meeting is reproduced as below: (Annexure- F):

"area measuring 2000 sqm for Utility to be carved out within the plot. The modified layout plan to be put up in the next SCM for ratification & record."

- 2.6. Subsequently, a site visit was held with the officers of MCD and DDA on 05.11.2022, wherein MCD apprised Hon'ble LG, Delhi, about the non-availability of land for solid waste management in Gazipur and forwarded request letter dated 15.11.2022 to DDA for allotment of 5.0 acre of land for Bio-CNG Plant in the above Truck Parking site at Pocket-C, IFC Gazipur (Annexure-G).
- 2.7. During the meeting held under the Chairmanship of VC, DDA on 25.11.2022, it was decided that, in order to facilitate development of the said land for setting up of Bio CNG Plant, Change of landuse shall have to be undertaken from 'Commercial' to 'Utility'. This would require carving out of a separate pocket of land from the already approved plan by the 406th SCM, for Truck Parking.
- 2.8. Accordingly, the proposal w.r.t. the change of landuse for an area measuring 5.0 Acres from 'Commercial' to 'Utility at Pocket-C, IFC Gazipur was approved in the 9th Technical Committee meeting held on 19.12.2022 vide item no. 44/2022. The decision of Technical Committee is as follows (Annexure- H):

"............... After detailed deliberations, the proposal contained in the agenda item was approved for processing of the Change of Land Use of 4.0 Acre at Pocket-C Integrated freight complex Gazipur from 'Commercial (Freight Complex)' to 'Utility (U4-Solid Waste (Sanitary Land Fill etc.)), as per MPD 2021 and 'Utility' as per Zonal Development Plan of Zone-E under section 11A of DD Act, 1957."

In view of recent MCD request vide letter dated 05.04.2023, the above said proposal w.r.t. change of landuse for 4.0 acres of land for Bio-CNG Plant will not be processed further.

2.9. Subsequently, for incorporating the decisions of above mentioned 406th Screening Committee & 9th Technical Committee in the "Layout Plan of Pocket-C Integrated freight complex Gazipur", the matter w.r.t. sub division of plots earmarked for Truck parking & Bus Terminal/Parking for proposing 2.64 Ha. (26399.9 sqm) for Truck parking, 1.62 Ha. (16187.4 sqm i.e. 4 acres) for Bio-CNG plant and 0.20 Ha. (2000 sqm) for Water Treatment Plant was approved in 410th Screening Committee Meeting held on 21.04.2023 & continued on 24.04.2023 vide item no. 22:2023 (Annexure- J).

Once, the above proposed change of landuse is notified, the matter will be processed further for subdivision of the truck parking site at Pocket-C, IFC Gazipur.

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

Sr. no	Point	Information	
1	Whether the land is government or private and who is the land owning agency?	DDA land	
2 On whose request the change of land use			

3	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	Yes, officials from DDA inspected the site on 05.11.2022.		
4	What is the public purpose proposed to be served by modification of MPD and / or change of land use?	It will facilitate the recycling of waste in Delhi.		
5	What will be impact of proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans and policies?			
6	What will be proposal's impact/implications on general public e.g. Law & order etc.?	No Law & Order issue is anticipated.		
7	Whether any court cases are ongoing on the land mentioned in proposal? Full details be attached.	As intimated by LM Department, DDA vide letter dated 13.12.2022, no court case is pending on the land mentioned in proposal.		
8		i Earlier, SDMC (now MCD) vide letter dated 30.12.2019 had requested DDA for 2 acres (i.e. 8094 sqm) of land for waste processing plant at Pocket-A, IFC Gazipur. ii Accordingly, the change of landuse of an area measuring 8094 sqm from 'Commercial' to 'Utility' was processed under Section 11-A of DD Act, 1957 and letters dated 07.12.2022 and 13.04.2023 were forwarded to MoHUA, Gol for issuance of final notification. However, final notification from the Ministry is still awaited. iii Subsequently, a site visit was held on 05.11.2022 wherein officers of DDA and MCD were present. During, the visit MCD had apprised Hon'ble Lt. Governor Delhi about the non-availability of land for solid waste management facilities in Gazipur and forwarded request for 5.0 acres of land to DDA, for Bio-CNG Plant. iv Accordingly, the proposal w.r.t. the change of landuse for an area measuring 5.0 Acres from 'Commercial' to 'Utility' at Pocket-C, IFC Gazipur was placed in the 9th Technical Committee meeting held on 19.12.2022 vide item no. 44/2022. As per the decision of the 9th Technical Committee, the proposal was approved for processing the change of landuse of 4.0 Acres of land. v However, MCD vide letter dated 05.04.2023 has now requested DDA for withdrawing the proposal stated at para II above and allot 10 acres land in pocket- C, IFC Gazipur (instead of 4 acres as stated at para IV above) for construction of Bio-Methanization Plant.		

9	Whether similar proposals have earlier been considered by DDA / Ministry and / or disposed, and if yes, when and how.	Earlier, a similar proposal for change of landuse of an area measuring 1006 sqm from "Residential" to "Utility (U4 Solid waste)" for Technology Park (Waste Processing Unit), located near MCD Community Hall, New Zafrabad, road no. 65, was processed under Section 11-A of DD Act, 1957 and notified vide Gazette Notification S.O. no. 3154(E), dated 05.08.2021.	
10	What were the specific recommendations of the Authority with regard to the proposal	The matter will be placed before the Authority after the approval of Technical Committee.	
11	How and why the proposal was initiated?	A request letter dated 05.04.2023 has been received from MCD, regarding allotment of 10 acres (40000 sqm) of land in Truck Parking site at Pocket C, IFC Gazipur, and surrendering of an area measuring 8094 sqm located at Pocket A, IFC Gazipur for construction of Bio-Methanization Plant.	
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 recycling of waste will reduce the impact or environment.	
13	What are the expected short-term and long-term outcomes if the proposal is approved and implemented?	Short term outcome - Waste will be recycled and put to an alternative use. Long term outcome - It will significantly reduce the pressure of landfill sites in Delhi as the solid waste will be recycled.	
14	How the proposal will benefit in the development and economic growth of city.	Plants for converting waste into compost will generate economy for the concerned MCD.	
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.	
16	What will be the public purpose served by the proposed modification.	Being a solid waste processing facility, it will improve the air, water & soil quality in the area and overall Delhi in long term.	
17	What is the number of people / families / households likely to be affected by the proposed policy.	People of East Delhi will get proper solid Waste processing Facility.	
18	Whether the proposal is inconsonance with the existing plans, laws, by-law, rules, etc.	The proposal shall be processed as per the procedure laid down as per DD Act, 1957.	
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 proposal for modification / change of landuse will be processed as per the procedure laid down in DD 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	Not Applicable	

	nodal Ministry / Departments were taken into account while preparing and examining the proposal.		
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.	Designation: Director (Planning) Zone E&O Address: 3 rd Floor, Vikas Minar, ITO, New Delhi-	

4.0 PROPOSAL:

In view of the above, change of landuse is proposed for an area measuring 40300 sqm (i.e.10 Acres approx.) from 'Commercial (Freight Complex)' to 'Utility as per Zonal Development Plan of Zone-E (under MPD-2021) at Pocket-C, Integrated Freight Complex (IFC) Gazipur, under section 11A of DD Act, 1957 for construction of Bio-Methanization Plant, as follows (Annexure K):

Location	Area (as per Layout Plan)	Landuse (as per Gazette notification S.O. no. 983(E) dt.9 th April 2015 at sl. no.12	Land use changed to	Boundaries (as per Layout Plan)
Pocket-C Integrated freight complex, IFC, Gazipur	40300 sqm (10 acres approx.)	Commercial (Freight Complex)	Utility	North: Warehousing plots South: Site proposed for Bus Terminal / Parking East: Khora Colony West: 45m RoW road

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.

Addy Commr. (Plg.)-I

Director (Plg.)

Zone E & O

Asst. Dir (Plg.)

Zone E

Plg. Asst.

Zone E

3/1MIP/000892/12/0220/2F2-35/3-001/75/ PD3#1 IDM#RHECCTROPER/(APLLOG)/MINED/ASSNUD/CIDEGO ((CCIORETT)/DMHEET

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MUNICIPAL CORPOR

Office of the Engineer-in-Chief - III E1-Block, 4th Level, Dr. S.P.M. Civic Centre JLN Marg, New Delhi-110002



82-0/2006/-0H/03m/III-2113 ON

Dated - 05 04 2023

To

The Vice Chairman, DDA Vikas Sadan, INA, Delhi-110023.

<u>Subject</u>:- Allotment of land measuring 40000 sqm. (10 Acre) at Pocket-C, Commercial (Freight) Complex, Ghazipur and surrendering of an area measuring 8094 sqm. located at Pocket A, Integrated Freight Trade Complex, Ghazipur for construction of Bio-methanization plant.

Ref.:- Meeting held at MoHUA on 23.03.2023 with Addl. Secy., MoUD, Gol.

Respected Sir.

Addl. Secy., MoUD alongwith MCD and DDA officials inspected Pocket-C, Commercial (Freight) Complex, Ghazipur and Pocket A, Integrated Freight Trade Complex, Ghazipur on 09 03 2023

- 2 It was apprised to him that the area measuring 8094 sqm. at Pocket A stands allotted to MCD subject to change of land use, which is under consideration before UD Deptt., Gol Similarly, it was also informed that 04 acres land has been earmarked for setting up of Biomethanization plant at Pocket-C, Commercial (Freight) Complex, Ghazipur and Technical Committee of DDA has cleared the proposal in their meeting held on 19.12.2022.
- 3. During the Joint inspection, it was observed that Rapid Rail Transit project has already occupied the land allotted by DDA to MCD i.e. 8094 sqm. at Pocket A and shifting of its heavy infrastructure spread on the subject land would not be feasible in near future.
- A follow up meeting was held under the Chairmanship of Addl. Secy. MoUD on 23 03 2023 attended by Commissioner, MCD and other senior officers, wherein it was decided that MCD to consider possibility of surrendering 8094 sqm. allotted land at Pocket A and in lieu of that the complete parcel of 10 acres land at Pocket-C, Commercial (Freight) Complex, Ghazipur be explored for setting up of higher capacity Bio-methanization / Bio-CNG / Solid Waste Management facilities so that land can be utilized in more efficient and economical manner at one location.
- 5 It was also decided that the proposal for change of land use of 10 acres will be considered on priority by MoHUA to facilitate early setting up of Bio-methanization / Bio-CNG facilities.

In view of above decision, proposal for allotment of 10 acres land at Pocket-C, Commercial (Freight) Complex, Ghazipur be considered on priority please.

Yours faithfully,

Sd — Engineer-in-Chief - III

Copy for kind information to:

- 1. Addl. Secy., MoUD (Delhi Division)
- Commissioner, MCD
- 3. Addl.Cm.(Engg.)
- 4 CE/Sh(S)Zone : to pursue
- 5. Office copy

Engineer-in-Chief - III

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Annexure-B



दिल्ली विकास प्राधिकरण मुख्य योजना विभाग छठी मंज़िल,विकास मीनार आई. पी. इस्टेट,नई दिल्ली-110002 फोन नः 011-23370507

संख्या F.3(01)/96-Dir.(SP)/Pt-III/Pt.file / 61-G1

दिनांक: 07.12.2022

सेवा में

अवर सचिव, भारत सरकार, दिल्ली प्रभाग, आवासन एवं शहरी कार्य मंत्रालय, निर्माण भवन, नई दिल्ली-110011

विषय : Proposal for Change of Land Use of an area measuring 8094 sq.m from 'Commercial' to 'Utility' located at Pocket-A, Integrated Freight Complex, Gazipur for allotment of land to set up a Waste Processing Plant.

संदर्भ: F.No. K-13011/3/2020-DD-I dated 29.07.2022

Sir,

This is with reference to above mentioned letter regarding proposal for Change of Land Use of an area measuring 8094 sq.m from 'Commercial' to 'Utility' located at Pocket-A, Integrated Freight Complex, Gazipur for allotment of land to set up a Waste Processing Plant.

In this regard, clarification on the observations mentioned in above referred letter are as follows:

i. As per letter dated 19.09.2022 received from MCD, installation of Bio-methanisation Plant does not require any environmental clearance. (copy enclosed)

ii.& iv. The proposal of Change of Land Use is unaltered (i.e from 'Commercial' to 'Utility (Waste Processing Plant)') which has already been approved by the Authority vide agenda No 40/2020. Therefore, fresh approval of Authority is not required.

iii. MCD letter dated 19.09.2022 with a notification of Ministry of Environment and Forests dated 14.09.2006 is enclosed.

In view of the above, it is requested that the proposal of Change of Land Use may kindly be approved and final notification be issued, since there is no modification in the earlier proposal.

This issues with the approval of Vice Chairman, DDA

Encl: As Above.

भवदीय

च्चिया भारति ०१ | 12 | 2022 (शिखाआगव)

उप निदेशक (यो.) मुख्य योजना एवं विकास नियंत्रण

Copy to:

ACA, VC Office, DDA, B-Block, Vikas Sadan, INA, New Delhi-110023.

| File No. PLG/MP/0084/2020/F-8//-00//00 ID# ID#RHCT107R ((PLG)MP ANNID IDC ((Computter No. 78493)) 31



दिल्ली विकास प्राधिकरण मुख्य योजना विभाग छठी मंज़िल,विकास मीनार आई. पी. इस्टेट, नई दिल्ली-110002 फोन नः 011-23370507

Date:

14.03.2023

E-File No.

PLG/MP/0032/2020/F-3/-0/o

DY DIRECTOR (PLG)MP AND DC

Comp. No.

सेवा में.

अवर सचिव, भारत सरकार

दिल्ली प्रभाग, आवासन एवं शहरी कार्य मंत्रालय,

निर्माण भवन, नई दिल्ली-110011

Change of land use of an area measuring 8094 sqm from 'Commercial' to 'Utility' located at Pocket -A, Integrated Freight Complex, Ghazipur for allotment of land to

set up a Waste Processing Plant.

Letter No.MCD/EinC-III/2023D-80 dated 09.03.2023 (copy enclosed)

महोदय,

This is with reference to the letter dated 09.03.2023 from Municipal Corporation of Delhi regarding the "Change of land use of an area measuring 8094 sqm from 'Commercial' to 'Utility' located at Pocket -A, Integrated Freight Complex, Ghazipur for allotment of land to set up a Waste Processing Plant".

In this regard, I am directed to forward the above-mentioned letter dated 09.03.2023 to your office and it is kindly requested to approve the proposal of Change of Land use and to issue the Final Gazette notification.

This issues with the approval of Competent Authority.

संलग्नः ऊपरोक्त अनुसार

उप .निदेशक (यो.)मुख्य योजना एवं विकास नि

Copy to:

Engineer in Chief -III,MCD,Room No.406,4th Floor, E-1 Block,Dr. Shyama Prasad Mukherjee Civic Centre Complex, Jawarhar Lal Nehru Marg, Minto Road, New Delhi -11002.

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Office of the Engineer-in-Chief - III

Room No. 406, 4" Floor, E-1 Block,
Dr. Shyama Prasad Mukherjee Civic Centre Complex,

Jawahar Lal Nehru Marg, Minto Road, New Delhi-110002

अपूर्व महान्याद

No. MCD/EinC-III/2023/D- 80

Dated:- 9 3 23

To

The Director (Plg.) Zone-E, DDA, 3rd Floor, Vikas Minar, I.P. Estate, New Delhi-110002.

<u>Sub</u>: - Change of Land Use of an area measuring 8094 sqm. from "Commercial" to "Utility" located at Pocket-A, Integrated Freight Complex, Ghazipur for allotment of land to set up a Waste Processing Plant.

Ref: - Letter No. MCD/EinC-III/2022/D-47 dated 19.09.2022.

Sir/Madam,

In continuation of this office letter No. MCD/EinC-III/2022/D-47 dated 19.09.2022, it is further to inform that the Bio-methanation Plant proposed to be set up is a standalone Plant which is not at Landfill site and its installation does not require any environmental clearance.

In this context, please refer Notification dated 14.09.2006 issued by Ministry of Environment and Forests regarding requirement of environmental clearance for various projects or activities. The installation of Bio-methanation / Bio- CNG plant do not feature in the list and the same can be seen under tab EIA notification on website of MoEF & CC i.e. (http://environmentclearance.nic.in/).

It is pertinent to mention here that as per SWM Rule 2016, compliances are to be made by Local body for setting up of decentralized waste management solutions/ facilities.

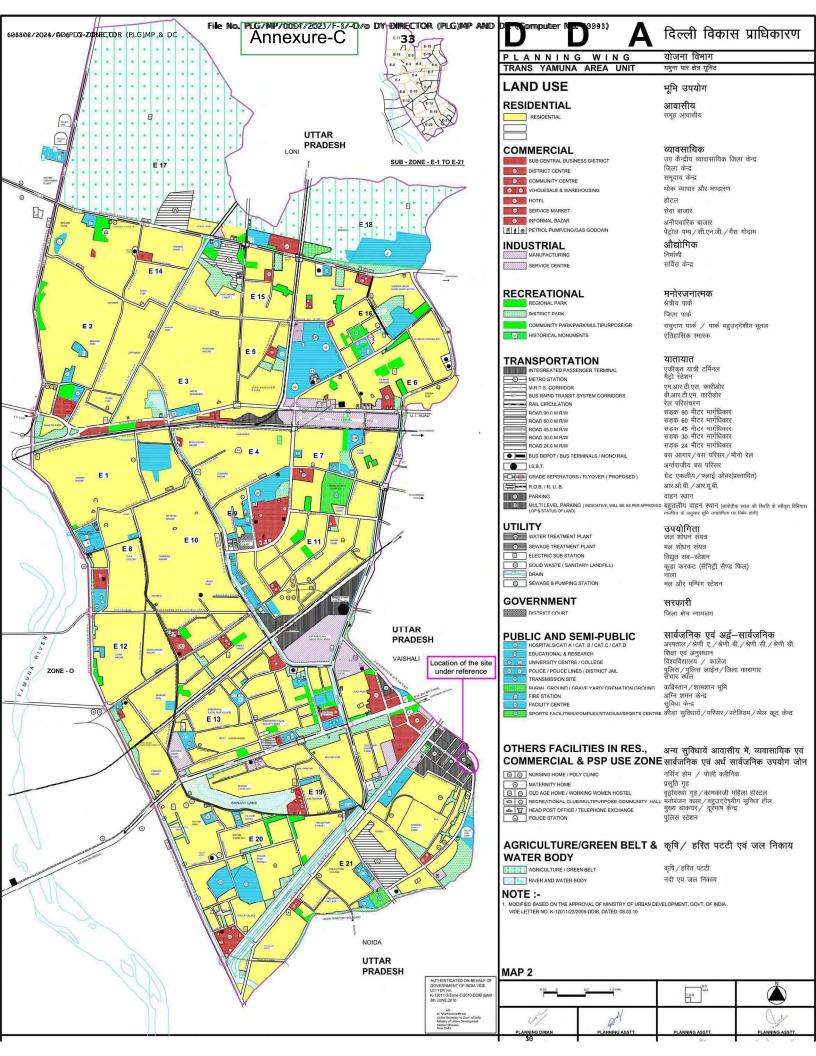
It is requested that the change of land use of site admeasuring 8094 sqm. be expedited.

Engineer-in-Chief-III

Copy for kind information: -

- Addl.Secy.(MoHUA)
- 2. Commissioner
- 3. Addl. Commissioner (Engg.)
- 4. Commissioner (Plg.), DDA
- 5. Chief Engineer Shah. (South)- to pursue with DDA & MoHUA
- 6. O/c

Engineer-in-Chief-III



File No. PLG/MP/0054/2023/F-3/-0/0 DY DIRECTOR (PLG)MP AND DC (Computer No. 70293)
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्र No. K-13011/3/2014-DD-I भारत सरकार/Government of India

शहरी विकास मंत्रालय /Ministry of Urban Development

निर्माण शवन/Nirman Bhavan नई दिल्ली/New Delhi Dated 22nd April, 2015

OFFICE MEMORANDUM

Subject- Extraordinary Gazette Notification - for publication of Notification dated 09.04.2015 regarding change of land use of 13 cases in MPD-2021 and ZDP of Zone 'E'.

A copy of Notification No.S.O.983(E) dated 9th April, 2015 on the above subject published in the Gazette of India Extraordinary is sent herewith for information and necessary action.

Encl: As above

(Sunit Kum-r)

Under Secretary to the Govt. of India Telefax.: 23061631

To ANA

The Vice Chairman, DDA, Vikas Sadan, INA, New Delhi

The Chairperson, NDMC, Palika Kendra, New Delhi

The Commissioner, North Delhi Municipal Corporation, 4th Floor, Civic Centre, New Delhi

4. The Commissioner, South Delhi Municipal Corporation, Civic Centre, New Delhi

The Commissioner, East Delhi Municipal Corporation of Delhi, Udyog Sadan, Patpad Ganj Industrial Area, Delhi.

Principal Secretary (UD), Govt. of National Capital Territory of Delhi, I.P. Estate, Delhi.

7. The Joint Director (MF), Deihi Development Authority, Vikas Minar, New Delhi.

8. L&DO, Nirman Bhawan, New Delhi.

9. Joint Secretary (L&E), Nirman Bhawan, New Delhi.

Commissioner (Pig), Delhi Development Authority, Vikas Minar, I.P. Estate, New Delhi.

File No. PLG/MP/0054/2023/F-3/-0/o DY DIRECTOR ((PLG))MP AND DC ((Computer No. 76293) 35

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REGD. NO. D. L.-33004/9

असाधारण

EXTRAORDINARY

भाग II—खण्ड 3—उप-खण्ड (ii)

PART II—Section 3—Sub-section (ii) प्राधिकार से प्रकाशित

PUBLISHED BY AUTHORITY

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नई दिल्ली, युहस्पतियार, अप्रैल १, २०१५/चैत्र १९, १९३७

No.7551

NEW DELHI, THURSDAY, APRIL 9, 2015/CHAITRA 19, 1937

शहरी विकास मंत्रालय

(दिल्ली प्रमात)

अधिसचना

नई दिल्ली, 9 अप्रैल, 2015

का.आ. 983(अ).—यत: दिल्ली मास्टर प्लान-2021 में अधोउल्लिखित क्षेत्र के संबंध में केन्द्र सरकार का जिन कतिषय संशोधन करने का प्रस्ताव था, उन्हें दिल्ली विकास अधिनियम, 1957 (1957 का 61) की धारा-44 के उपबंधों के अनुसार दिल्ली विकास प्राधिकरण द्वारा दिनांक 7.10.2010 की सार्वजनिक सूचना का.आ. सं. 2446 (अ) के रूप में भारत के असाधारण राजपत्र में प्रकाशित किया गया जिसमें उक्त नोटिस की तारीख़ से तीस दिन के अंदर उक्त अधिनियम की धारा . 11-क की उप-धारा (3) द्वारा यथा अपेक्षित आपत्तियां/सुझाव आमंत्रित किए गए थे।

- यतः दिल्ली विकास प्राधिकरण ने प्रस्तावित संशोधनों के संबंध में प्राप्त आपत्तियों/सुझावों पर विचार किया था; और
- यत: केन्द्र सरकार ने इस मामले के सभी पहलुओं पर ध्यानपूर्वक विचार करने के बाद, दिल्ली मास्टर प्लान- 2021 में संशोधन करने का निर्णय लिया है।
- 4. अतः अब उक्त अधिनियम की धारा 11-क की उप-धारा (2) द्वारा प्रदत्त शक्तियों का प्रयोग करते हुए, केन्द्र सरकार एतद्द्वारा भारत के राजपत्र में इस अधिसूचना के प्रकाशित होने की तारीख से उक्त दिल्ली मास्टर प्लान-2021 में निम्नलिखित संशोधन करती है।

संशोधन:

दिल्ली मास्टर प्लान-2021 और जोन-ई की क्षेत्रीय विकास योजना में 13 मामलों के भूमि उपयोग में परिवर्तन। इन मामलों का विवरण इस प्रकार है-

1635 G1/2015 ·

File No. PLG/MP/0054/2023/F-3/-O/o DY DIRECTOR ((PLG))MP AND DC ((Computer No. 70293)

608808/2023/000PDS-ZOTNECTOOR (PLG)MP & DC

क्रा.सं.	विषय	भूमि उपयोग	में परिवर्तन '	-0	
		निम्नतिभित्त मे	िम्नशिखित में	सीमा	
1.	जिला जेल की 3.73 हैक्टेयर भूमि के भूमि उपयोग में परिवर्तन	सार्वजनिक एवं अर्थ- सार्वजनिक (जिला जेल)	आवासीय (वर्जीशवाद रोड स्थित पुलिस आवास)	उत्तर: सार्वजिनिक एवं अर्ध-सार्वजिनिक (जिला जेल) दक्षिण: 60 भीटर मार्गाधिकार वजीराबाद रोड पूर्व: रा.रा.क्षे. दिल्ली की चारदीवारी पश्चिम: सार्वजिनक एवं अर्ध-	
2.	गुन्दर नगरी स्थित 4.08 हैनटेयर भूमि के भूमि उपयोग में परिवर्धन	(1) परिवहनं (60 मीटर गार्गाधिकार चजीरावाद रोड) 3.00 हैन्टयर (2) मनोरंजनात्मक (जिला पार्क) 1.08 हैन्टेयर	आवासीय	सार्वजनिक (जिला जेल) उत्तर: 60 मीटर मार्गाधिकार वजीराबाद रोड दक्षिण: सुन्यर नगरी जे.जे. स्कीम पूर्व: प्रस्ताविक मुख्य योजना रोड नं. 70 पश्चिम: 60 मीटर मार्गाधिकार वजीराबाद रोड	
3	भंडोली स्थित 3.0 हैक्टेयर भूमि के भूमि उपयोग में परिवर्तन	मनोरंजनात्मक (जिला पार्क)	सार्वजनिक एवं अर्ध- सार्वजनिक (जिला पार्क)	उत्तरः सार्वजितिक एवं अर्ध- सार्वजितिव दक्षिणः वजीरावाद रोड के साथ-साथ मनोरंजनात्मकः पूर्वः 60 मीटर मार्गाधिकार वजीरावा रोड. पश्चिम: 18 मीटर मार्गाधिकार रोड	
4.	वजीराबाद रोड स्थित 3.96 हैनटेयर भूभि के भूगि उपयोग में परिवर्तन	(1) मनोरंजनात्मक (जिला पार्क) 2.70 हैनटेयर (2) सार्वजनिक एवं अर्थ- सार्वजनिक (जिला जेल) 1.26 हैक्टेयर	परिबहन (60 मी. मार्गाधिकार वजीराबाद रोड)	उत्तरः मनोरंजनात्मक (जिला पार्क) और सार्धजनिक एवं अर्ध-सार्वजनिक (जिला जेल) दक्षिणः जे.जे. स्कीम सुन्दर नगरी पूर्वः रा.रा.धे. दिल्ली की सीमा पश्चिम: ६८ पीटर मार्गिधिकार वजीरावाद रोड	
5.	सुन्दर नगरी में 0.42 हैक्ट्रेयर भूमि के भूमि उपयोग में परिवर्तन एफ	(1) मनोरंजनात्मक (जिला पार्क) 0.42 हैक्ट.	परिवहन (60 मी. मार्गाधिकार सड़क संख्या 70)	उत्तरः 60 मी. मार्गाधिकार वजीरावाद रोड दक्षिणः प्रस्तावित मुख्य योजना सड़क संख्या 70 पूर्वः मनोरंजनात्मक (ज़िला पार्क) और रा.रा.धे. दिल्ली की सीमा पश्चिमः जे.जे. योजना सुन्दर नगरी	
6.	सुन्दर नगरी में 0.24 हैक्टेयर भूमि के भूमि उपयोग में परिवर्तन एफ	परिवहन (60 मी. मार्गाधिकार वजीराबाद रोड)	मनोरंजनात्मक (जिला पार्क)	उत्तरः मनोरंजनात्मक (जिला पार्क) दक्षिणः प्रस्तावित मुख्य योजना सहक राख्या 70 और मनोरंजनात्मक (जिला पार्क) पूर्वः रा.रा.क्षे. दिल्ली की सीमा पश्चिमः प्रस्तावित मुख्य योजना रोड संख्या-70	
7.	सीमा पुरी में 0.25 हैक्टेयर भूमि के भूमि उपयोग में परिवर्तन	मनोरंजनात्सक (जिला पार्क)	सार्वजनिक एवं अर्ध-सार्वजनिक (मौजूदा रेड क्रॉस अस्पताल)	उत्तरः मनोरंजनात्मक (जिला पार्क) दक्षिणः मनोरंजनात्मक (जिला पार्क) पूर्वः 60 मी. मार्गाधिकार मुख्य योजना सड़क संख्या-62 पश्चिम: मनोरंजनात्मक (जिला पार्क) एवं जिला केन्द्र	
3.	सुन्दर नगरी में 1.62 हैक्टेयर भूमि के भूमि उपयोग में	मनोरंजनात्मक (जिला पार्क)	सार्वजनिक एवं अर्ध- सार्वजनिक	उत्तरः जे.जे. योजना सुंदर नगरी : दक्षिणः मनोरंजनात्मक (जिला पार्क)	

File No. PLG/MP/0054/2023/F-3/-0/o DY DIRECTOR ((PLG))MP AND DC ((Computer No. 70243)) 605806/2023/ADOPDS-ZORNECTOOR (PLG)MP & DC 37

11-	-खण्ड 3 (ii)]	भारत का राजपत्र	: असाधारण	- P
=		41,441,6	11/2	e 32 (Post util)
	परिवर्तन .		(कुंग्र रोग अस्पताल और कब्रिस्तान)	पूर्वः मनोरंजनात्मक (जिला पार्क) पश्चिमः 30 मी. मार्गाधिकार रोड
	कांती नगर में 12.0 हैक्टेयर भूमि के भूमि उपयोग में परिवर्तन	सार्वजनिक एवं अर्ध-सार्वजनिक	मनोरंजनात्मक (जिला पार्क)	उत्तरः प्रस्तावित सार्वजनिक एवं अर्ध- सार्वजनिक दक्षिणः आवासीय, शंकर नगर कॉलोनी पूर्वः सरकारी विद्यालय और आवासीय - पश्चिमः प्रस्तावित 30 मी. मार्गाधिकार रोड
0.*	खुरेजी खास में 0.75 हैक्टेयर भूमि के भूमि उपयोग में परिवर्तन	आंबासीय	सार्वेजनिक एवं अर्ध-सार्वेजनिक (कश्चिस्तान)	उत्तर; आवासीय (नई वृजपुरी कांलोनी) दक्षिणः अन्य संपत्ति/13.5 मी. रोड/विवेकानंद अस्पताल पूर्वः आवासीय (नई वृजपुरी कॉलोनी) पश्चिम: पेंट्रोल पंप/30 मी. मार्गाधिकार पटपडगंज रोड
11.	गणेश नगर/पांडव नगर में 0.86 हैक्टेयर भूगि के भूमि उपयोग में परिवर्तन	मनोरंजनात्मक (जिला पार्क)	सार्वजनिक एवं अर्ध-सार्वजनिक	उत्तरः मनोरंजनात्मक (जिला पार्क) एवं रेलवे लाइन दक्षिणः मनोरंजनात्मक (जिला पार्क) पूर्वः मौजूदा नाला एवं आवासीय (गणेश नगर/पांडव नगर) पश्चिम: 60 मीटर मार्गाधिकार मार्जिनल वंध रोड।
12	आई एफ सी. गाजीपुर पाँकट सी में 72.64 हैक्टेयर भूमि के भूभि उपयोग में परिवर्तन	परिवहत	व्यावसायिक भाड़ा परिसर (फेट कॉम्पलेक्स)	उत्तर पूर्वः रा.रा.क्षे. दिल्ली की सीमा उत्तर पश्चिमः हिण्डन नहर दक्षिण पूर्वः रा.रा.क्षे. दिल्ली की सीम दक्षिण पश्चिमः 30 मीटर मार्गाधिक एवं सेवा केन्द्र सं.10
15	 आई.एफ.सी. गाजीपुर पॉकेट सी में 3.31 हैक्टेयर भूमि के भूमि उपयोग में परिवर्तन 	परिवहन	मनोरंजनात्मक (सामुदायिक पार्क)	उत्तर पूर्वः 18 मी. मार्गाधिकार उत्तर पश्चिमः 30 मी. मार्गाधिकार दक्षिण पूर्वः 30 मी. मार्गाधिकार दक्षिण पश्चिमः 45 मी. मार्गाधिका

[फा. सं. के-13011/3/2014-डीडी-।

सुनील कुमार, अवर सचिव

MINISTRY OF URBAN DEVELOPMENT

(DELHI DIVISION)

NOTIFICATION

New Delhi, the 9th April, 2015

S.O. 983(E).—Whereas certain modifications which the Central Government proposed to make in the Master. Plan for Delhi-2021 regarding the area mentioned learning were published in the Gazette of India, Extraordinary, as Public Notice S.O. No. 2446(E) dated 7th October, 2010, by the Delhi Development Authority in accordance with the provisions of Section 44 of the Delhi Development Act, 1957 (61 of 1957) inviting objections/suggestions as required by sub-section (3) of Section 11-A of the said Act, within thirty days from the date of the said notice.

- Whereas objections/suggestions were received with regard to the proposed modifications have been considered by the Delhi Development Authority; and
- 3. Whereas the Central Government have after carefully considering all aspects of the matter, decided to modify the Master Plan for Delhi-2021.
- 4. Now, therefore, in exercise of the powers conferred by sub-section (2) of Section 11-A of the said Act, the Central Government hereby makes the following modifications in the said Master Plan for Delhi-2021 with effect from the date of publication of this Notification in the Gazette of India.

File No. PLG/MP/0054/2023/F-3/-0/0 DY DIRECTOR (PLG)MP AND DC (Computer No. 70993)
605806/2023/9/D0PDY-2008ECTOR (PLG)MP & DC
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THE GAZETTE OF INDIA: EXTRAORDINARY

LPART II-SEC. 3(ii)

MODIFICATION:

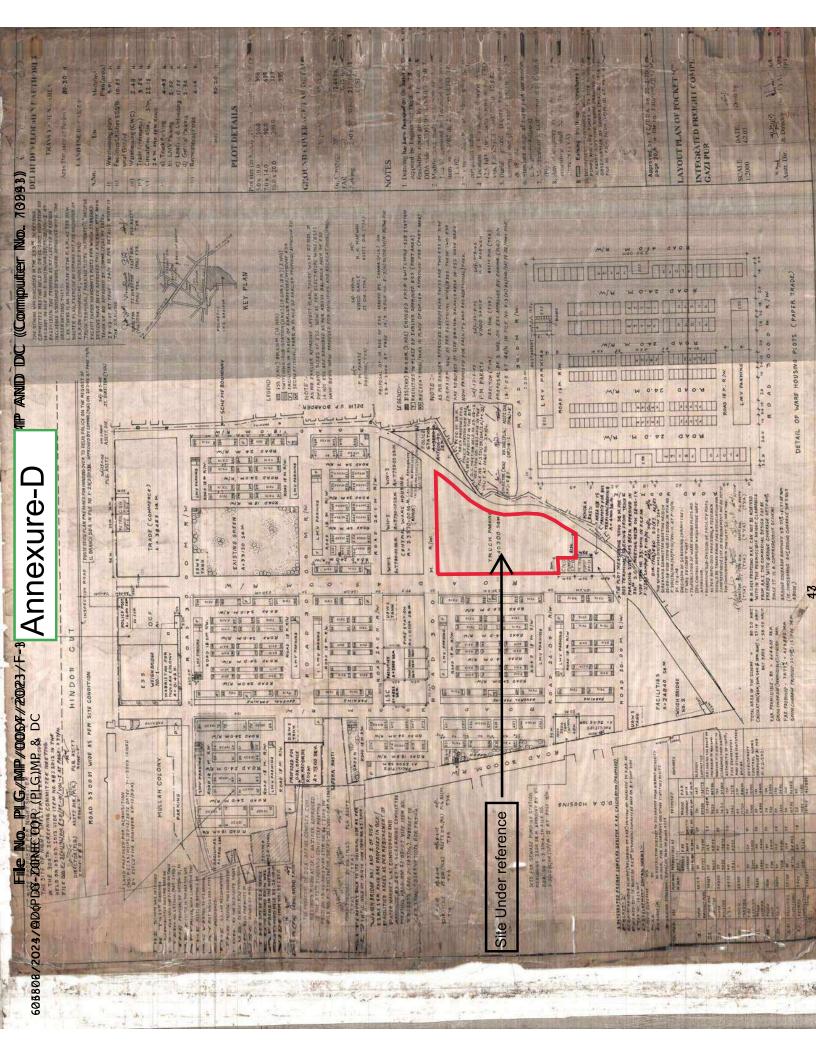
Change of land of 13 cases in the MPD-2021 and Zonal Development Plan of Zone-E. The details of the cases are given as under:

SI.	Subject		nge of land use		Boundaries
-	6	From	To		
I.	Change of land use o land measuring 3.73 ha	The state of the s	CONTRACTOR OF THE PROPERTY OF	North:	Public & Semi Public (District Jail)
	of District Juil	Public (Distri	THE PERSON NAMED AND THE PERSON OF THE PERSO	South:	60m R/W Wazirahad Road
	EXECUTE 2011	Jany	Rond)	Enst:	N.C.F.D. Bounday
	*			West	
2	Change of land use of	(i) Transportation	1 Residential	North	Public & Semi Public (District Inil) 60m R/W Wazirabad Road
	land measuring 4.08 Ha at Sunder Nagari		- Commongano	South.	
	ar Statuter Friight	Wazirabad Road) 3 00	S.	East.	Sunder Nagari IJ Seheme
		Ha.		West	Proposed Master Plan Road No. 70
		(ii) Recreptional		77.35216	60m R/W Wazirabad Road.
10		(District Park).		
3.	Change of land use of	1.08 Ha.			
	land measuring 3.0 Ha.	Recreational (District Park)	Public & Semi Public	Morth	Public & Senn Public
1	at Mandoli	(District Lark)	(District Jail)	South:	Recreational along Wazirabad Road
	(4)	1		East:	60m R/W Wazirabad Road
	Ch. 51			West	18m R/W Road
1	Change of land use of land measuring 3.96 Ha at Wazirubad Road	(i) Recreational (District Park) 2.70 Ha.		North:	Recreational (District Park) & Public & Semi Public (District Jail)
	Translating replie		Road)	South:	J.J. Scheme Sunder Nagari
		(ii) Public & Sem Public	U.	East:	N.C.T.D. Boundary
		(District Jail)	West:	60m R/W Wazirabad Road
		1.26 Hn.			Sent House IXVIII
	Change of land use of land measuring 0.42 Ha	(i) Recreational	Transportation (60m	North:	60m R/W Wazirabad Rose
	at Sunder Nagari	(District Park) 0.42 Ha	R/W Road No. 70)	South	Proposed Master Plan Road No. 70
		35.12.711	4	East:	Rectentional (District Park) & NCTD
				West:	Houndary
	Change of land use of	Transportation	Recreational (District	North:	J.J. Scheme Sunder Nagari
	land measuring 0.24 Ha at Sunder Nagari	(60m R/W	Park)	South:	Recreational (District Park)
	at outdor (14gar)	Wazirabad Road)			Proposed Master Plan Road No. 70 & Recreational (District Park)
1				East:	N.C.T.D. Boundary
	Change of land use of	Recreational	Public & Semi Public	West:	Proposed Master Plan Road No. 70
	land measuring 0.25 Ha	(District Park)	(Existing Red Cross	North	Recreational (District Park)
	at Secmapuri		Hospital)	South:	Recreational (District trark)
				Enst:	60m R/W Master Plan Road No. 62
	Change of land use of	Recreational	B. DE A. S.	West:	Recreational (District Park) & District Centre
15	and measuring 1.62 Ha	(District Park)	Public & Semi Public (Leprosy Hospital and	North:	J.J. Scheme Sunder Nagari
1	t Sunder Nagari	and the same transfer	Graveyard)	South:	Recreational (District Park)
				East:	Recreational (District Park)
1	hange of land use of	Public & Semi	Daniel Control	West:	30m R/AV Read
- 1	and measuring 12.0	Public	Recreational (District Park)	North:	Proposed Public & Semi Public
1	la at Kanti Nagar	- austro 5)		South:	Residential, Shankar Nagar Colony
1			5	East:	Government School & Residential
1	hange of land use of	Residential	D. Lie	West:	Proposed 30m R/W Road
13	and measuring 0.75 Ha	is concentral	Public & Semi Public (Kabristan)	North: .	Residential (New Brijpuri Colony)
a	t Khureji Khas		(Sauristan)	South:	Others property/13.5m Road/Vivekanand Hospital
1				Enst:	Residential (New Brijperi Colony)
	2			West	Petrol Pump/30m R/W Patpurganj Road
C	hange of land use of	Recreational	Public & Semi Public	Marth	
Cin	nd measuring 0.86 Ha	Recreational (District Park)	Public & Semi Public	North:	Recreational (District Park) & Railway Line

File No. PLG/MP/00054/2023/F-8/-0/o DY DIRECTOR (PLG)MP AND DC (Commputter No. 70993)
605806/2023/ADOPDY-2000ECTOR (PLG)MP & DC
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1173	II - 전기로 3 (ii)]		भारत का राजपत्र : अस	धारण	
		7		East:	Existing drain and Residential (Ganesh Nagar/Pandev Nagar)
-		The property of the	Commission of the late	West	60m R/W Marginal Bandh Road
7	Change of land use of	Transportation	Commercial (Freight)	North East:	NCTD Boundary
	Ha of pocket "C" at IFC		Sample 187	North West	Hindon Canal
	Gazipur			South East.	NCTD Boundary
				South West:	30 m Road R/W & Service Centre No. 10
3.	Change of land use of	Transportation	Recreational	North East.	18m Road R/W
land measuring 3/31			(Community Park)	North West:	30m Road R/W
	Hu, of pocket 'C' at IFC Gazapur			South East:	30m Road R/W
	an activities			South West:	45m Road R/W

[F. No. K-13011/3/2014-13D-1] SUNIL KUMAR, Under Secy.



nexure-E

DELHI DEVELOPMENT AUTHORITY OFFICE OF THE DEPUTY DIRECTOR LAND MANAGEMENT [EAST ZONE]

Room No. 8 Laxmi Nagar, District Centre Delhi-110092

No. F2 (Misc.)21/DD/LM/EZ/ 301

Date: 13 12 22

To,

DIRECTOR (PLANNING), ZONE 'E' 3 rd FLOOR VIKAS MINAR, I.P. ESTATE, NEW DELHI-110002.

Sub:- Regarding Ownership, litigation and allotment status of the site proposed for Truck Parking at Pocket-C, Gazipur in Planning Zone-E.

With reference to File No. F3(21)/2015-MP/Vol-II/D-282 and E-File no. PLG/MP/0007/2021/F-3/-O/o DY DIRECTOR (PLG)MP Date-18.08.2022 on the subject mentioned above.

In this regard, it is to inform that the subject land falls in Khasra no. 388 min and 389 min of Village Gharoli has been acquired through award no. 18/83-84 and physical possession of the same handed over to DDA by LAC/L&B department on 02/07/83 and the same placed at the disposal of DDA vide notification no. F10(15)78 L&B dated 15/07/83 and F8(15)/78 L&B dated 15/7/83 22(i) of DD Act 1957. As per court case register available in this office there is no entry found in the court register on the subject land.

Dy. Director/LM/EZ

Copy to:

- CLM/DDA, for kind information.
- 2. DLM-II, for kind information.
- 3. Guard file

Dy. Director/LM/EZ

Fille No. PLG/MPX0005M1/202077-28/20/763/DYO/DURECTIONREPEANIDIPAN

SCM: 406 Item no. ___:2022



AGENDA FOR SCREENING COMMITTEE MEETING

SCM No:

406

Item No:

:2022

File No. F.3(21)2015-MP/VoI-II E-File No.PLG/MP/0007/2021/F-3/-O/o DY DIRECTOR (PLG) MP AND DC

SUB: Modification in the Layout Plan titled, "Layout Plan of Pocket-C Integrated freight complex Gazipur" w.r.t. plots measuring 4.03 Ha. & 0.4 Ha., earmarked for Truck Parking and Bus Terminal / Parking respectively, for proposing a Truck Parking.

1.0 BACKGROUND:

- 1.1 A reference has been received in the Planning Unit of Zone E to identify a suitable piece of land at the entry point of Delhi near NH-24 (towards Ghaziabad) and plan it for Truck Parking. This Truck Parking shall ease the congestion created due to the Trucks awaiting entry into Delhi. This need has arisen since the entry points are regulated and trucks are allowed to enter the city only after 10 p.m.
- 1.2 The above-mentioned project is a time bound project & monitored by Hon'ble LG. As follow-up action, Joint Site inspections were carried out on 27.06.2022 and 05.07.2022 and as outcome, a site located at pocket-C, IFC Gazipur in Planning Zone-E was identified.
- 1.3 The joint site inspection report was discussed with VC, DDA and it was decided that the detailed layout plans for the truck terminal parking shall be prepared on priority. Accordingly, in coordination with HUPW (EZ), DDA a Conceptual Plan for the Truck Parking has been prepared. (Annexure- A).
- 1.4 Accordingly, a meeting was held under the Chairmanship of VC, DDA on the said issue on 16.08.2022 at 11:00 a.m. (Minutes of the Meeting is placed at Annexure-B)

2.0 EXAMINATION:

2.1 As per the Zonal Development Plan of Zone E, Landuse of the site under reference is 'Commercial (C2- Wholesale, Warehousing, Cold Storage and Oil Depot)' (Zonal Development Plan of Zone E and Change of Landuse Notification is placed at Annexure- C). SCM: 406 Item no. :2022



- 2.2 The "Layout Plan of Pocket-C, Integrated freight complex Gazipur" is available in the records of Planning Zone E, in which the sites are earmarked for Truck Parking and Bus Terminal / Parking with area measuring 4.03 ha. (40300 sq.m.) and 0.4ha. (4000 sq.m.) respectively (Annexure-D).
- 2.3 As per the Layout Plan and Zonal Development Plan of Zone E, the site under reference is accessible from two sides i.e. 30m wide RoW on North-West side and 45m RoW on South-West side (Annexure- C and D).
- 2.4 In order to ascertain the allotment, litigation and ownership status of the site under reference, note dated 18.08.2022 has been forwarded to IL & LM Department, DDA, which is still awaited.

3.0 PROPOSAL:

The proposal has been prepared taking into account the examination at Para -2 regarding modification in the Layout Plan titled, "Layout Plan of Pocket-C Integrated freight complex Gazipur" w.r.t. plots (measuring 4.03 Ha. & 0.4 Ha.), earmarked for Truck Parking and Bus Terminal / Parking respectively, for proposing a Layout of Truck Parking of an area measuring 4.43 Ha., as follows (Layout Plan is placed at Annexure E):

Land use as per ZDP of Zone-E	Use Premise as per the existing Layout Plan	Area (as per Layout Plan)	Proposed Area (as per Conceptual Plan)	Proposed Use premise
Commercial (C2- Wholesale,	i. Truck Parking	i. 4.03 Ha. ii. 0.4 Ha.	4.46 Ha.	Truck
Warehousing, Cold Storage and Oil Depot)	ii. Bus Terminal / Parking	Total= 4.430 Ha. (44300 sq.m)	(44600 sq.m)	Parking

Note: In this Layout Plan of Truck Parking at Pocket- C, IFC Ghazipur, total 237 no.s (approx.) of Truck Parking and 24 no.s of Car Parking are proposed. Besides parking, supporting facilities have also been proposed as follows:

Plot No.	Facility	Plot area / Max. Permissible Ground Coverage	Max. Permissible FAR Area
01	Cafeteria, Admin & Dormitory	29.995 X 60.815 = 1824.15 sqm	5000 sqm
02	Dhabba / Tea Stall.	378.84 sqm	378.84 sqm

SCM: 406 Item no. :2022



03	Dharam Kanta	20 X 41.7 = 834 sqm	834 sqm
04	Loading / Unloading and Temporary Store	632.46 sqm	632.46 sqm
05	Truck Service yard/ Repair Shop	1893.75 sqm	1893.75 sqm
	Service Shop	44.095 x 6 = 264.57 sqm	264.57 sqm
	Service Yard	215.64 sqm	215.64 sqm
06	Commercial (Small Shops)	377.64 sqm	377.64 sqm
Other Fac	cilities		
	Toilet cum Change Room No. 1	9.3 X 7.225 = 67.19 sqm	67.19 sqm
	Toilet cum Change Room No. 2 & ATM	7.455 X 23.29 = 173.63 sqm	173.63 sqm

4.0 RECOMMENDATION:

In view of the above examination, the proposal stated at Para- 3 is submitted for consideration of Screening Committee, subject to clear land status from IL and LM Department, DDA.

5.0 FOLLOW UP ACTION:

- The Plan will be sent to Engineering Department for site development work.
- Copy of the Plan will be sent to Lands department for disposal of the plots/sites as per the land policy.

A.C (Plg.) -III

Director (Plg./Zone E&O) Asst. Dir. (Plg.) Zone - E

Plg. Asst.

Nelia kumari

CONCEPTUAL PLAN OF TRUCK PARKING AT POCKET-C GAZIPUR PAPER MARKET TOTAL NO. OF PARKING SPACES - 237 APPROX EXISTING ROAD LEVELS TO BE VERIFIED AT SITE BY ENGG. WING. 67.19 SOM AREA (APPROX. AS PER LOP - 4.46 HA. RAINWATER RECHARGE PIT LOCATION --- DRAIN FOR COLLECTING RAINWATER ---- PLOT LINE TOTAL CAR PARKING-24 TO SHIV PARK - EXISTING SURFACE DRAIN NOTES-TWO TO SADUM GAZIPUR PAPER MARKET 45.0 M WIDE ROW 70 Z CVR PARKING CAR 30.0 M WIDE ROW TO SANGAN PAGE GAZIPUR PAPER MARKET TO GAZIPUR

D.D.A

PLANNING ZONE E

Note:

- This Layout of Truck Parking has been prepared by HUPW, DDA.
- 2. Area and Dimensions are as per the Plan prepared by HUPW, DDA. Hence, exact dimension and area is to be verified from HUPW and Engineering Department, DDA.
- All statutory clearances are to be taken by the implementing agency.

Modification in the Layout Plan titled, "Layout Plan of Pocket-C Integrated freight complex Gazipur" w.r.t. plots measuring 4.03 Ha. & 0.4 Ha., earmarked for Truck Parking and Bus Terminal / Parking respectively, for proposing a Truck Parking.

z	4	lg.) Zone E
Drawing	5	Asstt. Dir. (Plg.) Zone E
Scale	Date: 25.08.2022	Plg. Asstt. Zone E

463/498

Fille No. PLG/MPX0005M12202077-38220/763DYODHRECTTORKKETG)RMPX001011DCAN(Compositer No. 78293)

600800/2023/0000PD3-2000MECTEQ)R (PLG)MP & DC



दिनांक: 12.09.2022

दिल्ली विकास प्राधिकरण

DELHI DEVELOPMENT AUTHORITY आवासीय एवं शहरीय परियोजना खण्ड HOUSING & URBAN PROJECTS WING समन्वय विभाग, मुख्य वास्तुविद कार्यालय COORDINATION DEPTT. O/o CHIEF ARCHITECT 8वीं मंजिल विकास मीनार नई दिल्ली 8th FLOOR, VIKAS MINAR, NEW DELHI 110002

सं :Dy.Dir.(Arch.)Coordn./HUPW/DDA/2020/411

विषय: 406th स्कक्रीनिंग कमेटी बैठक के स्कवीकृत कार्यवृतत

Sub: Approved Minutes of the 406th Screening Committee Meeting

Ref: e-File no. "HUPW/CACD/0005/2022/SCM/"

Please find enclosed herewith, the Approved Minutes of the 406th Screening Committee Meeting held on 29.08.2022 at 10:30 AM and continued on 01.09.2022 at 04:00 PM on Webex Video Conferencing (room no. <u>2519 226 9024</u>). The list of officers attended the meeting is attached herewith.

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

आपकी जानकारी एवं संदर्भ के लिए प्रस्तुत | For your kind information & reference please.

Encl: a/a

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

जानकारी के लिए प्रतिलिपि संलग्नः

Copy to:

- 1. OSD to VC, for the kind information of the latter
- 2. Member (Admin & LM)
- 3. Finance Member DDA
- 4. Engineer Member, DDA
- 5. Principal Commr.(Pers., Hort.& LS)
- 6. Commissioner (Plg)-I
- 7. Commissioner (Plg)-II
- 8. Chief Architect
- 9. Chief Account Officer
- 10. Commissioner (LM)
- 11. Commissioner (Housing)
- 12. Commissioner (LD-I)
- 13. Commissioner (LD-II)
- 14. Commissioner (Sports)
- 15. ACA (Socio Cultural) with addl. charge of EZ & Coordn.
- 16. ACA (NZ & Narela)
- 17. Addl.Commr. I (Plg.) MP&DC, UTTIPEC & Bldg.
- 18. Addl.Commr.II (Plg.) Projects/MPMR/PLP
- 19. Addl.Commr..III (Plg.) Area Plg. & Coordn.
- 20. Addl.Commr..IV(Plg.) LP & Zone-H

600800/2023/QDOPDS-ZOTNECTO)R (PLG)MP & DC



- 21. Addl.Commr.(LS)
- 22. Addl.Commr.(Plg.) PROJ & MPMR
- 23. Addl. Chief Architect, VC Secretariat

Invitees:

- 24. Chief Accounts Officer
- 25. Chief Engineer (Electrical)
- 26. Chief Engineer (Dwarka)
- 27. Chief Engineer (NZ)
- 28. Chief Engineer (Rohini)
- 29. Chief Engineer (SZ)
- 30. Chief Engineer (EZ)
- 31. Chief Engineer (Projects)
- 32. Chief Engineer (HQ)
- 33. Sr. Architect (Dwarka &WZ)
- 34. Sr. Architect (SZ)
- 35. Sr. Architect (Rohini)
- 36. Sr. Architect (Urban Parks & DUHF)
- 37. Sr. Architect (Sports)
- 38. Director (Building)
- 39. Director (LS)
- 40. Director (Plg.) AP-III, Zone A&B,C&G (excl. Urban Extn.)
- 41. Director (Plg.) Zone E&O
- 42. Director (Plg.) Zone F & NCRPB
- 43. Director (Plg.) Rohini
- 44. Director (Plg.) Dwarka (K-II)
- 45. Director (Plg.) Narela (P-I &P-II)
- 46. Director (Plg.) UC&J
- 47. Director (Plg.) LP (K-I, L&N) & Policy
- 48. Director (Plg.) GIS Unit
- 49. Director (Plg.) Coordn.
- 50. Director (System) with kind request for uploading approved minutes on DDA website

11.09.2012

उप-निदेशक(वास्तु.)समन्वय

Dy.Dir.(Arch.)Coordn.

406 स्क्रीनिंग कमेटी बैठक के स्वीकृत कार्यवृत्त



APPROVED MINUTES OF THE 406th SCREENING COMMITTEE MEETING

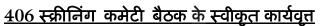
HELD ON 29.08.2022 AT 10:30 AM & CONTINUED ON 01.09.2022 AT 04:00 PM

	Items disc	cussed on 29.08.2022	
ITEM No.	ISSUES	DISCUSSIONS/ RECOMMENDATIONS	REMARKS
49:2022	Confirmation of the Minutes of 405 th Screening Committee meeting held on 07.07.2022. e-File no. HUPW/CACD/0004/2022/	The Minutes of 405 th SCM held on 07.07.2022 were Confirmed and Approved as circulated.	
50:2022	Group Housing adjoining Pocket D-6, Vasant Kunj. e-File no. HUPW/CASZ/0002/2022/MISC/	The proposal was forwarded by SA(SZ) and presented by the Consultant. After detailed deliberations the proposal as reflected in the Agenda was not Approved. It was decided that: i. Engg. Wing to take necessary action for filing Writ petition against the decision of AAI for restricting the height of building. ii. IL branch may explore the possibility to auction the u/r group housing pocket in the upcoming e-Auction as single plot with applicable MPD norms & statutory approvals.	ACTION: 1. SA(SZ) 2. IL Branch
51:2022	Group Housing adjoining Pocket D-7 & D8, Vasant Kunj. e-File no. HUPW/CASZ/0001/2022/MISC/	The proposal was forwarded by SA(SZ) and presented by the Consultant. After detailed deliberations the proposal as reflected in the Agenda was not Approved with the following observations that: i. Engg. Wing to take necessary action for filing Writ petition against the decision of AAI for restricting the height of building. ii. IL branch may explore the possibility to auction the u/r group housing pocket in the upcoming e-Auction as single plot with applicable MPD norms & statutory approvals.	ACTION: 1. SA(SZ) 2. IL Branch
52:2022	Revision of Facility area in the Layout Plan of Housing Complex at Vasant Kunj (Mass Housing) at Mehrauli-Mahipalpur Road e-File no. HUPW/CASZ/0003/2022/ MISC/	The proposal was presented by SA(SZ). After detailed deliberations the proposal as reflected in the Agenda was Deferred with the observations that the project be presented in light of the proposed alignment plan of DMRC in SCM. DMRC may also be called for a detailed presentation in the SCM.	ACTION: 1. SA(SZ)
53:2022	Minor modifications in the approved LOP of SFS Housing Scheme at Block D, Pocket-A, Shalimar Bagh w.rt change in use premise of MLU plots and	The proposal was presented by ACA(NZ & Narela). After detailed deliberations the proposal as reflected in the Agenda was Deferred with the following observations:	ACTION: 1. ACA (NZ&Narela)

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APPROVED MINUTES OF THE 406th SCREENING COMMITTEE MEETING

HELD ON 29.08.2022 AT 10:30 AM & CONTINUED ON 01.09.2022 AT 04:00 PM

	Nursery School plot.	i. Disposal status of scheme at Block	
	e-File no. HUPW/CANZ/0002/2022/ HOUS/	C&D, Shalimar Bagh already approved in 403 SCM vide item no 13:2022 to be checked with CL branch. ii. Layout Plan for carving out of	
		'Residential' plots to be reworked.	
54:2022	Carving out Plot for Fuel Station (CNG Station) in the approved Layout Plan of Community Centre, Road no. 42, Pitampura as per MPD-2021. e-File no. HUPW/CANZ/0002/2022/COMM/	The proposal was presented by ACA(NZ & Narela). After detailed deliberations the proposal as reflected in the Agenda was Deferred with the observation that a comprehensive scheme for Community Centre u/r to be put up in SCM.	ACTION: 1. ACA (NZ&Narela)
55:2022	Proposal for the plot numbering of the already allotted plot of area measuring about 461sqm adjacent to plot no C-128 and ratification in the Layout Plan of Mangolpuri Industrial Area Ph-I by way of changing the Use Premise of the plot from 'Weigh Bridge (WB)' to "Industrial' plot no. C-146, as a post facto incorporation. e-File no. F/0101/2020/-AD(PLG-Zone H(Pt)AP-I	The proposal was presented by AC(Plg)IV Zone-H. After detailed deliberations the proposal as reflected in the Agenda was Approved .	ACTION: 1. AC(Plg)IV Zone-H 2.Engg Wing 3.LD Branch 4.LM Branch 5.Building Section 6.North Delhi Municipal Corp.
56:2022	Modification in the layout plan tilted 'Okhla Industrial Phase-I (Part-I) for amalgamation of plot No. A-28, A-29 and A-30 situated at Okhla Industrial area, Ph-I, New Delhi. e-File no. PLG/MP/0065/2021/F-3/	The proposal was presented by Dir(Plg)Zone-F. After detailed deliberations the proposal as reflected in the Agenda was not Approved since the area u/r is denotified and the matter is not the mandate of SCM, DDA	ACTION: 1.Dir(Plg) Zone-F
		cussed on 01.09.2022	
57:2022	Modification/Incorporation in the layout plan of Plot No. C-27/A, Greater Kailash Enclave titled 'Revised Possession Plan for Allotment of Land for Police Station at E.P. Railway Refugee Co-Op House Building Society GK-I' as per the regulations for "Enabling the planned development of Privately Owned Lands" notified on 04.07.2018. e-File no. PLG/MP/0075/2021	The proposal was presented by Dir(Plg)Zone-F. After due deliberations the proposal was not Approved. It was decided that the concerned MCD to take necessary action in light of the directions of the 6 th Technical Committee held on 27.07.2022 vide item no 28/2022.	ACTION: 1.Dir(Plg) Zone-F
58:2022	Landscape of Waterbody at Tikri Khurd, Narela. e-File no. LS/MISC/0047/2021/	The proposal was presented by AC(LS). After detailed deliberations the proposal as reflected in the Agenda was Deferred with the observation that AC(LS) to	ACTION: 1.AC(LS)

406 SCM

Pg. 2/3

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406 स्क्रीनिंग कमेटी बैठक के स्वीकृत कार्यवृत



APPROVED MINUTES OF THE 406th SCREENING COMMITTEE MEETING

HELD ON 29.08.2022 AT 10:30 AM & CONTINUED ON 01.09.2022 AT 04:00 PM

59:2022	Modification in the Layout Plan of Yamuna Sports Complex due to the Proposal for Basketball Courts and Skateboard Park facility. e-File no. HUPW/CASP/0002/2022/	coordinate with LM branch w.r.t. demarcation of the waterbody as per Khasra no. of revenue record. The proposal was presented by SA(Sports). After detailed deliberations the proposal as reflected in the Agenda was Approved with the observation that a Lawn Bowling Court also be developed in Dwarka Golf course. One lawn	ACTION: 1.SA(Sports) 2.Engg.Wing
	SPRT/	bowling court to be retained in Yamuna Sports complex.	
	ADDI	FIONAL ITEMS	
60:2022	Modification in the Layout Plan titled, "Layout Plan of Pocket-C Integrated freight complex Gazipur" w.r.t. plots measuring 4.03 Ha. & 0.4 Ha., earmarked for Truck Parking and Bus Terminal / Parking respectively, for proposing a Truck Parking. e-File no. PLG/MP/0007/2021/F-3/	The proposal was presented by Dir(Plg)Zone-E&O. After detailed deliberations the proposal as reflected in the Agenda was Approved with the observation that area measuring 2000sqm for Utility to be carved out within the plot. The modified layout plan to be put up in the next SCM for ratification & record.	ACTION: 1. Dir.(Plg) Zone-E&O 2.Engg.Wing 3. LD Branch
61:2022	Preparation of Utilization Plan for Development of Parcel of Privately Owned Land on khasara no 1068/514/2 in the revenue estate of village Mandawali Fazalpur, Tehshil Preet Vihar, Delhi-110031, as per regulations for "Enabling the planned development of privately owned lands" notified on 04.07.2018. e-File no. PLG/MP/0022/2021/F-26/	The proposal was presented by Dir(Plg)Zone-E&O. After due deliberations the proposal was not Approved. The Committee noted that the land use of the area u/r is 'Industrial' and it was decided that the concerned MCD to take necessary action as per Private land Policy.	ACTION: 1. Dir.(Plg) Zone-E&O
62:2022	Planning permission for development of privately owned land bearing Khasra No. 268, Village Shahbad Daulatpur, Sector-26, Rohini under the regulations for enabling planned development of privately owned land notified on 04.07.2018 vide S.O. 3249 (E).	The proposal was presented by Dir(Plg)Rohini. After detailed deliberations the proposal as reflected in the Agenda was Deferred with the observation that revised Agenda to be put up in SCM in light of the directions of the 6 th Technical Committee held on 27.07.2022 vide item no 28/2022.	ACTION: 1. Dir.(Plg) Rohini

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

This issues with the approval of Vice Chairman, DDA.



उप-निदेशक(वास्तु.)समन्वय

Dy. Dir.(Arch)Coordn

406 SCM Pg. 3/3

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406 स्क्रीनिंग कमेटी बैठक के स्वीकृत कार्यवृत

APPROVED MINUTES OF THE 406th SCREENING COMMITTEE MEETING

HELD ON 29.08.2022 AT 10:30 AM & CONTINUED ON 01.09.2022 AT 04:00 PM

List of Attendees:

The following officers were present in the meeting:

- 1. Vice Chairman
- 2. Member (Admin.& LM)
- 3. **Engineer Member**
- Finance Member 4.
- 5. Pr. Commr. (Pers, Hort & LS)
- Commr. 6.
- 7. Chief Architect
- 8. Commr.(Plg.)-I
- 9. Commr.(Plg.)-II
- 10. Commissioner (Sports)
- 11. CE(SZ)
- 12. CE(NZ)
- 13. CE(EZ)
- 14. ACA, VC Secretariat
- 15. AC(LS)
- 16. AC(Plg)I
- 17. AC(Plg.)II/Proj.
- 18. AC(Plg)IV
- 19. ACA(Socio Cultural)
- 20. ACA(NZ & Narela)
- 21. SA(SZ)
- 22. SA(Sports)
- 23. SA(UP & DUHF)
- 24. SA(Rohini)
- 25. Dir(Plg)Zone-F & NCRPB
- 26. Dir(Plg)Rohini
- 27. Dir(Plg)Zone E&O

2 No_ PLG/MPX0005M2202077-2020076-3DYODURECTION E(PIG)MPX

600800/2023/ADOPDS-ZORNECTO)R (PIG)MP & DC

Annexure-G

GVANESH BHAF

Commissioner

MUNICIPAL CORPORATION OF DELI Dr. SPM Civic Centre, 9th Floor (E1 Bloc Jawaharlal Nehru Ma New Delhi-110 0

· at 12-511

Phones: 011-23225901-02, 23225993 IF4 Email ID commissionerance no

D.O. No. D- 535 /COM/MCD/2022

Dated: 15/11/2022

निदेशक (योजना) जीन ई एंड औ दिनांक 18/11/22

Hon'ble Lt. Governor of Delhi visited the site near IGL CNG Station, Gharoli Extr. near paper market near Ghazipur on 5th November, 2022 along with your goodself and senior officers from concerned departments. During the inspection, Hon'ble LG was apprised about the requirement of setting up of wet-waste processing facilities/biomethanization plants.

Since, Ghazipur Landfill site is already over saturated and there is urgent need for setting up waste processing facilities to take care of the processing of wet-waste as per SWM Rules.

Various agencies have shown significant interest in setting up of waste processing facilities without any cost to the department. However, same is dependent upon the availability of suitable land. Unfortunately, our sincere and relentless efforts for utilizing the land at Ghonda Gujran remained unsuccessful with refusal of the Principal Committee to accede to our request in its meeting held on 14th January, 2022.

It is pertinent to mention here that the processing and augmentation of solid waste processing facility is also being reviewed by the Ministry of Housing & Urban Affairs, Gol as well as MHA from time to time.

As per broad quidelines, the requirement of land for 100-TPD Bio-CNG Plant is 2.5 Acres (Approx.). During the inspection, it was agreed to by the Hon'ble Lt. Governor as well as yourself to allot 5 Acres of land for Bio-CNG plant. In view of this, it is requested that this land near Ghazipur Paper Market may be allotted to MCD at the earliest for setting up Bio-CNG plant in the larger environmental interest of Delhi.

Yours sincerely.

(GYANESH BHARTI)

Encl. as above

Shri Manish Gupta, IAS Vice Chairman, Delhi Development Authority,

Vikas Sadan, INA

Process the defect thousand white who is pur on 20.11. Son at 10:30. Am.

AGENDA FOR THE TECHNICAL COMMITTEE MEETING

Sub:- Proposed Change of Land Use of an area measuring 20250 sq.m i.e 5 Acres at Pocket-C Integrated freight complex Gazipur" from 'Commercial (Freight Complex)' to 'Utility (U 4- Solid Waste (Sanitary Land Fill etc)'as per MPD 2021 and Utility as per Zonal Development Plan of Zone E.

(File No.F3(21)/2015-MP/Vol. - II)

1. BACKGROUND:

- 1.1 Hon'ble Lt. Governor of Delhi visited the sites at Paper Market, Pocket C, IFC Ghazipur on 5th November, 2022 wherein officers of DDA and MCD were present. During the inspection, Hon'ble Lt. Governor was apprised about the non-availability of land for solid Waste Management by MCD.
- 1.2 Accordingly, Commissioner, MCD vide letter dated 15.11.2022has requested DDA for allotment of 5.0 acre land for Bio CNG Plant in pocket-C Gazipur site (Annexure-A).
- 1.3 A meeting was held under the Chairmanship of VC, DDA on 25.11.2022 in which it was decided to process the Change of Land use from 'Commercial' to 'Utility (Waste Processing Plant)' for allotment of land to MCD from Truck Parking Site (Annexure B).

2.EXAMINATION:

- 2.1. Land Use of the site under reference as per MPD 2021 and Zonal Development of Zone E (Refer **Annexure- C**: Change of Land Use Notification: The Gazette of India S.O 983(E) dated 9th April 2015 at Sr. no.12) is 'Commercial (freight complex)'.
- 2.2. The "Layout Plan of Pocket-C, Integrated freight complex Gazipur" is available in the records of Planning Zone E, in which the sites are earmarked for Truck Parking and Bus Terminal / Parking with area measuring 4.03 ha. (40300 sq.m.) and 0.4ha. (4000 sq.m.) respectively (Annexure- D).
- 2.3. However,for the same sites, Planning Department in coordination with HUPW (EZ), DDA has prepared the Conceptual Plan for the Truck Parking and the same was placed for approval in 406th Screening Committee Meeting held on 29.08.2022 and 01.09.2022, vide item no. 60:2022. After detailed deliberations the proposal as reflected in the Agenda was **Approved** with the observation that,
 - "area measuring 2000sqm for Utility to be carved out within the plot. The modified layout plan to be put up in the next SCM for ratification & record." (Annexure- E),
- 2.4. T.S.S of vacant plots under DDA was earlier provided by Engineering Department, DDA (**Annexure- F**) vide letter no. F.13(32)AE(QRT)/EZ/DDA/186 dated 03.02.2020.

2.5. In view of, the Minutes of 406th SCM for item no. 60:2022 and the meeting held under the Chairmanship of VC, DDA on 25.11.2022, the plots earmarked for Truck Parking and Bus Terminal / Parking in the "Layout Plan of Pocket-C, Integrated freight complex Gazipur" has been sub-divided is proposed for consideration of the next Screening Committee Meeting as follows (Annexure- G):

S.No of Plot	Subject	Area as per Conceptual Plan (in Sqm)
I.	Truck Parking	22350 Sqm
II.	Bio CNG plant	20250 Sqm
III.	Utility	2000 Sqm

2.6. MPD-2021 has no such terminology as 'Bio CNG plant'. Hence, the **Bio CNG plant** (processing and augmentation of Solid Waste Processing facility as per MCD) may be consideredunder Utility (U 4- Solid Waste (Sanitary Land Fill etc.)'.

The Land Use of the site under reference may also be changed to Utility as per Zonal Development Plan of Zone E,since, the proposed facility is not categorized in the Zonal Development Plan of Zone E. Hence, it is proposed that the terminology of MPD 2021 may be adopted.

2.7. Land Management Department, DDA vide letter No.F2(Misc.)21/DD/LM/EZ/301 dated 13.12.2022 (**Annexure- H**) informed that,

"the subject land falls in Khasra no.388 min and 389 min of Village Gharoli has been acquired through award no. 18/83-84 and physical possession of the same handed over to DDA by LAC/L&B department on 02/07/83 and the same is placed at the disposal of DDA vide notification no. F 10(15)78 L&B dated 15/07/83 and F 8(15)/78 L&B dated 15/7/83 22(i) of DD act 1957.As per court case register available in this office there is no entry found in the court register on the subject land".

3. INFORMATION REQUIRED AS PER THE MOUD, GOI LETTERS DATED 07.04.2015 AND 04.09.2015

The point wise information required as per the MoUD, GOI letters dated 07.04.2015 and 04.09.2015 is annexed (**Annexure-J**).

4. PROPOSAL:

In view of the above, Change of Land Use is proposed for an area measuring 20250 sq.m i.e 5 Acres from 'Commercial (Freight Complex)' to 'Utility (U 4- Solid Waste (Sanitary Land Fill etc)'as per MPD 2021 and Utility as per Zonal Development Plan of Zone - Eat Pocket-C Integrated freight complex Gazipur" under Section 11A of DD Act, 1957.

The boundaries have been based on the subdivision proposed of the total site into three pockets as detailed in para 2.5 of the agenda. The proposal for the Change of Land Use is as follows (Annexure 'K'):

Location	Area as per Conceptual Plan (in Sqm)	Existing Landuse as per Gazette Notification S.O.No 983(E) dated. 9th April 2015 at Sr. no.12	Land use Changed to	Boundaries
Pocket-C Integrated freight	20250 Sqm	Commercial	Zonal Development Plan -Utility	North: Truck Parking Site as per Layout Plan of Pocket C, Gazipur available in Zone E South: Petrol /CNG Pump as per Layout Plan of Pocket C, Gazipur available in Zone E
complex Gazipur	(i.e5 Acres)	(Freight Complex)	MPD 2021- Utility (U 4- Solid Waste (Sanitary Land Fill etc)	East: 30m RoW as per ZDP of Zone E & Layout Plan of Pocket C, Gazipur available in Zone E West: 45 RoW as per ZDP of Zone E

5. RECOMMENDATIONS:

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

Director (Plg.)

LIHROFFICER

Zone E & O

Asst.Dir (Plg.)

Zone E

Plg.Asst.

Zone E

Fille No. PLG/MIP/10054/2023/F-3/-0/0 DY DIRECTOR (PLG)MIP AND DC (Computer No. 70993)
605808/2023/8000PDS-20RECTOR (PLG)MP & DC

Part Zonal Development Plan of Zone E

Proposed Change of Land Use of an area measuring 20250 sq.m i.e 5 Acres at Pocket-C Integrated freight complex Gazipur" from 'Commercial (Freight Complex)' to 'Utility (U 4- Solid Waste (Sanitary and Utility as per Zonal Land Fill etc)' as per MPD 2021 Development Plan of Zone E. SITE U/R





दिल्ली विकास प्राधिकरण

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

ई. फाइल . PLG/MP/0558/2022/F-1/*|79*

दिनांक: 26.12.2022

बैठक का कार्य-वृत्त

विषय: Minutes of the 9th Technical Committee Meeting of DDA for the year 2022 held on 19.12.2022.

The 9th Technical Committee Meeting of DDA for the year 2022 held on 19.12.2022 (Monday) at 03:30 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.

शिखा भागव)

निदेशक (योजना), मुख्या योजना

To:

- 1. Vice Chairman, DDA
- Engineer Member, DDA
- 3. Pr. Commissioner (Housing)
- 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.), Zone A, B and C, DDA
- 16. Addl. Commr. (Plg.)-IV, DDA
- 17. Addl. Commr. (Landscape), DDA
- 18. Secretary, DUAC
- 19. Chief Town Planner, Municipal Corporation of Delhi
- 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

Copy for information to:

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

Item No. 40/2022

Confirmation of the Minutes of 8th Technical Committee meeting held on 09.11.2022 PLG/MP/0553/2022/F-1/-O/o DY DIRECTOR (PLG)MP AND DC

The minutes of the 8th Technical Committee held on 09.11.2022 were confirmed as circulated.

Item No. 41/2022

Proposal for Change of Land Use of two sites for areas measuring 11,410.0 sqm from 'Recereational' to 'Residential' and 11600.0 sqm from 'Residential' to 'Recreational' located opposite to block 19, Trilokpuri in Planning Zone - E, for taking up construction of EWS housing for nearby [] Cluster.

PLG/MP/0030/2020/F-20/-O/o DY DIRECTOR (PLG)MP AND DC

The agenda was presented by Sr. Architect, DUSIB. After detailed deliberations, the agenda item was approved for processing of the Change of Land Use under Section 11A of DD Act, 1957.

Item No. 42/2022

Regarding proposed change of land use of an area measuring 13.49 hectares from part 'Industrial' and part 'Utility' to 'Transportation' at Jangpura RRTS station, New Delhi in Planning Zone -D.

PLG/MP/0005/2021/F-21/-O/o DY DIRECTOR (PLG)MP AND DC F.21(02)2017/MP

The agenda was presented by representative of NCRTC. The issue of Operational Structures was discussed in detail and accordingly NCRTC was advised to ensure that only the component of Housing provisioned and already under construction be categorized under the said use to the extent it is used for operational staff. The rest of the construction has to be suitably dovetailed in the overall design proposal.

In view of above, the proposal contained in the agenda item was approved for processing of the Change of Land Use under Section 11A of DD Act, 1957.

Item No. 43/2022

Proposal reg. Modification of the assigned Landuse of earmarked site for Utility (WTP) at Tiggipur Village in Zone P-IIin the Landuse Plan of MPD - 2041. PLG/MP/0309/2022/F-3

The agenda was presented by Dy. Director(Plg), Land Pooling Policy. After detailed deliberations, the proposal contained in the agenda has been withdrawn.

Item No. 44/2022

Proposed Change of Land Use of an area measuring 20250 sq.m i.e 5 Acres at Pocket-C Integrated freight complex Gazipur" from 'Commercial (Freight Complex)' to 'Utility (U 4- Solid Waste (Sanitary Land Fill etc)'as per MPD 2021 and Utility as per Zonal Development Plan of Zone E. PLG/MP/0007/2021/F-3/-0/o DY DIRECTOR (PLG)MP AND DC File No.F3(21)/2015-MP/Vol. - II

The agenda was presented by Director (Plg) Zone E & O. After detailed deliberations, the proposal contained in the agenda item was approved for processing of the Change of Land Use of 4.0 Acres at Pocket-C Integrated freight complex Gazipur" from 'Commercial (Freight Complex)' to 'Utility (U 4- Solid Waste (Sanitary Land Fill etc)'as per MPD 2021 and Utility as per Zonal Development Plan of Zone E, under Section 11A of DD Act, 1957.



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

SCM: 410 Item no. 12:2023



AGENDA FOR SCREENING COMMITTEE MEETING

SCM No: 410 Item No: 12:2023

File No. F.3(21)2015-MP/Vol-II E-File No. PLG/MP/0007/2021/F-3/-O/o DY DIRECTOR (PLG) MP AND DC

SUB: Modification in the Layout Plan titled, "Layout Plan of Pocket-C Integrated freight complex Gazipur" w.r.t. sub division of plot (earmarked for Truck Parking & Bus Terminal/ Parking) for proposing 2.64 Ha. (26399.9 sq.m.) for Truck parking, 1.62 Ha. (16187.4 sq.m.) for Bio-CNG Plant and 0.20 Ha. (2000) sq.m.) for Water Treatment Plant.

1.0 BACKGROUND:

- A reference was received to identify a suitable piece of land at the entry point of 1.1 Delhi near NH-24 (towards Ghaziabad) for planning it for Truck Parking to ease congestion created due to the trucks awaiting entry into Delhi.
- 1.2 A site located at Pocket C, IFC Gazipur in Planning Zone E, was identified after conducting Joint Site Inspections dated 27.06.2022 and 05.07.2022.
- 1.3 As a follow up of Joint Site Inspection and meeting, it was decided to prepare the detailed layout plan for the Truck Terminal Parking on priority.
- 1.4 A Conceptual Plan for the Truck Parking was prepared in coordination with HUPW (EZ), DDA and was placed for approval in 406th Screening Committee Meeting held on 29.08.2022 and continued on 01.09.2022, vide item no. 60:2022. The extract of Minutes is follows: (Annexure A)
 - "area measuring 2000 sgm for Utility to be carved out within the plot. The modified layout plan to be put up in the next SCM for ratification & record."
- 1.5 Subsequently, during the site visit dated 05.11.2022 with the officers of MCD and DDA, MCD apprised about the non-availability of land for Solid Waste Management in Gazipur.
- A request letter dated 15.11.2022 was also received from Commissioner, MCD 1.6 for the allotment of 5.0 acre (20234.3 sq.m.) land for Bio CNG Plant in Pocket-C Gazipur site (Annexure B).
- 1.7 During the meeting held on 25.11.2022 it was decided that, in order to facilitate development of the said land for setting up of Bio CNG Plant, Change of Landuse shall have to be undertaken from 'Commercial (Freight Complex)' to 'Utility (Solid Waste)'. This would require carving out of a separate pocket of

pg. 1

SCM: 410 Item no. :2023



land from the already approved Plan by the 406th SCM, for Truck Parking (Annexure C).

- 1.8 Accordingly, Agenda for Change of Land Use for an area measuring 20250 sq.m. i.e. 5.0 Acres at Pocket-C, IFC Gazipur from 'Commercial (Freight Complex)' to 'Utility (U-4 Solid Waste (Sanitary Land Fill etc.) has been approved by the 9th meeting of Technical Committee meeting held on 19.12.2022. The decision of Technical Committee is as follows: (Annexure-D)
- 1.9 The current Agenda has been prepared for incorporating the decisions of the above mentioned Screening Committee & Technical Committee in the "Layout Plan of Pocket-C Integrated freight complex Gazipur".

2.0 EXAMINATION:

- 2.1 The sites under reference are earmarked for Truck Parking and Bus Terminal/Parking in the "Layout Plan of Pocket-C, Integrated freight complex, Gazipur", available as per the records of Planning Zone E (Annexure E).
- 2.2 The Landuse and area status of the site is as follows (Annexure E and Annexure F):

SI. No.	Use premise as per LOP	Area as per LOP	Total Area as per Plan placed in 406th SCM)	Landuse as per ZDP of Zone E	Approach Roads
Ì	Truck Parking	4.03 Ha. (i.e. 40300 sq.m)			North-West: 30m RoW
ii	Bus Terminal / Parking	0.4 Ha. (i.e. 4000 sq.m)	4.46 Ha. (i.e. 44600 sq.m)	Commercial (Freight Complex)	South-West: 45m RoW

SCM: 410 Item no. ___:2023



- 2.3 The layout plan has been prepared on the basis of T.S.S. (Annexure-G)
- 2.4 Land Management Department, DDA vide letter No.F2(Misc.)21/DD/LM/EZ/301 dated 13.12.2022 have intimated that (Annexure- H),

"the subject land falls in Khasra no.388 min and 389 min of Village Gharoli has been acquired through award no. 18/83-84 and physical possession of the same handed over to DDA by LAC/L&B department on 02/07/83 and the same is placed at the disposal of DDA vide notification no. F 10(15)78 L&B dated 15/07/83 and F 8(15)/78 L&B dated 15/7/83 22(i) of DD act 1957.As per court case register available in this office there is no entry found in the court register on the subject land".

2.5 The allotment status of the sites under reference is still awaited from the IL Department DDA.

3.0 PROPOSAL:

The current proposal incorporating modifications in the "Layout Plan of Pocket-C, Integrated freight complex Gazipur" is placed at Annexure J with the following details:

Land use as per ZDP of Zone-E	Use Premise as per the existing Layout Plan	Area (as per Layout Plan)	Proposed Area for Sub-Division (Area as per Plan placed in 406 th SCM)	Proposed Use premise
			2.64 Ha. (26399.9 sq.m.)	I-Truck Parking
Commercial (Freight	i. Truck Parking ii. Bus Terminal / Parking	i.4.03 Ha. ii.0.4 Ha. Total= 4.43 Ha. (44300 sq.m)	1.62 Ha. (16187.4 sq.m.)	II-Bio-CNG Plant
Complex))			0.20 Ha. (2000 sq.m.)	III- Water Treatment Plant
			Total= 4.46 Ha.(appro	эх. 44600.0 sq.m)

SCM: 410 Item no. ___:2023



4.0 RECOMMENDATION:

The proposal stated at Para-3 is submitted for consideration of Screening Committee, subject to clear Land Allotment Status from IL Department, DDA.

5.0 FOLLOW UP ACTION:

- The Modified Layout Plan will be sent to Engineering Department, DDA, for sub division of plots.
- Copy of the Modified Layout Plan will be sent to Lands Disposal Department, DDA, for disposal of the plots / sites as per the Land Policy.
- 16187.4 sq.m. (4.0 Acre) land proposed for Bio CNG Plant will be processed separately for Change of Land Use (from Commercial to Utility).

Director(Plg.) Zone E&O Melia Cumail

Asst. Dir. (Plg.) Zone- E Plg. Asst.

Zone- E&O

410 स्क्रीनिंग कमेटी बैठक के स्वीकृत कार्यवृत

APPROVED MINUTES OF THE 410th SCREENING COMMITTEE MEETING HELD ON 23.03.2023 AT 12:00 Noon

ITEM No.	ISSUES	DISCUSSIONS/ RECOMMENDATIONS	REMARKS		
11:2023	Confirmation of the Minutes of 4089h Screening Committee meeting held on 23.01.2023.	The Minutes of 409 th SCM held on 23.01.2023 were Confirmed and Approved as circulated.			
12:2023	Modification in the Layout Plan titled, "Layout Plan of Pocket-C Integrated freight complex Gazipur" w.r.t. sub division of plot (earmarked for Truck Parking & Bus Terminal/Parking) for proposing 2.64 Ha. (26399.9 sq.m.) for Truck parking, 1.62 Ha. (16187.4 sq.m.) for Bio-CNG Plant and 0.20 Ha. (2000 sq.m.) for Water Treatment Plant.	The proposal was presented by Dir(Plg)Zone-E&O. After detailed deliberations the proposal as reflected in the Agenda was Approved.	ACTION: 1. Dir(Plg) Zone-E&O 2. Engg Wing 3. Land Disposal		
13:2023	Change of use premise & partial modification as per MPD-2021 in earlier approved development control norms of Plot no. 1, District Centre, Rajendra Place. e-File no. HUPW/CANZ/0001/2023/COMM	The proposal was presented by ACA(NZ & Narela). After detailed deliberations the proposal as reflected in the Agenda was Approved with the observation that total covered area as mentioned in Agenda is 'Total covered area (FAR component)'.	ACTION: 1. ACA(NZ & Narela) 2. Engg Wing 3. CL Branch		
14:2023	Provision of Distributive Facilities (Milk, Fruit and Vegetable Booth/Kiosk) at Sector Level in the Layout Plan of Sector A1 To A4, Narela & accordingly modification in approved Development Controls of LSC plot, located in front of Group Housing Pocket- 1C, Sector A1-A4 Narela. e-File no. HUPW/CANZ/0002/2023/COMM	The proposal was presented by ACA(NZ & Narela). After detailed deliberations the proposal as reflected in the Agenda was Deferred with the observation that a meeting to be convened under PC(Lands) to examine and explore the possibility of disposal of Milk, F&V Booth/ Kiosk on lease/ licence or commercial rate basis.	ACTION: 1. ACA(NZ & Narela) 2. Land Disposal		
	ADDITIONAL ITEM				
15:2023	Modification in the Layout Plans of Sector-22 (Dimension Plan Sector-22), Dwarka and Sector-23 (Dimension Plan Sector-23 Phase- I), Dwarka regarding change of nomenclature (Use Premise) from 'Institutional Housing' to 'Group Housing' of Plot measuring 1.69	The proposal was presented by Dir (Plg.) Dwarka. After detailed deliberations the proposal as reflected in the Agenda was Approved for change of nomenclature from 'Institutional Housing' to 'Group Housing'.	ACTION: 1. Dir(Plg.)Dwk 2. Land Disposal 3. Commr.(H) 4. CAO 5. CE(Dwk) 6. SA(Dwk&WZ)		

410 SCM

Pg. 1of 2

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DELHI DEV	ELOPMENT AUTHORITY
	CERTIFIED
Approved in.	410 Screening
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Vide Item no	12: 2023
All observati	ons (nos
applicable to	drawings are incorporated
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File No. PLG/MP/0054/2023/F-3/-O/o DY DIRECTOR ((PLG))MP AND DC ((Computer No. 79243) 32

605806/2023/QD6PD3-2008HCTQR (PLG)MP & DC 490754/2023/O/o ACA(HUPW) COORDN

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410 स्क्रीनिंग कमेटी बैठक के स्वीकृत कार्यवृत APPROVED MINUTES OF THE 410th SCREENING COMMITTEE MEETING HELD ON 23.03.2023 AT 12:00 Noon

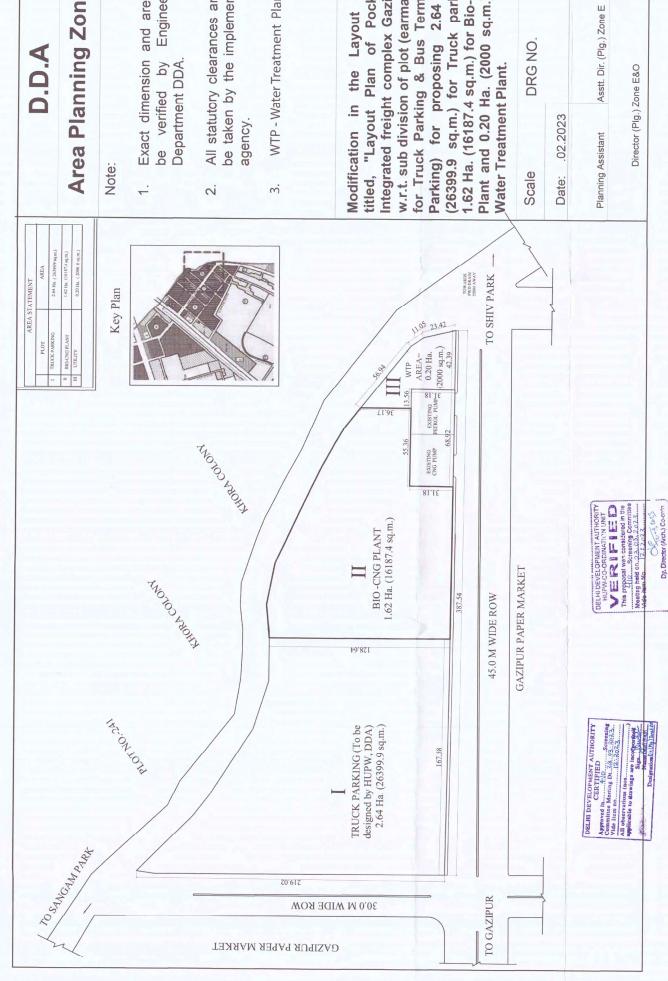
ha. and 2.62 ha. respectively, already allotted to Army Welfare Housing Organization (AWHO). File no. PLG/DWK/0001/2023/	(=	
GEN/PT		

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

This issues with the approval of Vice Chairman, DDA.

उप-निदेशक(वास्तु.)समन्वय DD(Arch)Coordn

410 SCM



Area Planning Zone E

- Exact dimension and area to Engineering
- All statutory clearances are to be taken by the implementing
- WTP Water Treatment Plant

Modification in the Layout Plan titled, "Layout Plan of Pocket-C Integrated freight complex Gazipur" w.r.t. sub division of plot (earmarked for Truck Parking & Bus Terminal/ Parking) for proposing 2.64 Ha. (26399.9 sq.m.) for Truck parking, 1.62 Ha. (16187.4 sq.m.) for Bio-CNG Plant and 0.20 Ha. (2000 sq.m.) for

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File No. PLG/MP/0057/2023/F-3/4 Annexure-K PLG/MP AND DC (Computer No. 79993)

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from Proposed Change of landuse for an area measuring 40300 sqm i.e. 10 Acres approx. at Freight Freight Complex)' to 'Utility' as per Zonal Development Plan of Zone E, for construction of **Bio-Methanization Plant.** Pocket-C, Integrated Gazipur SITE U/R 'Commercial Complex,

28/2023/00 DQ(DTBECTOOR) (POG)MAC&ZDQE K-1 &

[Agenda for Technical Committee]

/2023 ITEM NO .:

Ranhola Subject: Planning permission for Fuel station on Private Land at Khasra no. 31/125, Village

(e-File No. PLG/LP/0002/2023/K-I/FSTN (Comp. No.-73763))

1. BACKGROUND

- request to examine the case as per policy. CNG Station on private land at Khasra number 31//25 in Village Ranhola was forwarded with the Foundries Pvt., Ltd. (authorized signatory Sh. Vinod Kumar) for the grant of NOC for setting up from the office of the Commissioner (LD), DDA vide which application of M/s Superior Alloys and 1.1. An e-file bearing number LD/CL/0031/2023/CMG/F13-AD-CL I (Comp. No. 70760) was received
- Privately owned Lands in National Capital Territory of Delhi' 1.2. DDA vide S.O. 1244 dated 08.03.2019 notified 'Regulations for setting up of Fuel Station on
- processing of applications seeking NOC for setting up of Petrol Pump on private land. 1.3. The Commercial Lands Branch vide Office Order dated 06.12.2019 issued Modalities for the
- permission. The decision of the TC will be communicated to the CL Branch for further necessary Planning file and shall be put up in the Technical Committee (TC) meeting for approval/ planning 20.02.2020 conveyed that the cases received from the CL Branch shall be examined in the 1.4. Master Plan & Development Control (MP&DC) Section, Planning Dept. vide note dated
- 14.08.2020 made some general observations regarding proposals for Planning permission for 1.5. The 4th Technical Committee (TC) Meeting of 2020 (held on 20.07.2020), vide Minutes dated
- 28.10.2020 made some observations to expedite and streamline the processing of the Fuel 1.6. The 7th Technical Committee (TC) Meeting of 2020 (held on 05.10.2020), vide Minutes dated Fuel Stations.

Station cases.

2. EXAMINATION

(approx.).

- NOC from Delhi Police Traffic, NOC from LAC etc. Further, vide letter dated 10.10.2023, the applicant submitted additional documents such as Linear Layout Plan and PESO drawing, proforma, etc. with respect to the case under reference. 2.1 Initially, the applicant vide letter dated 01.06.2023 submitted documents such as Site Plan/
- submitted by the applicant as per the planning parameters laid down in the Gazette Notification representative from Indraprastha Gas Limited (IGL) in order to scrutinize the application 2.2 A Joint Site Inspection was conducted on 13.12.2023 by Planning Department along with
- 2.3 The amended Site Plan/ Linear Layout Plan along with other documents was submitted by the S.O. 1244 dated 08.03.2019.
- 2.4 The tentative location of the site on satellite imagery and on the notified ZDP has been attached applicant vide letter dated 28.12.2023 duly attested by the IGL and the applicant (Annexure A)
- Najafgarh Road. 2.5 The proposed site is tentatively situated in Khasra No. 31//25 in Village Ranhola on Nangloiherewith as Annexure B.
- Zonal Development Plan of Zone K-I and the existing road width (including median) is 17.3 m 2.6 The proposed RoW of the access road i.e. Najafgarh-Nangloi road is 36 m as per the notified
- carriageway) is located at a distance of 900 m (approx.) from the proposed site under reference. 2.7 A HPCL petrol pump with the facility of CNG on the same side of the road (with divided
- planning parameters on the proposal submitted by the applicant: 2.8 Based on the above information, the matter was examined and following is the status vis-a-vis



		Sta	_	
S.No.	Planning Parameters	As per information furnished by applicant forwarded by CL	As per examination by Planning Department, DDA	Remarks
1		Land use Details of	of the site	
а	Planning Zone in which the site falls	-	Zone K-I	-
b	Land use as per MPD- 2021/ Zonal Development Plan	-	Built-up Residential (as per notified ZDP)	Tentative Locatio of Site u/r on ZDP i placed at Annexur B.
c	Whether site lies in Urban area or Rural area	Urban Area	Urban	Village Ranholdeclared Urban vide Gazette Notification No. F.7/79/ADLB/2016/CD-000383132/3827-3841 dated 16.05.2017.
d	Whether in prohibited Zone	No	No	-
е	Whether in Green Belt	1461	No	-
f	Whether part of approved Layout plan by Government	plan by Government		
g	Whether Site falls in Land Pooling Zone	-	Yes	# -0
h	Name of Land Pooling Zone & Sector number	2	Zone K-I, Sector 3	
i	Undertaking for participation in Land Pooling Policy	<u></u>	Yes	**************************************
2		Plot Details		
а	Category of Fuel Station – CNG/ CNG Mother Station/ Petrol/ EVC	CNG	CNG/LNG/ LCNG as per LOI dated 22.03.2023	The LOI dated 22.03.2023 is valid for 12 months
b	Proportion & Location of CNG & EVC earmarked in the map	Yes	Not required	As per Minutes of the 7th Technical Committee Meeting held on 05.10.2020, "EV Station may not be considered currently in the proposal till norms are formulated and notified."
	Area of plot (in sq. m.)	1485	1485 (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 - 45 m Back - NA Left - 57.9 m Right - 33 m	Front - 45m Back - 34.7m Left - 54.9 m Right - 33 m	As per drawing submitted on 28.12,2023



st a distance of 8 i		An 11kV electrical to (approx.) in front of the	Any other information/ detail furnished	8
		The site is vacant wi	Current Status of Site	L
· <u>·</u>	8 2	•	Any other approval/ NOC (if taken)	р
-	Not applicable		Approval from NAM (if significable)	О
NOC from Delhi Traffic Police dated 18.07.2023	Submitted	Submitted	NOC from Traffic Police	q
PESO Approval letter dated 08.05.2022.	Submitted	Submitted	Approval from PESO	В
	seltinorther Authorities	morî raken from o	svorqqA	9
fuel station.	950 m (approx.) (APCL petrol pump with CMB (Action) with CMB (Actility)	οΝ	Deor to abis atleaqqO	q
Different category	900 m (approx.) (HPCL petrol pump with CNG facility)	οN	Same side of road	в
ategory.	station of same c	leut tearest fuel	Distance of site fi	9
<u> </u>	more than 100 m	•	From major road having RoW more than 30m	q
-	150 m (approx.) as per JSI Report dated 13.12.2023	200 m (as per proforma) 140.92 m (as per drawing submitted on 28.12.2023)	From minor road having RoW less than 30m	в
	set intersection	ce of site from neare	nstaid	Þ
-	n (approx.) ISL 19q se ISL 19d Affed M3.12.2023	S5 m (as per proforma) 15.08 m (as per drawing submitted on 28.12.2023)	Existing road width in front of the plot	Э
•	m 9£	m 24	Proposed RoW (as per notified ZDP)	q
•	οN	oN	Whether the Site lies on National Highway	в
	slistel	Rosd/ Approach c		3
×	səд	SЭД	Site plan showing ingress & egress points	ч
*	not applicable	-	Area of land left for Green/ parking, if Plot size is more than 1485 sq m	6
4	m &.01	m 10.01	Width of Iand left between existing RoW & proposed RoW to be maintained as Green (except entry & exit)	ł
	m 84, 459 m	Yes	Whether Plot frontage is at least 30 m, if not what is it?	Э
	(as per JSI report dated 13.12.2023)			



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3. PROPOSAL

In view of Para 2 above, the proposal for planning permission for setting up a Fuel Station on private land at Khasra no. 31//25 in Village Ranhola is being put up for consideration of the Technical Committee subject to the following conditions:

3.1. Before issuing NOC to the applicant, the CL Branch of DDA may verify the ownership documents as submitted by the applicant including the affidavit; and ensure that the site under reference is not affected by any revenue related impediments such as revenue rasta, drain etc.

3.2. Land required for any future road widening or any other planned development shall be surrendered by the owner! occupant. The permission does not confer any immunity against sequilisition of the land for any planned scheme by the Government.

acquisition of the land for any planned scheme by the Government.

3.3. Planning permission may be granted for setting up of a Fuel Station for stipulated size of 33 my AAB grant on the setting of a Fuel Station for stipulated size of 33 my AAB grant on the setting of the station for stipulated size of 33 my ABB grant of the station for stipulated size of 33 my ABB grant of the station for stipulated size of 33 my ABB grant of the stipulated size of 33 my ABB grant of the stipulated size of 33 my ABB grant of the stipulated size of 33 my ABB grant of the stipulated size of 33 my ABB grant of the stipulated size of 33 my ABB grant of the stipulated size of 33 my ABB grant of the stipulated size of 33 my ABB grant of the stipulated size of 33 my ABB grant of the stipulated size of 33 my ABB grant of the stipulated size of 33 my ABB grant of the stipulated size of 33 my ABB grant of the stipulated size of 33 my ABB grant of the stipulated size of 33 my ABB grant of the stipulated size of 33 my ABB grant of the stipulated size of 33 my ABB grant of the stipulated size of 34 my ABB grant of 34 my ABB gr

m x 45 m (1485 sqm) only.

3.4. To ensure smooth movement to the proposed ingress/egress of the fuel station, statutory permissions for any necessary shifting of the electric pole, trees cutting/transplantation (if required) shall be taken by the applicant following due procedure.

3.5. All conditions as laid down in Gazette Notification S.O. 1244 dated 08.03.2019 and various Technical Committee (TC) meeting decisions shall be mandatorily complied.

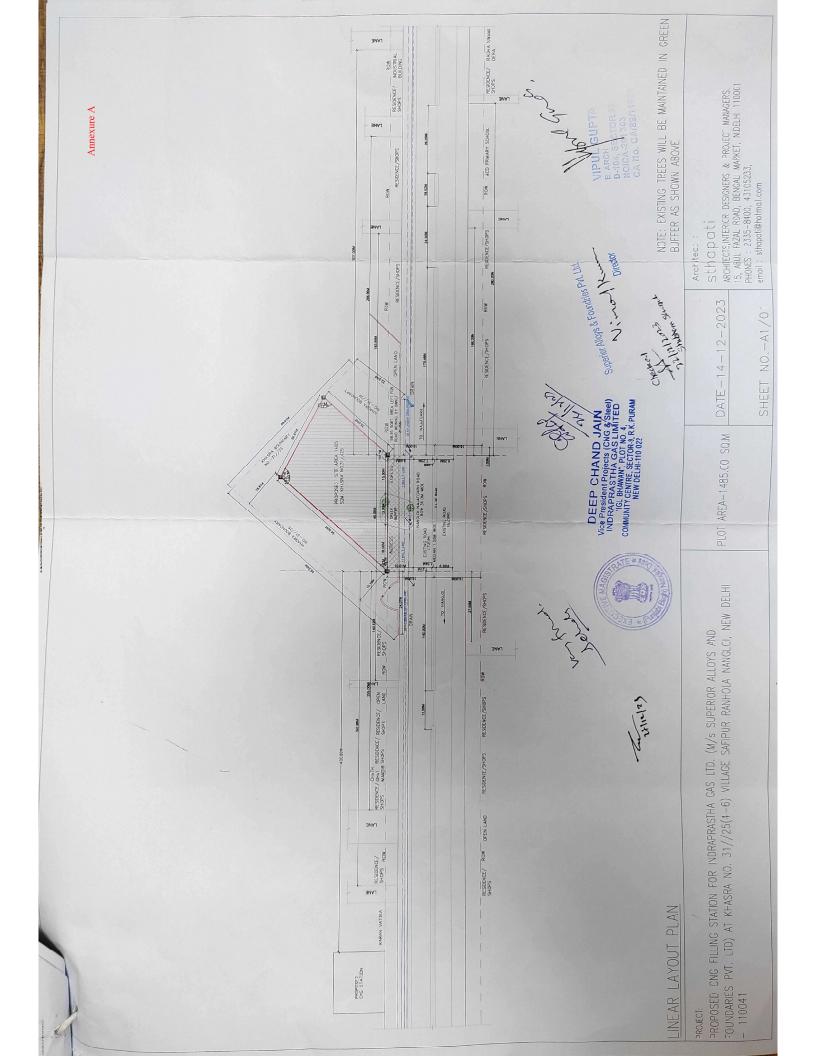
4. RECOMMENDATION

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

VI -(.Plg.)- IV

Director (Plg.), Land Pooling

Assistant Director (Plg.), Zone K-I



File Nide PLOS/MODZ/COODS/AC128FTY-O/O DOCUBET CPORD (POC)INPROCEDURECK (CLOSM) CONTRACTOR (POC)INPROCEDURECTOR (POC)INPROCEDURE KIND SECTION (POC)INPROCEDU Deod Wod III OE JOIGUEN JOIGUEN ZONAL PLAN - K-I (and prov (MIPID - 20024) Govt, Of India vide letter No.K-12011/3/Zone K-1/2 Site under reference

Location of Proposed Site in Village Post of the state of the state

Tentative Location of Proposed Site in Village Ranhola on Satallita Imanary



$\frac{INDEX}{\mbox{1st Technical Committee Meeting of DDA for the year 2024}}$

Sl. No.	Item No.	Subject	Page No.		
1.	01/2024	Confirmation of the Minutes of 3 rd Technical Committee meeting held on 05.09.2023. PLG/MP/0053/2023/F-1			
2.	02/2024	Planning permission for setting up Fuel Station on private land at Khasra No. 91//4 min and 91//5 min in Village Mundka along UER-II, near Mundka Industrial Area Metro Station. PLG/LP/0001/2023/K-I/FSTN-O/o DD(PLG) LAND POOLING(ZONE K-I,L)	4 - 9		
3.	03/2024	Planning permission for Fuel Station on Private Land Khasra No. 48//3/1, 48//2/2 & 48//2/1, Village Kanganheri, Delhi. PLG/LP/0004/2023/L/FSTN-O/o DD(PLG) LAND POOLING(ZONE K-I,L)	10 - 16		
4.	04/2024	Planning permission for Fuel Station on Private Land Khasra No. 40//3, Village Ghumanhera, Delhi. PLG/LP/0001/2022/L/FSTN-O/o DD(PLG) LAND POOLING(ZONE K-I,L)	17 - 23		
5.	05/2024	Proposed Change of landuse for an area measuring 40300 sqm i.e. 10 Acres approx. at Pocket-C, Integrated Freight Complex, Gazipur from 'Commercial (Freight Complex)' to 'Utility' as per Zonal Development Plan of Zone E, for construction of Bio-Methanization Plant. PLG/MP/0007/2021/F-3/-O/O DY DIRECTOR (PLG)MP AND DC	24 - 66		
6.	06/2024	Planning permission for setting up Fuel Station on private land at Khasra No. 31//25, Village Ranhola. PLG/LP/0002/2023/K-I/FSTN-O/o DD(PLG) LAND POOLING(ZONE K-I,L)	67 - 72		
ADDITIONAL AGENDA					
7.	07/2024	Planning permission for Fuel Station (Petrol Pump) on Private Land Khasra No. 30/14, Village – Singhola, Narela, G. T. Karnal Road, Delhi in view of notified regulations dated 08.03.2019. PLG/NP/0001/2023/F7/-O/oADDL COMMISSIONER(PLG)-II	73 - 79		

File No. PLG/MP/0054/120230061120230FDY-0118EADOR CRUMINES TO THE PLOT OF THE

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ITEM No. _____:2024

SUBJECT: Planning permission for Fuel Station (Petrol Pump) on Private Land Khasra No. 30/14, Village – Singhola, Narela, G. T. Karnal Road, Delhi in view of notified regulations dated 08.03.2019.

[E-File: Comp. No. 51095]

1.0 BACKGROUND

- 1.1 Delhi Development Authority vide S.O. 1244 dated 08.03.2019 notified 'Regulations for setting up of Fuel Stations on Privately owned Lands in National Capital Territory of Delhi'.
- 1.2 An E-File bearing No. LD/CL/0004/2021/PP/F13-COMMERCIAL LAND (Comp. No. 18815) was received from Director (CL), DDA vide which application of Smt. Prabha Rani Rathore for grant of NOC for setting up Fuel Station (Petrol Pump) on Private Land Khasra No. 30/14, G.T. Karnal Road, Village Singhola, Narela, Delhi was received.
- 1.3 Commercial Land (CL) Branch issued modalities for processing of applications seeking NOC for setting up of Petrol Pump on private land in December 2019.
- 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 these cases shall be put up in the Technical Committee (T.C.) Meeting for approval of planning permission. The decision of T.C. will be communicated to CL Branch for further necessary action.

2.0 EXAMINATION

- 2.1 Proposed site is situated along Main GT Karnal Road (National Highway) on Khasra No. 30/14, having ROW of 100 M, situated in Village Singhola, Narela, Delhi. (Annexure-A)
- 2.2 As informed by CL Branch vide E-File bearing Comp. No. 11815, the land under reference is a private land. A Joint Site Inspection was held on 05.07.2023 wherein representative of Land Management Department, DDA informed that land under reference is not DDA owned land.
- 2.3 Further, as per the information submitted by LM wing, DDA, as per LR/DDA, the land of khasra No. 30//14 village Singhola has not been acquired for DDA so far. As per the available court case register, no court case has been found w.r.t. the above khasra no.

2.4 Based on the above, the matter was examined and following are the observations:

	- m = =	Status			
Sl. No.	Planning Parameters	As per information furnished by Applicant	As per examination by Planning Department, DDA	Remarks	
1.	Land Use Details of	the Site	WATER STREET,		
a,	Planning Zone in which the site falls	P-I	P-I (Narela Sub-city)	Location of site shown on ZDP of Zone P-I submitted by the applicant dated 20.09.2023.	
b.	Land use as per MPD- 2021/ Zonal Development Plan	Recreational (Green Buffer along National Highway) as per plan submitted by the applicant dated 20.09.2023.	Recreational (Green Buffer along National Highway)	As per Khasra Information available in Zone P-I, the Khasra u/r falls in Green Buffer along GT Karnal Road (NH-1). The land use of the site u/r is Recreational.	
c.	Whether site lies in Urban area or Rural area	Urban	Harris Harris	As per information submitted by the applicant dated 25.10.2021.	
d.	Whether in prohibited Zone	No	No	As per information submitted by the applicant dated 25.10.2021.	
e.	Whether in Green Belt		No	- 10 m T , 10 L	
f.	Whether part of approved Layout plan by Government/DDA	- Luiz	No		
g.	Whether Site falls in Land Pooling Zone	-	No	As per Sector Delineation Plan approved in 403 rd SCM vide dated 04.03.2022, the land u/n does not fall in land	
h.	Name of Land Pooling Zone & Sector number	N/A	N/A		
i.	Undertaking for participation in Land Policy	N/A	N/A	pooling area of Zone P-	

2.	Plot Details				
a.	Category of Fuel Station – CNG / CNG Mother Station / Petrol / EVC	Petrol Pump	Petrol Pump	Petrol Pump – As per the application submitted by the applicant and Linea LOP. Further, as per LO from IOCL dated 05.02.2021, request is fo Petrol Pump and EVC (I alternate fuel conforming to standards and specifications as prescribed by Divisiona Office of IOC at the proposed site) However, as per the minutes of 7th TO meeting held or 05.10.2020, "EV charging may not be considered in the proposal till the norms are formulated and notified".	
b.	Proportion & Location of CNG & EVC earmarked in the map	-		N/A	
c.	Area of plot (in sq.m.)	1260	1260		
d.	Plot Dimensions (in Metre) - Front - Back - Left - Right	Front (35.66) Depth (36.00)	35.66 35.66 36.00 36.00	As per Linear Layout Plan submitted by applicant/ IOCL vide letter dated 20.09.2023. (Annexure-	
e.	Whether Plot frontage is at least 30 m, if not what is it?	35.66 M	Yes (35.66 M)	A)	
f.	Width of land left between existing RoW & proposed RoW to be maintained as Green (except entry & exit)	12.75 M to 14.36 M	12.75 M to 14.36 M	As per Linear Layout Plan submitted by applicant/ IOCL vide letter dated 20.09.2023, the land left between existing RoW & proposed RoW varies from 12.75 M to 14.36 M, which will be maintained by the	

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				applicant as per the proposal of NHAI.
g.	Area of land left for Green/ parking, if Plot size is more than 1485 sq.m.		N/A	p estala e z
h.	Site plan showing ingress & egress points		Yes	As per Linear Layout Plan submitted by applicant/ IOCL vide letter dated 20.09.2023
3.	Road / Approach Do	etails		
a.	Whether the Site lies on National Highway	Yes	Yes	Location of site shown along G T Karnal Road (NH-1) on ZDP of Zone P-I submitted by the applicant dated 20.09.2023.
b.	Proposed RoW (as per notified ZDP)	100 M	100 M (as per notified ZDP of Zone P-I)	As per Linear Layout Plan submitted by applicant
c.	Existing road width in front of the plot	61.7 M	67 M (approx.)	IOCL vide letter dated 20.09.2023
4.	Distance of site from	nearest inter	section	
a.	From minor road having RoW less than 30m	155 M As per Linear Layout Plan submitted by applicant/ IOCL vide letter dated 20.09.2023	More than 50 M	In conformity with the provisions stipulated in Clause 3.0 (vii) (a) & (b of Regulations dated 08.03.2019.
b.	From major road having RoW more than 30m	185 M As per Linear Layout Plan submitted by applicant/ IOCL vide letter dated 20.09.2023	More than 100 M	
5.	Distance of site from	n the nearest f	uel station of same	e category
	Divided carriageway	<u> </u>	wheel .	
a.	- Same side of road	No same category fuel station available within 1 km on same side of road	N/A	In conformity with the
	-Opposite side of road	Same category BPCL fuel	- More than 500 M	provisions stipulated in Clause 3.0 (viii) (b) of Regulations dated 08.03.2019.

		station available at 2200 m on opposite side of road		
b.	Undivided Carriageway - Same side of road - Opposite side of road		N/A	
6.	Approvals / NOC t	aken from othe	r Authorities / A	gencies
a.	Approval from PESO	Yes	Yes	Approval of PESO vide dated 30.12.2021.
b.	NOC from Traffic Police		Not submitted	As per minutes of 7th TC Meeting held on 05.10.2020, "Traffic Police 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)	Yes	Yes	Received from applicant vide letter dated 20.09.2023
d.	Any other approval / NOC (if taken)	-	4	-
7.	Current Status of Site	Site is shown as vacant on Linear Layout Plan	Site is vacant with watch and ward room and toilet.	As per Linear Layout Plan submitted by applicant/ IOCL vide letter dated 20.09.2023
8.	Any other information / detail furnished	- Ownership documents on Aks khasra and khatauni submitted Undertaking w.r.t "temporary permission of five years or till the layout plan is prepared (whichever is earlier)" submitted		

3.0 PROPOSAL

In view of Para 2.0 above, above, the proposal for planning permission for Petrol Pump on private land bearing Khasra No. 30/14, Village Singhola is being put up for consideration of Technical Committee subject to the following conditions:

- Permission shall be given on the plot area left after leaving the portion of plot required for proposed road widening / ROW. The land required for road widening is to be maintained as green buffer zone.
- ii. Land if required for the 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 Government.
- Renewed Letter of Intent (LoI) from IOCL is to be submitted before final issuance of NOC
- All the necessary clearances and NOCs from the concerned authorities shall be obtained before execution.
- v. All conditions as laid down in Gazette Notification S.O. 1244 dated 08.03.2019 shall be mandatorily complied.
- vi. The general provisions regarding proposals of fuel stations as per decision of 4th T.C. Meeting held on 20.07.2020 and 7th T.C. Meeting held on 05.10.2020 shall be adhered to.

4.0 RECOMMENDATION

The proposal as contained in Para 3.0 above is placed before the Technical Committee for its decision.

Asstt. Dir. (Plg.)

(Narela Project)

Dy. Director (Plg.)

(Narela Project)

Director (Plg.)

(on-leave)

(Narela Project)

