



**DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
6th Floor, Vikas Minar
I.P. Estate, New Delhi -110002**

E-File No.- PLG/MP/0014/2022/F-1/15

Date : 08.02.2022

Sub: Minutes of the 2nd Technical Committee meeting of DDA for the year 2022 held on 03.02.2022.

The 2nd Technical Committee Meeting of DDA for the year 2022 held under the Chairmanship of Vice Chairman, DDA through online mode on 'Webex' portal on **03.02.2022 (Thursday) at 04:00 p.m.** 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.

Manju Paul
(Manju Paul)
Addl. Commissioner (Plg) - I

08/02/2022

To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Member (Admin. & LM), DDA
4. Commissioner (Plg.), DDA
5. Chief Planner, TCPO
6. Chief Architect, HUPW, DDA
7. Chief Architect, NDMC
8. Chief Engineer (Property Development), DMRC
9. Chief Engineer (Elect.), DDA
10. Addl. Commr. (Plg.)-II, DDA
11. Addl. Commr. (Plg.)-III, DDA
12. Addl. Commr. (Plg.)-IV, DDA
13. Addl. Commr. (Landscape), DDA
14. Secretary, DUAC
15. Chief Town Planner, (SDMC, NDMC, EDMC)
16. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
17. Dy. Commr. of Police (Traffic), Delhi
18. Land & Development Officer, (L&DO)
19. Director, Fire Service, GNCTD

Special Invitees:

1. Additional Chief Architect, V.C. Office, DDA
2. Representative of IGL

Item No. 05/2022

**Confirmation of the Minutes of 1st Technical Committee meeting held on 05.01.2022.
PLG/MP/0048/2021/F-1/**

Since no observations/comments were received, the minutes of the 1st Technical Committee held on 05.01.2022 were confirmed as circulated.

Item No. 06/2022

**Proposal for permitting "Dispensary for pet and animals" under Sub/Clause 8(2) of MPD-2021 on the site measuring 420 sq. m. located at Shankar Camp, Moti Bagh, near Bidhan Chandra Vidyalaya, Sector -13, R.K Puram, New Delhi.
PLG/MP/0010/2020/F-1/-O/o DY DIRECTOR (PLG)MP AND DC**

It was discussed that as per Sr. No. iv Para 4.4.2 B of Chapter 4.0 Shelter of MPD-2021 "Dispensary for pet animals & birds" is a permitted Use Premises for Residential Use Zone at Community level and above. In view of the said provisions of the Master Plan, the plot can be earmarked for "Dispensary for pet animas & birds" in the Layout plan itself. As such, there is no need for seeking special dispensation under Clause 8(2) of Chapter 17.0 Development Code of MPD-2021.

In view of the above, the agenda item is withdrawn.

Item No. 07/2022

**Planning permission for CNG Station on Private Land Khasra No. 27//3/1 & 4/1, Village Dhansa, Delhi.
PLG/LP/0014/2021/L/FSTN-O/o DD(PLG) LAND POOLING(ZONE K-I,L)**

The agenda was presented by Addl. Comm. (Plg.)- II. After detailed deliberations, the agenda item was approved for Temporary Permission for CNG station as per the General Provisions approved in the 4th and 7th Technical Committee Meeting of 2020

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

Manoj

ANNEXURE-I

List of participants of 2nd Technical Committee meeting for the year 2022 - 03.02.2022

DELHI DEVELOPMENT AUTHORITY

1. Vice Chairman, DDA
2. Member (Admin & LM)
3. Engineer Member, DDA
4. Commissioner (Plg.), DDA
5. Chief Architect, HUPW, DDA
6. Addl. Commissioner (Plg.) -I
7. Addl. Commissioner (Plg.)-II
8. Addl. Chief Architect, VC Office
9. Addl. Commr. (Landscape), DDA
10. Director (Plg), Zone - D

Representatives of the following Organizations has also attended the meeting:

1. TCPO
2. DUAC
3. DMRC
4. North Delhi Municipal Corporation
5. East Delhi Municipal Corporation
6. CPWD
7. Delhi Fire Service
8. Traffic Police
9. DPCC
10. IGL

**DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
6th FLOOR, VIKAS MINAR
I.P. Estate, New Delhi - 110002
Phone No. : 23370507**

E-File No.- PLG/MP/0014/2022/F-1/08

Date : 27.01.2022

MEETING NOTICE

The 2nd Technical Committee Meeting of DDA for the year 2022 will be held under the Chairmanship of Vice Chairman, DDA through online mode on 'Webex' portal on **03.02.2022 (Thursday) at 04:00 p.m.** The ID for the same is **2517 447 6096** and the password is **12345**.

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

Manju Paul.
(Manju Paul) 27/01/2022
Additional Commissioner (Plg) - I

To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Member (Admin & LM), DDA
4. Commissioner (Plg.)
5. Chief Planner, TCPO
6. Chief Architect, HUPW, DDA
7. Chief Architect, NDMC
8. Chief Engineer (Property Development), DMRC
9. Chief Engineer (Elect.), DDA
10. Addl. Commr. (Plg.)-II, DDA
11. Addl. Commr. (Plg.)-III, DDA
12. Addl. Commr. (Plg.)-IV, DDA
13. Addl. Commr. (Landscape), DDA
14. Secretary, DUAC
15. Chief Town Planner, (SDMC, NDMC, EDMC)
16. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
17. Dy. Commr. of Police (Traffic), Delhi
18. Land & Development Officer, (L&DO)
19. Director, Fire Service, GNCTD

Special Invitees:

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

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2nd Technical Committee Meeting to be held on 03.02.2022

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DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
6th Floor, Vikas Minar
I.P. Estate, New Delhi -110002

E-File No.- PLG/MP/0048/2021/F-1/07

Date : 11.01.2022

Sub: Minutes of the 1st Technical Committee meeting of DDA for the year 2022 held on 05.01.2022.

The 1st Technical Committee Meeting of DDA for the year 2022 held under the chairmanship of Vice Chairman, DDA through online mode on 'Webex' portal on **Wednesday, 05.01.2022 at 04:00 PM**. 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.

Sd/-
(Manju Paul)
Additional Commissioner (Plg) - I

To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Member (Admin. & LM), DDA
4. Commissioner (Plg.), DDA
5. Chief Planner, TCPO
6. Chief Architect, HUPW, DDA
7. Chief Architect, NDMC
8. Chief Engineer (Property Development), DMRC
9. Chief Engineer (Elect.), DDA
10. Addl. Commr. (Plg.)-II, DDA
11. Addl. Commr. (Plg.)-III, DDA
12. Addl. Commr. (Plg.)-IV, DDA
13. Addl. Commr. (Landscape), DDA
14. Secretary, DUAC
15. Chief Town Planner, (SDMC, NDMC, EDMC)
16. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
17. Dy. Commr. of Police (Traffic), Delhi
18. Land & Development Officer, (L&DO)
19. Director, Fire Service, GNCTD

Special Invitees:

1. Additional Chief Architect, V.C. Office, DDA
2. Special Secretary (Environment) GNCTD
3. Commissioner, EDMC

Item No. 01/2022

**Confirmation of the Minutes of 12th Technical Committee meeting held on 29.11.2021.
PLG/MP/00027/2021/F-1/-O/o DY DIRECTOR (PLG)MP AND DC**

The minutes of the 12th Technical Committee held on 29.11.2021 were confirmed as circulated along with the correction in the title of the Item no. 72/2021 *“Planning permission for CNG Station on Private Land Khasra No. 43//16 & 441/20/2, Village Bakargarh, Delhi.”* may now be read as

“Planning permission for CNG Station on Private Land Khasra No. 43//16 & 44//20/2, Village Bakargarh, Delhi.”

Item No. 02/2022

**Special Permission for construction of Ramp on land measuring 3030 sq.m opposite Millennium Park at Sarai Kale Khan in Zone ‘O’ for Majlis Park (Mukundpur) – Shiv Vihar Corridor (Pink Line) of Delhi Metro project, Line-07, Phase-III.
F 21 (4)2013/MP**

The agenda was presented by Additional Commissioner (Plg) – III. After detailed deliberations, the agenda item was approved for placing before the Authority for seeking Special permission under notes iv) of Sub-Clause 8 (2) Permission of use Premises in Use Zones (As part of approval of layout plan or as a case of special permission from the Authority) of Chapter 17.0 Development Code of Master Plan for Delhi – 2021.

Item No. 03/2022

**Change of Land Use for Land measuring 7.23 Ha. (20 acres) approx. from Recreational P2 (District Park) to Utility U4 (Solid Waste, Sanitary Landfill, etc.) for setting up of Ecopark in Delhi for management of E-Waste by GNCTD
PLG/MP/0067/2021/F-20/-O/o ADDL COMMISSIONER (PLG)-II**

The agenda was presented by Addl. Comm. (Plg.)- II. It was observed by the Special Secretary (Environment), GNCTD that the configuration of the current site offers constraints in development due to the 400KV High tension lines passing through it. The area adjacent to the site may also be added to ensure feasibility of setting up of the Ecopark.

After detailed deliberations, the agenda item was approved for processing for the Change of Land Use for Land measuring 15.02 Ha. (37 acres) approx. from Recreational P2 (District Park) to Utility U4 (Solid Waste, Sanitary Landfill, etc.) for setting up of Ecopark in Delhi for management of E-Waste by GNCTD and recommended for further processing under Section 11A of DD Act, 1957.

Item No. 04/2022

**Change of Land Use of an area measuring 31.4 Acres (approx.) for Solid Waste Management Processing and Disposal Facility from ‘Recreational (P2: District Park, City Park, Community Park)’ as per Zonal Development Plan of Zone O to ‘Utility (U-4)’ located at Ghonda Gujran in Planning Zone O.
PLG/MP/0036/2021/F-3/-O/o DIRECTOR (PLG) ZONE E AND O**

The agenda was presented by Commissioner, East Delhi Municipal Corporation. After detailed deliberations, the agenda item was approved and recommended for further processing under Section 11A of DD Act, 1957. However, the final Change of Land Use will be processed only after all the statutory clearances have been sought by East Delhi Municipal Corporation.

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

ANNEXURE-I

List of participants of 1st Technical Committee meeting for the year 2022 – 05.01.2022

DELHI DEVELOPMENT AUTHORITY

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

Representatives of the following Organizations has also attended the meeting:

1. Special Secretary (Environment), GNCTD
2. Commissioner, East Delhi Municipal Corporation
3. TCPO
4. DUAC
5. DMRC
6. North Delhi Municipal Corporation
7. South Delhi Municipal Corporation
8. CPWD
9. Delhi Fire Service
10. Traffic Police
11. DPCC

DEPARTMENT OF ARCHITECTURE AND ENVIRONS
NEW DELHI MUNICIPAL COUNCIL
PALIKA KENDRA: NEW DELHI

Item No.

Dated:

AGENDA FOR THE TECHNICAL COMMITTEE MEETING

Subject: Proposal for permitting "Dispensary for pet and animals" under Sub/Clause 8(2) of MPD-2021 on the site measuring 420 sq. m. located at Shankar Camp, Moti Bagh, near Bidhan Chandra Vidyalaya, Sector -13, R.K Puram, New Delhi.

1.0 Background:

NDMC has been allotted a piece of land measuring 420 sq. mtrs. (to construct a 'Dispensary for pet animals & birds' on land measuring 352.74 sq mtr and maintain the remaining area of 67.26 sq.mtr. as green) at Moti Bagh, near Bidhan Chandra Vidyalaya, Sector-13, R.K. Puram, New Delhi (as indicated in the attached L&DO plan no. 2321).

As per the terms of allotment of land, the land use of the plot to be changed from "Green" to "Institutional" for which an Agenda for Technical Committee was submitted to DDA vide letter no. CA/HA/Misc/D-68 dated 30-03-2021. On receipt of communication from DDA, vide no. F.1(25)2005/MP/D-25 dated 16-04-2021, the allotment was got modified by L&DO from "Veterinary Hospital" to "Dispensary for pet animals & birds" as the said plot is in Residential Use Zone as per MPD-2021, subject to permission for construction of the same.

2.0 Examination:

- i. The site is located at South-west of Moti Bagh, adjacent to Shankar Camp, near Bidhan Chandra Vidyalaya, New Delhi and is accessible from a minor road on North-west which connects to the Ring Road (RoW 64 mt.). The site falls outside the LBZ.
- ii. The land use of the said site is "**Residential**" as per MPD-2021 and approved Zonal Development Plan of Zone -D, prepared under MPD-2001. (**Annexure-'A'**)
- iii. The land owning agency of the said site is Land and Development Office. L&DO vide letter No. L&DO/L-V-16(1001)/319 dated 26.08.2021 has allotted a plot of land measuring 420 sq. mtrs. to NDMC for construction of a 'Dispensary for pet animals & birds' on land measuring 352.74 sq. mtr. and maintain the remaining area of 67.26 sq.mtr. as green.
- iv. As per Sub/Clause 8(2) titled 'Permission of Use Premises in Use Zones' of MPD-2021, the 'Dispensary for pet & animals' is a permissible use premise in 'Residential Use Zone', subject to approval from the Authority.

- v. At present, the said site is vacant and is bounded by a boundary wall and has an entry gate on the North-West. The plot has four fully grown up trees which will be retained by NDMC. Also, a public toilet exists on the site.

3.0 JUSTIFICATION:

The existing site of 'Veterinary Hospital' at Moti Bagh is planned to be redeveloped as a Multi-Speciality Hospital by NDMC. After this redevelopment, there will be no other Dispensary for pet & animals in this area, which creates an urgent need for a "Veterinary facility" in the said area. The location where the said facility is being proposed is a strategic location as it is going to cater to a wide spectrum of population living in the nearby areas such as Chanakyapuri area, Moti Bagh, Sarojini Nagar, Netaji Nagar, R.K. Puram etc. Hence, this will be beneficial to the society and public at large.

As per the communication of DDA vide letter no. F.1(25)2005/MP/D-25 dated 16-04-2021 in para 3 & 4, the said plot allotted to NDMC by L&DO does not qualify for construction of a Veterinary Hospital due to smaller plot area and the same plot may be utilized for the construction of a "**Dispensary for pet & animals**". As such the proposal to construct the "Dispensary for pet & animals" in the Residential Zone is justified.

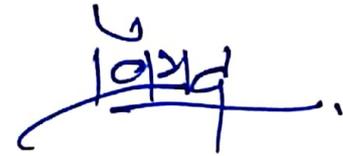
Hence, the proposal for construction of a "Dispensary for pet & animals" is submitted before the 'Technical Committee' of DDA, for approval of the same under sub clause 8(2) of MPD-2021.

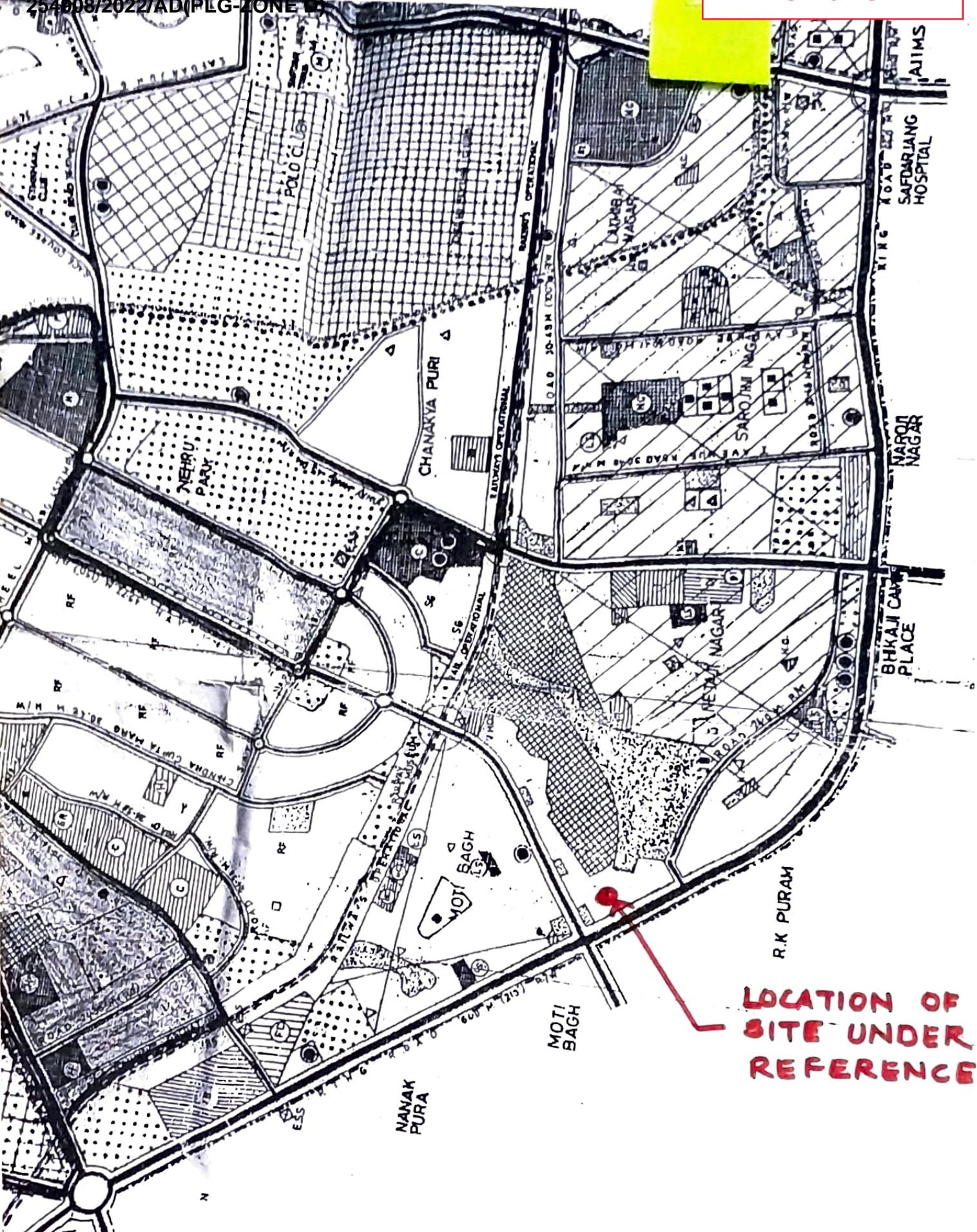
4.0 Proposal:

In view of above, it is proposed that NDMC be permitted the construction of a 'Dispensary for pet and animals' as per the Sub/ clause of 8(2) of MPD-2021, on a piece of land measuring 420 sq mtrs. at Moti Bagh, Near Bidhan Chandra Vidyalaya Sector-13, R.K Puram, New Delhi, as per the terms of allotment of L&DO for the present location of the plot. (Refer location map at **Annexure-'B'**)

5.0 Recommendation:

The proposal at para 4.0 above is placed before the Technical Committee for consideration & approval under Sub/ clause of 8(2) of MPD 2021 in r/o permissibility of 'Dispensary for pet and animals' in Residential use zone.


(VIJAY KAUSHAL)
DY. CHIEF ARCHITECT, NDMC
DEPUTY CHIEF ARCHITECT
NEW DELHI MUNICIPAL COUNCIL



LOCATION OF SITE UNDER REFERENCE

ZONE - D

Government of India
Ministry of Housing & Urban Affairs
Land & Development Office

6th Floor, A-Wing, Narman Bhawan
New Delhi - 110 011
Dated 26 August, 2021

No. L&DO/L-V-16(1001)/319

To,
The Secretary,
New Delhi Municipal Corporation
Palika Kendra, Sansad Marg,
New Delhi-110001.

RECEIVED
14/09/21

Subject: Allotment of land to NDMC near Bidhan Chandra Vidyalaya, Moti Bagh
New Delhi for construction of Veterinary Hospital - Change of purpose
from 'Veterinary Hospital' to 'Dispensary for pet animals and birds' -
Amendment reg

Sir/Madam,

I am directed to refer to this Office letter of even no. dated 16 03 2021 regarding allotment of land measuring 420 sq mtr to NDMC (to construct hospital on land measuring 352.74 sq mtr and maintain the remaining area of 67.26 sq mtr as green) at Shankar Camp, Moti Bagh, Near Bidhan Chandra Vidyalaya, Sector-13, R K Puram, New Delhi (as indicated in the attached LDO plan no 2321) subject to change in land use from "Green" to "Institutional"

R/291/EE/SP
09-9-21

2. The request of NDMC vide its letter dated 17 06 2021 for change of purpose of allotment of land from 'Veterinary Hospital to Dispensary for pet animals and birds' has been considered and, with the approval of the Competent Authority, this Office allotment letter of even no. dated 16 03 2021 is amended as under -

a) The words 'Veterinary Hospital' 'Hospitals' under the subject, Para 1 and 2(xiii) regarding purpose of allotment of land in the allotment letter is amended as under:-

FOR: 'Veterinary Hospital/' 'Hospitals'
READ: 'Dispensary for pet animals and birds'

b) Terms of payment in Para 2(i) of the allotment letter is amended as under-

FOR: N.D.M.C. shall be required to pay for the land measuring 420 sq mtrs token premium of Re 1/-

READ: N D M C shall be required to pay for the land measuring 420 sq mtrs a token premium of Re. 1/- and ground rent of Re 1/- p. annum

cond. 2/-

7/08
SE/RCM/21
09/09/21

AE-II
14/09/21

-2-

3. All other terms and condition mentioned in the allotment letter dated 16.03.2021 will remain same.

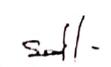
Yours faithfully,


(S. Padmanabha)

Dy Land & Development Officer(III)
Tele No. 2306 1325

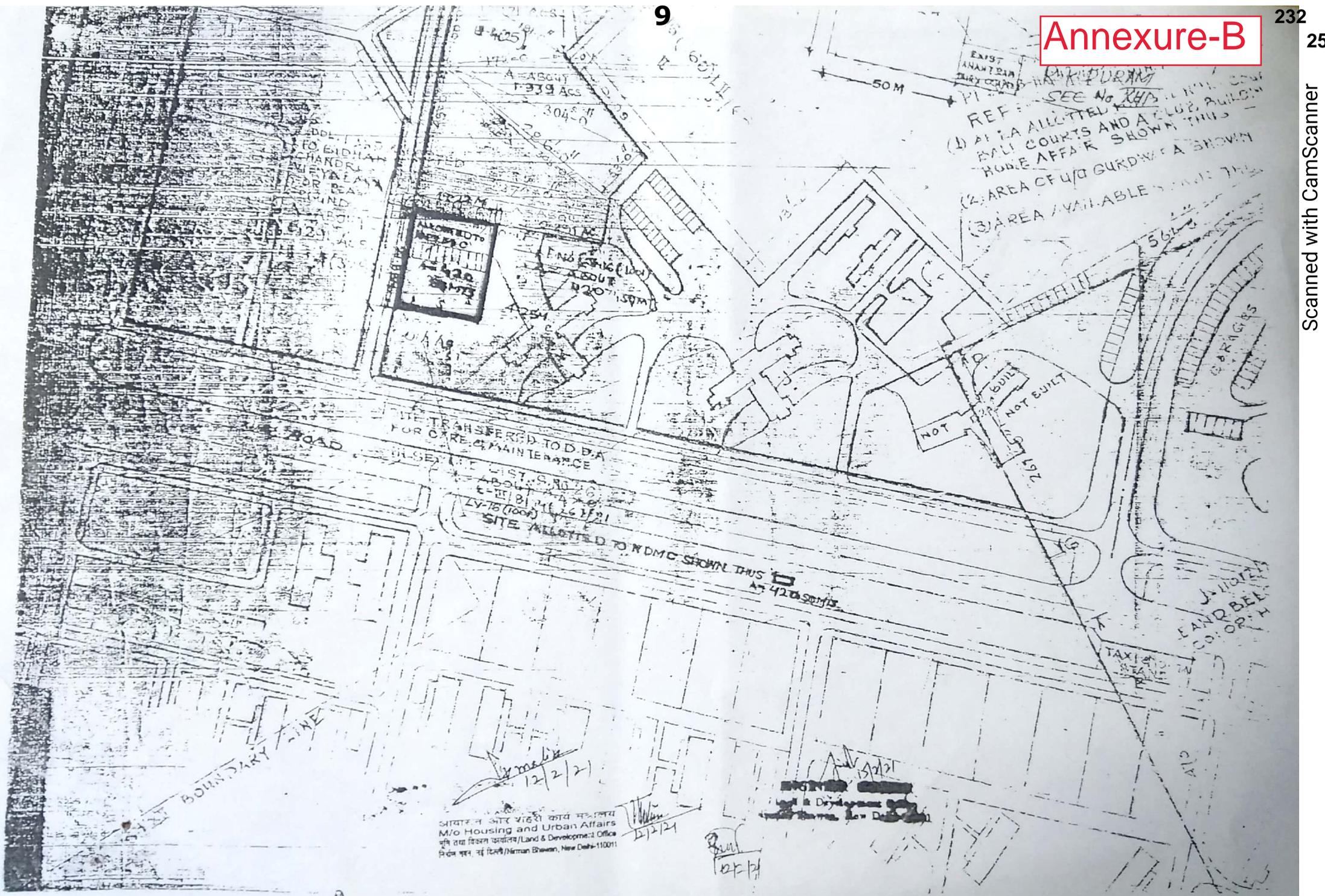
Copy to:

1. The Chief Planner, TCPO, I P Estate, New Delhi.
2. The Chief Architect, CPWD, New Delhi
3. The Commissioner(Planning)(MP) DDA, Vikas Minar, Indraprastha Estate, New Delhi
4. Executive Engineer(C-1), Civil Engineering Department, New Delhi Municipal Corporation, 222 S B S Place, Connaught Market, New Delhi
5. Account Section, L&DO
6. Allotment Register, L&DO
7. Drawing Section, L&DO
8. Finance Division, L&DO H&UA, Nirman Bhawan, New Delhi
9. CE(NDZ-II), CPWD, Nirman Bhawan, New Delhi
10. PS to MOS(II), H&UA/Sr PPS to Secretary, L&DO H&UA
11. Director of Audit & Economic Services, AGOR Building I P Estate, New Delhi


(S. Padmanabha)
Dy Land & Development Officer(III)

Annexure-B

9



254908/2022/AD(PLG-ZONE-D)
14477/2021

Office of AC (PLG) 3
Date: 21/12/21

आयुक्त (योजना) कार्यालय
डायरी सं. I-1576
दिनांक. 16/12/2021

DEPARTMENT OF ARCHITECTURE AND ENVIRONS
NEW DELHI MUNICIPAL COUNCIL
PALIKA KENDRA: NEW DELHI

D-I/14477/2021

Dtd 15/12/2021

The Commissioner Planning
Delhi Development Authority
Area Planning-II (Plng. Zone-D)
12th Floor, Vikas Minar,
I.P Estate, New Delhi-110002

निदेशक (योजना)
Zone - D
डायरी सं. 295
दिनांक. 24/12/21

Subject :- Proposal for permissibility of "Dispensary for pet animals and birds" on the 420 sq. m. plot located at Shankar Camp,, Moti Bagh, near Bidhan Chandra Vidyalaya, Sector, R.K Puram, New Delhi.

The proposal is regarding the permissibility of a "Dispensary for pet animals and birds" in Residential Use Zone under Sub/ clause 8(2) of MPD- 2021 is required to be carried out as per the terms of allotment of land by L&DO.

The agenda note has been accordingly prepared and enclosed herewith for your kind perusal and submission before the Competent Authority for approval.

- Encl : 1.Site location plan
- 2. Revised allotment letter of L&DO
- 3. Agenda

Signed by Vijay Kaushal
Date: 15-12-2021 15:55:13

(VIJAY KAUSHAL)
BY. CHIEF ARCHITECT

Pl. examine
Sh. Sai Prasad
Plg Zone D
23/12/2021

ACC PLG III
17/12/2021
20/12/21

AD (Plg) Zone D
Din Plg. J.F. N.R.P.B

The area upr seems to be falling in Zone - D
May pl forward to concerned for w/a.

ACC PLG - III
Din Plg. Zone D 23/12/2021

23/12/21

[Draft Agenda for Technical Committee]

ITEM NO.: /2022

Subject: Planning permission for CNG Station on Private Land Khasra No. 27/3/1 & 4/1, Village Dhansa, Delhi.

(File No. PLG/LP/0014/2021/L/FSTN-O/O DD(PLG)LANDPOOLING(ZONEK-I,L))

1. Background

- 1.1 An E- Office file bearing number LD/CL/0010/2021/CNG/F13-COMMERCIAL LAND was received from Commissioner (LD), DDA vide which application of Mr. Hawa Singh for grant of NOC for setting up CNG Station on private land at Khasra No. 27/3/1 & 4/1, Village Dhansa, 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 Indraprastha Gas Limited (IGL) vide letter dated 04.01.2022 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 13.01.2022 by Planning Department along with representative from IGL in order to scrutinize the application submitted by the applicant as per planning parameters laid down in Gazette Notification S.O. 1244 dated 08.03.2019.
- 2.2 Further, amended Linear Layout Plan (**Annexure A**) was submitted by IGL on 28.01.2022.

255876/2022/O/o DD(PLG) LAND POOLING(ZONE K-I & L)

2.3 Based on the above and as per the standard proforma prepared through various deliberations by senior officers, matter was examined and following is the status vis-à-vis planning parameters:

S.No.	Planning Parameters	Status		Remarks
		As per information furnished by applicant	As per examination by Planning Department, DDA	
1	Land Use Details of the Site			
a	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.
c	Whether site lies in Urban area or Rural area	-	Rural	-
d	Whether in prohibited Zone	No	No	-
e	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 Village Dhansa 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	Submitted by IGL on 04.01.2022 wrt Green Belt & temporary permission. Signed by original land owner.
2	Plot Details			
a	Category of Fuel Station-CNG/ CNG Mother Station/ Petrol/ EVC	CNG/ EVC Station	CNG Station	Application is submitted for CNG/ EVC Station and PESO approval is for CNG/ EVC
b	Proportion & Location	No	Not required	

S.No.	Planning Parameters	Status		Remarks
		As per information furnished by applicant	As per examination by Planning Department, DDA	
	of CNG& EVC earmarked in the map			Station. However as per Minutes of 7 th TC: 'EV Charging station may not be considered currently in the proposal till the norms are formulated and notified. The applicant can have the flexibility of providing it a later stage on need basis as per the Policy'.
c	Area of plot (in sq m)	1080 sq m	1080 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 m Back – 33.49 m Left – 27 m Right – 37.72 m (as per submitted drawing)	Front – 36 m Back – 33.49 m Left – 27 m Right – 37.72 m (as per submitted drawing)	As per drawing submitted by IGL on 28.01.2022
e	Whether Plot frontage is at least 30 m, if not what is it?	39.74 m (as per submitted drawing)	39.74 m (as per submitted 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 291.6 sq m.	
g	Area of land left for	–	–	Not applicable

S.No.	Planning Parameters	Status		Remarks
		As per information furnished by applicant	As per examination by Planning Department, DDA	
	Green/ parking, if Plot size > 1485 sq m			
h	Site plan showing ingress & egress points	Yes	Yes	Submitted vide letter dated 28.01.2022
3	Road/ Approach Details			
a	Whether the Site lies on National Highway	No	No	-
b	Proposed RoW (as per notified ZDP)	45 m	45 m	-
c	Existing road width in front of the plot	28.8 m	28.8 m	As per drawing submitted by IGL on 28.01.2022
4	Distance of Site from nearest intersection			
a	From minor road having RoW less than 30 m	-	More than 50 m, conforms to Para 3(vii)a of Regulations dated 08.03.2019.	
b	From major road having RoW more than 30 m	-	More than 100 m, conforms to Para 3(vii)b of Regulations dated 08.03.2019.	
5	Distance of Site from the nearest fuel station of same category			
a	Divided carriageway - Same side of road - Opposite side of road	Yes	Another CNG Station (same category) at Khasra No. 17/16 in Dhansa was approved in 4 th TC Meeting, 2020; and is located 207 m away from the proposed Site (on same side of road- divided carriageway and with breaks in median).	As per Regulations dated 08.03.2019, to avoid clustering, minimum distance between two fuel stations of similar category should be as follows: a. Not less than 1000 m on same side of road (without divided carriageway) b. Not less than 500 m on other side of road (with divided carriageway and without breaks in

S.No.	Planning Parameters	Status		Remarks
		As per information furnished by applicant	As per examination by Planning Department, DDA	
				median).'
b	Undivided Carriageway - Same side of road - Opposite side of road	NA	Not applicable	-
6	Approvals/ NOC taken from other Authorities			
a	Approval from PESO	Yes	Duly signed revised PESO approval based on amended Linear Layout Plan is to be submitted.	
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'.
c	Approval from NHAI (if applicable)	-	Not applicable	-
d	Any other approval/ NOC (if taken)	-	-	-
7	Current Status of Site	-	Site under reference is vacant.	
8	Any other information/ detail furnished	NOC from co- owners	-	-

2.4 The proposal for planning permission for CNG Station at Khasra No. 17/16 in Dhansa was approved in 4th TC Meeting, 2020 held on 20.07.2020 vide Agenda Item no. 20/2020. The same is located 207 m away from the proposed Site (on the same side of the road with divided carriageway and with breaks in median) (refer Annexure C).

2.5 As per Para 3(viii) of Regulations dated 08.03.2019, 'in order to avoid clustering of Fuel Stations at a locality and to facilitate uniform distribution of the fuel stations, the

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minimum distance between the two Fuel Stations of similar category (i.e., CNG, Petrol, Diesel or any other fuel) should be as follows:

- c. *Not less than 1000 m on the same side of the road (without divided carriageway)*
- d. *Not less than 500 m on the other side of the road (with divided carriageway and without breaks in median).'*

2.6 Para 4(iv) of Regulations dated 08.03.2019 states that, 'Any issue relating to the interpretation of these Regulations shall be referred to the Authority for necessary directions and appropriate actions.'

3. PROPOSAL

In view of Para 2 above, the proposal for planning permission for CNG Station on Private Land Khasra No. 27//3/1 & 4/1, Village Dhansa is being put up for consideration and deliberation of Technical Committee subject to the following conditions:

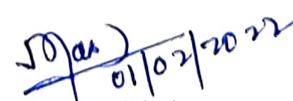
- i. Duly signed revised PESO approval based on amended Linear Layout Plan is to be submitted.
- ii. Undertaking by IGL to the effect that 'it would ensure immediate cancellation of temporary permission granted in Green Belt areas after 5 years or preparation of Layout Plan whichever is earlier and no 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. Permissions with respect to tree felling/ transplantation shall mandatorily be submitted by the applicant before the issuance of NOC.
- v. 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.
- vi. 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 Policy/
Zone K-I/ L/ N


Additional
Commissioner (Plg.)-
IV

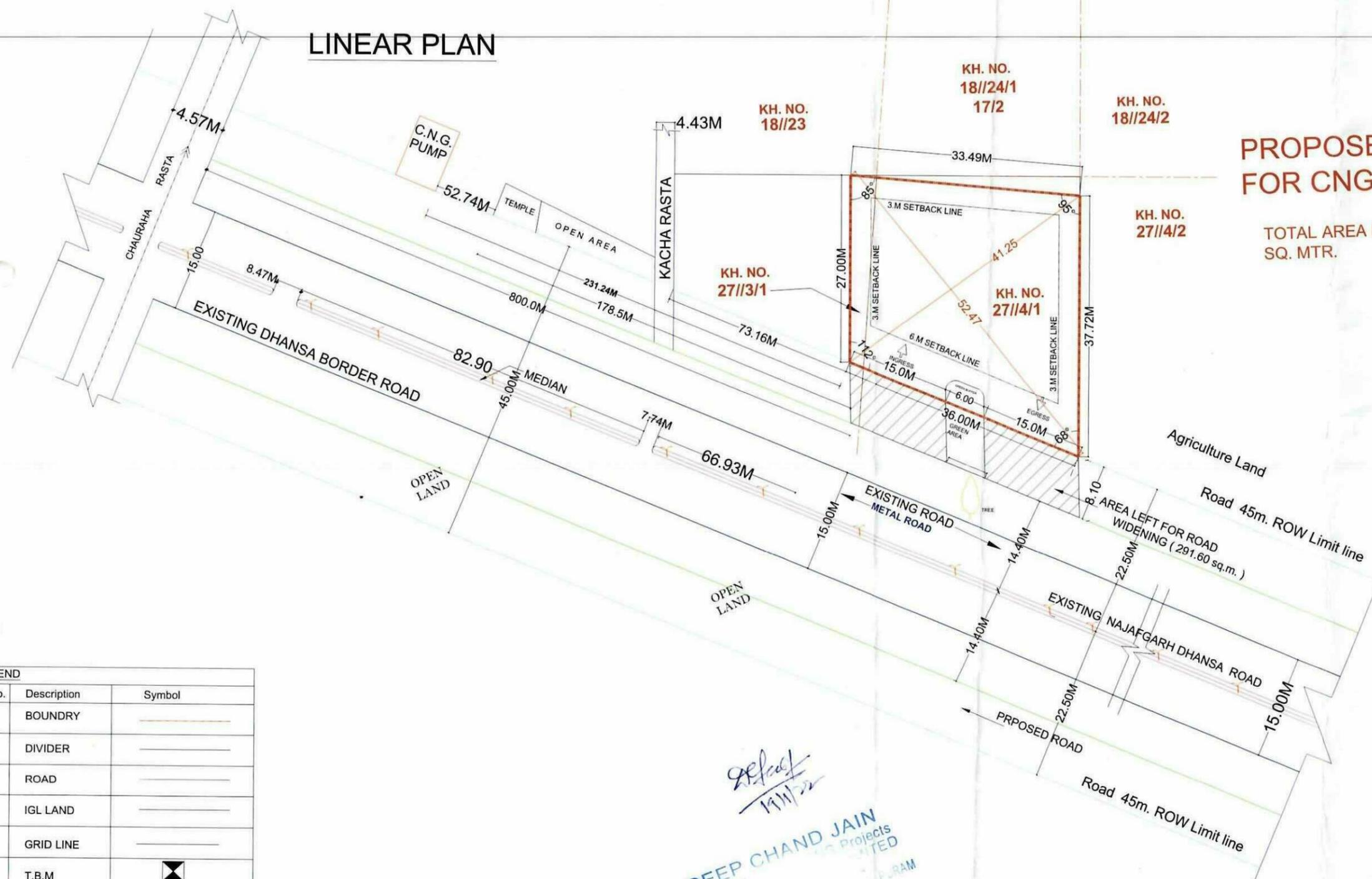
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Latest Linear Plan

ANNEXURE: A



LINEAR PLAN



PROPOSED SITE FOR CNG STATION

TOTAL AREA IN SQ METER=1080 SQ. MTR.

Deep Chand Jain
19/1/22
DEEP CHAND JAIN
General Survey Projects
INDRA PRASTHA GAS LIMITED
COMMERCIAL SURVEYING

LEGEND		
SI No.	Description	Symbol
01.	BOUNDRY	—
02.	DIVIDER	—
03.	ROAD	—
04.	IGL LAND	—
05.	GRID LINE	—
06.	T.B.M	
07.	STATION	
08.	LIGHT POLE	
09.	ELECTRIC POLE	
10.	SPOT LEVEL	100.000

SI No.	Date:	Description of revision	Prints issued
	14.01.22		

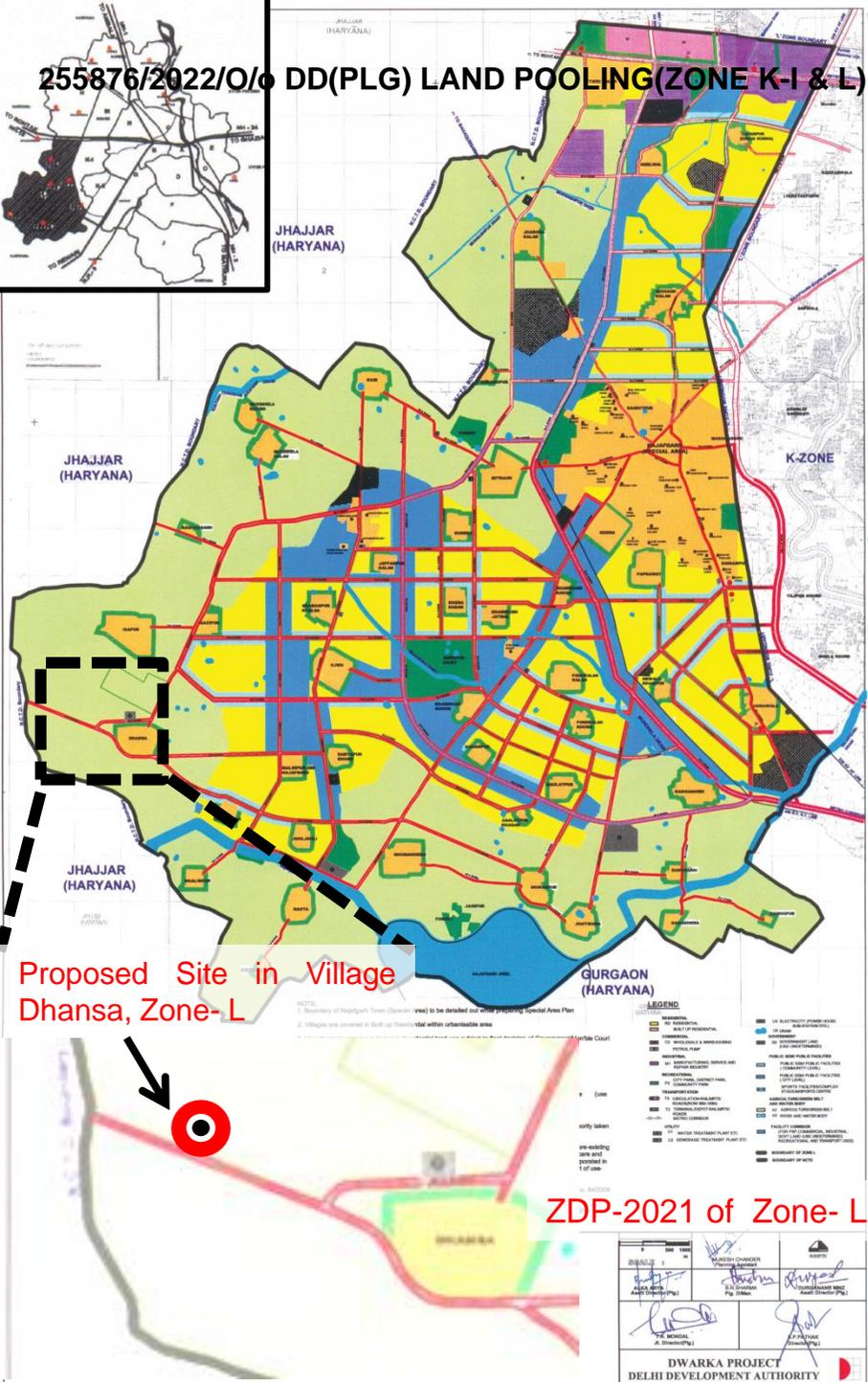
Client: INDRAPRASTHA GAS LIMITED NEW DELHI-110001

Project: Topographical survey section Plan For CNG FILLING AND E.V. CHARGING STATION AT KHASRA NO. 27/13/1 & 4/1, VILLAGE- DHANSA NEAR POLICE STN.- JAFFARPUR, TEHSIL NAJAFGARH, DISTRICT - SOUTH WEST NEW DELHI-110043
HAWA SINGH CONT. NO. : 8750521111, 9899900012

SURVEYOR TECHNO CAD COMPUTERS NEW DELHI		Applicant Signature: <i>Hawasingh</i>
Drawn By: MD. MOAZZAM	Surveyor: MD. MOAZZAM	Scale: 1:400
Checked By: MD. MOAZZAM	Scale: 1:400	Sht No. 1 OF 1
Drawing No. US2022/JAN/P-2	Scale: 1:400	Rev. No. R0



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Location of Proposed Site in Village Dhansa on ZDP- 2021

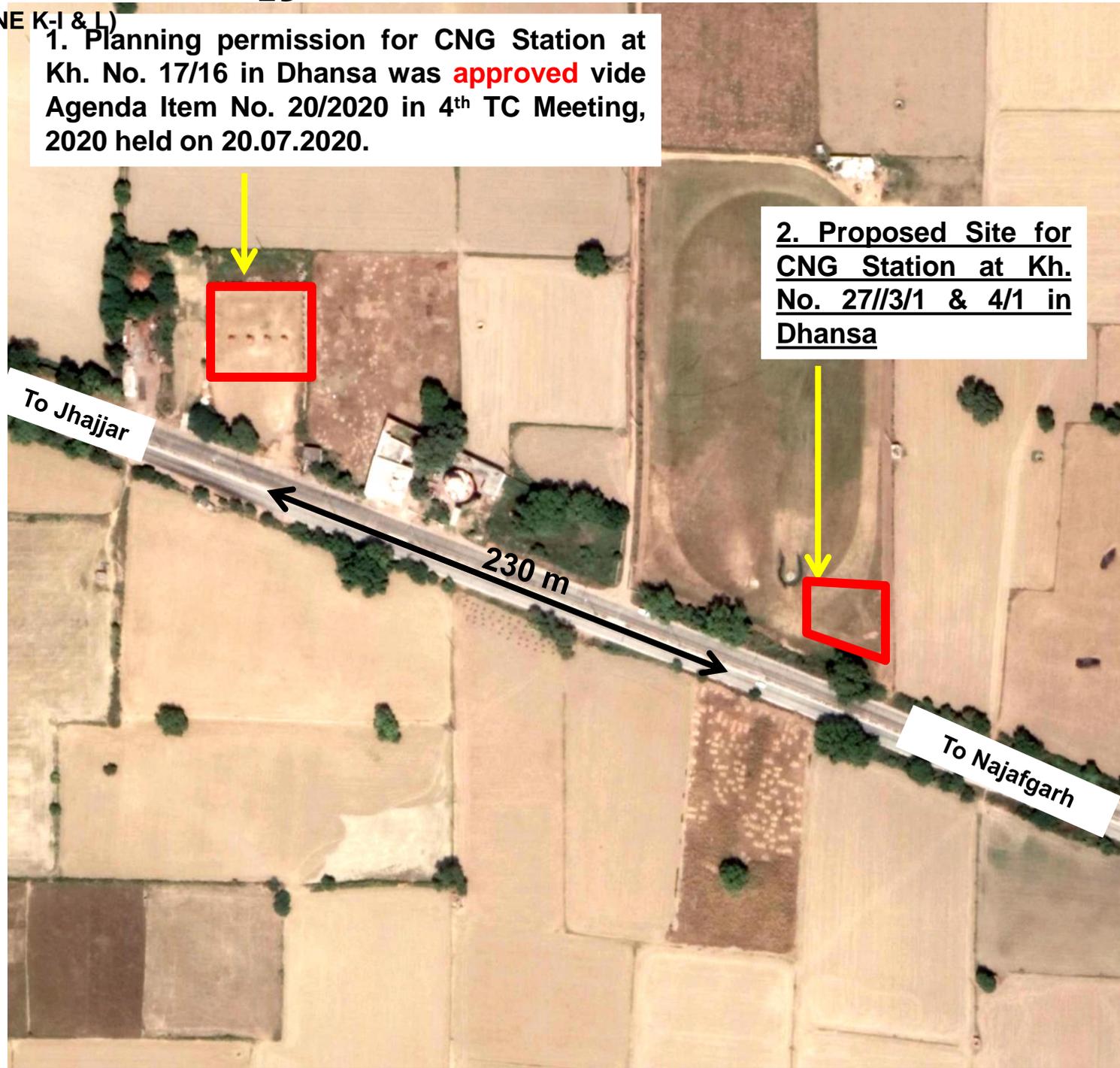
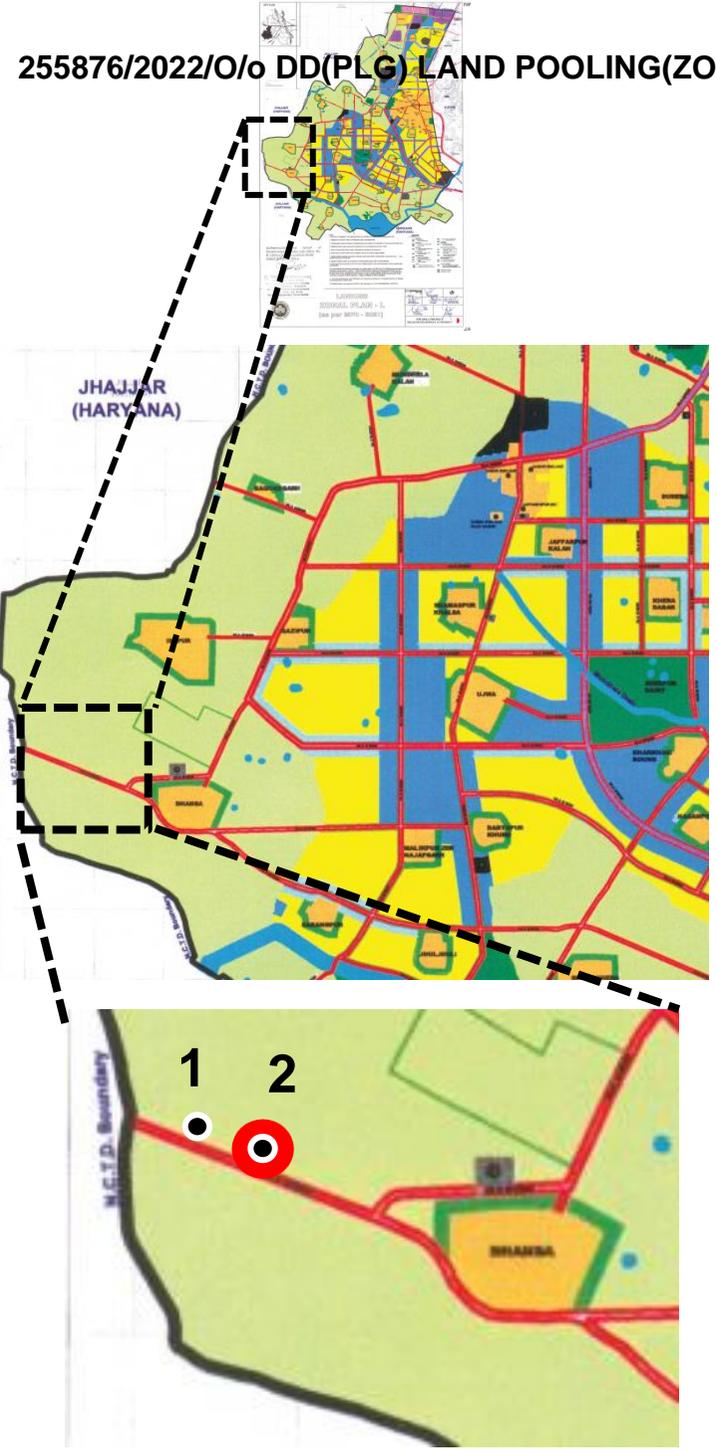
Location of Khasra & Proposed Site in Village Dhansa on Satellite Imagery



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1. Planning permission for CNG Station at Kh. No. 17/16 in Dhansa was **approved** vide Agenda Item No. 20/2020 in 4th TC Meeting, 2020 held on 20.07.2020.

2. Proposed Site for CNG Station at Kh. No. 27//3/1 & 4/1 in Dhansa



CNG Station located 207 m away on same side of road in Dhansa

