



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

ई. फाइल PLG/MP/0001/2024/F-1/25

दिनांक: 03.02.2024

## बैठक का कार्य-वृत्त

**विषय: Minutes of the 2<sup>nd</sup> Technical Committee Meeting of DDA for the year 2024 held on 31.01.2024.**

The 2<sup>nd</sup> Technical Committee Meeting of DDA for the year 2024 was held on 31.01.2024 (Wednesday) at 04:30 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.

श्रिष्टा भार्गव  
03/02/2024  
निदेशक (योजना),  
एम.पी.एम.आर - II

To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner (Housing)
4. Pr. Commissioner (LM)
5. Pr. Commissioner (LD)
6. Commissioner (Plg.), DDA
7. Chief Planner, TCPO
8. Chief Architect, HUPW, DDA
9. Chief Architect, NDMC
10. Chief Engineer (Property Development), DMRC
11. Chief Engineer (Elect.), DDA
12. Addl. Commr. (Plg.)-I, 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. CE (Hort.), DDA
2. Additional Chief Architect, V.C. Office, DDA
3. Director (Landscape), DDA

**Item No. 08/2024**

**Proposed Change of Landuse for Part land measuring approx. 0.8 Ha. (8000 sqm) from Recreational P2 (District Park, Community Park) to Commercial C1 for setting up of Riverfront project.**

**LS/ADMN/0001/2024/F1/-AD(Landscape)-Yamuna**

The modified Agenda was laid on table with the request to withdraw the agenda item already circulated. Accordingly, the modified agenda was discussed.

The agenda item was presented by the Director (Landscape). It was discussed that as per the decision of the Screening Committee, the modified Agenda has incorporated the changed area statement. Accordingly, the project be referred to as 'River Front Project'. The Change of Land Use shall be only for the 8,000 Sq.m. for Commercial use. Representatives of TCPO and MCD opined that the area falls in an Eco-Sensitive Zone and accordingly, all statutory approvals shall have to be sought before undertaking any commercial development on the site.

The agenda item with the above observations has been approved and recommended for further processing under Section 11A of DD Act, 1957.

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



## **ANNEXURE-I**

**List of participants of 2<sup>nd</sup> Technical Committee meeting for the year 2024 - 31.01.2024.**

### **DELHI DEVELOPMENT AUTHORITY**

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

**Representatives of the following Organizations has also attended the meeting:**

1. MCD
2. TCPO
3. Traffic Police

Sb



Dy. Director Master Plan &lt;masterplan.dda@gmail.com&gt;

**RESCHEDULED: 2nd Technical Committee Meeting of DDA for the year 2024\_31.01.2024 (Wednesday)**

1 message

**Master Plan** <masterplan.dda@gmail.com>

Wed, Jan 31, 2024 at 12:05 PM

To: cehort@dda.org.in

Cc: neelima.soni2033@dda.gov.in

The 2nd Technical Committee Meeting of DDA for the year 2024 has been **RESCHEDULED** to be held on **31.01.2024 (Wednesday) at 04:30 P.M.** under the Chairmanship of Vice Chairman, DDA in the Conference Hall at B-Block, 1<sup>st</sup> Floor, Vikas Sadan, I.N.A., New Delhi – 110023.

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

**Master Plan Section,**

6th Floor, I.P. Estate,

Vikas Minar, New Delhi - 110002

**Contact No. 011-23370507**

On Wed, Jan 31, 2024 at 11:02 AM Master Plan <masterplan.dda@gmail.com> wrote:

**बैठक सूचना**

The 2<sup>nd</sup> Technical Committee Meeting of DDA for the year 2024 is scheduled to be held on **31.01.2024 (Wednesday) at 05:00 P.M.** under the Chairmanship of Vice Chairman, DDA in the Conference Hall at B-Block, 1<sup>st</sup> Floor, Vikas Sadan, I.N.A., New Delhi – 110023.

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

Please find attached herewith the Meeting Notice and Meeting Agenda of the same.

**Master Plan Section,**

6th Floor, I.P. Estate,

Vikas Minar, New Delhi - 110002

**Contact No. 011-23370507**



Dy. Director Master Plan &lt;masterplan.dda@gmail.com&gt;

## RESCHEDULED: 2nd Technical Committee Meeting of DDA for the year 2024\_31.01.2024 (Wednesday)

2 messages

Master Plan &lt;masterplan.dda@gmail.com&gt;

Wed, Jan 31, 2024 at 12:13 PM

To: prncommrhousing@dda.org.in, prncommrldlmlpp@dda.org, p.dinesh@mcd.nic.in, bose.abhishek@gov.in, vcdda <vcdda@dda.org.in>, emdda <emdda@dda.org.in>, "Commissioner (Plg.)" <commr.plg@gmail.com>, Jay Kshirsagar <cp.tcpo@yahoo.com>, chiefarchitect@dda.org.in, Chief Arch NDMC <chiefarchitect@ndmcmil.gov.in>, Chief Engineer Electrical <cwgproject10@gmail.com>, delhi urban art commission delhi <duac74@gmail.com>, sahqcpwd@gmail.com, "Dy. Comm. Police Traffic" <jtcpt-dtp@nic.in>, Land & Dev Officer L&DO <lido@nic.in>, director.dlfire@nic.in, reeta.info1@gmail.com, nr.aravind98@dda.gov.in, duac@gov.in, Hitender Bharti <bhartihitender68@gmail.com>, kalpana.skhurana2026@dda.gov.in, Land DMRC <dmmc.land@gmail.com>, "Comm. LD" <commrInddisp@dda.org.in>, vikas.singh81@ias.nic.in, manish.ver981@dda.gov.in, cepdda@gmail.com, dcp.dtpmod@delhipolice.gov.in, renu\_bhutani@ymail.com, Rahul Narain <rahulnarain@yahoo.com>, rita.gro981@dda.gov.in, rita grover <dudirplgcg@gmail.com>

Cc: manju.paul98@dda.gov.in, Manju Paul <manjupaul16@gmail.com>, "manishag.dda" <manishag.dda@gmail.com>, Comm Plg <commplg@dda.org.in>

The 2nd Technical Committee Meeting of DDA for the year 2024 has been **RESCHEDULED** to be held on **31.01.2024 (Wednesday) at 04:30 P.M.** under the Chairmanship of Vice Chairman, DDA in the Conference Hall at B-Block, 1<sup>st</sup> Floor, Vikas Sadan, I.N.A., New Delhi – 110023.

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

### Master Plan Section,

6th Floor, I.P. Estate,  
Vikas Minar, New Delhi - 110002  
**Contact No. 011-23370507**

On Tue, Jan 30, 2024 at 7:47 PM Master Plan <masterplan.dda@gmail.com> wrote:

### बैठक सूचना

The 2<sup>nd</sup> Technical Committee Meeting of DDA for the year 2024 is scheduled to be held on **31.01.2024 (Wednesday) at 05:00 P.M.** under the Chairmanship of Vice Chairman, DDA in the Conference Hall at B-Block, 1<sup>st</sup> Floor, Vikas Sadan, I.N.A., New Delhi – 110023.

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

Please find attached herewith the Meeting Notice and Meeting Agenda of the same.

### Master Plan Section,

6th Floor, I.P. Estate,  
Vikas Minar, New Delhi - 110002  
**Contact No. 011-23370507**

Meeting Notice and Agenda\_2 TC 2024.pdf  
9108K

Master Plan &lt;masterplan.dda@gmail.com&gt;

Wed, Jan 31, 2024 at 12:22 PM

To: prncommrhousing@dda.org.in

[Quoted text hidden]

2/2/24, 4:09 PM PLG/MP/0001/2024/F1/O/O DY DIRECTOR (PLG)MP AND DC  
634951/2024/O/O DY DIRECTOR (PLG)MP & DC  
Gmail RESCHEDULED: 2nd Technical Committee Meeting of DDA for the year 2024\_31.01.2024 (Wednesday)

 Meeting Notice and Agenda\_2 TC 2024.pdf  
9108K

PLG/MP/0001/2024/F-1/-O/o DY DIRECTOR (PLG)MP AND DC

634951/2024/O/o DY DIRECTOR (PLG)MP

दिल्ली विकास प्राधिकरण

मुख्या योजना विभाग

छठी मंजिल, विकास मीनार

आई. पी. एस्टेट, नई दिल्ली - ११०००२

फ. नो. : 23370507

ई. फाइल - PLG/MP/0001/2024/F-1/-O/o  
DY DIRECTOR (PLG)MP AND DC /22

दिनांक: 30.01.2024

**बैठक सूचना**

The 2<sup>nd</sup> Technical Committee Meeting of DDA for the year 2024 is scheduled to be held on **31.01.2024 (Wednesday) at 05:00 P.M.** under the Chairmanship of Vice Chairman, DDA in the Conference Hall at B-Block, 1<sup>st</sup> Floor, Vikas Sadan, I.N.A., New Delhi - 110023.

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

शिखा भार्गव  
30/01/2024  
(शिखा भार्गव)  
निदेशक (योजना)  
एम. पी. एम. आर. - II

**To:**

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner (Housing)
4. Pr. Commissioner (LM)
5. Pr. Commissioner (LD)
6. Commissioner (Plg.), DDA
7. Chief Planner, TCPO
8. Chief Architect, HUPW, DDA
9. Chief Architect, NDMC
10. Chief Engineer (Property Development), DMRC
11. Chief Engineer (Elect.), DDA
12. Addl. Commr. (Plg.)-I, 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. CE (Hort.), DDA
2. Additional Chief Architect, V.C. Office, DDA
3. Director (Landscape) DDA

Email

pallavi varshney

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**Fwd: Revised Technical Agenda for "Proposed Change of Landuse for Part land measuring approx. 0.8 Ha. (8000 sqm) from Recreational P2 (District Park, Community Park) to Commercial C1 for setting up of Riverfront project"**

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**From :** shikha bhargava <shikha.bha783@dda.gov.in>

Fri, Feb 02, 2024 01:30 PM

**Subject :** Fwd: Revised Technical Agenda for "Proposed Change of Landuse for Part land measuring approx. 0.8 Ha. (8000 sqm) from Recreational P2 (District Park, Community Park) to Commercial C1 for setting up of Riverfront project"

📎 6 attachments

**To :** pallavi varshney <pallavi.var826@dda.gov.in>

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**From:** "Neelima Soni" <neelima.soni2033@dda.gov.in>

**To:** "manju paul" <manju.paul98@dda.gov.in>, "shikha bhargava" <shikha.bha783@dda.gov.in>

**Cc:** "Kalpana Khurana" <kalpana.skhurana2026@dda.gov.in>, "Mohammed Uzair" <mohammed.uzair2050@nic.in>

**Sent:** Friday, February 2, 2024 12:11:13 PM

**Subject:** Revised Technical Agenda for "Proposed Change of Landuse for Part land measuring approx. 0.8 Ha. (8000 sqm) from Recreational P2 (District Park, Community Park) to Commercial C1 for setting up of Riverfront project"

In reference to the amendments/ observations deliberated in the 420th Screening Committee Meeting, you are kindly requested to find attached the revised Technical agenda for the above-mentioned subject along with the following annexures:

1. Annexure B: Zonal Development Plan of Zone-'O' showing the site u/r.
2. Annexure C: Extract of the recommendations of the Principal Committee of HNGT
3. Annexure D: Papers of retrieval of land
4. Annexure E: Site Inspection Report
5. Annexure F: Layout plan of the site earmarking the area under consideration for CLU.

420th SCM minutes are awaited and shall be forwarded as Annexure "A" once received.

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*Thanks & Regards*

***Neelima Soni***

*Director*

*Landscape & Environment Planning Department*

*Delhi Development Authority*

*Phone no. 23370985*

 **Ann E. Site Inspection Report.pdf**  
543 KB

 **Ann B. ZDP-Z'O'.pdf**  
1 MB

 **Ann C. October 2015 Report - Specific Recommendations.pdf**  
3 MB

 **Ann D. Retrieval of land.pdf**  
542 KB

 **Ann F. Layout plan of the site earmarking the area under consideration for  
CLU.pdf**  
315 KB

 **Technical Agenda.pdf**  
10 MB

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## REVISED AGENDA FOR THE TECHNICAL COMMITTEE MEETING

**Subject: Proposed Change of Landuse for Part land measuring approx. 0.8 Ha. (8000 sqm) from Recreational P2 (District Park, Community Park) to Commercial C1 for setting up of Riverfront project.**

**File No. LS/ADMN/0001/2024/F1/-AD(Landscape)-Yamuna**

### **1.0 BACKGROUND:**

- 1.1 Hon'ble Lt. Governor of Delhi visited the site on 7<sup>th</sup> October, 2023 wherein officers of DDA were present. During the inspection, Hon'ble Lt. Governor was apprised about the Landscape proposal for the site as approved in the earlier 411<sup>th</sup>SCM.
- 1.2 Directions were given in the site inspection and various other review meetings held post inspection under the chairmanship of the Hon'ble Lt. Governor of Delhi. Accordingly, a revised proposal of the area was prepared.
- 1.3 A discussion meeting was held under the Chairmanship of VC, DDA on 14<sup>th</sup> November 2023 in which it was decided to process the change of Land use for two plots of land (8000 sq.m.-4000sqm each) from Recreational P2 (District Park, Community Park) to Commercial C1.
- 1.4 The proposal was deliberated and approved with observations in the 420<sup>th</sup> SCM (*Refer Annexure A for Minutes of meeting*)

### **2.0 EXAMINATION:**

- 2.1. Land Use of the complete site under reference as per MPD 2021 and Zonal Development of Zone O is Recreational P2 (District Park, Community Park). (*Refer Annexure B- ZDP- Zone -O*)
- 2.2 This site, spreading over an area of about 25 Ha (61.59 acres), was earlier allotted to DESU (Now IPGCL) in 1985 for dumping of fly-ash which was later handed over to DTC by IPGCL for utilizing as a Bus depot during Common Wealth Games in 2010.
- 2.3 The recommendations given by the Principal Committee of Hon'ble NGT in its Report dated October 2015 specific to the area states, "*the Bus depot standing over previous fly ash ponds shall be removed, detoxified and converted into a forest cum public park, where the public could experience the river at close distance.*" (*Refer Annexure-C for detailed recommendations of the area*)
- 2.3 The land was retrieved by DDA from IPGCL (the then DESU) via DTC on 14.02.2022, the possession details of the land under are attached as *Annexure- D* and is now available for development.
- 2.4 Since this is one of the project sites on the flood plains of River Yamuna, accordingly, a detailed conceptual plan of the site was earlier presented in the 411<sup>th</sup> Screening Committee held on 24.04.2023 vide item no. 17:2023, the proposal was approved with certain observations.

2.5 It may be noted that this site is abutting the New India Garden being developed as a culmination of the central vista. Across the Ring Road is DDA's Millennium Park, which also receives a huge footfall. With a number of public spaces (either existing or to be developed in future) within the vicinity of this area, there is no facility for retail/restaurants for public in the vicinity.

3.0 **INFORMATION w.r.t. MoUD'S Letters dated 07.04.2015/ 04.09.2015/ 17.06.2016.**

<b>Information w.r.t. MoUD'S Letter No. K-13011/3/2012-DD-IB, dated 07.04.2015:</b>		
<b>S.no.</b>	<b>Information required</b>	<b>Status</b>
(i).	Whether the land is Government or private and who is the land-owning agency?	Government Land. Land owning agency: Delhi Development Authority.
(ii).	On whose request the change of land use case or modification to MPD-2021 has been initiated?	Delhi Development Authority
(iii).	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	A joint team of the officers from Engineering, Horticulture and Landscape Department inspected the site. Site inspection report is annexed as <b>Annexure 'E'</b> .
(iv).	What is the public purpose proposed to be served by modification of MPD and/or change of land use?	A place for people for recreation from all walks of life.
(v).	What will be the impact of proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans and policies?	No adverse effect of change of land use
(vi).	What will be proposal's impact/implications on general public e.g. Law and order etc?	There shall not be any implications on general public in terms of Law and order.

(vii).	Whether any court cases are ongoing on the land mentioned in proposal? Full details be attached.	No
<b>Information w.r.t. MoUD's letter No. K-13011/3/2012-DD-I dated 04.09.2015:</b>		
(i).	Back ground note indicating the current situation/provisions;	As already contained in Sr. 1.0 of the Agenda.
(ii).	Whether similar proposals have earlier been considered by DDA/ Ministry and/or disposed, and if yes, when and how;	Not applicable
(iii).	What were the specific recommendations of the Authority with regard to the proposal;	Not applicable
(iv).	How and why the proposal was initiated;	Same as (i) above.
(v).	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof;	Once developed, this area shall act as a multi-functional space for recreation and retail. People will be able to enjoy the riverfront at a close distance and indulge in a plethora of activities in the open space.
(vi).	What are the expected short-term and long-term outcomes if the proposal is approved and implemented;	Public at large will benefit from the proposed scheme of Riverfront development.
(vii).	How the proposal will benefit in the development and economic growth of the city;	
viii).	What are the provisions corresponding to the proposed policy / changes in other metropolitan cities in India and other countries, and if those provisions differ from the proposal then why are they not considered appropriate for Delhi;	The proposal is exclusively for NCT of Delhi as such consideration of any policy/provision of other cities/countries does not arise.
(ix).	What will be the public purpose served by the proposed modification;	A place for people for recreation from all walks of life.

(x).	What is the number of people/ families/household likely to be affected by the proposed policy;	
(xi).	Whether the proposal is in consonance with the existing plans, laws, bye-laws, rules, etc.;	The proposal is for the change of land use is being processed under Section 11(A) of DDA Act 1957 to bring it at consonance.
(xii).	Whether the implementation of the proposal will require changes in certain rules, provisions of Master Plan, etc., and if yes, what action has been taken to bring about such changes;	No such change is required in rules and provisions of Master Plan.
xiii).	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 is for change of land use of DDA land whereas for the development of the said area necessary approvals from the statutory authorities shall be taken.
xiv).	Whether the relevant guidelines/orders of DOP&T, Ministry of Finance and other nodal Ministries/Departments were taken into account while preparing and examining the proposal and;	Not applicable
(xv).	The name, designation and contact information of an officer of the level of Director or above who will be the nodal officer to be contacted by the Ministry regarding the proposal.	Director (Landscape), Landscape and Environmental Planning Department, DDA. Phone number 011-23370985.

<b>Information w.r.t. MoUD's letter No. K-13011/3/2012-DD-IB dated 17.06.2016:</b>		
(i).	What is the change proposed in MPD-2021/Change of land use case?	Change of Land use from Recreational P2 (District Park, Community Park) to Commercial C1 (for setting up of River front project).
(ii).	Why the change is proposed i.e. the context and justification?	A place for people for recreation from all walks of life. People will be able to enjoy the riverfront at a close distance and indulge in a plethora of activities in the open space.
(iii).	With the proposed changes /amendments, who are going to be benefitted? A tentative statistics or details who will be benefitted should be given?	
(iv).	How they are going to be benefitted from the proposed amendment/change?	
(v).	Any other relevant statistics, details, information etc. which will be useful from the point of view of press release for information to the public at large shall also be given.	Not applicable

#### 4.0 PROPOSAL:

- 4.1 In view of the above, Change of Land Use is proposed for two plots of land (8000 sq.m.-4000sqm each) from Recreational P2 (District Park, Community Park) to Commercial C1 (Retail Shopping, General Business and Commerce, District Centre, Community Centre, Non-Hierarchical Commercial Centre) as per MPD 2021 and under Section 11A of DD Act. 1957.
- 4.2 The revised layout plan of the site earmarking the area under consideration for CLU is attached (**Annexure-F**). The proposal for the Change of Land Use for two plots from Recreational to Commercial is as follows:

Location	Area as per Conceptual Plan (in Sqm)	Existing Landuse as per MPD-2021 and ZDP for Zone-'O'	Land use Changed to	Boundaries
Zone-'O'; Yamuna floodplains, opposite Millennium park (Western bank)  <b>Plot 1</b>	4000 sqm	Recreational P2 (District Park, Community Park)	<b>Zonal Development Plan- Commercial C1 (LSC)</b>	<b>North:</b> Recreational area towards NIG <b>South:</b> Main project site of Riverfront project <b>East:</b> Recreational area towards River Yamuna <b>West:</b> Recreational area towards Ring Road
Zone-'O'; Yamuna floodplains, opposite Millennium park (Western bank)  <b>Plot 2</b>	4000 sqm	Recreational P2 (District Park, Community Park)	<b>Zonal Development Plan- Commercial C1 (LSC)</b>	<b>North:</b> Main project site of Riverfront project <b>South:</b> Recreational area towards NH24 <b>East:</b> Recreational area towards River Yamuna <b>West:</b> Recreational area towards Ring Road

## 5.0 RECOMMENDATIONS:

The proposal at para 4 above is placed before the Technical Committee for its approval. On approval, the matter shall be placed before the Authority for seeking its approval for processing the Change of Land Use under Section 11A of DD Act 1957.

*Mohammed Uzair*  
01-FEB-2024

Mohammed Uzair  
Assistant Director (Yamuna/Landscape)

मोहम्मद उजैर/Mohammed Uzair  
सहायक निदेशक (भू-दृश्य, दि०वि०प्रा०)  
Assistant Director (LS. DDA)

*Neelima* 01/02/2024

Neelima Soni  
Director (Landscape)

नीलिमा सोनी/NEELIMA SONI  
निदेशक (भू-दृश्य)/Director (Landscape)  
दिल्ली विकास प्राधिकरण  
Delhi Development Authority



## दिल्ली विकास प्राधिकरण

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

सं : e-File no.- Comp. No. 75666; HUPW/CACD/0002/2024/SCM/20

दिनांक: 02.02.2024

**विषय: 420 स्क्रीनिंग कमेटी बैठक के स्वीकृत कार्यवृत्त**

**Sub: Approved Minutes of the 420<sup>th</sup> Screening Committee Meeting**

Ref: e-File no. "Comp. No. 75666; HUPW/CACD/0002/2024/SCM/"

Please find enclosed herewith, the Approved Minutes of the 420<sup>th</sup> Screening Committee Meeting held under the Chairmanship of Vice Chairman DDA on 31.01.2024 at 3:00 PM in the Conference Room, B-Block, 1<sup>st</sup> Floor, Vikas Sadan. The list of officers attended the meeting is attached herewith.

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

*(Handwritten Signature)*  
02/02/2024

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

Encl: As above

Copy to:

1. OSD to VC, for the kind information of the latter
2. Finance Member DDA
3. Engineer Member, DDA
4. Principal Commissioner (LS, Hort. & Pers.)
5. Principal Commissioner (Lands)
6. Principal Commissioner (Housing, Sports)
7. Chief Architect
8. Commissioner (Plg.)
9. Chief Accounts Officer
10. Commissioner (LM)
11. Commissioner (Housing)
12. Commissioner (LD)
13. Commissioner (Sports)
14. ACA, VC Secretariat
15. ACA (NZ & Narela)
16. ACA (Rohini)
17. Addl. Commr. I (Plg.)
18. Addl. Commr. II (Plg.)
19. Addl. Commr. III (Plg.)
20. Addl. Commr. IV (Plg.)
21. Addl. Commr. (LS)



Invitees:

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

*अमर*  
02/04/2024

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

### 420 स्क्रीनिंग कमेटी बैठक के स्वीकृत कार्यवृत्त

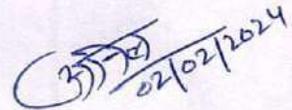
### APPROVED MINUTES OF THE 420<sup>th</sup> SCREENING COMMITTEE MEETING HELD ON 31.01.2024 AT 3.00 PM

ITEM No.	ISSUES	DISCUSSIONS/ RECOMMENDATIONS	REMARKS
07:2024	Confirmation of the Minutes of 419 <sup>th</sup> Screening Committee meeting held on 05.01.2024.  e-File no. "Comp. No. 74803; HUPW/CACD/0001/2024/SCM/"	The Minutes of 419 <sup>th</sup> SCM held on 05.01.2024 were Confirmed and Approved as circulated.	
08:2024	Landscape proposal for part Zone 'O'- rejuvenation and restoration of floodplains of River Yamuna, area opposite Millennium Park, along NH-24, Western bank (previously known as Millennium Bus Depot)  e-File no. "Comp. No. 58684; LS/PROJ/0001/2023/ZN-O/"	The proposal was presented by Director (LS). After detailed deliberations the proposal was <b>Approved</b> with the following observations:  i. The committee observed that large hard paved surfaces will generate a lot of heat creating a heat island effect in summers. Therefore, area under soft scaping/greens be increased.  ii. Area under Commercial use to be kept 8000 sqm instead of 12000 sqm and accordingly, processed for C.L.U.  iii. The boundary of the site to be defined as per approved Right of Way (RoW) of the ring road.  iv. The name of the project to be kept as "River Front project".  v. Vehicular entry and movement of vehicles in the site needs to be reworked in order to reduce traffic conflicts inside and around the site.  vi. All statutory approvals need to be taken.	<b>ACTION:</b> 1. Director (LS)

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

This issues with the approval of Vice Chairman, DDA.

(Issued from e-file No. "Comp. No. 75666; HUPW/CACD/0002/2024/SCM/")



उप-निदेशक (वास्तु.) समन्वय

Dy. Dir. (Arch.) Coordn.



## 420 स्क्रीनिंग कमेटी बैठक के स्वीकृत कार्यवृत्त

APPROVED MINUTES OF THE 420<sup>th</sup> SCREENING COMMITTEE MEETING  
HELD ON 31.01.2024 AT 3:00 PM

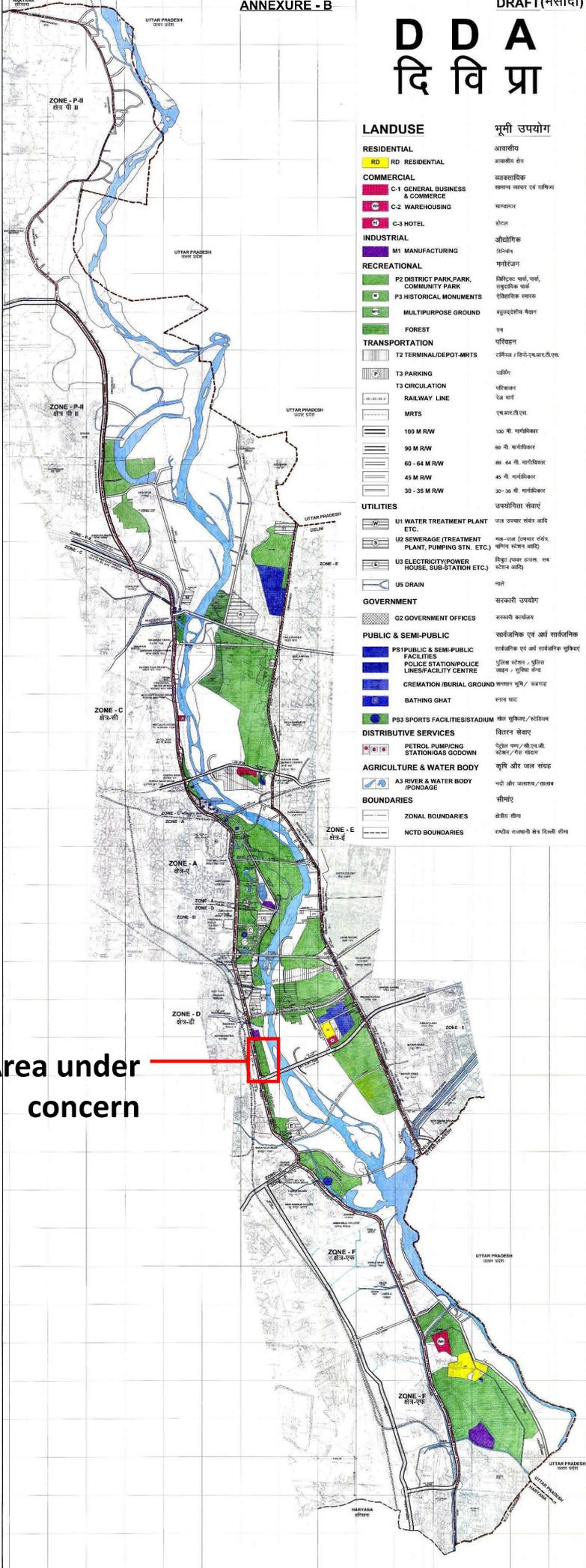
### List of Attendees:

The following officers were present in the meeting:

1. Vice Chairman
2. Finance Member
3. Engineer Member
4. Pr. Commr. (LS, Hort., Pers.)
5. Chief Architect
6. ACA, VC Secretariat
7. ACA (NZ & Narela)
8. AC (Plg.) – I
9. AC (Plg.) – IV
10. AC (LS)
11. CE (HQ & QAC)
12. CE (Horticulture)
13. Dir. (LS)
14. EE (E) / ELD – 01
15. EE / HCD - X
16. Sr. Law Officer, Plg.

37

# DDA दिवि प्रा



Area under concern

LANDUSE	भूमी उपयोग
<b>RESIDENTIAL</b>	आवासीय
RD RD RESIDENTIAL	आवासीय क्षेत्र
<b>COMMERCIAL</b>	वाणिज्यिक
C-1 GENERAL BUSINESS & COMMERCE	सामान्य वाणिज्य एवं वाणिज्य
C-2 WAREHOUSING	वाणिज्यिक
C-3 HOTEL	होटल
<b>INDUSTRIAL</b>	औद्योगिक
M1 MANUFACTURING	निर्माण
<b>RECREATIONAL</b>	पार्क/रेक्रीशन
P2 DISTRICT PARK, PARK, COMMUNITY PARK	विभिन्न: पार्क, पार्क, समुदायिक पार्क
P3 HISTORICAL MONUMENTS	ऐतिहासिक स्मारक
MULTIPURPOSE GROUND	बहुउद्देशीय मैदान
FOREST	वन
<b>TRANSPORTATION</b>	परिवहन
T2 TERMINAL/DEPOT-MKTS	टर्मिनल / डिपो/स्टेशन/टी.एच.
T3 PARKING	पार्किंग
T3 CIRCULATION	परिवहन
RAILWAY LINE	रेलवे लाइन
MRTS	एम.आर.टी.एच.
100 M RW	100 मी. मार्गचिह्न
90 M RW	90 मी. मार्गचिह्न
60 - 64 M RW	60-64 मी. मार्गचिह्न
45 M RW	45 मी. मार्गचिह्न
30 - 36 M RW	30-36 मी. मार्गचिह्न
<b>UTILITIES</b>	उपयोगिता सेवाएं
U1 WATER TREATMENT PLANT ETC.	जल उपचार संयंत्र आदि
U2 SEWERAGE (TREATMENT PLANT, PUMPING STN. ETC.)	सफाई-जल (ट्रीटमेंट प्लांट, पंपिंग स्टेशन आदि)
U3 ELECTRICITY (POWER HOUSE, SUB-STATION ETC.)	विद्युत (पावर हाउस, सब-स्टेशन आदि)
U5 DRAIN	नाले
<b>GOVERNMENT</b>	सरकारी उपयोग
G2 GOVERNMENT OFFICES	सरकारी कार्यालय
<b>PUBLIC &amp; SEMI-PUBLIC</b>	सार्वजनिक एवं अर्ध-सार्वजनिक
PS1 PUBLIC & SEMI-PUBLIC FACILITIES	सार्वजनिक एवं अर्ध-सार्वजनिक सुविधाएं
POLICE STATION/POLICE LINES/FACILITY CENTRE	पुलिस स्टेशन / पुलिस लाइन / सुविधा केंद्र
CREMATION / BURIAL GROUND	कremation भूमि / अंत्येष्ट
BATHING GHAT	स्नान घाट
PS3 SPORTS FACILITIES/STADIUM	खेल सुविधाएं / स्टेडियम
<b>DISTRIBUTIVE SERVICES</b>	वितरण सेवाएं
PETROL PUMPING STATION/GAS GODOWN	पेट्रोल पंप / गैस गोडौन
<b>AGRICULTURE &amp; WATER BODY</b>	कृषि और जल संचय
A3 RIVER / WATER BODY / PONDAGE	नदी और जलसंचय/खान
<b>BOUNDARIES</b>	सीमाएं
ZONAL BOUNDARIES	क्षेत्रीय सीमा
NCT BOUNDARIES	एन सी टी बंधक-की सेवा दिल्ली सीमा

**NOTE:** APPROVED BY DELHI DEVELOPMENT AUTHORITY VIDE RESOL. UTM/NL-342306 DATED: 16.09.2028 FOR INVITING OBJECTIONS / SUGGESTIONS.

अनुमोदित दिल्ली विकास प्राधिकरण द्वारा संकल्प संख्या: 342306 दिनांक: 16.09.2028 के द्वारा विरोध/सुझाव आमंत्रित करने के लिए।

डिप्टी डायरेक्टर (PLG)      डी.डी.ओ.      डी.डी.ओ.      डी.डी.ओ.  
 डायरेक्टर (PLG)      अ.स.डी.डी.ओ.      अ.स.डी.डी.ओ.      अ.स.डी.डी.ओ.  
 डायरेक्टर (PLG)      अ.स.डी.डी.ओ.      अ.स.डी.डी.ओ.      अ.स.डी.डी.ओ.

**ZONAL DEVELOPMENT PLAN**  
 क्षेत्रीय विकास योजना  
 जिला - दिल्ली (एन सी टी/एन सी टी सीमा के अंदर)

SCALE: 1:10000

**DELHI DEVELOPMENT AUTHORITY**  
 दिल्ली विकास प्राधिकरण

# भूमी उपयोग

## LANDUSE

<b>RESIDENTIAL</b>	<b>RD</b> RESIDENTIAL	आवासीय आवासीय क्षेत्र
<b>COMMERCIAL</b>	<b>C-1</b> GENERAL BUSINESS & COMMERCE	व्यावसायिक सामान्य व्यापार एवं वाणिज्य
	<b>C-2</b> WAREHOUSING	भाण्डारण
	<b>C-3</b> HOTEL	होटल
<b>INDUSTRIAL</b>	<b>M1</b> MANUFACTURING	औद्योगिक निर्माण
<b>RECREATIONAL</b>	<b>P2</b> DISTRICT PARK, PARK, COMMUNITY PARK	भूखण्ड डिस्ट्रिक्ट पार्क, पार्क, सार्वजनिक पार्क
	<b>P3</b> HISTORICAL MONUMENTS	ऐतिहासिक स्मारक
	<b>MULTIPURPOSE GROUND</b>	बहुउद्देशीय मैदान
<b>FOREST</b>		वन
<b>TRANSPORTATION</b>	<b>T2</b> TERMINAL/DEPOT-MRTS	परिवहन टर्मिनल / डिपो/एमआरटीएस
	<b>T3</b> PARKING	पार्किंग
	<b>T3</b> CIRCULATION	परिवहन रेल मार्ग
	<b>RAILWAY LINE</b>	
	<b>MRTS</b>	एमआरटीएस
	<b>100 M ROW</b>	100 मी. मार्गचिह्न
	<b>90 M ROW</b>	90 मी. मार्गचिह्न
	<b>60 - 64 M ROW</b>	60 - 64 मी. मार्गचिह्न
	<b>45 M ROW</b>	45 मी. मार्गचिह्न
	<b>30 - 36 M ROW</b>	30-36 मी. मार्गचिह्न
<b>UTILITIES</b>	<b>U1</b> WATER TREATMENT PLANT ETC.	उपयोगिता सेवाएं जल उपचार संयंत्र आदि
	<b>U2</b> SEWERAGE (TREATMENT PLANT, PUMPING STN. ETC.)	नल-जल (उपचार संयंत्र, पंपिंग स्टेशन आदि)
	<b>U3</b> ELECTRICITY (POWER HOUSE, SUB-STATION ETC.)	विद्युत (पावर हाउस, सब स्टेशन आदि)
	<b>U5</b> DRAIN	नाले
<b>GOVERNMENT</b>	<b>G2</b> GOVERNMENT OFFICES	सरकारी उपयोग सरकारी कार्यालय
<b>PUBLIC &amp; SEMI-PUBLIC</b>	<b>PS</b> PUBLIC & SEMI-PUBLIC FACILITIES	सार्वजनिक एवं अर्ध सार्वजनिक सुविधाएं
	<b>PS</b> POLICE STATION/POLICE LINES/FACILITY CENTRE	पुलिस स्टेशन, पुलिस लाइन, सुविधा केंद्र
	<b>CREMATION /BURIAL GROUND</b>	कर्मणाह
	<b>BATHING GHAT</b>	स्नान घाट
<b>PS3</b> SPORTS FACILITIES	<b>STADIUM</b>	खेल सुविधाएं/ स्टेडियम
<b>DISTRIBUTIVE SERVICES</b>	<b>PETROL PUMPING STATION/GAS GODOWN</b>	पेट्रोल पंप/ सीएनजी स्टेशन/ गैस गोदाम
<b>AGRICULTURE &amp; WATER BODY</b>	<b>A3</b> RIVER & WATER BODY /PONDAGE	कृषि और जल संग्रह नदी और जलवायु/तालाब
<b>BOUNDARIES</b>	<b>ZONAL BOUNDARIES</b>	सीमाएं
	<b>NCTD BOUNDARIES</b>	क्षेत्रीय राजधानी क्षेत्र दिल्ली सीमा

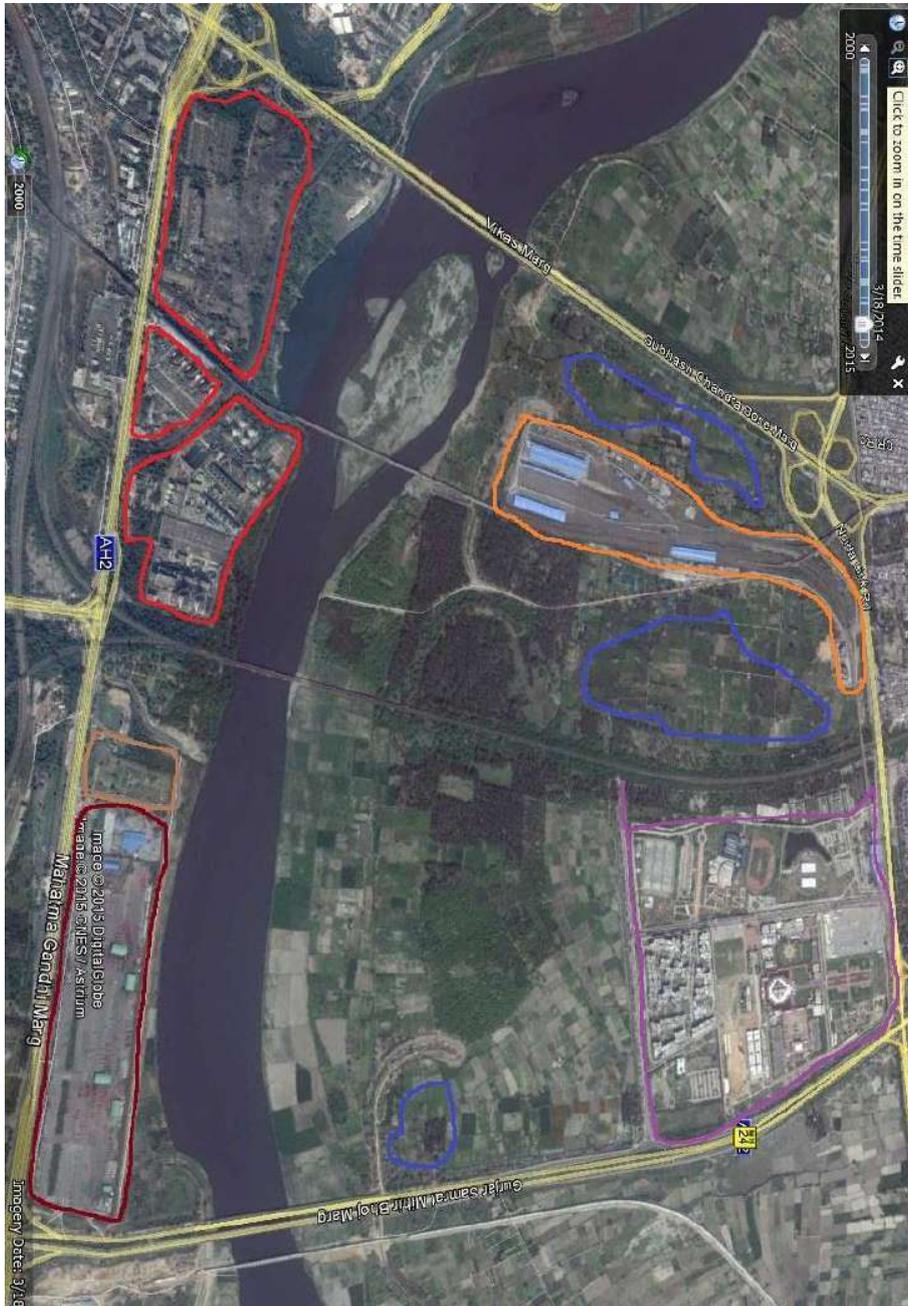


Area  
under  
concern

**Report  
on  
Flood Plain Development  
Yamuna River, NCT of Delhi  
by  
Principal committee**

**October 2015**

**Section 3 (ITO Bridge – HNZ Bridge)**



**Google Image (ITO Barrage – HNZ Bridge)**

**Red color** – Power plants; **Orange color** – DMRC depot, residences; **Purple color** – Akshardham & CWG village complex; **Crimson color** – DTC bus depot; **Brown color** – CRPF camp; **Blue color** – potential water bodies

The river channel meanders westwards towards the Ring Road here.

Ring Road forms the western margin and the Eastern Marginal Bund (NOIDA Link Road) forms the eastern margin of the river. **(Google image)**

This section of the river has seen the most interventions into the active flood plain, reducing significantly its flood way. Four bridges (ITO Bridge, Yamuna Bank Metro Bridge, New railway Bridge and HNZ Bridge) lie here.

An advance bund (Akshardham bund) joining the HNZ Bridge road and the railroad was raised in early 2000. This and the guide bunds of the four bridges have significantly reduced the flood way of the river.

### **West Bank**

Three thermal Power Plants (Indraprastha, Pragati I and II) lie here in the active flood plain. While the Indraprastha Power Plant has been shut the other two have been converted to Gas. **(Google Image)**

South of the power plants again in the river's active flood plain are located their fly ash ponds. The land of the fly ash pond in 2010 was converted by the DTC into a Bus parking for use during the CWG 2010.

There is also a government Plants Nursery, a CRPF camp, a CNG filling station and a private Fly Ash brick manufacturing plant (since closed).

### **East Bank**

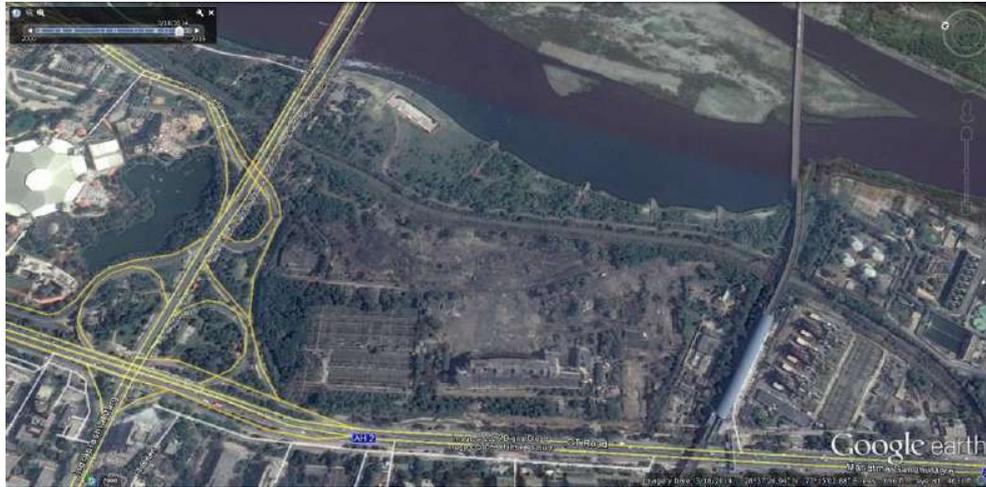
Yamuna Bank Metro complex (Depot, station and residential property) **(Google Image)** has been constructed in the river's active flood plain.

Akshardham complex and Commonwealth Games Village complex and Metro Station and line stand in the flood plain behind the advance bund. **(Google image)**.

Rest of the flood plain is under a large forest patch as well as agricultural farming and private plant nurseries.

**Recommendations:**

1. The large building of the now closed Indraprastha Power Plant may not be dismantled. It could be used imaginatively as a museum or a gallery. Govt of Delhi and the DDA may take steps to involve urban planners and public at large for suggestions on the same.



***Google image of Indraprastha Power Plant land***

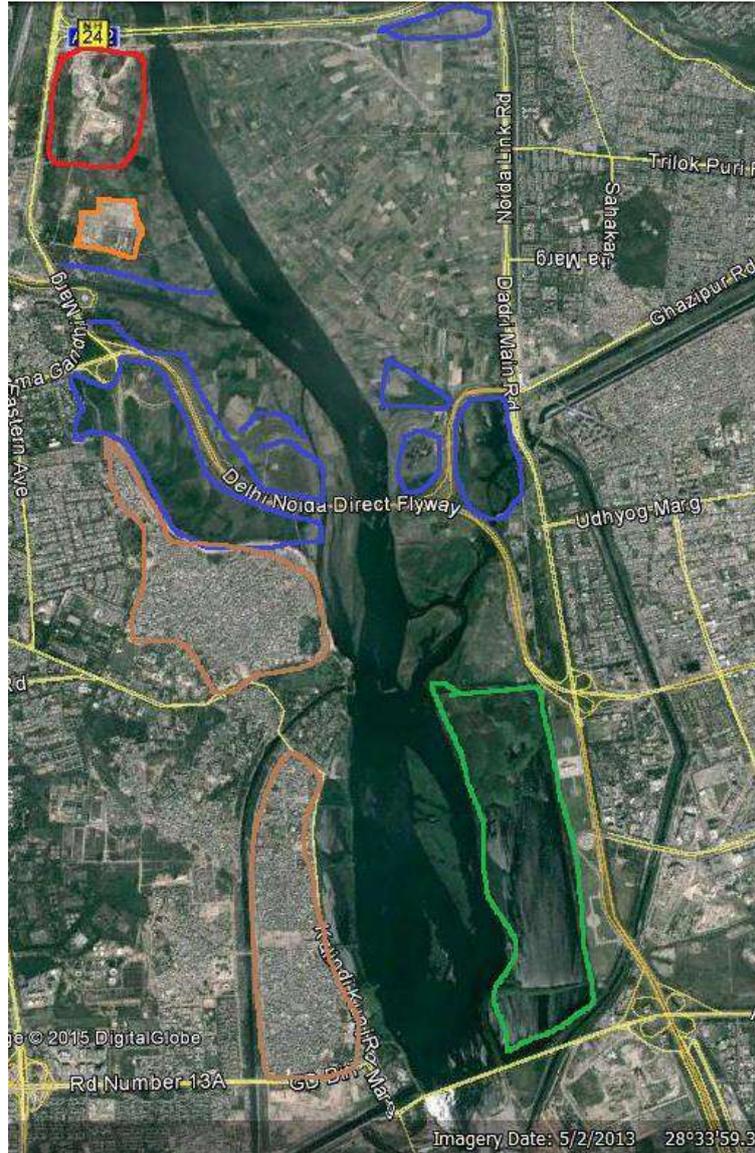
2. The CRPF camp, the CNG filling station, the old fly ash Brick plant as well as the Bus depot standing over previous fly ash ponds shall be removed, detoxified and converted into a forest cum public park, where public could experience the river at close distance. The Bus depot is already under High Court directed relocation.



***Google image of the west bank showing the govt plant nursery, CRPF camp, Fly ash brick plant and the Bus Depot***

- 3. In the east bank the existing forest shall be enriched through plantations of river Yamuna native species.
- 4. There are suitable spaces for a flood plain water body cum recreational sites north & south of the residential towers of the DMRC and north of the new railway line.
- 5. In the remaining flood plain only organic farming shall be permitted under strict regulations.

**Section 4 (HNZ Bridge – Okhla Barrage)**



**Google Image (HNZ bridge – Okhla Barrage)**

**Blue color** – potential water bodies & drain mouth wetlands; **Red color** – Rajiv Gandhi Smriti Van; **Green color** – Okhla Bird Park; **Orange color** – Delhi Transco complex; **Brown color** – Unauthorised colonies; **Yellow color** – roads, bridge, barrage

**ANNEXURE - D**

Handing Over/Taking Over of land measuring 61.59 are at village Inderaprasth near Pragati Maidan (originally for Millennium Depot) to Power Deptt., GNCTD for returning the same to DDA.

Ref no:- F.LD/PL/0002/2022/misc/1-JL-1/116 Dated 10-2-2022 issued By A.D.(PL) (D)  
Subject:- Regarding handing over the land measuring 61.59 Acres at village Inderaprasth Pragati maidan (originally for Millennium Depot.) to DDA By Power Department, GNCTD  
Reference letter No.F11(03)/2013/Power/150 dated 27.01.2022

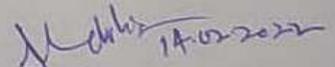
received from Dy. Director(Power) Govt. of NCT of Delhi, on the subject cited above. This office letter vide No.Manager(Civil)PMC/2022/113 dated 09.02.2022. In regard land of Millennium Depot is handed over to Power Department after approval of the Competent Authority. The land measuring 61.59 acre has been handed over on 14.02.2022 to Power Department GNCTD, as is ~~and~~ where is basis with following infrastructure.

1. Roads,
2. Buildings,
3. Workshop shed, - 8Nos.
4. Drains,
5. Underground tank,
6. Boundary wall, with gats etc.

encl: ① layout Plans ② letter No. Manager (Civil) CO/2022/41 dt 11.02.20

  
14/2/2022

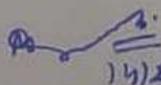
Taking Over by Power Department.  
Name: A.S. Samraiz  
Designation: Dy. Director (Power)  
GNCTD

  
14.02.2022

Handed Over by DTC  
(Joginder Singh)  
Manager(Civil)PMC

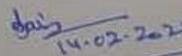
Subsequently, land measuring 61.59 acre has been handed over to DDA on 14.02.2022 on 'as is where is basis'.

Handed over

  
14/2/2022

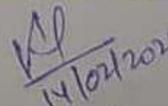
(R.S. Samraiz)  
Dy Dir (Power)  
GNCTD

In presence of

  
14.02.2022

(A.K. Jain)  
Manager (Civil)  
I.P.C. Deptt.  
(Prasth Khand)  
14/2/2022  
DDA/11/27

Taken over

  
14/02/2022

(Kameleshwar)  
Maib Tehsil Dar,  
Land Dept, DDA  
LM Dept, DDA

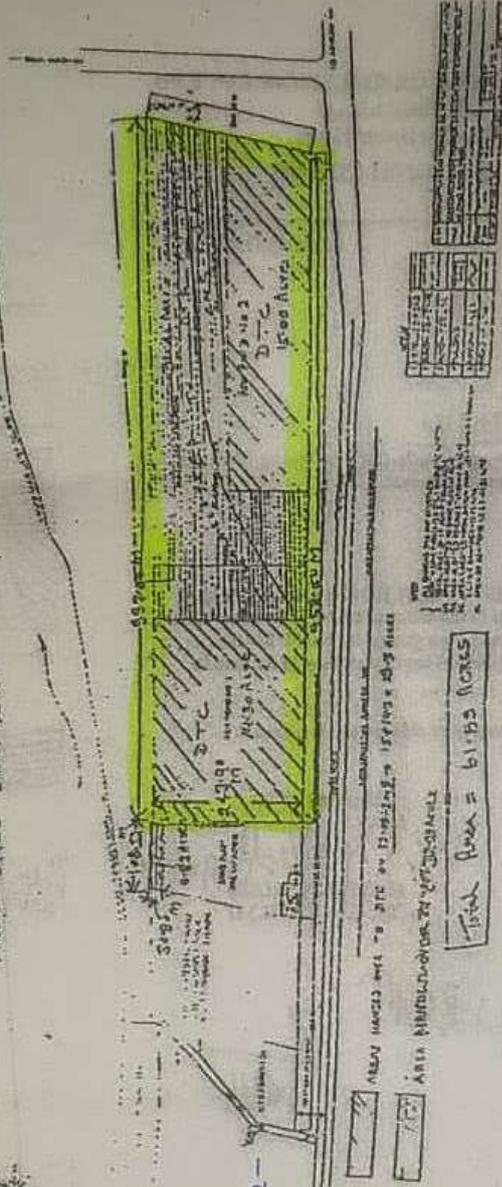
HANDING OVER TAKING OVER REPORT  
 Ref:- No. DIALT/F-15/236 dt 28/5/20  
 Nil:- The Transfer of Land is pending on temporary basis & vacant possession of same shall be given back to TPOCL after CUG 2010.

As per letter No:- F LD IL/0002/2022 -  
 -misc. 11-IL-1116, regarding  
 returning back the land  
 measuring 61.59 Acres at village  
 Indrapat, Near Rajgati Maidan  
 to DDA.

Subsequently, land measuring  
 61.59 acre has been handed  
 over to DDA on 14.02.2022 on  
 basis where is basis.

Handed over  
 (R.S. Samant) (Kambhakar)  
 By Dir (Power) (Mansingh)  
 GNETD

In presence  
 14/2/2022  
 14/2/2022  
 14/2/2022



Total Area handed over = 61.59 Acres (1/20  
 taken over by  
 (L.O.P. Sharma) 14/02/2022

Land measuring 61.59 Acre has been handed over to Power Dept GNETD vide  
 letter no. F11(03)2013/Power/150 dt 27.12.2022 and dated 14.02.2022

Handed over by  
 (R.S. Samant) (Kambhakar)  
 By Dir (Power) (Mansingh)  
 GNETD

In presence of  
 Sh. A.K. Jain  
 Manager (Civil)  
 TPOCL (GNETD)

In presence  
 14/2/2022  
 14/2/2022  
 14/2/2022

380  
 36  
 100

JOINT INSPECTION REPORTDATED 16.11.2023

SUBJECT : PROPOSED CHANGE OF LANDUSE  
FOR PART LAND MEASURING APPR. 0.8 Ha.  
FROM RECREATIONAL TO COMMERCIAL.

IN REFERENCE TO THE DISCUSSION MEETING  
HELD UNDER THE CHAIRMANSHIP OF LD. VC-DDA,  
A JOINT SITE INSPECTION IS CARRIED OUT  
TODAY i.e. 16.11.2023 BY THE OFFICERS OF  
ENGINEERING, HORTICULTURE & LANDSCAPE  
DEPARTMENT.

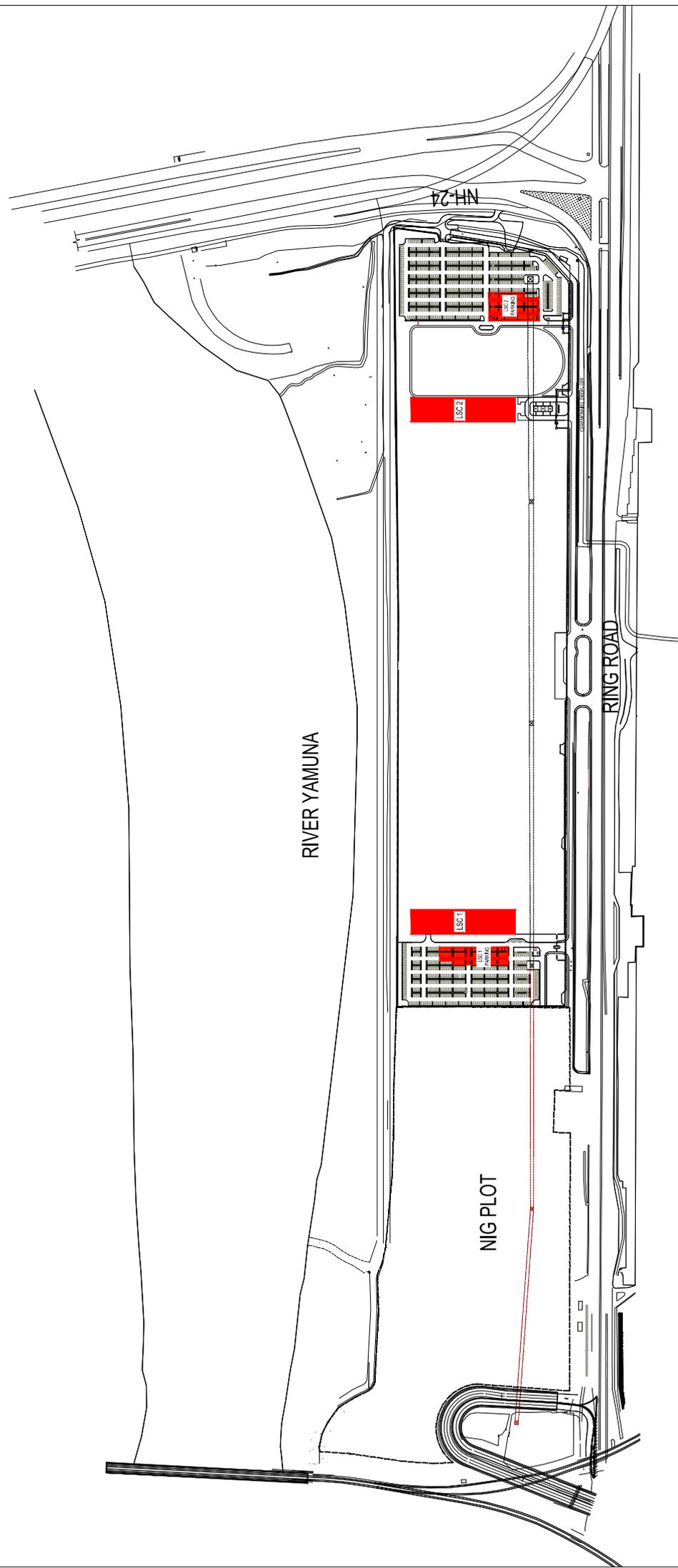
DURING THE INSPECTION, IT IS FOUND THAT  
THE AREA AT TWO EXTREME ENDS OF THE  
SITE ARE FOUND FEASIBLE FOR COMMERCIAL  
USE ACTIVITIES.

Tanvir  
16/11/23  
AE-II/HCD-10/DDA  
Taman Dhaka AEC(c)

Sahi Ram Bishnoi  
16/11/2023  
AD - HD-7, DDA

Muhammed-Uzair  
16/11/2023  
MOHAMMED-UZAIR  
ASST. DIRECTOR  
(YAMUNA/LS)

# Authority Meeting



LSC-1 : 4000 Sqm.  
LSC-2 : 4000 Sqm.

# Layout plan of the site earmarking the area under consideration for CLU