

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

ई. फाइल . PLG/MP/0536/2022/F-1/161

दिनांक: 18.10.2022

बैठक का कार्य-वृत्त

विषय: Minutes of the 7th Technical Committee Meeting of DDA for the year 2022 held on 29.09.2022.

The 7th Technical Committee Meeting of DDA for the year 2022 held under the Chairmanship of Vice Chairman, DDA on 29.09.2022 (Thursday) at 12:30 P.M. in Conference Hall, 5th Floor, Vikas Minar, New Delhi - 110002. 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 भार्गव
18/10/2022
(शिखा भार्गव)

निदेशक (योजना), मुख्या योजना

To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner (Housing)
4. Pr. Commissioner (LM)
5. Pr. Commissioner (LD)
6. Commissioner (Plg.) - 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.)-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, Municipal Corporation of Delhi
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

Copy for information to:

1. Additional Chief Architect, V.C. Office, DDA
2. Representative of Ministry of Health and Family Welfare, GoI
3. Representative of Dr. Ram Manohar Lohia Hospital, New Delhi
4. Representative of NBCC

Item No. 29/2022

**Confirmation of the Minutes of 6th Technical Committee meeting held on 27.07.2022
PLG/MP/0492/2022/F-1**

It was informed by Additional Commissioner (Plg) – I that a request for amendments in the minutes related to Item No. 28/2022, proposed clarification in respect of "Regulations for enabling planned development of privately owned land," has been received from the Rohini unit of Planning Department of DDA. It was also informed that comments of Town Planning Department, MCD on the agenda Item No. 28/2022 were received vide letter dated 01.09.2022 and para wise justification has been provided in the said clarifications. The observations are reiterated below:

This is in reference to the minutes of the 6th Technical Committee meeting of DDA held on 27/07/2022 with reference to Item No. 28/2022 - proposed clarifications in respect of "Regulations for enabling planned development of privately owned land." As per the minutes, the following is recorded:

"The agenda was presented by Addl. Commissioner (Plg.) – II. After detailed deliberations, the proposal contained in Para 3.0 of the agenda was approved with the following modification in Para 3.2 which may now be read as under:

As specified in Clause 4.2 of the regulations, master planning, i.e., preparation layout plans and external development shall be taken up by DDA in development area and ULBs in non-development area. The cases forwarded by ULB to DDA for modifications in the Layout Plans shall be placed in the Screening Committee/ Technical Committee as per the earlier adopted procedure and forwarded to ULBs for further action at their end to modify the LOP as per the statutory procedure. This procedure shall be continued till the reply/ clarifications sought from the Ministry on the Clause 4.2 of the regulations is received in DDA."

The decision of the Technical Committee may be reviewed as it seems to be in contradiction to the provisions of Clause 4.2 of the regulations, i.e., DDA (in the 'development area')/ ULB (in the 'non-development area') shall take up the master planning for external development of the plots i.e. road and linkages required for provision of infrastructure and services (subject to payment of applicable external development charges by the land owner).

In view of the above, it is requested that the minutes of Technical Committee with respect to Item No. 28/2022 be amended considering that DDA is awaiting reply/ instructions from the Ministry on its letter dated 02/06/2022. The minutes may be amended as under:-

"As specified in Clause 4.2 of the regulations, i.e., DDA (in the 'development area')/ ULB (in the 'non-development area') shall take up the master planning for external development of the plots i.e. road and linkages required for provision of infrastructure and services (subject to payment of applicable external development charges by the land owner). However, landuse clarification, if any and if required by MCD may be provided by DDA"

In view of above, the following was discussed:

1. It was discussed that pending clarifications sought from the Ministry of Housing and Urban Affairs on the clause 4.2 of the regulations, the cases related to Private Land Policy shall be processed by the concerned local bodies under whose jurisdiction the area falls.

2. The representatives of the ULBs stated that the cases under Private Land Policy have been forwarded to DDA as per the Standard Operating Procedure and guidelines issued by DDA itself and there could be further delay due to this stand by DDA at this stage. It was also mentioned that the ULBs has not objected to the minutes and have only conveyed their observations for clarity.
3. It was informed that the Agenda item which was put forth vide item no. 28/2022 had taken cognizance of the Standard Operating Procedure and guidelines and the agenda proposal had already superseded the said SOPs and guidelines. Accordingly, the Regulations have to be adhered to in toto. Any interpretation leading to modification of the Regulations may be placed as a separate agenda item for consideration of the Authority & ministry of Housing & Urban Affairs.

In view of the above and the request received from the Planning Department, DDA, earlier minutes regarding this Item No. 28/2022 stands modified and the minutes may kindly be read as follows:

"As specified in Clause 4.2 of the regulations, i.e., DDA (in the 'development area')/ ULB (in the 'non-development area') shall take up the master planning for external development of the plots i.e. road and linkages required for provision of infrastructure and services (subject to payment of applicable external development charges by the land owner). Accordingly, proposal for incorporation of Private Land in LOP may be taken by respective agencies. However, landuse clarification, if any and if required by MCD may be provided by DDA"

The minutes were accordingly confirmed incorporating the above observations.

Item No. 30/2022

Proposed change of land use of three Plots (Plot A, B & C) area measuring 12183.57sq.m. (3.01 Acre), 8134.18 sqm. (2.01 Acre) and 3601.70 sqm. (0.89 acre) respectively, allotted to Ministry of Health & Family Welfare (MoH&FW) / Dr. RML Hospital located adjacent to Dr. RML Hospital, New Delhi.

PLG/MP/0025/2021/F-20/-AD(PLG-ZONE D)

The revised agenda note forwarding the request of Dr. Ram Manohar Lal Hospital was presented by Director (Plg) Zone – D and the representative of Dr. Ram Manohar Lal Hospital. After detailed deliberations, the agenda item only in respect of Change of Land Use was approved and recommended for further processing under Section 11A of DD Act, 1957. The final Change of Land Use will be processed only after all the statutory clearances have been sought.

Item No. 31/2022

- a) **Permission for additional activities on 2 Acres of land in "Residential Use Zone" already allotted to National Law University (NLU), Delhi under Sub/Clause 8(2) of MPD-2021.**
- b) **NOC/Permission to Construct Skywalk over Master Plan Green in Sector-14 (Dwarka) to connect existing campus and new campus of National Law University, Delhi.LS/PROJ/0013/2021/DWK/-AD (Landscape) - West-Dwarka-Part(1)**

PLG/DWK/0015/2022/SEC/-O/o DY DIRECTOR (PLG)DWARKA

The agenda was presented by Addl. Commissioner (Plg) - II. After detailed deliberations, it was decided that for Part (a) of the agenda, consultant to make the presentation for the proposal to be considered under Sub Clause 8(2) as per MPD-2021. The part (b) of the agenda does not come under

the purview of the Technical Committee as the same is to be taken up separately being an administrative issue.

Item No. 32/2022

Permission for relaxation in Ground Coverage of Ancillary Buildings proposed at Bharat Vandana Park, Sector – 20, Dwarka.

LS/PROJ/0013/2021/DWK/-AD (Landscape)-West-Dwarka-Part(1)

The agenda was presented by Addl. Commissioner (Landscape). The representative of NBCC clarified that the Ancillary Buildings such as Public Plazas, toilets, etc. have been provided for the general public as utilities and much needed facilities. Even though the ancillary buildings are free of FAR, the same account towards Ground Coverage, necessitating the approval of Technical Committee to facilitate the same. The NBCC was asked to give detailed percentages of the permitted Ground Coverage vis-à-vis the relaxation sought. The calculations need to be annexed to the said agenda. The agenda was approved with the above deliberations.



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

ANNEXURE-I

List of participants of 7th Technical Committee meeting for the year 2022 - 29.09.2022

DELHI DEVELOPMENT AUTHORITY

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Commissioner (Plg.)-I, DDA
4. Commissioner (Plg.)-II, 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), Dwarka
11. Director (Plg), UTTIPEC
12. Director (Plg), Master Plan
13. Director(Plg), Zone D
14. Dy. Director(Plg), Zone D
15. Dy. Director (Landscape)

Representatives of the following Organizations has also attended the meeting:

1. Ministry of Health and Family Welfare
2. Chief Town Planner, MCD
3. Sr. Town Planner, MCD
4. TCPO
5. L&DO
6. DUAC
7. CPWD
8. Delhi Fire Service
9. Traffic Police
10. NBCC
11. RML



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

E-File No.- PLG/MP/0492/2022/F-1/123

Date : 10.08.2022

Sub: Minutes of the 6th Technical Committee Meeting of DDA for the year 2022 held on 27.07.2022.

The 6th Technical Committee Meeting of DDA for the year 2022 held under the Chairmanship of Vice Chairman, DDA on **27.07.2022 (Wednesday)** at **03:00 p.m.** in Conference Hall, VC Office, B Block, 1st Floor, Vikas Sadan, INA, New Delhi-110023 and also through online mode on 'Webex' portal. 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) 10/08/2022
Addl. Commissioner (Plg.) - I

To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner (Housing)
4. Pr. Commissioner (LM)
5. Pr. Commissioner (LD)
6. Commissioner (Plg.) - I
7. Commissioner (Plg.) - II
8. Chief Planner, TCPO
9. Chief Architect, HUPW, DDA
10. Chief Architect, NDMC
11. Chief Engineer (Property development), DMRC
12. Chief Engineer (Elect.), DDA
13. Addl. Commr. (Plg.)-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, Municipal Corporation of Delhi
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

Copy for information to:

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

Item No. 25/2022

**Confirmation of the Minutes of 5th Technical Committee meeting held on 27.05.2022.
PLG/MP/0332/2022/F-1**

Since no observations/comments were received, minutes of the 5th Technical Committee meeting held on 27.05.2022 were confirmed as circulated.

Item No. 26/2022

**Proposal for planning permission for CNG station on private land Khasra No. 189//10, Khatauni No. 261, Bawana Prahladpur Road, Village Bawana, Delhi 110081 in view of notified regulations dated 08.03.2019
PLG/LP/0008/2021/N/FSTN-AD(PLG-LP/ZONE N)**

The agenda was presented by Addl. Commissioner (Plg) – IV whereby it was informed that the proposal is in conformity with the provisions of the notified Regulations dated 08.03.2019. However, a court case has been filed in another matter in which the petitioner has challenged the authorities for allowing a new CNG station to be set up just 200 m away from his existing CNG station on the same side of the road. As per the provisions given in the Regulations in its Clause 3 (viii), certain distance criteria for siting fuel stations of similar category for roads without divided carriageway and without breaks in median is stipulated.

It was discussed that as per the Regulations, there is no embargo on clustering of fuel stations apart from the Clause 3 (viii).

The issue of clustering of fuel stations and the court case came up during the discussion as in the current agenda, two petrol pumps (one adjoining the proposed CNG station and another is about 250 m away) with CNG facilities are also existing nearby site under reference.

The views of IGL were also sought which are reiterated as below:

- i. *"As discussed in Technical Committee, generally at retail outlets of OMCs, CNG facilities are installed to cater Light vehicles which are having smaller capacities.*
- ii. *To cater the demand of heavy vehicles and large numbers of vehicles we install CNG stations with much higher compression and filling capacity.*
- iii. *In the Bawana industrial area there is excessive movement of heavy vehicles (i.e. trucks, tankers and buses) and smaller vehicles as well.*
- iv. *Considering the demand of CNG for the heavy vehicles and other traffic we are required to setup a CNG station having higher capacity."*

So in view of the above, to meet the demand and facilitate the CNG customers we request you to kindly approve the CLU.

Accordingly, the agenda item was recommended for Temporary Permission as per the General Provisions approved in the 4th and 7th Technical Committee Meeting of 2020.



Item No. 27/2022

Permission for relaxation in Ground Coverage for Ancillary buildings at Bharat Vandana Park, Sector-20, Dwarka
LS/PROJ/0013/2021/DWK/-AD (Landscape) - West-Dwarka-Part(1)

The agenda was presented by Addl. Commissioner (Landscape). After detailed deliberations, the agenda item was deferred.

Item No. 28/2022

Proposed clarifications in respect of "Regulations for Enabling the Planned Development of Privately-Owned Lands".
PLG/RZ/0001/2022/PLP/-O/o DY DIRECTOR (PLG)ROHINI

The agenda was presented by Addl. Commissioner (Plg) - II. After detailed deliberations, the proposal contained in Para 3.0 of the agenda was approved with the following modification in Para 3.2 which may now be read as under:

"As specified in Clause 4.2 of the regulations, master planning i.e. preparation layout plans and external development shall be taken up by DDA in development area and ULBs in non-development area. The cases forwarded by ULB to DDA for modifications in the Layout Plans shall be placed in the Screening Committee / Technical Committee as per the earlier adopted procedure and forwarded to ULBs for further action at their end to modify the LOP as per the statutory procedure. This procedure shall be continued till the reply/ clarifications sought from the Ministry on the Clause 4.2 of the regulations is received in DDA."

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

Manji

ANNEXURE-I

List of participants of 6th Technical Committee meeting for the year 2022 - 27.07.2022

DELHI DEVELOPMENT AUTHORITY

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Commissioner (Plg.)-I, DDA
4. Commissioner (Plg.)-II, DDA
5. Addl. Chief Architect, HUPW, DDA
6. Addl. Commissioner (Plg.) -I
7. Addl. Commissioner (Plg.)-II
8. Addl. Commissioner (Plg.)-IV
9. Addl. Chief Architect, VC Office
10. Addl. Commr. (Landscape), DDA
11. Director (Plg), Land Pooling
12. Director(Plg), Rohini
13. Director (Plg), Building
14. Dy. Director (Plg), Land Pooling
15. Dy. Director (Plg), MP & DC
16. Dy. Director (Landscape)

Representatives of the following Organizations has also attended the meeting:

1. Chief Town Planner, MCD
2. Sr. Town Planner, MCD
3. TCPO
4. DUAC
5. CPWD
6. Delhi Fire Service
7. Traffic Police
8. IGL

DELHI DEVELOPMENT AUTHORITY
PLANNING ZONE-D
2nd FLOOR, VIKAS MINAR, NEW DELHI
Tel No. 23370959

File No. F.13(7)/78-MP

Date: 28.09.2022

Sub: Proposed change of land use of three plots (Plot A, B & C) area measuring 12183.57sq.m. (3.01 Acre), 8134.18 sq.m. (2.01 Acre) and 3601.70 sq.m. (0.89 acre) respectively, allotted to Ministry of Health & Family Welfare (MoH&FW) / Dr. RML Hospital located adjacent to Dr. RML Hospital, New Delhi.

Ref: ABVIMS letter No. 15/Redev/ABVIMS/RMLH/2020 dated 30.08.2022 from Director and Medical Superintendent ABVIMS, Dr. RML Hospital. (copy enclosed)

Atal Bihari Vajpayee Institute of Medical Sciences (ABVIMS), Dr. RML Hospital vide letter No. 15/Redev/ABVIMS/RMLH/2020 dated 30.08.2022 has forwarded the Technical Committee agenda regarding the proposed change of land use of three Plots (Plot A, B & C) area measuring 12183.57sq.m. (3.01 Acre), 8134.18 sq.m. (2.01 Acre) and 3601.70 sq.m. (0.89 acre) respectively, allotted to Ministry of Health & Family Welfare (MoH&FW) / Dr. RML Hospital located adjacent to Dr. RML Hospital, New Delhi.

In this context, the agenda has been examined and following are the observations from planning point of view:

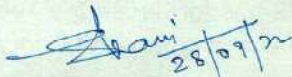
With respect to Plot 'A'

1. As per para 2 I(ix) of agenda Dr. RML Hospital has stated that *keeping in view the notification dated 28.10.2020 issued by National Medical Commission, the plot 'A' in which the Medical College is proposed can be treated as a part of the adjoining plot in which the RML hospital is functional. Accordingly, both the plots may be considered as a unitary campus. The area requirements for plot 'A' & existing RML Hospital together as unitary campus qualifying for the norms of Hospital as per MPD 2021.*
2. Since the plot 'A' falls within the Lutyens' Bungalow Zone (LBZ), therefore, approval from PMO shall be required.
3. With respect to compensatory green for the plot 'A', Dr. RML Hospital vide letter dated 30.08.2022 has mentioned the following:
 - a. L&DO vide letter No L&DO/L-II-B/10(88)/2021 dated 23/11/2021 stated w.r.t Plot 'A' that *'Not Feasible as no other land is available which can be proposed to be changed into green.'*
 - b. Land Allotment Screening Committee of L&DO in its meeting dated 13.06.2022 has mentioned that *"The aforesaid triangular plot was earlier in use with the Transport Company of Army. It was handed over to the then Willingdon Hospital (Presently Dr. RML Hospital) in 1962 for the expansion of the hospital services. Since then the land is in continuous physical possession of Dr. RML Hospital. Although the land has been shown as recreational in the MPD 2021 but the plot is being utilized for hospital services ever since it was handed over to the Hospital in 1960's. The matter is a case of fait accompli, as the said land is already in possession and in use since 1962 by Willingdon Hospital. The Representative of Dr. RML Hospital informed the Committee that the built-up structure of buildings and offices already existed there since 1950s ie well before 1962, when MPD came into force. Since 1962, the built up structure is being utilized for the health care services for the patients of Psychiatry. A 70 bedded hospital with annual OPD attendance of approx. 75000 patients for the last 60 years, Medical Records division, CPWD and PAO offices of Dr. RML Hospital are also operational there."*

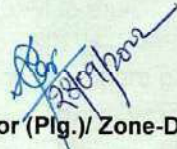
With respect to Plot 'B'

- a. Presently, more than one third of the plot is under the occupancy of Dr. RML Hospital, rest is occupied by jhuggi's. In this regard, DUSIB vide letter dated 22.03.2021, has informed MoHUA acknowledging receipt of 1.65 crore towards resettlement by land owning agency and requested MOHUA, to relocate/ rehabilitate the slum dwellers of JJ basti. The RML Hospital has completed the formalities required as per Govt Policy and is awaiting the relocation work to be started by the DUSIB. Further, DUSIB vide letter dated 22.03.2022 has informed MoH&FW/ Dr. RML that regarding rehabilitation of the said JJ basti u/r depend upon the final decision of MoHUA, Gol.

Accordingly, the above proposal for change of land use may be place the agenda before the Technical Committee of DDA.



Director (Plg.)/Zone-D



Dy. Director (Plg.)/ Zone-D



Planning Assistant/Zone-D

Sub: Proposed change of land use of three Plots (Plot A, B & C) area measuring 12183.57sq.m. (3.01 Acre), 8134.18 sq.m. (2.01 Acre) and 3601.70 sq.m. (0.89 acre) respectively, allotted to Ministry of Health & Family Welfare (MoH&FW) / Dr. RML Hospital located adjacent to Dr. RML Hospital, New Delhi.

1.0 Background

1.1 The Ministry of Health & Family Welfare/ Dr. RML Hospital, Govt. of India proposed to develop the three plots for Hospital/Tertiary Health Care Centre near existing Dr. RML Hospital, New Delhi. The details of the plots are as follows:

(I) Plot A - Triangular Plot - 3.01 Acre (12183.57sq.m.)

The Ministry of Health and Family welfare, in 2019 mandated the Institute to start a medical college with annual intake of 100 MBBS seats from academic year 2019-20. The Institute was named in the memory of our Late Prime Minister Shri Atal Bihari Vajpayee which was inaugurated by the Hon'ble Health Minister. Institute took the decision to construct the Medical College and Hospital on the only available above-mentioned plot.

(II) Plot B (2.01 Acre (8134.18 sq.m.)

The MoH&FW / Dr RML Hospital plans to develop the plot as a Modern Maternity and Child Care Centre with 600 bed capacities. Presently the hospital has limited beds for Maternity and Child Care. The facility will cater to thousands of patients coming for Obstetric, Gynae and all Pediatric, Pediatric surgery and Neonatology related diseases under one roof.

(III) Plot C (0.89 Acre (3601.70 sq.m.)

The MoH&FW has mandated the Dr RML Hospital to develop the plot as tertiary health care center. A modern Institute of Mental Health and Neurosciences with a capacity to treat 30000 patients every month and provide indoor facility to 300 bedded hospitals to treat patients of Neurology and Mental Health will be developed at the proposed plot.

1.2 MoH&FW/Dr RML Hospital vide letter dated 21.06.2021 has requested DDA for changing the land use of the above mentioned plots to 'Public and Semi-Public Facilities' (Tertiary Health Care Centre). In response, DDA vide letter No.F.13(7)78-MP/96-G dated 19.07.2021 has requested to provide the requisite information to further examine the matter.

1.3 CPWD is Project Management Consultant (PMC) for the entire project.

2.0 Examination

The detailed examination of above mentioned Plot A, Plot B and Plot C proposed for change of land use are as follows:

(I) **Plot A – 3.01 Acres**

- i. The triangular plot (3.01 Acre) is located at roundabout of Mother Teresa Crescent and Talkatora Road, New Delhi. The said site falls in Planning Zone-D and within the Lutyens' Bungalow Zone (LBZ).

- ii. The land use of the plot u/r is as follows:

| As per MPD-2021 | As per Zonal Development Plan of Zone-D- 2001 |
|-----------------------------------------------------------|--------------------------------------------------------|
| 'Recreational' (City Park, District Park, Community Park) | 'Recreational' (Playground, Stadium and Sport Complex) |

- iii. L&DO vide letter No L-II-B-18(30)/2022/259 dated 12/08/2022 has allotted the triangular plot of land situated between Mother Teresa Crescent Road and Talkatora Road measuring 3.01 Acre (as shown in the L&DO Plan No 4217) on "as is where is basis" to Atal Bihari Vajpayee Institute of Medical Sciences and Dr Ram Manohar Lohia Hospital, Ministry of Health and Family Welfare for the construction of Medical College and Hospital. **(Annexure- 1)**.
- iv. As per the minutes of the meeting of Land Allotment Screening Committee (LASC) dated 13.06.2022 wherein it was recommended that post land allotment, L&D Office may have no objection for changing the land use of the said area from 'Recreational' within LBZ boundary (allotted to RML Hospital for further expansion) to 'Public and Semi-public facilities' (Tertiary Health Care Centre) subject to the condition that the proposal fulfills all the criteria laid down by the DDA and local body concerned for the same.
- v. CPWD vide letter dated 25.03.2022 has clarified that the said plot is not in preview of Central Vista Committee and is not required to be put up in front of Central Vista Committee Members. **(Annexure- 2)**
- vi. With respect to Para 1(f) of DDA letter dated 19.07.2021 regarding alternative land for compensatory green, L&DO vide letter No L&DO/L-II-B/10(88)/2021 dated 23/11/2021 stated that '*Not Feasible as no other land is available which can be proposed to be changed into green.*' **(Annexure- 3)**. However, the above-mentioned land is already functioning as a Tertiary Health Care facility from temporary structures for the last 60 Years with almost 7000 patients availing the services every month. Further, 70 bedded in patient services is also functional at present. The Dr RML Hospital has no other suitable plot of Land available where a medical college building can be constructed to fulfil the requirement of National Medical Council.

As per the minutes of the meeting of Land Allotment Screening Committee (LASC) dated 13.06.2022 has stated the following:

"The aforesaid triangular plot was earlier in use with the Transport Company of Army. It was handed over to the then Willingdon Hospital (Presently Dr. RML Hospital) in 1962 for the expansion of the hospital services. Since then the land is in continuous physical possession of

377209/2022/AD(PLG-ZONE D)

Dr. RML Hospital. Although the land has been shown as recreational in the MPD 2021 but the plot is being utilized for hospital services ever since it was handed over to the Hospital in 1960's. **The matter is a case of fait accompli**, as the said land is already in possession and in use since 1962 by Willingdon Hospital. The Representative of Dr. RML Hospital informed the Committee that the built-up structure of buildings and offices already existed there since 1950s ie well before 1962, when MPD came into force. Since 1962, the built up structure is being utilized for the health care services for the patients of Psychiatry. A 70 bedded hospital with annual OPD attendance of approx. 75000 patients for the last 60 years, Medical Records division, CPWD and PAO offices of Dr. RML Hospital are also operational there."

During pandemic, a large number of doctors fell ill and some of them succumbed to COVID, it was acutely felt the need to have more medical personnel to manage the pandemic of such scale. Hence, it is imperative to open medical college to have a greater number of medical professionals.

- vii. CPWD has also surveyed this land and submitted a Total Station Survey (TSS) plan. **(Annexure- 4)**
- viii. The plot of land had already single and double storied building which is being utilized by the Dr. RML Hospital to provide Hospital services to the general public since 1962. Presently the Institute of Excellence in Mental Health is functioning in the above-mentioned plot.
- ix. Keeping in view the Notification dated 28.10.2020 issued by National Medical Commission, the plot A in which the Medical College is proposed can be treated as a part of the adjoining plot in which the RML hospital is functional. Accordingly, both the plots may be considered as a unitary campus. The area requirements for plot A & existing RML Hospital together as unitary campus qualifying for the norms of Hospital as per MPD 2021.

(II) Plot B - 2.01 acre

- i. The plot under reference measuring 2.01 acre located at the junction of Kali Bari Marg and Old R K Ashram Marg and falls outside the LBZ boundary.
- ii. The land use of the plot under reference is as under:

| As per MPD-2021 | As per Zonal Development Plan of Zone-D- 2001 |
|-----------------|-----------------------------------------------------------------------------------|
| 'Residential' | Part 'Residential' and Part 'Recreational' (Neighbourhood Play Area/Green Spaces) |

- iii. The L&DO vide letter No L&DO/L-II(B)/18(30) MMCC/14/119 dated 11/03/2014 allotted the land to Dr RML Hospital for construction of a Modern Maternal Care Centre by Dr. RML Hospital. **(Annexure- 5).**
- iv. L&DO vide letter No L&DO/L-II-B/10(88)/2021 dated 23/11/2021 has provided no technical objection for the proposed change of land use.' **(Annexure- 3)**
- v. CPWD surveyed this land and submitted the Total Station Survey (TSS) plan. **(Annexure- 6)**

377209/2022/AD (PLG ZONE D) than one third of the plot is under the occupancy of Dr. RML Hospital, rest is occupied by jhuggi's. However, Dr. RML Hospital vide letter No. RMLH/RDC/MCH&NN/14/2015/10495 dated 30/10/2017, had requested DUSIB, GNCTD to relocate J.J Basti, 5855, NDMC, Water supply control room, Kali Bari Marg, New Delhi.

- vii. Accordingly, Delhi Urban Shelter Improvement Board, GNCTD vide letter No. 0/149/2015/Rehab/CD-204396125/PS to Director/D-16 dated 22.03.2021, has informed MoHUA acknowledging receipt of 1.65 crore towards resettlement by land owning agency and requested Ministry of Housing and Urban Affairs, Government of India, to relocate/ rehabilitate the slum dwellers of JJ basti. The RML Hospital has completed the formalities required as per Govt Policy and is awaiting the relocation work to be started by the DUSIB. Further, DUSIB vide letter dated 22.03.2022 has informed MoH&FW/ Dr. RML that regarding rehabilitation of the said JJ basti u/r depend upon the final decision of MoHUA, Gol. (**Annexure- 7**)

(III) Plot C – 0.89 acre

- i. The plot under reference measures 0.89 Acre. It is located at old R K Ashram Marg and falls outside the Lutyens' Bungalow Zone
- ii. The land use of the plot under reference is as under:

| As per MPD-2021 | As per Zonal Development Plan of Zone D- 2001 |
|-----------------|-----------------------------------------------|
| 'Residential' | 'Commercial' (Local Shopping Centre) |

- iii. The land was allotted to the Dr RML Hospital vide No L&DO/L-II(B)/18(30)/342 dated 04/09/2013 for construction of Resident Lady Doctors Hostel. (**Annexure- 8**)
- iv. L&DO vide letter No L&DO/L-II-B/10(88)/2021 dated 23/11/2021 informed that they have No technical objection for the proposed change of land use. (**Annexure- 3**)
- v. CPWD surveyed this land and submitted the Total Station Survey (TSS) plan (**Annexure- 9**). Presently the said plot is vacant.
- (IV)** The Development Control Norms as specified for Hospital/Tertiary Health Care Centre in MPD-2021 will be applicable on the said plots.

3.0 Information as per the MoUD (now MoHUA), Gol letters dated 07.04.2015 & 04.09.2015:

The information as per MoUD (now MoHUA) letters dated 07.04.2015 & 04.09.2015 is enclosed as **Annexure- 10**.

4.0 Proposal

The following proposed change of land use for three plots (Plot A, B & C) is placed before the Technical Committee for further processing as per Section 11-A of DD Act, 1957. The boundary description of the same and the details of the proposal are as under:

377209/2022/AD(PLG-ZONE D)

| Location | Area (in acre) | Land use as per MPD 2021/ ZDP 2001 | Land use Changed to | Boundaries |
|----------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | 2 | 3 | 4 | 5 |
| PLOT A: The proposed plot is located at roundabout of Mother Teresa Crescent Road and Park Street/ Talkatora Road, New Delhi | 3.01 acre (1218 3.57s q.m.) | 'Recreational (City Park, District Park, Community Park)' as per MPD-2021. Recreational (Playground, Stadium and Sport Complex)' as per approved ZDP of Zone D, prepared under MPD-2001. | Public and Semi-public Facilities (Hospital) PS1 | North East: Park Street Road/Talkatora Road South East: Mother Teresa Crescent Road West: Talkatora Stadium |
| PLOT B: The proposed plot is located at the junction of Kali Bari Marg and Old R K Ashram Marg. | 2.01 acre (8134. 18 sq.m.) | Residential as per MPD -2021 Part 'Residential' & Part 'Recreational (Neighbourhood Play Area /Green Spaces)' as per approved ZDP of Zone D prepared under MPD-2001. | Public and Semi-public Facilities (Tertiary Health Care Centre) PS1 | North East: Kali Bari Marg North West: Old RK ashram Marg South East: Residential Govt. Flats South West: Govt. Residential Quarters |
| Plot C: The proposed plot is located near Kendriya Vidyalaya, Gole Market at old R.K. Ashram Marg. | 0.89 acre (3601. 70 sq.m.) | Residential as per MPD-2021 Commercial (Local shopping Centre) as per approved ZDP of Zone D, prepared under MPD-2001 | Public and Semi-public Facilities (Tertiary Health Care Centre) PS1 | North East: Govt. Residential Quarters & Temple North West: Govt. Residential Quarters South East: Old RK ashram Marg & Dr. RML Hospital South West: Kendriya Vidyalaya, Gole Market |

(The location plan of the plots under reference is annexed as Annexure- 11)

377209/2022/AD(PLG-ZONE D)

5.0 Recommendation

Proposal at para 4.0 above is submitted for the consideration of the Technical Committee for further processing under Section 11-A of DD Act, 1957.

Nandini Dey

Director & Medical Superintendent
ABIMS & Dr. RML Hospital

चिकित्सा अधीक्षक
Medical Superintendent

डॉ. राम मनोहर लोहिया अस्पताल,
Dr. Ram Manohar Lohia Hospital

नई दिल्ली / New Delhi

377209/2022/AD(PLG-ZONE D)

No.L-II-B-18(30)/2022/259
Government of India
Ministry of Housing & Urban Affairs
Land and Development Office

Nirman Bhawan, New Delhi
Dated 2nd August, 2022

To

The Secretary,
Ministry of Health & Family Welfare,
Nirman Bhawan,
New Delhi-110011.

Sub: Allotment of land measuring 3.01 acres (i.e. 12183.57 sq.mtrs.) to the Ministry of Health and Family Welfare for construction of Medical College and Hospital by Atal Bihari Vajpayee Institute of Medical Sciences & Dr. Ram Manohar Lohia Hospital -regarding.

Sir,

I am directed to refer to Atal Bihari Vajpayee Institute of Medical Sciences, Dr. Ram Manohar Lohia Hospital's Letter No. 15/Redev/ABVIMS/RMLH/2020 dated 01.04.2022, on the above mentioned subject and to convey the sanction of the President of India for allotment of a Triangular Plot of land situated between Mother Teresa Crescent Road and Talkatora Road measuring 3.01 acres (as shown in the enclosed L&DO Plan No.4217) on "as is where is basis" to Atal Bihari Vajpayee Institute of Medical Sciences & Dr. Ram Manohar Lohia Hospital, Ministry of Health and Family Welfare for construction of Medical College and Hospital by Atal Bihari Vajpayee Institute of Medical Sciences & Dr. Ram Manohar Lohia Hospital, subject to change in layout plan and on usual terms and conditions which inter-alia, include the following:-

- i) The allottee will pay the Premium of Rs. 17,25,39,220/- (provisional) @ Rs.573.22 lakhs per acre as per prevalent land rates of 2018-20 for 100 FAR. It is informed that these rates are under revision and Atal Bihari Vajpayee Institute of Medical Sciences & Dr. Ram Manohar Lohia Hospital, Ministry of Health & Family Welfare shall pay the difference of premium if the land rates are revised by the Govt. retrospectively w.e.f. 01.04.2020 for which an undertaking has to be submitted by the Hospital Authorities.

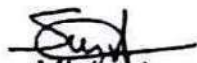
Contd....2

- The charges for removal of structures/squatters, if any as and when demanded by the concerned authorities will be borne by the Atal Bihari Vajpayee Institute of Medical Sciences & Dr. Ram Manohar Lohia Hospital, Ministry of Health & Family Welfare for clearing the plot of the squatters.
- i. The date of allotment will be the date of issue of allotment letter.
- v. Atal Bihari Vajpayee Institute of Medical Sciences & Dr. Ram Manohar Lohia Hospital, Ministry of Health & Family Welfare shall use the land only for the purpose for which it is allotted and not for any other purpose.
- Atal Bihari Vajpayee Institute of Medical Sciences & Dr. Ram Manohar Lohia Hospital, Ministry of Health & Family Welfare will construct their building only after getting the plan approved from the local body, i.e., NDMC, DUAC & L&DO.
- i. Atal Bihari Vajpayee Institute of Medical Sciences & Dr. Ram Manohar Lohia Hospital, Ministry of Health & Family Welfare shall be required to construct the building in conformity with the architectural surrounding of the area within a period of two years from the date of handing over of the land.
- ii. The trees, if any, standing on the plot shall remain the Govt. property and shall not be removed or otherwise dispose of without obtaining prior approval of the L&DO/Lessor.
- iii. The President or his nominee may at any time inspect the site (land) and the premises thereon with prior notice. Refusal to allow inspection shall amount to violation of the terms calling for suitable action including cancellation of the allotment of land.
- ix. Non-fulfilment, non-compliance and violation of any of the aforesaid terms and conditions will amount to cancellation of the allotment of land.
- x. The land in question falls under the jurisdiction of the New Delhi Municipal Council.
- }. If the above terms and conditions are acceptable to the Atal Bihari Vajpayee Institute of Medical Sciences & Dr. Ram Manohar Lohia Hospital, Ministry of Health & Family Welfare, acceptance thereof may please be communicated in writing alongwith the deposition slip of the above mentioned premium amount within 45 days of receipt of

this letter failing which it will be presumed that the hospital is not interested in the allotment and the same shall be cancelled without any further communication.

4. The possession of the land will be handed over after completion of all formalities.
5. This issues in consultation with and concurrence of Finance Division, Ministry of Housing and Urban Affairs vide Note # 108 dated 28.07.2022.

Yours faithfully,



(Sujit Kumar Mishra)
Deputy Land & Development Officer
Tele No. 23061336

Copy to:

1. Director and Medical Superintendent (Dr. B.L. Sherwal), Atal Bihari Vajpayee Institute of Medical Sciences & Dr. Ram Manohar Lohia Hospital, New Delhi.
2. Vice Chairman, Delhi Development Authority, Vikas Sadan, INA, New Delhi.
3. Pay and Account Officer, Ministry of Housing and Urban Affairs, Nirman Bhawan, New Delhi.
4. The Principal Director of Audit, Economic and Service Ministries, AGCR Building, I.P. Estate, new Delhi.
5. Finance Division, Ministry of Housing and Urban Affairs, Nirman Bhawan, New Delhi.
6. DG (Works), CPWD, Nirman Bhawan, New Delhi.
7. The ADG (Arch.), CPWD, Nirman Bhawan, New Delhi along with a copy of plan.
8. The Chief Planner, TCPO, Vikas Bhawan, New Delhi.
9. PS to HUAM, PSO to Secretary (HUA), PS to AS (L&E), PS to L&DO
10. Accounts Section, L&DO
11. Drawing Section, L&DO
12. Guard File.

/

Deputy Land & Development Office


377209/2022/AD(PLG-ZONE D)

14

27

MAIN RML CAMPUS 24.445 ACRE

FILE NO.

LAND ALLOTTED TO P.M.L HOSPITAL
TO CONSTRUCT THE MEDICAL COLLEGE &
HOSPITAL SHOWN THIS  IS ABOUT
3.01 ACRES

| ITEMS | SYMBOLS |
|----------------------|---------|
| (1) BUILDING | |
| (2) BOUNDARY WALL | |
| (3) ROAD | |
| (4) TREE | |
| (5) FOOTPATH | |
| (6) MAIN HOLE | |
| (7) STORM WATER | |
| (8) LIGHTPOLE | |
| (9) PARK | |
| (10) GATE | |
| (11) FENCE | |
| (12) CHAMBER | |
| (13) FIRE BOX | |
| (14) ELECTRIC BOX | |
| (15) TRANSFORMER | |
| (16) SOL | |
| (17) TIN SHED | |
| (18) HIGH MUSE LIGHT | |
| (19) CCTV CAMERA | |
| (20) SIGN BOARD | |
| (21) GUARD ROOM | |
| (22) TOILET | |
| (23) SETS BENCH MARK | |

TITLE
SURVEY PLAN OF DR. RAM MANOHAR
LOHA HOSPITAL NEW DELHI

EXECUTIVE ENGINEER
DR. RAM MANOHAR LOHA HOSPITAL
DIVISION CPWD, NEW DELHI



F.No.20016/01/2010-CDN/ 174
Government of India
Ministry of Housing & Urban Affairs,
Land & Development Office

Nirman Bhavan, New Delhi

Dated: 11/07/2022

Subject: Minutes of meeting of Land Allotment Screening Committee for allotment of land by the Land & Development Office, 11.30A.M. on 13.06.2022.

The undersigned is directed to enclose herewith a copy of minutes of the meeting of Land Allotment Screening Committee for allotment of land by the Land & Development Office held under the chairmanship of Additional Secretary (D&UT), Ministry of Housing and Urban Affairs at 11.30 A.m. on 13.06.2022 for information and further necessary action.

Encl: As above.

(Signature)
(Rajeev Kumar Das)
Dy. Land & Development Officer
Ph.No. 011-23010533

To

The Members of the Committee:

1. Additional Secretary (D&UT), Ministry of Housing & Urban Affairs, Nirman Bhavan, New Delhi-**Chairman of the Committee**
2. Additional Secretary (A, L&E), Ministry of Housing and Urban Affairs, Nirman Bhavan, New Delhi-Member
3. Vice-Chairman, DDA, Vikas Sadan, INA, New Delhi-Member
4. Joint Secretary & FA, Ministry of Housing & Urban Affairs, Nirman Bhavan, New Delhi-Member
5. ADG(Works), CPWD, Nirman Bhavan, New Delhi-Member
6. Director of Estates, Ministry of Housing & Urban Affairs, Nirman Bhavan, New Delhi- Member
7. Chief Engineer (NDZ-II), CPWD, Vidyut Bhavan, New Delhi-Member
8. Chief Engineer (NDZ-III), CPWD, Sewa Bhavan, New Delhi-Member
9. Land & Development Officer, Nirman Bhavan, New Delhi-Member Secretary.

12-22
5/7/22

(Signature)
5/7/22
1 chairman Redevelopment cell
11 EE, CPWD
11 Record book

377209/2022/AD(PLG-ZONE D)

The Invitees

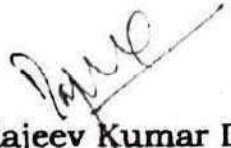
1. Dr.B.L. Sherwal, Director&MS, Redevelopment ABVIMS & Dr.RML Hospital, New Dehi-110001.(email:med.sup.rmlh@gmail.com)
2. Er. Rajendra Padaualia, Inspector General (Eng.),Director General, ITBP force, Block No .IV, CGO Complex,, Lodhi Road, New Delhi.
(email:ignengr@itbp.gov.in).
3. Sh. M.K.Shukla, General Manager/Land, Delhi Metro Rail Corporation Ltd, Metro Bhavan, Fire Brigade Lane, Barakhamba Road, New Delhi
(Phone No. 011-234717910/12;email:dmrc.land@gmail.com).
4. Sh. K.C. Anand, General Manager-in-Charge, Reserve Bank of India, 40 SDA, Complex,Kasumpti,Shimla-171009,
(Tel.No.0177-2629481; email:kcanand@rbi.org.in)
5. Sh. Anil Grover, Sr. Superintendent (Infrastruture Development), Mother Dairy & Vegetable Private Limited,A-1/A-2, Satya Mansion Building, Commercial Complex, Behind Satyam Cinema, Ranjit Nagar, New Delhi-110008.
(Ph:011-25703290, Mobile No.9564013418, email:contace@motherdairy.com)

Copy to:-

1. Engineer Officer, Land & Development Office, Nirman Bhavan, New Delhi.
2. All concerned Deputy Land & Development Officer, Land & Development Officer, Nirman Bhavan, New Delhi.

Copy also to (for information):

1. PS to Hon'ble Minister, MoH&UA
2. PSO to Secretary, MoH&UA


 (Rajeev Kumar Das)
 Dy. Land & Development Officer

MINTUES OF THE MEETING OF LAND ALLOTMENT SCREENING COMMITTEE (LASC) HELD UNDER THE CHAIRMANSHIP OF SHRI KAMRAN RIZVI, ADDITIONAL SECRETARY (D&UT), MoHUA ON 13.06.2022 AT 11.30 A.M.

A meeting of Land Allotment Screening Committee (LASC) was held under the Chairmanship of Shri Kamran Rizvi, Additional Secretary (D&UT), Ministry of Housing & Urban Affairs on 13.06.2022. At the outset, AS (D&UT), Chairman of the Committee welcomed all the participants. The list of participants is annexed.

2. Proposals received from various Govt. Departments for allotment of land were discussed during the meeting. Land & Development Officer briefed on all the listed agenda items one by one. Based on the discussion held during the meeting, following decisions have been taken:

(i) Allotment of a Triangular Plot of land situated between Mother Teresa Crescent Road and Talkatora Road to Atal Bihari Vajpayee Institute of Medical Sciences, Dr. RML Hospital, New Delhi to construct the Medical College & Hospital on Triangular Plot.

The Representative of Dr. RML Hospital explained the proposal before the committee and requested for allotment of land measuring 3.01 acre i.e. 12183.57 sq. mtrs. to Atal Bihari Vajpayee Institute for Medical Sciences & Dr. Ram Manohar Lohia Hospital situated between Mother Teresa Crescent Road and Talkatora Road to construct the Medical College & Hospital. i.e. public and semi-public facility (Tertiary care).

The aforesaid triangular plot was earlier in use with the Transport Company of Army. It was handed over to the then Willingdon Hospital (Presently Dr. RML Hospital) in 1962 for the expansion of the hospital services. Since then the land is in continuous physical possession of Dr. RML Hospital. Although the land has been shown as recreational in the MPD 2021 but the plot is being utilized for hospital services ever since it was handed over to the Hospital in 1960's. **The matter is a case of fait accompli**, as the said land is already in possession and in use since 1962 by Willingdon Hospital. The Representative of Dr. RML Hospital informed the Committee that the built up structure of buildings and offices already existed there since 1950s i.e. well before 1962, when MPD came into force. Since 1962, the built up structure is being utilised for the health care services for the patients of Psychiatry. A 70 bedded hospital with annual OPD attendance of approx 75000 patients for the last 60 years, Medical Records division, CPWD and PAO offices of Dr. RML Hospital are also operational there.

After detailed discussion, the Committee recommended for allotment of land measuring 3.01 acre i.e. 12183.57 sq. mtr. to Atal Bihari Vajpayee Institute for

Medical Sciences & Dr. Ram Manohar Lohia Hospital situated between Mother Teresa Crescent Road and Talkatora Road to construct the Medical College & Hospital. i.e. public and semi-public facility (Tertiary Health Care Centre) so that the FAR may be calculated accordingly.

Further, it recommended that this mistake in the MPD needs to be corrected as land use seems to be wrongly classified as Recreational/ Play ground/Stadium/ Sports complex since 1950's.

It was also recommended by the committee that post land allotment, L&D Office may have no objection for changing the land use of the said area from Recreational within LBZ boundary (allotted to RML Hospital for further expansion) to Public and Semi-public facilities (Tertiary Health Care Centre) subject to the condition that the proposal fulfills all the criteria laid down by the DDA and local body concerned for the same. This NOC may be incorporated within the allotment letter itself.

(ii) Allotment of land on permanent basis to DMRC at Vasant Vihar for Vasant vihar Metro station for Janakpuri (west)- botanical Garden corridor of delhi MRTS Project phase-III.

L&DO apprised to the Committee that DMRC was accorded working permission for 28890 sqm. on permanent basis and for 2568 sqm. on temporary basis, on 31.08.2012, for construction of Vasant Vihar Metro station. However, land to the extent of 12592 sqm. earmarked for Property Development was handed over back to L&DO by DMRC on 30.11.2012 as per the decision taken by the then JS(L&W). Thus DMRC was in possession of 16298 sqm. on permanent basis and 2568 sqm. on temporary basis.

Due to site constraints, land requirements were modified by DMRC and land to the extent of 16748 sqm. have been utilized permanently by DMRC which includes 451 sqm. of temporary allotment. Rest of the temporary land measuring area 2117 sqm. was returned back on 04.10.2019. The Committee enquired about the status of the returned parcel of land whether it is encroachment free or otherwise and its land use. The representative from DMRC apprised the Committee that the surrendered piece of land is covered from all sides and is vacant. Committee directed Technical section of L&DO to visit it and confirm.

The Committee after getting all the details recommended for allotment measuring 16748 sq.mts of land to DMRC on Permanent basis for Vasant Vihar Metro Station, New Delhi.

377209/2022/AD(PLG-ZONE D)

- (iii) Allotment of land measuring 2.48 acres to Ministry of Home Affairs(MHA) for establishment of various offices of Directorate General and Central Record Office of Indo Tibetan Border Police (ITBP) at Sector -10 R. K. Puram, New Delhi.**

The Representative of ITBP explained the proposal and requested for allotment of 2.48 acres of land at R. K. Puram, Sector-10, New Delhi in lieu of already allotted 3.83 acres land at Mathura Road, New Delhi (vide this office letter dated 24.12.2020) along with adjustment of Rs 21,95,43,260/- already deposited by ITBP for construction of office building for establishment of various officers of Directorate General and Central Record Office of ITBP at one place. ITBP couldn't utilise the allotted land for want of land use change by DDA from 'District Park' to 'Govt Office' and due to litigation.

The Committee recommended allotment of land to the extent of 2.48 acres to ITBP.

- (iv) Allotment of Government of India Press Shimla land measuring 17248.92 sq.mts to RBI, Shimla for construction of Office complex and residential accommodation for their staff.**

Representative from RBI, Shimla explained the proposal before the Committee. Dy. L&DO-IV informed that there is court case pending in Delhi High Court filed by employees of Directorate of Printing, Shimla. It was apprised to the Committee that during the pendency of the court case, the land allotment may be deferred. The Representative of RBI agreed to the same.

Accordingly, the Committee recommended that the allotment of land to RBI Shimla would be considered as and when the matter gets decided by the court.

- (v) Allotment of two sites to Mother Dairy for Mother Dairy Milk Shop at (i) open space at 13/15 to 13/16 Subhash Nagar, New Delhi facing main road having size of 5mx5m with with 3 mtrs setback (ii) open space at 2/443 Subhash Nagar, New Delhi facing main road measuring 3mx3m respectively.**

The representative of the Mother Dairy explained the feasibility and necessity of these two booths in Subhash Nagar and its layout plan in detail. They further stated that no milk booth is available within the vicinity of one kilometre of the aforesaid area.

The Committee after due deliberation decided to allot these two sites to Mother Dairy at open space at Subhash Nagar, New Delhi having size of 5mx5m with 3mts setback for Mother Dairy Milk Shop (as per DUAC design) and 3mx3m for Mini Milk Shop (Porta Cabin Type) respectively.

377209/2022/AD(PLG-ZONE D)

- (vi) **Grant of NOC required by Municipal Corporation Shimla for Development of TIC-Lift-The Mall, Shimla Passenger Ropeway under Public Private Partnership (PPP) Mode.**

The committee has decided to drop this proposal from the LASC as the applicants have not been attending the LASC meetings to justify their proposal whenever it got listed as an agenda.

The meeting ended with vote of thanks to the Chair and the participants.

MEETING OF LAND ALLOTMENT SCREENING COMMITTEE (LASC) HELD UNDER THE CHAIRMANSHIP OF ADDITIONAL SECRETARY (D&UT), MoHUA AT 11.30 A.M. ON 13.06.2022.

List of participants:

MoHUA

1. Shri Kamran Rizvi, Additional Secretary (D&UT).....in Chair
2. Ms. D. Thara, Additional Secretary (A, L&E)
3. Dr. Madhu Rani Teotia, Land & Development Officer
4. Shri S. C. Jana, Director (IFD)
5. Shri Raj Kumar, Director-II, Directorate of Estates
6. Shri Din Dayal, Dy.L&DO-II, L&DO
7. Shri Satish Kumar Singh, Dy. L&DO-IV
8. Shri Diwakar Kumar Barnwal, Dy. L&DO VI, L&DO
9. Shri Suresh Kumar, Engineer Officer, L&DO
10. Shri S.K. Malik, Asstt. Engineer & B.O., L&DO
11. Shri V. Rama Krishnan, Supdt., L&DO

Dr. RML Hospital, New Delhi

12. Dr. B.L.Sherwal, Director & MS, AVIMS & Dr. RML Hospital, New Delhi.

Delhi Metro Rail Corporation (DMRC)

13. M.K.Shukla, GM (Lands)

Indo Tibetan Border Police (ITBP)

14. Er. Rajendra Padulia, IG (E), Dte. General, ITBP
15. Sh. Prakash Chandra, Dy. Comdt. (Engr.), Dte. General, ITBP

Reserve Bank of India, Shimla

16. Sh. Ravinder Singh Amar, Regional Director, RBI, Shimla.
17. Sh.Rajat Kumar Shukla, Manager (T-C), FMC

Mother Dairy.

18. Sh. P.C.Malhotra
19. Sh. Bhupdender Singh,
20. Sh. Anil Grover



भारत सरकार
Government of India
कार्यालय मुख्य वास्तुक क्षेत्र दिल्ली

Office of the Chief Architect (Region Delhi)

के.लो.नि.वि., ईस्ट ब्लॉक 1 - , लेवल 2- , आर के पुरम, नई दिल्ली 110066-

CPWD, East Block-1, Level-2, R.K Puram, New Delhi-110066.

Email: delca-prd@cpwd.gov.in

Tel.No. 011-20861073, 011-26109324



No.- 23(07)/CA(RD)/CVC/2022/ 139 E

Date - 25.03.2022

To,

✓ The Executive Engineer,
RML Division,
CPWD, New Delhi-110001

Sub: - Proposed Change of Land use of Triangular plot measuring 3.56 Acre of RML Hospital from Recreational/green area to Tertiary Healthcare

Ref:

- (1) Executive Engineer(Civil), RML Division, CPWD's Letter सं0 26(1)/EE/RMLH/2021-22/402 दिनांक 10.03.2022.
- (2) Executive Engineer(Civil), RML Division, CPWD's Letter सं0 26(1)/EE/RMLH/2021-22/469 दिनांक 22.03.2022.

Please refer to the above letters regarding the above subject.

In this regard, it is to mention that from the Central Vista Boundary map it appears that the Proposed change of land use of above mentioned triangular plot measuring 3.56 acres of RML hospital does not come within the Central vista boundary. The location of triangular site in relation to central vista boundary is enclosed as Annexure 'A'. Therefore, the location of this plot is not in preview of Central Vista Committee and is not required to be put up in front of Central Vista Committee members

In view of this, regarding the change of land use of this plot from Recreational/ Green area to Tertiary Healthcare maybe decided accordingly.

This is issued with the approval of ADG Works and chairman of Central Vista Committee.

Ashok Kumar Sharma
25-3-22
(Ashok Kumar Sharma)
Member Secretary - CVC
& Chief Architect (RD)

Enclosed: As above

Copy to -

- 1) Additional Director General (Works), CPWD, Room no.-301, 3rd Floor, A-wing, Nirman Bhawan, New Delhi-110011.

Government of India
Ministry of Housing & Urban Affairs,
Land & Development office
Nirman Bhavan, New Delhi

Dated 23.11.2021

No.L&DO/L-II-B/10(88)/2021/

To,
The Additional Commissioner(Planning),
Delhi Development Authority,
Vikas Minar,
New Delhi.

Subject: Request for Change of Land use of various plots of Atal Bihari Vajpayee Institute and Dr. Ram Manohar Lohia Hospital, New Delhi- Regarding.

Sir/Madam,

I am directed to refer to DO Letter No.15/Redev/ABVIMS/2020 dated 21.06.2021 received from Dr.Rana A,K, Singh, Director and Medical Superintend, Atal Bihari Vajpayee Institute and Dr. Ram Manohar Lohia Hospital, in respect of above mentioned subject and to say that as requested vide para 3 of his letter as indicated in column '6' of the table, the same has been examined in this office and reply is furnished in column '7' below :-

| Sl. No. | Plot Details | Area | Reference/ Allotment No. | Present Land Use | Proposed Land Use | Remarks |
|---------|---------------------------------------------------------------------------------------------------------|------------|----------------------------------------------|------------------------------------------------------------------------------------------|-----------------------------------------------------------------|--------------------------------------------------------------------------------------------|
| 1 | 2. | 3 | 4 | 5 | 6 | 7 |
| 1. | Triangular plot (abutting Mother Teresa Crescent Road - Talkatora Road) | 3.56 acres | L&DO No. - Allot-3(45)/60 dated 26.9.1962 | Recreational within LBZ boundary. (Allotted to Willingdon Hospital for future expansion) | Public and Semi-Public facilities (Tertiary Health Care Centre) | Not feasible as no other land is available which can be proposed to be changed into green. |
| 2. | Plot near 'G' point in Old R.K.Ashram Road | 0.89 acres | L&DO No. - L-II-B-18(30)/342 dated 4.09.2013 | Allotted for construction of Resident (Lady) Doctor's Hostels | Public and Semi-Public facilities (Tertiary Health Care Centre) | No technical Objection |
| 3. | Plot of land as shown in L&DO Plan No.3663 at the crossing of Kali Bari Margi and Old R.K. Ashram Margi | 2.01 acres | L&DO No. - L-II-B-18(30)/342 dated 4.09.2013 | Allotted for construction of Modern Maternal Care Centre | Public and Semi-Public facilities (Tertiary Health Care Centre) | No technical Objection |

Yours faithfully,

(Din Dayal)

Dy. Land and Development Officer
Tel. 23061915

Copy to :-

1. Dr. Rana A.K. Singh, Director and Medical Superintend, Atal Bihari Vajpayee Institute and Dr. Ram Manohar Lohia Hospital, New Delhi.
2. Deputy Director (A), Dr. RML Hospital

PLOT A (Triangular Plot)
Area : 3.01 (Acre)
Boundaries:
NE- Talkatora Road / Park Street Road
W- Talkatora Stadium
SE- Mother Teresa Crescent

Government of India
Ministry of Urban Development
Land and Development Office
Nirman Bhawan, New Delhi

No. L-II-B-18(30)MMCC/14/119

Dated : 11/3/2014

To

The Secretary
Ministry of Health & Family Welfare
Nirman Bhawan
New Delhi- 110 011.

Sub: Allotment of plot of land measuring 2.01 acres on "as is where is basis" for construction of a Modern Maternal Care Centre by Dr. RML Hospital at Old R.K. Ashram Marg, New Delhi.

Sir,

I am directed to refer to this Ministry's letter dated 4th September, 2013 on the above mentioned subject and to convey the sanction of the President of India for allotment of a plot of land measuring 2.01 acres (as shown in L&DO Plan No.3663) on "as is where is basis" for construction of a Modern Maternal Care Centre by Dr. RML Hospital subject to change in layout plan and following terms and conditions:-

- i) Since Dr. RML Hospital (Ministry of Health & Family Welfare) has paid an amount of Rs.44,22,000/- towards premium of the land cost @ Rs.22 lakh per acre as per prevalent land rates, it is informed that these rates are under revision and Dr. RML Hospital (Ministry of Health & Family Welfare) shall pay the difference of premium if the rates are revised by the Govt. retrospectively w.e.f. 01.04.2000 for which an undertaking has already been furnished by the Hospital Authorities.
- ii) The charges for removal of structures/squatters, if any as and when demanded by the concerned authorities will be borne by the Dr. RML Hospital (Ministry of Health & Family Welfare) for clearing the plot of the squatters.
- iii) The date of allotment will be the date of issue of allotment letter.
- iv) Dr. RML Hospital (Ministry of Health & Family Welfare) shall use the land only for the purpose for which it is allotted and not for any other purpose.
- v) Dr. RML Hospital (Ministry of Health & Family Welfare) will construct their building only after getting the plan approved from the local body i.e. NDMC, DUAC & L&DO.
- vi) Dr. RML Hospital (Ministry of Health & Family Welfare) shall be required to construct the building in conformity with the architectural surrounding of the area within a period of two years from the date of handing over of the land.
- vii) The trees, if any, standing on the plot shall remain the Govt. property and shall not be removed or otherwise dispose of without obtaining prior approval of the L&DO/Lessor.

:: 2 ::

2641

viii) The President or his nominee may at any time inspect the site (land) and the premises thereon with prior notice. Refusal to allow inspection shall amount to violation of the terms calling for suitable action including cancellation of the allotment of land.

ix) Non-fulfillment, non-compliance and violation of any of the aforesaid terms and conditions will amount to cancellation of the allotment of land.

x) The land in question falls under the jurisdiction of the New Delhi Municipal Council.

3. Ministry of Health & Family Welfare should ensure that the land is utilized by it for the purpose for which it is allotted and that it is not transferred.

4. The possession of the land will be handed over after completion of all formalities.

5. This issues in consultation with and concurrence of Finance Division, Ministry of Urban Development Vide Dy. No.54/C(M)/FD/13 dated 17.07.2013.

Yours faithfully,

[Signature]
11/3/2014

(Sumit Gakhar)

Deputy Land & Development Officer
Tel. No. 011-2306 1296

81c

Copy to:-

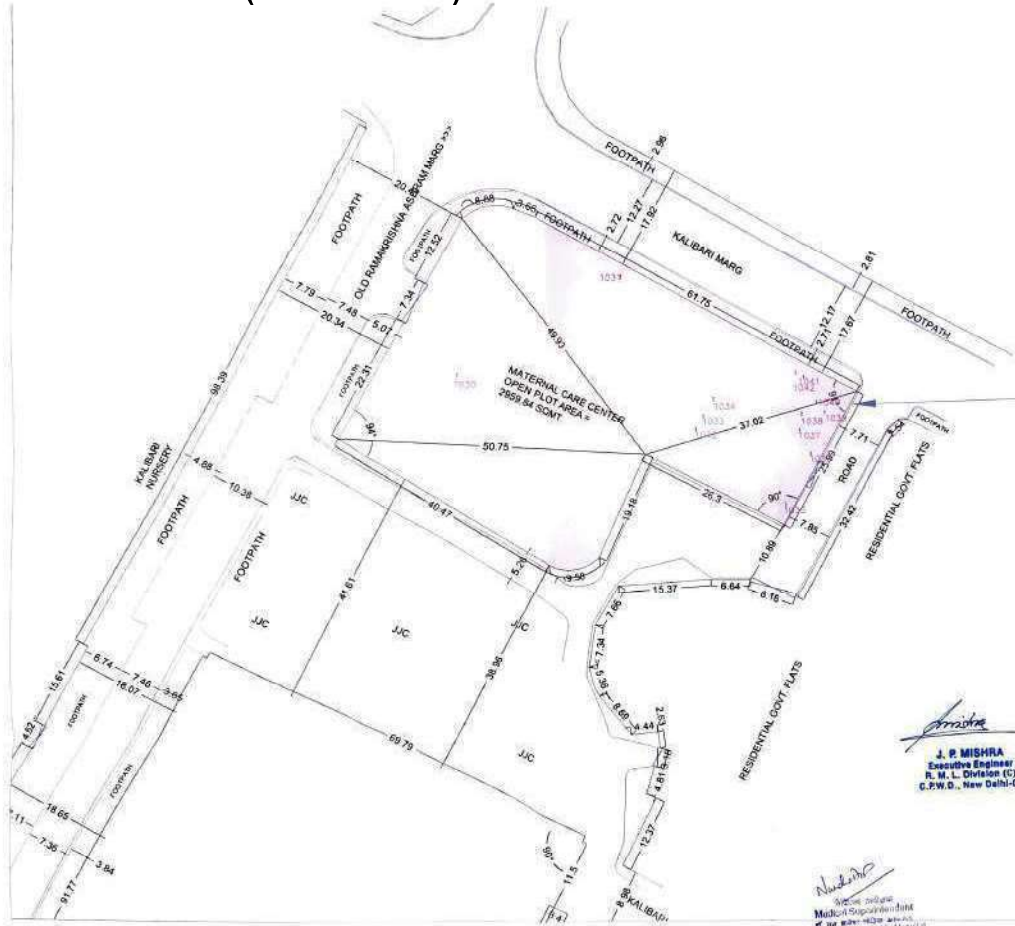
- 1) Vice Chairman, Delhi Development Authority, Vikas Sadan, INA, New Delhi.
- 2) Pay and Accounts Officer, Ministry of Urban Development, Nirman Bhawan, New Delhi.
- 3) The Principal Director of Audit, Economic and Service Ministries, AGCR Building, I.P. Estate, New Delhi.
- 4) Finance Division, Ministry of Urban Development, Nirman Bhawan, New Delhi.
- 5) DG(Works), CPWD, Nirman Bhawan, New Delhi.
- 6) The Chief Engineer (NDZ-II), CPWD, Nirman Bhawan, New Delhi.
- 7) The ADG(Arch.), CPWD, Nirman Bhawan, New Delhi along with a copy of plan.
- 8) The Chief Planner, TCPO, Vikas Bhawan, I.P. Estate, New Delhi.
- 9) PS to UDM/Sr. PPS to Secretary(UD)/PS to JS(L&E)/PS to L&DO.
- 10) Accounts Section, L&DO.
- 11) Drawing Section, L&DO.
- 12) Guard File.

13/3/14

[Signature]
11/3/2014

Deputy Land & Development Officer

377209/2022/AD(PLG-ZONE D)



PLOT B (AREA : 2.01 Acre)
 Boundaries:
 NW- Old R K Ashram Marg
 NE- Kalibari Marg
 SW- JJ Colony
 SE- Residential Govt. Flats

| SL. NO | TREE NAME | GIRTH | HEIGHT | SPRIT |
|--------|-----------|-------|--------|-------|
| 1030 | Semal | 1.70 | 10.00 | 6.00 |
| 1031 | Semal | 1.70 | 10.00 | 6.00 |
| 1032 | Semal | 1.50 | 8.00 | 4.00 |
| 1033 | Semal | 1.50 | 10.00 | 6.00 |
| 1034 | Semal | 0.80 | 10.00 | 6.00 |
| 1035 | Semal | 1.50 | 10.00 | 6.00 |
| 1036 | Semal | 1.30 | 10.00 | 6.00 |
| 1037 | Jamun | 1.30 | 10.00 | 6.00 |
| 1038 | Semal | 0.70 | 10.00 | 6.00 |
| 1039 | Semal | 1.20 | 10.00 | 6.00 |
| 1040 | Semal | 0.90 | 10.00 | 6.00 |
| 1041 | Semal | 1.00 | 10.00 | 6.00 |
| 1042 | Semal | 1.80 | 10.00 | 6.00 |

J. P. MISHRA
 Executive Engineer
 R. M. L. Division (C)
 S.P.W. D., New Delhi-01

Dr. Ram Manohar Lal Hospital
 11, B-10, New Delhi

Annex - 7

DELHI URBAN SHELTER IMPROVEMENT BOARD
GOVT. OF NCT OF DELHI
(Rehabilitation Section)
Raja Garden, New Delhi-110027

No. F/808/DD (Rehab) /DUSIB/2012/D-357

Date: 22-03-2022

To,

✓ Dr.(Prof.) Manoj Kr. Jha,
Chairman, Redevelopment,
Atal Bihari Vajpaye Institute of Medical Science,
Dr. Ram Manohar Lohia Hospital,
Govt. of India, New Delhi-110001

Sub:- Relocation of JJ Basti, 5855 N.D.M.C. Water Supply Control Room, Kali Bari Marg, New Delhi.

Sir,

This has reference to your letter no. 23/Redev/ABVIMS/RML/2019 dated nil received in this office on 11.03.2022 on the subject cited above. There are 122 surveyed units in the JJ Basti, 5855 N.D.M.C. Water Supply Control Room, Kali Bari Marg. Out of 122 surveyed units, 94 JJ dwellers declared eligible by the Eligibility Determination Committee held w.e.f. 19.09.2019 to 30.09.2019. Further course of procedural formalities for rehabilitation was under process. But in the meantime, the Under Secretary to Govt. of India, Ministry of Housing and Urban Affairs, (HFA-V Division) issued a circular vide No. N-11022/51/2020-HFA-V-UD/FTS-9088338 dated 31.12.2020 titled as conversion of completed/incomplete houses under erstwhile schemes of BSUP and IHSDP of JnNURM and RAY into ARHCs and are to be utilized as Affordable Rental Housing Complexes (ARHCs) for urban migrants/poor only and for no other purpose.

Further, the Under Secretary to Govt. of India, Ministry of Housing and Urban Affairs, vide letter dated 17.02.2021, addressed to Special Secretary, U.D Department, GNCTD, has informed that as per the decision of Union Cabinet, all existing Government funded vacant/incomplete houses constructed under JNNURM/RAY are to be converted into Affordable Rental Housing Complex (ARHCs) scheme to utilize as rental housing for urban migrants/poor under ARHCs scheme only and for no other purpose.

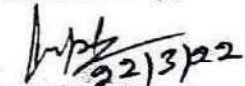
In connection with Govt. of India Policy of ARHCs, this office vide letters dated 22.03.2021 & 16.06.2021 taken up the matter with under Secretary, Govt. of India, MoHUA for excluding certain JJ Basti from the provision of ARHCs in which full or partly relocation charges have already been received or some court directions have been issued.

377209/2022/AD(PLG-ZONE D)

Further as per decision conveyed by Ministry of Housing & Urban Affairs, Govt. of India vide letter dated 09.09.2021 that the request of GNCTD was not accepted by Ministry and it was reiterated that 48,754 houses constructed /under construction in Delhi under the JnNURM shall be utilized as rental housing for urban migrants /poor of EWS/LIG category as per the operational guideline of ARHC Scheme.

In connection with Ministry of Housing & Urban Affairs, Govt. of India letter dated 09.09.2021, Govt. of NCT of Delhi again taken up the matter with the Govt. of India, MoHUA vide letter dated 25.10.2021 and hereinafter vide letter dated 07.12.2021 requested therein that there are 9104 Jhuggi dwellers in Delhi, who have paid relocation charges to DUSIB and are still awaiting relocation. The said letter reiterated that the payments under these were made prior to the decision on the ARHCs policy, and therefore, DUSIB may be permitted to make the said allotment. The relocation of JJ Basti 5855 N.D.M.C. Water Supply Control Room, Kali Bari Marg also falls within the above category. Final decision of Ministry of Housing & Urban Affairs, Govt. of India is awaited in this regard. Further course of action regarding rehabilitation of above JJ Basti under reference depend upon the final decision of Ministry of Housing & Urban Affairs, Govt. of India.

Yours faithfully,


Asstt. Director (Rehab.)-I

2/2 2. 12:55 PM

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DELHI URBAN SHELTER IMPROVEMENT BOARD
GOVT OF NCT OF DELHI
(Rehabilitation Branch)
Opp. Shivalji College Sports Complex, Raja Garden, New Delhi-110027

No. 0/149/2015/Rehab./CD-204396125/PS to Director/D - 16 Date: 22.03.2021

To

The Under Secretary to the Government of India,
 Ministry of Housing and Urban Affairs,
 (HFA - V Division),
 Room No. 3, Technical Cell, Gate No. 7,
 Nirman Bhawan, New Delhi - 110011

Sub: Request of Govt. of NCT of Delhi to allow inventory meant for slum rehabilitation to be utilized for relocation/rehabilitation of slum dwellers of JJ bastis and unutilized inventory for disposal under Affordable EWS Housing Scheme- reg.

Sir,

This has reference to your letter No. N-11022/51/2020-HFA-V-UD/FTS-9088338 dated 17.02.2021 on the above cited subject.

2. In this regard, I am directed to inform that DUSIB has already charged the relocation charges from Land Owning Agencies and also from the beneficiaries as per provisions of Relocation Policy duly approved by the Hon'ble Lt. Governor, Delhi. The land owning agencies have deposited relocation charges for implementation of their project. Relocation charges amounting to Rs.76.17 Crores in respect of ten JJ bastis have been received from land owning agencies. The list of such land owning agencies is as under :

| S. No. | Name of JJ Basti/ Land Owning Agency | Surveyed units | Total amount received(Rs.)/ Dated | Proposed relocation site | No. of Beneficiaries share money received |
|--------|-------------------------------------------------------------------------------------|----------------|-----------------------------------|--------------------------|-------------------------------------------|
| 1 | JJ Basti Kushak Nallah East Kidwai Nagar/LOA- SDMC (amount paid by NBCC) | 449 | <u>38.85.26.800</u> 17.01.2019 | Sector 16-B, Dwarka | 287 |
| 2 | JJ Basti G Point, Gole Market, (Court Case) LOA- L&DO (amount paid by RML Hospital) | 68 | <u>6.12.00.000</u> 13.06.2019 | DSIIDC Complex Baprola | 64 |
| 3 | JJ Basti Princess Park, Copernicus Marg LOA-Defence Estate, Govt. of India | 228 | <u>17.35.65.000</u> 05.03.2020 | Sector 16-B, Dwarka | EDC to be convened |
| 4 | JJ Basti Man Anandmai Marg & MD Road LOA PWD (amount | 98 | <u>7.69.36.000</u> 04.09.2020 | Sector 16-B, Dwarka | EDC to be convened |

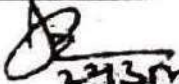
[Signature]
22/3/21

37/209/2022/AD(PIC/ZONE D)

| | | | | | |
|-------|------------------------------------------------------------------------------------|------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|-----------------------|
| 5 | JJ Basti NDMC Water Supply 5855, Kali Bari Marg, New Delhi (LOA-CPWD) | 122 | <u>1,65,00,000</u> 08.05.2017 & 20.12.2017 | Sector 16-B, Dwarka | 85 |
| 6 | JJ basti Jamia Millia Islamia University LOA-Jamia Millia Islamia University | 87 | <u>1,17,00,000</u> 26.12.2003 & 11.09.2018 | Sector 16-B, Dwarka | 29 |
| 7 | Dhobi Ghat No 10, Minto Road CPWD-Amount paid by CGHS | 42 | <u>57,00,000</u> 09.01.2013, 11.09.2013 & 21.02.2018 | Sector 16-B, Dwarka | 26 |
| 8 | JJ Basti Anna Nagar, ITO LOA-SDMC | 10 | Amount yet to be paid | Sector 16-B, Dwarka | EDC to be convened |
| 9 | JJ Basti Park side Badli LOA - DSIIDC | 523 | Amount paid <u>5,15,44,000</u> 04.12.2000; 11.01.2012; 21.06.2012; 10.10.2012 & 01.06.2015 to be refunded. Flats at relocation site are being provided by DSIIDC. | DSIIDC Complex Bawana | 281 |
| 10 | JJ Basti P-1, Sultanpuri LOA - DUSIB | 603 | NA. Flats at Sultanpuri in-situ upgradation site constructed by DUSIB on its land. | 1060 Flats at A - 3, Sultanpuri | 62 |
| 11 | JJ Basti HGI Labour Colony LOA - DUSIB | 215 | NA | 1060 Flats at A - 3, Sultanpuri | 34 |
| 12 | JJ Basti Opposite F-7, Sultanpuri LOA - DUSIB | 281 | NA | 1060 Flats at A - 3, Sultanpuri | 110 |
| 13 | JJ Basti A-2, Sultanpuri LOA - DUSIB | 98 | NA | 1060 Flats at A - 3, Sultanpuri | 16 |
| Total | | 2824 | 73,41,27,800 | - | 994 |

JJ BASTIS WHERE LAND OWNING AGENCIES PAID PART PAYMENT

| S.No. | Name of JJ Basti | No. of jhuggis | Total amount received from LOA(Ra.)/Dated | Approx.No. of beneficiaries deposited share money | Proposed relocation site |
|-------|-------------------------------------------------|----------------|-------------------------------------------------|------------------------------------------------------------|-----------------------------|
| 1 | In front of Ayurvedic Hospital, Haiderpur | 92 | <u>1,22,76,000</u> 15.05.2012 | 11 | Bhalaswa |



| | | | | | |
|-------|-------------------------|-----------------|-------------------------------------------|-----|----------|
| 2 | KL Wazirpur | 410(old survey) | 1,29,10,800 31.01.2012 & 27.02.2013 | 174 | Bhalaswa |
| 3 | Rajiv camp, Arambagh | 68 | 24,00,000 08.08.2001 & 07.05.2015 | 07 | Bhalaswa |
| Total | | 568 | 27586800 | 200 | -- |

3. In case of some of JJ Bastis, land owning agency has not deposited their share money full/in part, but some of beneficiaries have deposited their share money on the basis of eligibility letter issued to them as per Rehabilitation Policy dated 25.02.2013:

| De-novo survey, as per Policy of 2015, carried out but eligibility as per 2015 Policy could not be determined as LOAs have not paid the demanded relocation charges. The Eligibility is as per Policy dated 25.02.2013 | | | | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------|-------------------|--------------------------|--------------------------|
| S.No | Name of JJ Basti | Name of LOA | Surveyed Jhuggies | Payment by beneficiaries | Proposed Relocation site |
| 1 | Press Road Old Sectt. | CPWD | 118 | 49 | Bhalaswa |
| 2 | Khichripur B/W B Bridge | I&FC | 428 | 95 | Bhalaswa |
| 3 | Nivedita Kunj | L&DO | 147 | 47 | Bhalaswa |
| 4 | Pratap Camp | L&DO | 518 | 326 | Bhalaswa |
| 5 | Kirbi Place | Defence | 1583 | 508 | Bhalaswa |
| 6 | Ramesh Nagar Kirti Nagar | MCD(SDMC) | 845 | 183 | Bhalaswa |
| Total | | | 3639 | 1208 | -- |

4. In addition to this, in some of the court cases Hon'ble High Court has directed DUSIB to rehabilitate the petitioners whose jhuggies were demolished earlier. In the court case titled Sudamn Singh & Ors Vs Govt. of NCT of Delhi & Ors, 223 Petitioners filed Writ Petition no. 8904/2009. 145 applicants, out of 223 petitioners appeared before the Eligibility Determination Committee. The Committee declared 94 JJ dwellers eligible. Among them 46 eligible JJ dwellers have deposited their share money. The aforementioned 46 eligible beneficiaries may also be rehabilitated at Bhalaswa relocation site.

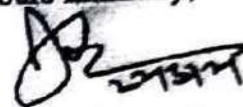
5. Besides, in the court case titled Delhi Jhuggi Jhopri Kalyan Evam Vikas Sangh Vs Govt. NCT of Delhi & Ors, 80 JJ dwellers have been declared eligible and Land Owning Agency has deposited Rs.7,69,36,000/- for allotment of flats at Sector 16-B Dwarka. 28 JJ dwellers have also deposited their beneficiary share.

6. Under 1985 Registration Scheme, Draw for allotment of 1144 flats has been done for allotment of flats at Sawda Ghevra. Out of these 218 applicants have deposited their share money and 207 have already taken over the possession of the flats.

[Signature]
22/2/21

7. The rehabilitation of these JJ dwellers/bastia/petitioners/registrants is a liability of the DUSIB as the relocation charges have been deposited by the land owning agencies and beneficiaries also deposited their share money.
8. In view of the above, it requested to exclude above mentioned housing sites from the scheme of Affordable Rental Housing Complexes (ARHCs), notified and circulated vide your Circular No. N-11022/51/2020-HFA-V-UD/FTS-9088338 dated 31.12.2020, as these JJ dwellers and concerned land owning agencies were identified and committed prior to the aforesaid communication of MoHUA to GNCTD.
9. This issues with the approval of Hon'ble Minister for Urban Development, Govt. of NCT of Delhi.

Yours faithfully,



(Abdul Dayyan)
Director (Rehabilitation)

Copy for information to :

- ✓ 1. Additional Chief Secretary (UD), GNCTD
2. CEO, DUSIB
3. Member(Admn.), DUSIB

3012/2022A
25.9.13Government of India
Ministry of Urban Development
Land and Development Office
Nirman Bhawan, New Delhi

14th September, 2013

No. L-II-B-18(30)/34A

To ✓
The Secretary
Ministry of Health & Family Welfare
Nirman Bhawan
New Delhi-110 011.17/244
4/9/13

Sub: Allotment of plot of land measuring 0.89 acres on "as is where is basis" for construction of Resident (Lady) Doctors' Hostels by Dr. RML Hospital near 'G' Point in Old R.K. Ashram Road, New Delhi.

Sir,

I am directed to refer to Ministry of Health & Family Welfare's proposal on the above mentioned subject. It has now been decided to allot a plot of land measuring 0.89 acres (as shown in L&DO Plan No.3663) for construction of Resident (Lady) Doctors' Hostels by Dr. RML Hospital subject to change in layout plan by CPWD and following terms and conditions:-

- (i) Dr. RML Hospital (Ministry of Health & Family Welfare) will pay the land cost @ Rs.22 lakhs per acre. The land rates are under revision and Dr. RML Hospital (Ministry of Health & Family Welfare) shall pay the difference of premium if the rates are revised by the Govt. retrospectively w.e.f. 01.04.2000. The Dr. RML Hospital (Ministry of Health & Family Welfare) shall submit an undertaking to this effect on a non-judicial stamp paper worth Rs.10/-.
- (ii) The charges for removal of structures/squatters, if any as and when demanded by the concerned authorities will be borne by the Dr. RML Hospital (Ministry of Health & Family Welfare) for clearing the plot of the squatters.
- (iii) The date of allotment will be the date of issue of allotment letter.
- (iv) Dr. RML Hospital (Ministry of Health & Family Welfare) shall use the land only for the purpose for which it is allotted and not for any other purpose.
- (v) Dr. RML Hospital (Ministry of Health & Family Welfare) will construct their building only after getting the plan approved from the local body i.e. NDMC, DUAC & L&DO.
- (vi) Dr. RML Hospital (Ministry of Health & Family Welfare) shall be required to construct the building in conformity with the architectural surrounding of the area within a period of two years from the date of handing over of the land.
- (vii) The trees, if any, standing on the plot shall remain the Govt. property and shall not be removed or otherwise dispose of without obtaining prior approval of the L&DO/Lessor.

may see for necessary action.
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viii) The President or his nominee may at any time inspect the site (land) and the premises thereon with prior notice. Refusal to allow inspection shall amount to violation of the terms calling for suitable action including cancellation of the allotment of land.

(ix) Non-fulfillment, non-compliance and violation of any of the aforesaid terms and conditions will amount to cancellation of the allotment of land.

(x) The land in question falls under the jurisdiction of the New Delhi Municipal Committee.

3. Dr. RML Hospital (Ministry of Health & Family Welfare) should ensure that the land is utilized by it for the purpose for which it is allotted and that it is not transferred to any other agency or authority without the prior permission of the Central Govt.

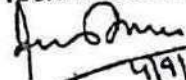
4. Dr. RML Hospital (Ministry of Health & Family Welfare) is required to pay Rs.19,58,000/- on account of premium of land.

5. If the above terms and conditions are acceptable, the acceptance thereof in writing may be communicated together with a cheque/demand draft for Rs.19,58,000/- (Rupees nineteen lakhs fifty eight thousand only) drawn in favour of Land and Development Officer, New Delhi along with undertaking mentioned in para (i) above, within 45 days from the issue of the letter, failing which the allotment will be deemed to have been withdrawn and cancelled without any notice.

6. The possession of the land will be handed over after completion of all formalities.

7. This Issues in consultation with and concurrence of Finance Division, Ministry of Urban Development Vide Dy. No.54/C(M)/FD/13 dated 15.07.2013.

Yours faithfully,



(Sumit Gakhar)

Deputy Land & Development Officer
Tel.No.011-23061296

Copy to:-

Accounts Section.

Deputy Land and Development Officer

(54)

(24)

377209/2022/AD(PLG-ZONE D)

36

PLOT C (Area : 0.89 Acre)

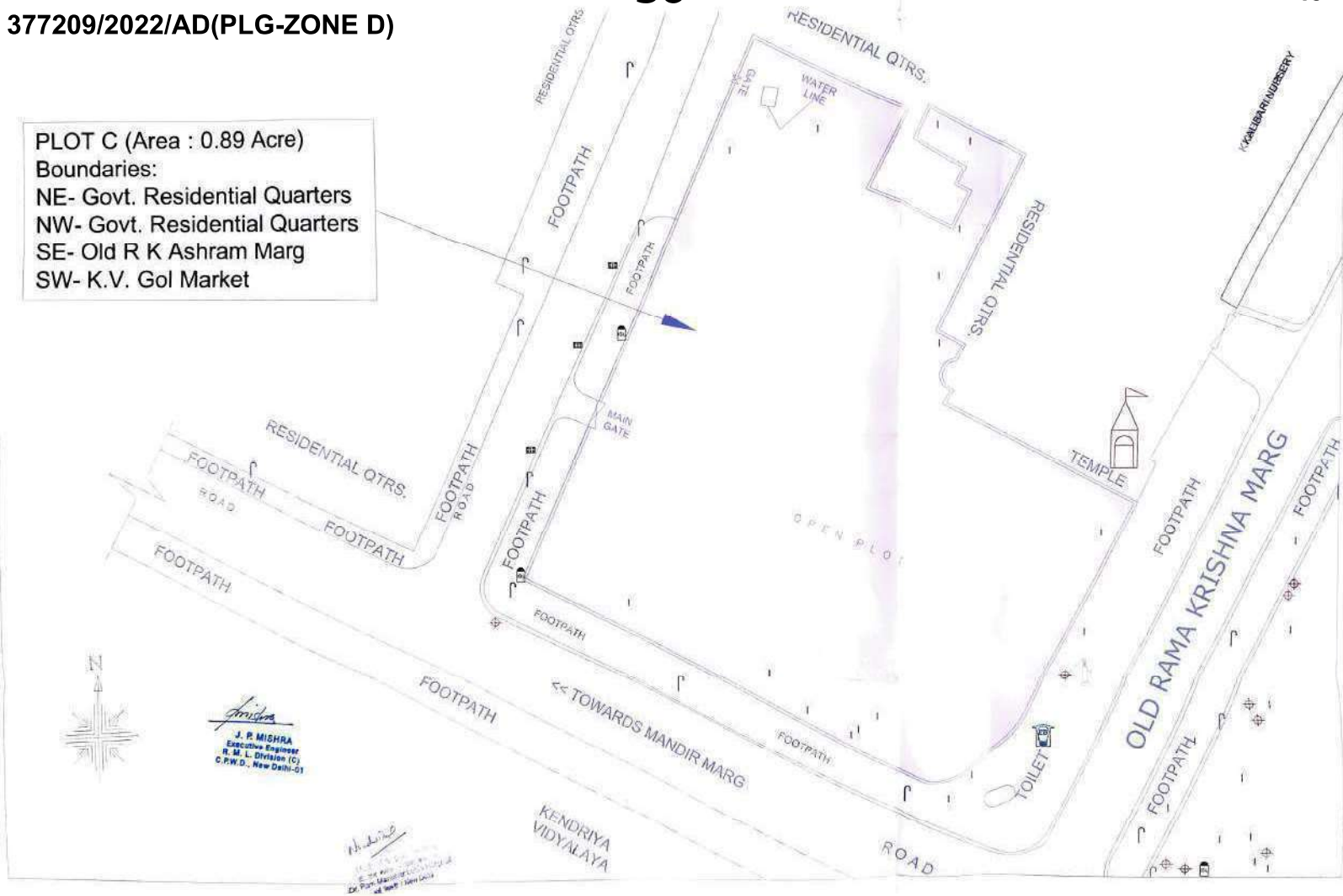
Boundaries:

NE- Govt. Residential Quarters

NW- Govt. Residential Quarters

SE- Old R K Ashram Marg

SW- K.V. Gol Market



377209/2022/AD(PLG-ZONE D)

Information as per the MoUD (now MOHUA), GoI letters dated 07.04.2015 & 04.09.2015:

| S. No. | Information asked by MoUD 07/04/2015 | Information |
|--------|---------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | Whether the land is government or private and who is the land-owning agency? | <p>PLOT A: This is a government land. L&DO is the land-owning agency. The land was allotted to the MoH&FW vide L&DO vide letter dated 12/08/2022 allotted the triangular plot of land measuring 3.01 Acre to the Atal Bihari Institute of Medical Sciences and Dr RML Hospital, Ministry of Health and Family Welfare for the construction of medical college and Hospital.</p> <p>PLOT B: This is a government land. L&DO is the land-owning agency. The land was allotted to the MoH&FW vide L&DO vide letter 05/12/2012 allotted the land to Dr RML Hospital for the construction of a Modern Maternal Care Centre.</p> <p>PLOT C: This is a government land. L&DO is the land-owning agency. The land was allotted to the MoH&FW vide L&DO letter dated 04/09/2013 for construction of Resident (Lady) Doctors Hostel by Dr RML Hospital.</p> |
| 2. | On whose request the change of land use case or modification to MPD-2021 has been initiated? | The proposal has been initiated on the request of MoH&FW Dr RML Hospital vide letter No 15/Redev/ABVIMS/2020 dated 21/06/2021. |
| 3. | Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided. | <p>The site was inspected by DDA officials and following are the observations:</p> <p>Plot A :</p> <ol style="list-style-type: none"> The plot under reference measuring 3.01 acres is located at roundabout of Mother Teresa Crescent Road-Talkatora Road and falls within Lutyen's Bungalow Zone (LBZ). The plot is surrounded by Mother Teresa Crescent Road on the South East and Sheikh Mujibur Rahman road on the North East. At present the site consist of hospital / Psychiatric ward and fully grown-up trees. |

377209/2022/AD(PLG-ZONE D)

Plot B:

- a. The plot under reference measuring 2.01 acres is located at junction of Kali Bari Marg and Old R.K. Ashram road. The plot falls outside Lutyens' Bungalow Zone.
- b. The site is bounded by Kali Bari Marg on North East, Old Ramakrishna Ashram Marg on the West and one minor roads on the East and CPWD Type III Quarters on the South of the plot.
- c. Presently, the site has construction mix plant and the plot is occupied by slums on the south-west.
- d. The site has fully grown-up trees.

Plot C:

- a. The plot under reference measuring 0.89 acres is located at Old R.K. Ashram road and falls outside the Lutyens' Bungalow Zone (LBZ).
- b. The site is bounded by a boundary wall and Mahavir Temple on the North East, Old Ramakrishna Ashram Marg on the East and two minor roads on the South West and West of the plot.
- c. Presently, the site is used for Parking and has fully grown-up trees. The site also has temporary sheds

4.

What is the public purpose proposed to be served by modification of MPD and/or change of land use?

PLOT A:

This piece of land will be utilized for construction of medical college for MBBS teaching, hospital for teaching, research and patient care, which is very urgent in nature. Due to increase in intake of number of students the hospital's current building is not able to meet the demand of space needed to accommodate all their students and staffs. The change of land use will facilitate the much-needed medical college and patient care facility for the benefit of general public. The shortage of medical infrastructure which was acutely felt during the Pandemic can be addressed.

PLOT B:

The Dr RML Hospital Plan to develop the plot as Modern Maternity and Child care centre with 600 bed capacity. Presently the hospital has limited

377209/2022/AD(PLG-ZONE D)

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| | | <p>beds for the general maternity and child care. The facility will cater to thousands of patients coming for Obstetric, Gynae and all Pediatric, Pediatric surgery and Neonatology related diseases under one roof.</p> <p>PLOT C: The MOHFW has mandated the Dr RML Hospital to develop the Plot as tertiary Health care center. A modern Institute of mental Health and Neurosciences with a capacity to treat 30000 patients every month and provide indoor facility to 300 patients of Neurology, and Mental Health will be developed at the proposed plot.</p> |
| 5. | What will be impact of proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans/policies? | <p>PLOT A: As per the approved Zonal Development Plan of Zone-D, prepared under MPD-2021, the land use of the said site is marked as 'Recreational (Green Area)'. Therefore, before construction of ABVIMS AND DR. RML HOSPITAL building, there is a need for change of land use from 'Recreational (Green Area)' to "Public & Semi-Public (Hospital)".</p> <p>PLOT B: The land use of site under reference is 'Residential' as per MPD -2021 and Part Recreational as per approved Zonal redevelopment Plan of Zone D prepared under MPD-2001. The RML Hospital vide No 15/Redev/ABVIMS/2020 dated 21/06/2021 requested for change of land use from 'Residential' as per MPD-2021 to 'Public and Semi-Public facility (Tertiary Health Care Centre)'.</p> <p>PLOT C: The land site is 'Residential' as per MPD-2021 and Commercial (Local shopping Center as per approved Zonal Plan of Zone D, prepared under MPD-2001. The RML Hospital vide No 15/Redev/ABVIMS/2020 dated 21/06/2021 requested for change of land use from part 'Residential' as per MPD-2021 to 'Public and Semi-Public facility (Tertiary Health Care Centre)'.</p> |

377209/2022/AD(PLG-ZONE D)

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| | | Hence, the proposal is in consonance with the above plan. |
| 6. | What will be proposal's impact/ implications on general public eg. Law & order etc.? | <p>PLOT A:</p> <p>There would be no adverse impact on general public by construction of Dr RML Hospital MBBS building in the given land. The proposed hospital and medical college building will immensely benefit the patient care and medical education and research. This will augment the medical facility and infrastructure of the said area. The proposed institution building will be a landmark structure befitting the stature of ex-PM Shri Atal Bihari Vajpayee, after whom the institution has been named.</p> <p>PLOT B:</p> <p>There would be no adverse impact on general public by construction of Modern maternity and Pediatric center. It will be beneficial for the general public. A dedicate maternity and pediatric facility is in line with the modern concept of comprehensive mother and child care. This will not only augment the level of patient care but also promote research and facilitate world class medical education.</p> <p>PLOT C:</p> <p>There would be no adverse impact on general public by construction of Institute of mental Health and Neurosciences building on the given land. The proposed Mental Health and Neurosciences facility will in consonance with the focus and priority of the government on mental health.</p> |
| 7. | Whether any court cases are ongoing on the land mentioned in the proposal? Full details are attached. | There is no court case in respect of the aforementioned plots. |

The information with respect to MoUD, GOI letter dated 04/09/2015 is as follows:

| S. No. | Information asked by MoUD letter dated 04/09/2015 | Information |
|--------|---------------------------------------------------|---------------------------------------------------------------------------------|
| 1. | Background note indicating the current | <p>PLOT A:</p> <p>The Ministry of Health and Family welfare, in 2019</p> |

mandated the Institute to start a medical college with annual intake of 100 MBBS seats from academic year 2019-20. The Institute was named in the memory of our Late Prime Minister Shri Atal Bihari Vajpayee which was inaugurated by the Hon'ble Health Minister. Institute took the decision to construct the Medical College and a Hostel for undergraduate students on the only available above-mentioned plot.

The Land and development office, Ministry of Housing and Urban Affairs vide Letter No L-II-B-18(30)/2022/259 dated 12/08/2022 allotted the triangular plot of Land to the Atal Bihari Institute of Medical Sciences and Dr RML Hospital, Ministry of Health and Family Welfare measuring 3.01 Acre as enclosed L&DO Plan No 4217 on as is where is basis for the construction of medical college and Hospital. The site falls in Planning Zone-D.

As per the approved Zonal Development Plan of Zone-D, prepared under MPD-2021, the land use of the said site is marked as 'Recreational (Green Area)'. Therefore, before construction of Dr. RML MBBS building, there is need for change of land use from 'Recreational (Green Area)' to "Public & Semi-Public (Hospital)".

Further course of action on permanent construction will be initiated through CPWD after necessary land use change.

This piece of land will be utilized for construction of medical college for MBBS teaching, hospital for teaching, research and patient care, which is very urgent in nature. Due to increase in intake of number of students the hospital's current building is not able to meet the demand of space needed to accommodate all their students and staffs. The change of land use will facilitate the much-needed medical college and patient care facility for the benefit of general public. The shortage of medical infrastructure which was acutely felt during the Pandemic can be addressed.

PLOT B:

The MoH&FW / Dr RML Hospital Plan plans to develop the plot as a Modern Maternity and Child care centre with 600 bed capacities. Presently the

377209/2022/AD(PLG-ZONE D)

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| | | <p>Hospital has limited beds for maternity and child care. The facility will cater to thousands of patients coming for Obstetric, Gynae and all Pediatric, Pediatric surgery and Neonatology related diseases under one roof.</p> <p>PLOT C: The MoH&FW has mandated the Dr RML Hospital to develop the plot as tertiary Health care center. A modern Institute of Mental Health and Neurosciences with a capacity to treat 30000 patients every month and provide indoor facility to 300 bedded hospitals to treat patients of Neurology, and Mental Health will be developed at the proposed plot.</p> |
| 2. | Whether similar proposal have earlier been considered by DDA/Ministry and/or disposed and if yes, when and how? | <p>Yes. The change of land use of area measuring 0.89 Ha. (2.20 acres) at G point, Gole Market, New Delhi, from 'Residential' to 'Public & Semi-Public Facilities' (Tertiary Health Care Centre) for construction of Dr. RML, Super Specialty Block was processed by DDA under Section 11-A of DD Act, 1957 and notified by MoHUA vide S.O. 502 (E) dated 12.02.2015</p> |
| 3. | What are the specific recommendations of the Authority with regard to the proposal? | <p>The proposal is to be considered by the Authority as per Section 11-A of DD Act, 1957 and further action will be taken as per the recommendations of the Authority.</p> |
| 4. | How and why proposal was initiated | <p>PLOT A: The proposal was initiated with a view to provide a separate building to the MBBS students. Due to increase in intake of number of students and also increased number of patients visiting the hospital every day the hospital's current building is not able to meet the demand of space needed to accommodate all their students, patients and staffs.</p> <p>PLOT B: The Dr RML Hospital Plan to develop the plot as Modern Maternity and Child care Centre with 600 bed capacities. Presently the Hospital has limited beds for the maternity and child care. The facility will cater to thousands of patients coming for Obstetric, Gynae and all Pediatric, Pediatric surgery and Neonatology related diseases under one roof.</p> |

377209/2022/AD(PLG-ZONE D)

PLOT C:

The MoH&FW has mandated the Dr RML Hospital to develop the plot as tertiary Health care center. A modern Institute of mental Health and Neurosciences with a capacity to treat 30000 patients every month and provide indoor facility to 300 patients of Neurology, and Mental Health will be developed at the proposed plot.

However, there is a requirement for change in land use, therefore proposal has been submitted to DDA.

5. What are the pros and cons of the proposal whether they have been carefully examined and if yes, the outcomes there of?

PLOT A:

This piece of land will be utilized for construction of New Medical college Building for MBBS teachings which will not only benefit the new students joining the MBBS course in Dr. RML Hospital but also the hospital staff and patients visiting the hospital by providing better and adequate spaces.

PLOT B:

The Dr RML Hospital Plan to develop the plot as Modern Maternity and Child care Centre with 600 bed capacities. Presently the Hospital has limited beds for the maternity and child care. The facility will cater to thousands of patients coming for Obstetric, Gynae and all Pediatric, Pediatric surgery and Neonatology related diseases under one roof.

PLOT C:

The MoH&FW has mandated the Dr RML Hospital to develop the plot as tertiary Health care center. A modern Institute of mental Health and Neurosciences with a capacity to treat 30000 patients every month and provide indoor facility to 300 patients of Neurology, and Mental Health will be developed at the proposed plot.

Yes, the pros and cons of the proposal have been carefully examined and no adverse outcome is envisaged for the said proposal and is in larger public interest.

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| 6. | What are the expected short term and long term outcomes if the proposal is approved and implemented? | <p>PLOT A:</p> <p>This piece of land will be utilized for construction of New MBBS Building which will not only benefit the new students joining the MBBS course in Dr. RML Hospital but also the hospital staff and patients visiting the hospital by providing better and adequate spaces.</p> <p>The proposed hospital and medical college building will immensely benefit the patient care and medical education and research. This will augment the medical facility and infrastructure of the said area. The proposed institution building will be a landmark structure befitting the stature of ex-PM Shri Atal Bihari Vajpayee, after whom the institution has been named.</p> <p>PLOT B:</p> <p>This piece of land will be utilized for development of the plot as Modern Maternity and Child care Centre with 600 bed capacities. Presently the Hospital has limited beds for the maternity and child care.</p> <p>PLOT C:</p> <p>This piece of land will be utilized for construction of modern Institute of mental Health and Neurosciences with a capacity to treat 30000 patients every month and provide indoor facility to 300 patients of Neurology, and Mental Health will be developed at the proposed plot.</p> |
| 7. | How the proposal will benefit in the development and economic growth of the city. | <p>PLOT A:</p> <p>This piece of land will be utilized for construction of New MBBS Building which will not only benefit the new students joining the MBBS course in Dr. RML Hospital but also the hospital staff and patients visiting the hospital by providing better and adequate spaces.</p> <p>PLOT B:</p> <p>This piece of land will be utilized for development of the plot as Modern Maternity and Child care Centre with 600 bed capacities. Presently the Hospital has limited beds for the maternity and child care. The facility will cater to thousands of patients coming for Obstetric, Gynae and all Pediatric, Pediatric surgery and Neonatology related diseases under one roof.</p> |

377209/2022/AD(PLG-ZONE D)

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| | | <p>PLOT C:</p> <p>This piece of land will be utilized for construction of modern Institute of mental Health and Neurosciences with a capacity to treat 30000 patients every month and provide indoor facility to 300 patients of Neurology, and Mental Health will be developed at the proposed plot.</p> <p>Further, the development would boost the economic growth as it would further help in providing employment to the citizens.</p> |
| 8. | What are the provisions corresponding to the proposed policy/change 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. | There is no specific relation with the proposal in the context of other metropolitan cities. |
| 9. | What will be the public purpose served by the proposed modification? | <p>PLOT A:</p> <p>The proposal was initiated with a view to provide a separate building to the MBBS students. Due to increase in intake of number of students and also increased number of patients visiting the hospital every day the hospital's current building is not able to meet the demand of space needed to accommodate all their students, patients and staffs.</p> <p>PLOT B:</p> <p>The Dr. RML Hospital Plan to develop the plot as Modern Maternity and Child care Centre with 600 bed capacities. Presently the Hospital has limited beds for the maternity and child care. The facility will cater to thousands of patients coming for Obstetric, Gynae and all Pediatric, Pediatric surgery and Neonatology related diseases under one roof.</p> <p>PLOT C:</p> <p>The MoH&FW has mandated the Dr RML Hospital to develop the plot as tertiary Health care center. A</p> |

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| | | <p>modern Institute of mental Health and Neurosciences with a capacity to treat 30000 patients every month and provide indoor facility to 300 patients of Neurology, and Mental Health will be developed at the proposed plot.</p> <p>However, there is a requirement for change in land use, therefore proposal has been submitted to DDA.</p> |
| 10. | What is the number of people/ families/ households likely to be affected by the proposed policy. | <p>As such, no families will be affected by the proposed development on Plot A and Plot C.</p> <p>However, presently at Plot B, more than one third of the plot is under the occupancy of Dr. RML Hospital rest is occupied by jhuggi's. However, Dr. RML Hospital vide Letter No RMLH/RDC/MCH&NN/14/2015/10495 dated 30.10.2017 had requested Delhi Urban Shelter Improvement Board (DUSIB) to relocate J.J Basti, 5855, NDMC, Water supply control room, Kalibari Marg, New Delhi.</p> <p>Accordingly, DUISB, GNCTD vide Letter No 0/149/2015/Rehab/CD-204396125/PS dated 23.03.2021 has acknowledged a receipt of 1.65 crore towards resettlement by land owning agency and requested Ministry of Housing and Urban Affairs, Government of India, to relocate/ rehabilitate the slum dwellers of JJ basti. The RML Hospital has completed the formalities required as per Govt Policy and is awaiting the relocation work to be started by the DUSIB. Further, DUSIB vide letter dated 22.03.2022 has informed MoH&FW/ Dr. RML that regarding rehabilitation of the said JJ basti u/r depend upon the final decision of MoHUA, Gol.</p> |
| 11. | Whether the proposal is in consonance with the existing plans, laws, by laws rules etc. | <p>PLOT A: As per the approved Zonal Development Plan of Zone-D, prepared under MPD-2001, the land use of the said site is marked as 'Recreational (Green Area)'. Therefore, before construction of Dr. RML MBBS building, there is a need for change of land use from 'Recreational (Green Area)' to "Public & Semi-Public (Hospital)".</p> <p>PLOT B: The Land use site under reference is Residential as</p> |

377209/2022/AD(PLG-ZONE D)

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| | | <p>per MPD -2021 and Part Recreational as per approved Zonal Development Plan of Zone D prepared under MPD-2001. The RML Hospital vide No 15/Redev/ABVIMS/2020 dated 21/06/2021 requested for change of Land use from Residential area as per MPD-2021 to Public and Semi-Public facility (Tertiary Health Care Centre)</p> <p>PLOT C: The land site is 'Residential' as per MPD-2021 and Commercial (Local shopping Center as per approved Zonal Plan of Zone D, prepared under MPD-2001. The RML Hospital vide No. 15/Redev/ABVIMS/2020 dated 21/06/2021 requested for change of land use from part 'Residential' as per MPD-2021 to 'Public and Semi-Public facility (Tertiary Health Care Centre)'.</p> <p>Hence, the proposal is in consonance with the above plan.</p> |
| 12. | Whether the Implementation of proposal will require changes in certain rules, provisions of Master Plans etc and if yes what action has been taken to bring about such changes. | As reiterated in the preceding paras, before construction of MBBS Block building, Modern Maternity & Child Care Centre and Modern Institute of Mental Health & Neurosciences on the said plots, there is a need for change in land use under Section 11-A of DD Act, 1957. |
| 13. | Whether the department/ organization/Ministry related with the proposal have been consulted and if yes what were their views and how they were disposed. | <p>Yes, Ministry of Health & Family Welfare (MoH&FW) and Ministry of Housing & Urban Affairs (MoHUA) have been consulted.</p> <p>However, with respect to Plot B, more than one third of the plot is under the occupancy of Dr. RML Hospital rest is occupied by jhuggi's. However, Dr. RML Hospital vide Letter No RMLH/RDC/MCH&NN/14/2015/10495 dated 30.10.2017 had requested Delhi Urban Shelter Improvement Board (DUSIB) to relocate J.J Basti, 5855, NDMC, Water supply control room, Kalibari Marg, New Delhi.</p> <p>Accordingly, DUISB, GNCTD vide Letter No 0/149/2015/Rehab/CD-204396125/PS dated 23.03.2021 has acknowledged a receipt of 1.65 crore towards resettlement by land owning agency and requested Ministry of Housing and Urban Affairs, Government of India, to relocate/</p> |

377209/2022/AD(PLG-ZONE D)

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| | | rehabilitate the slum dwellers of JJ basti. The RML Hospital has completed the formalities required as per Govt Policy and is awaiting the relocation work to be started by the DUSIB. Further, DUSIB vide letter dated 22.03.2022 has informed MoH&FW/ Dr. RML that regarding rehabilitation of the said JJ basti u/r depend upon the final decision of MoHUA, Gol. |
| 14. | Whether the relevant guidelines/ orders of DoPT, ministry of Finance and other nodal Ministries/ Departments were considered while preparing and examining the proposal. | The issue of change in land use is not related to any guidelines/orders of DoPT, Ministry of Finance and other nodal Ministries/ Departments. |
| 15. | 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. | Dr. Nandini Duggal, Director & Medical Superintendent, Dr. RML Hospital, 011-23404470 |

377209/2022/AD(PLG-ZONE D)

SURVEY PLAN OF DR. RAM MANOHAR LOHIA HOSPITAL, NEW DELHI.

PLOT C (Area : 0.89 Acre)
Boundaries:
NE- Govt. Residential Quarters
NW- Govt. Residential Quarters
SE- Old R K Ashram Marg
SW- K.V. Gol Market

PLOT B (Area : 2.01 Acre)
Boundaries:
NW- Old R K Ashram Marg
NE- Kailash Marg
SW- JJ Colony
SE- Residential Govt. Flats

Existing
Dr. RML
Hospital

PLOT A (Triangular Plot
Area : 3.01 (Acre)
Boundaries:
NE- Talkatora Road, Park Road
W- Talkatora Stadium
SE- Mother Teresa Crescent

J. P. MISHRA
Executive Engineer
R. M. L. Division (C)
C.P.W.D., New Delhi-01

| ITEMS | SYMS |
|-------------------|------|
| (1) BUILDING | |
| (2) BOUNDARY WALL | |
| (3) ROAD | |
| (4) TREE | |
| (5) FOOTPATH | |
| (6) HOSE HOLE | |
| (7) STORM WATER | |
| (8) LIGHTPOLE | |
| (9) FENCE | |
| (10) GATE | |
| (11) CHAMBER | |
| (12) FENCE | |
| (13) FENCE | |
| (14) ELECTRIC BOX | |
| (15) TRANSFORMER | |
| (16) FENCE | |
| (17) FENCE | |
| (18) FENCE | |
| (19) FENCE | |
| (20) FENCE | |
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| | | | |
|--------------------|----------------------------------------------------------|----------------|-------------------------------------------|
| DATE | 10/01/2022 | SCALE | 1:1000 |
| PROJECT | SURVEY PLAN OF DR. RAM MANOHAR LOHIA HOSPITAL, NEW DELHI | DESIGNED BY | DR. RAM MANOHAR LOHIA HOSPITAL, NEW DELHI |
| EXECUTIVE ENGINEER | DR. RAM MANOHAR LOHIA HOSPITAL, NEW DELHI | CHIEF ENGINEER | DR. RAM MANOHAR LOHIA HOSPITAL, NEW DELHI |
| CHIEF ENGINEER | DR. RAM MANOHAR LOHIA HOSPITAL, NEW DELHI | CHIEF ENGINEER | DR. RAM MANOHAR LOHIA HOSPITAL, NEW DELHI |
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| CHIEF ENGINEER | DR. RAM MANOHAR LOHIA HOSPITAL, NEW DELHI | CHIEF ENGINEER | DR. RAM MANOHAR LOHIA HOSPITAL, NEW DELHI |

Dr. Ram Manohar Lohia Hospital
New Delhi-110028

377209/2022/AD (PLC-ZONE D)

Area : 3.89 Acre
Boundaries:
NE- Talkatora Road/Park Street
W- Talkatora Stadium
SE- Mother Teresa Crescent

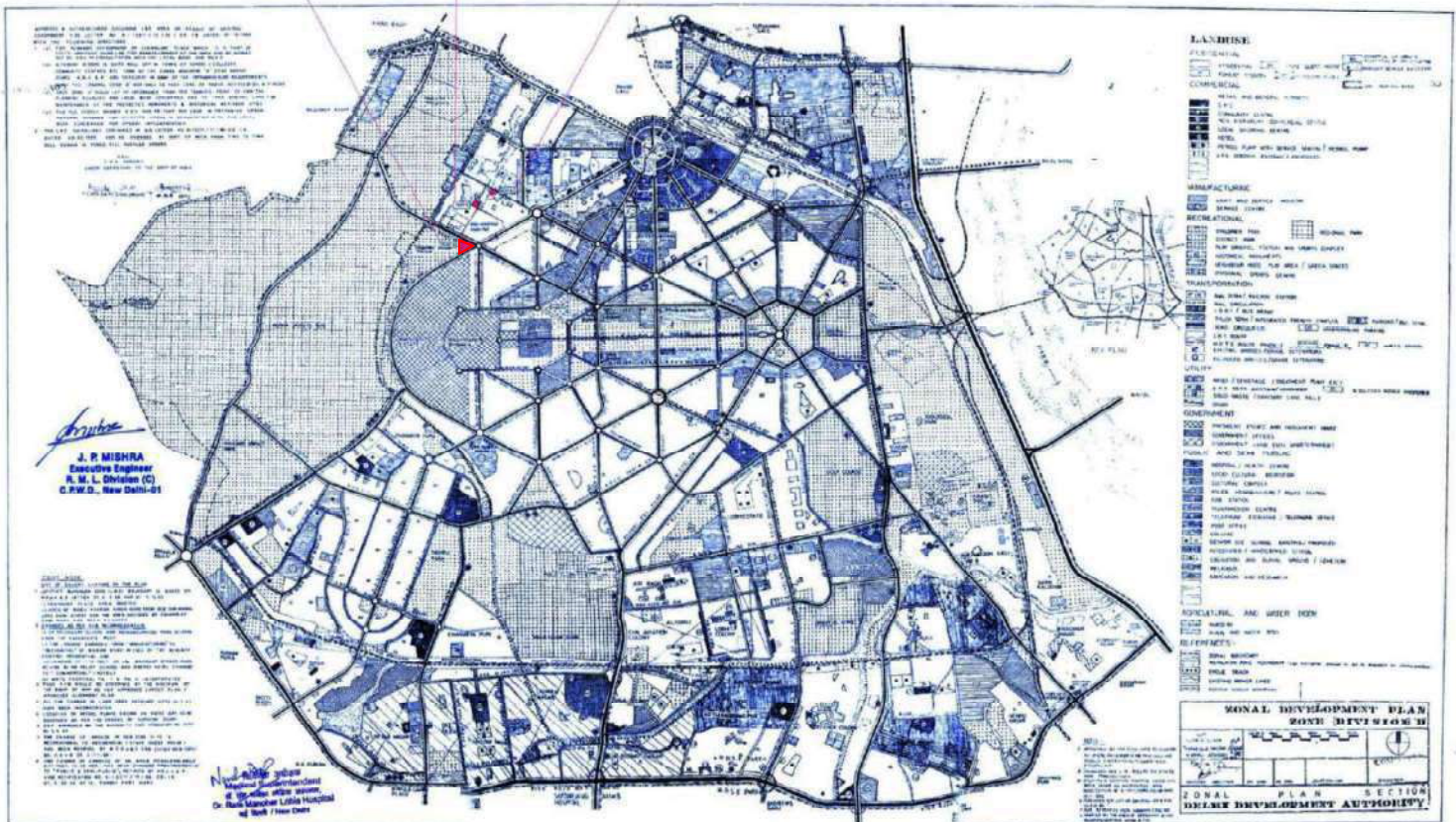
PLOT C (Area : 0.89 Acre)
Boundaries:
NE- Govt. Residential Quarters
NW- Govt. Residential Quarters
SE- Old R K Ashram Marg
SW K.V. Gole Market

PLOT B (AREA : 2.01 Acre)
Boundaries:
NW-Old R K Ashram Marg
NE- Kalibari Marg
SW- JJ Colony
SE- Residential Govt. Flats

50

Annex - II

63



Agenda for Technical Committee.....

Item No.

AGENDA FOR TECHNICAL COMMITTEE MEETING

Sub: (a) Permission for additional activities on 2 Acres of land in "Residential Use Zone" already allotted to National Law University (NLU), Delhi under Sub/Clause 8(2) of MPD-2021.

(b) NOC/Permission to Construct Skywalk over Master Plan Green in Sector-14 (Dwarka) to connect existing campus and new campus of National Law University, Delhi.

File no. PLG/DWK/0001/2022/HAF/-AD(PLG-DWARKA ZONE K-II)

1.0 BACKGROUND:

- 1.1 The Integrated Complex of NLU is existing on 12 acres of land in Sector -14, Dwarka. Further, additional land of 7 acres adjacent to its existing campus was also allotted by DDA to NLU, Delhi vide letter No. F32(182)09/IL/05 dated 02.01.2013 for the purpose of 'Construction of Hostels' in Sector-14, Dwarka (**Annexure-I**). As per "Layout Plan of Sector-14", two sites are separated by Master Plan (MP) Green & Nallah (**Annexure-II**).
- 1.2 NLU, vide letter dated 09/09/2022 requested DDA to allow activities like Management Training/ Faculty Training Hall, Teacher Training Room/Halls, Training Centre/ Skill Centre for Students, Library, Reading Room, Creche, Management Officer/ Staff Officer, Recreational Hall for students, Conference Room/Hall and other academic activities on 2 acres of land out of 7 acres which is already allotted to NLU for the construction of "Hostels" (**Annexure-III**).
- 1.3 In addition, NOC/Permission for construction of a Skywalk of approx. 50 mtr in length to connect already existing campus with already allotted additional 7 acres has also been requested. The details of the Skywalk is annexed as **Annexure-IV**
- 1.4 Also, Hon'ble Chief Justice of Delhi High Court and Chairman of Building Committee, NLU, Delhi forwarded a representation from NLU, Delhi vide letter dated 04.06.2022 addressed to Hon'ble VC,DDA to expedite the matter (**Annexure-V**). In response, a meeting was held on 17th August, 2022 under the Chairmanship of Hon'ble Chief Justice of Delhi High Court wherein it was decided for placing the matter in Technical Committee meeting of DDA and site visit to be conducted by DDA with representatives of NLU (**Annexure-VI**).
- 1.5 Accordingly, a site visit was conducted on 13.09.2022 wherein the officials of NLU, Landscape, Horticulture and Planning of DDA were present. The minutes of the site Visit are annexed as **Annexure-VII**.

2.0 EXAMINATION:

- 2.1 As per Master Plan Delhi (MPD)-2021 and Zonal Development Plan (ZDP) of Zone K-II, the land use of the 7 acre plot under references is "Residential" (**Annexure-VIII**).
- 2.2 As per approved layout Plan of Sector 14, the plot is earmarked for "Institutional Housing" measuring 7 acres (**refer Annexure-II**) and was allotted for "Construction of Hostels" as per allotment letter issued by IL, DDA vide letter dated 02/01/2013 (**refer Annexure-I**).
- 2.3 For Permission of additional activities on this plot, the matter is examined and it is stated that as per the clause 8(2) of MPD-2021 (**Annexure-IX**), the following activities are permitted in "Residential Use Zone."

| Sl. No. | Use Premises | Use Zones | | | | |
|-----------|----------------------------------------------------------------------------------------------------------------------------------|-----------|-----------|-----------|----------|-----------|
| RD | RESIDENTIAL | RD | C1 | C2 | M | PS |
| i. | Residential Plot- Group Housing | P | P | NP | P | P |
| ii. | Studio apartment | P | NP | NP | NP | NP |
| iii. | Community/Recreational Hall, Library, Reading Room, Society Office, Creche. | P | P | P | P | P |
| PS | PUBLIC AND SEMI PUBLIC FACILITIES | | | | | |
| i. | Technical Training centre (ITI/Polytechnic/ Vocational/Training Institute/Management Institute/Teacher Training Institute, etc.) | P | P | NP | NP | P |

- 2.4 For Permission /NOC for construction of Skywalk to provide connectivity between two different plots of NLU. Landscape Deptt. DDA informed that the project of Rejuvenation of TD-5 Drain is under execution (**refer Annexure-VII**)

3.0 PROPOSAL:

- 3.1 Permission of following additional activities on 2 acres of Land out of 7 acres which is already allotted to NLU in Sector -14(Dwarka) under Sub Clause 8(2) "**PERMISSION OF USE PREMISES IN USE ZONES**" of MPD-2021.

| Sl. No. | Use Premises | Use Zones | | | | |
|-----------|----------------------------------------------------------------------------------------------------------------------------------|-----------|-----------|-----------|----------|-----------|
| RD | RESIDENTIAL | RD | C1 | C2 | M | PS |
| | Community/Recreational Hall, Library, Reading Room, Society Office, Crèche. | P | P | NP | P | P |
| PS | PUBLIC AND SEMI PUBLIC FACILITIES | | | | | |
| | Technical Training center (ITI/Polytechnic/ Vocational/Training Institute/Management Institute/Teacher Training Institute, etc.) | P | P | NP | NP | P |

- 3.2 NOC/Permission for Construction of Skywalk of approx 50 mtr in length over MP Green in Sector -14 (Dwarka) to connect the existing Campus and New Campus.
- 3.3 Landscape/ Engineering Wing to incorporate the details of Skywalk in the scheme of Rejuvenation of TD-5 drain.
- 3.4 Development control norms will be applicable as per prevailing MPD -2021.

4.0 RECOMMENDATIONS:

- 4.1 The proposal as given in Para 3.0 is put up for consideration of the Technical Committee under Sub Clause 8(2) of Chapter 17 (Development Code) of MPD-2021.
- 4.2 The proposal for permissibility of activities under Sub-Clause 8(2) will be placed before Authority for consideration after approval from Technical Committee.

Kashish
27/9/2022
(Kashish)
Asstt. Dir.(Plg.)/Dwk

Neetu
27/9/2022
(Neetu Randhawa)
Director(Plg.)/Dwk

Sd-
(H.K.Bharti)
Addl.Commr.(Plg.)-II

392/2/2022/AD(PLG-DWARKA ZONE K-II)

3

**DELHI DEVELOPMENT AUTHORITY
INSTITUTIONAL LAND BRANCH**

No. F.92 (182)09/IL/ 05

Dated- 21/1/13

To,

The Addl. Secretary,
(Law & Justice LA),
8th Floor, C-Wing,
Delhi Sectt., I.P. Estate,
New Delhi-110002.

Subj: Allotment of additional land measuring 7 Acres to National Law University at Sector-14, Dwarka for construction of Hostel.

Sir,

In continuation of this office demand-cum-allotment letter dated 18.9.2002 and 22.3.2012, I am directed to inform you that under the provision of DDA (Developed Nazul land) Rules, 1981 it is proposed to allot you perpetual lease hold basis a plots of land measuring 7 Acres at Sector-14, Dwarka for the purpose of construction of Hostel to National Law University on the following terms & conditions:-

1. That the allottee will be required to pay provisional premium of land measuring 7 Acres @ Rs.256.32 Lacs per acre with annual ground rent @ 2.5% per annum of the total Premium (aggregate of the provisional land final premium). The allottee shall have to pay balance premium for the land as per rates determined by the Central Government under Rules-5 of DDA (Developed Nazul Land) Rules 1981, and within the time demanded by DDA. The rates of land determined by Central Government shall be binding upon the allottee shall not be called in question by it in any proceeding.
 - (i) The allottee shall give an undertaking to the effect that it will pay the balance premium of land, When demanded by DDA, on the basis of the rates determined by Central Govt.
 - (ii) The area of the land/plot is also subject to variation in size, due to requirement of lay out plan and demarcation of site etc.
 - (iii) The allotted land shall be used for the purpose of construction of Hostel at Sector-14, Dwarka and no another purpose whatsoever.
 - (iv) The building plans should be got approved from the lessor/DDA, before getting the same sanctioned for the construction on land and construction as per sanctioned plan shall be completed within a period of 2 years from the date of taking over possession of the plot allotted.

Handwritten notes:
D.S. (5/11/12)
D
14/1/13
DB

-2-

- (v) The allottee shall not sell, transfer, assign or otherwise part with possession of the whole or any part of the said land or any building thereon except with the provisions consent in writing of the lessor which he shall be entitled to refuse in his absolute description.
- (a) PROVIDED that, in the event of the consent being given the, lessor may impose such conditions as he thinks fit and the LESSOR shall be entitled to claim and recover the whole or a portion (as the lessor may in his absolute description determine) of un-earned increase in the value (i.e. the difference between the premium paid and market value) of the said land at the time of sale, transfer, assignment, or parting with the possession and the decision of lessor in the respect of the market value shall be final & binding.
- (b) Notwithstanding anything contained in clause (v) above, the lease may with the provisions consent in writing of L.G. Govt. of Delhi (here in after called THE LT. GOVERNOR) mortgage of charge, the said land to such person as may be approved by the Lt. Governor in absolute description.
- (vi) The lease deed shall be executed and got registered by the Allottee at its own cost as and when called upon to do so, by the lessor (PRESIDENT OF INDIA)/DDA.
- (vii) The trees if any standing on the plot in question, shall remain as DDA property and shall not be removed or disposed of without the prior approval of the Lessor in writing.
- (viii) That all other conditions as contained in the perpetual lease deed to be executed in this behalf and any other terms/condition imposed from time to time by the Central Government/Lt. Governor shall be binding upon the allottee. The form of lease deed can be purchased from the office of DDA.
- (ix) If the allottee violates any terms and conditions as mentioned above and in the perpetual lease-deed, the allotment shall be cancelled and possession of the land/plot with superstructure standing thereon if any, will be taken over by the lessor (PRESIDENT OF INDIA)/DDA without any compensation to the allottee.
- (x) If the allotment cancelled for breaches of any terms/ conditions of the allotment, the possession of the plot/land with building, if any will be handed over to DDA by the allottee on the date and time given in the cancellation notice.

The allotment and the acceptance letter with the required undertaking must to be sent within the 30 day otherwise interest at the rate of 2% shall be chargeable for the delay period upto 180 days of issue of the this letter. On completion of 6 months from the date of issue, the allotment shall be automatically cancelled, if the allottee has made partial payment after 180 days of issue of this letter the allottee shall have to re-apply for allotment.

-3-

3. That it is the whole responsibility of the allottee to keep proper watch and ward of the land and property against any encroachment after taking over possession.
4. The offer of allotment of land herein made is on "AS IS WHERE IS BASIS". The allottee is advised to get itself acquainted with the conditions herein mentioned and also the site condition before acceptance of the offer of allotment. It may be noted that the DDA shall not entertain any delay/exception from the payment of ground rent, L fee, composition fee etc. once the offer allotment is accepted and possession is taken over.
5. The allottee shall abide by all the terms and conditions given in the sponsorship letter and other conditions as may be imposed by the sponsoring authority from time to time.
6. The allottee shall pay cost of fencing/Boundary wall if any, as and when demanded by D.D.A.
7. If the above terms and conditions are acceptable to you, the acceptance thereof with attested undertaking be sent to the undersigned along with the demand draft for Rs.18,39,09,645/- (Rupees Eighteen Crores Thirty Nine Lacs Nine Thousand Six Hundred Forty Five Only) including Ground Rent Rs.44,85,600/- + documentation Charge Rs.45/- in favour of D.D.A within 60 days from the date of issue allotment-cum-demand letter. The said amount can also be deposited in the bank counter situated in I.N.A. office complex and copy of the same may be sent to this office.

Details of Demand

| | | |
|----|---------------------------------------------------------------------------------|--------------------------|
| 1. | Premium of land measuring 7 Acres @ Rs.256.32 Lacs per acre (Provisional) | Rs.17,94,24,000/- |
| 2. | Ground Rent of the plot @ 2.5% P.A. of the total premium | Rs. 44,85,600/- |
| 3. | Documentation Charges | Rs. 45/- |
| | Total | <u>Rs.18,39,09,645/-</u> |

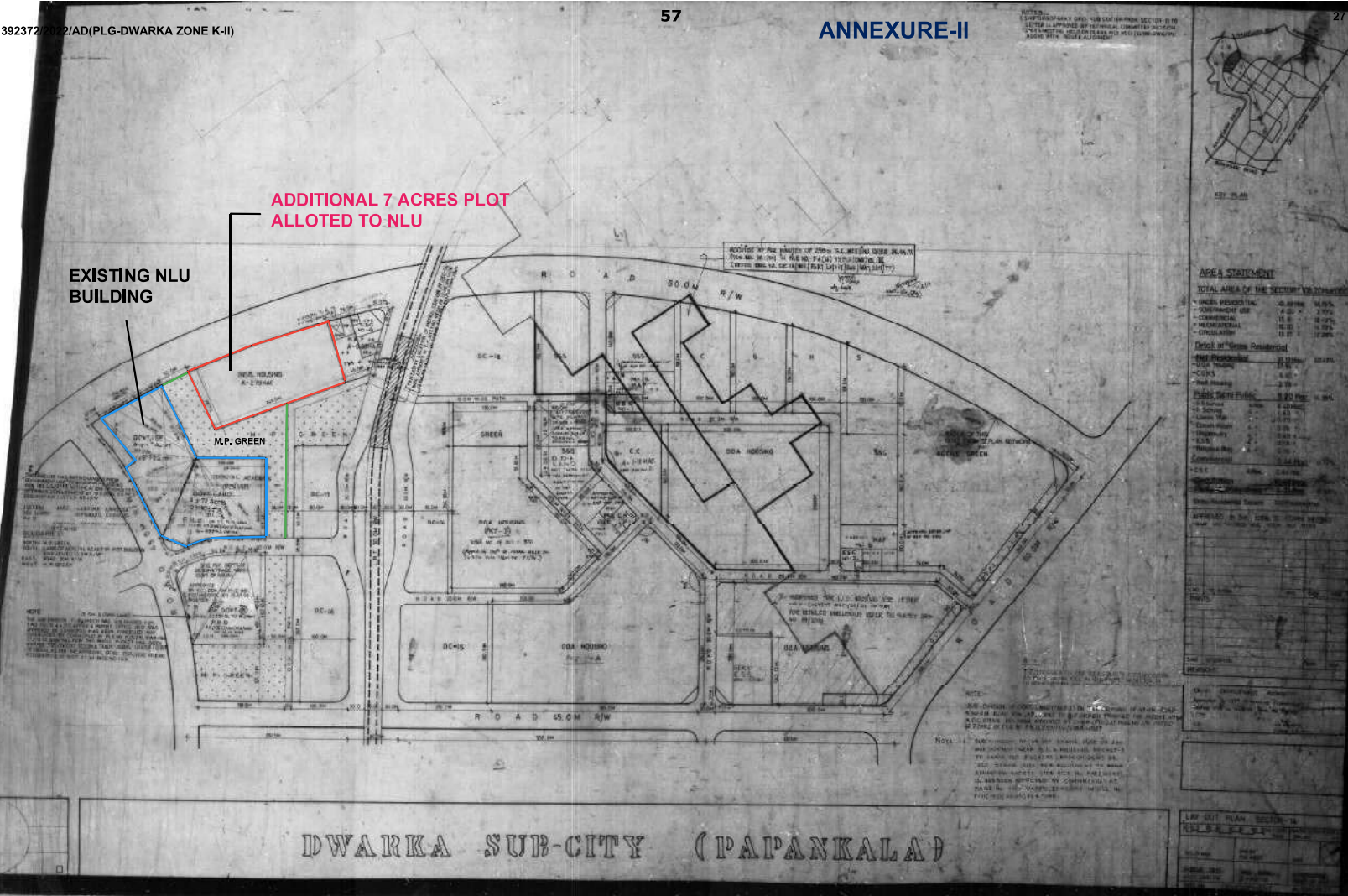
Yours Faithfully,

Dy. Director (IL)/DDA

Copy to:-

1. Commissioner (Plg.), DDA
2. Commissioner (IL), DDA
3. Chief Engineer, Dwarka, DDA
4. Chief Architect, DDA
5. Sr. A.D. (IL), DDA
6. AE-4 (C-III) Room No. 26, Vidyut Bhawan, Aurangzeb Lane, NDMC, Delhi

Dy. Director (IL)/DDA





NATIONAL LAW UNIVERSITY DELHI

Prof. (Dr.) Harpreet Kaur
Professor of Law & Registrar

No.NLUD/2022/14-DDA/

Dated 09.09.2022

Mr. H.K. Bharti,
Additional Commissioner (Plg)-II
Delhi Development Authority,
Vikas Sadan, INA Market, New Delhi.

Sub: Regarding issues discussed in the Building Committee meeting of National Law University Delhi held under the Chairmanship of Hon'ble Chief Justice of Delhi High Court.

Sir,

This is with reference to your email dated 31st August, 2022 on the subject cited above.

Point wise proposal is as under:

1. Change of Land Use for Two Acres:

The present land use of 7 Acres has been approved as "Construction of Staff Quarters and Studio Apartments". As discussed in the meeting held on 17th August, 2022, out of total 7 acres of land, two acre land is to be used for the construction of block for academic activities. Thus the academic building of the University will be used for the following activities:

- a) Management Training / Faculty Training Halls
- b) Teachers Training Room / Halls
- c) Training Centre / Skill Centre for students
- d) Library
- e) Reading Rooms
- f) Creche
- g) Management Officer / Staff Officer

- h) Recreational Hall for students
- i) Conference Rooms / Hall
- j) Other academic activities

The land area of 2 Acres towards the existing Campus of the University will be used for the academic purposes as mentioned above as shown in the sketch attached at Annexure-I. It is, therefore, requested that the land use of two acres may be permitted for academic activities under Sub-Clause 8(2) of Delhi Master Plan. The rest of 5 Acres land will be used under the existing permission of "Construction of Staff Quarters and Studio Apartments"

2. Permission for Sky Walk:

We have received letter dated 02.09.2022 from Municipal Corporation of Delhi stating that under the provisions of UBBL-2016 BUILDING PERMIT IS NOT REQUIRED FOR CONSTRUCTION OF SKY WALK. Since there is a Nallah and A Green Belt in between these two plots, hence, NLU is required to obtain necessary NOC / Clearance from the concerned land owning agencies and also clearance/ NOC from the Delhi Fire Service Department. A copy of letter is attached as Annexure-II. A copy of proposed site plan for Sky Walk is attached at Annexure-III

3. For point No.3, the University is separately arranging the site visit of DDA officers.

Yours sincerely,

Prof. (Dr.) Harpreet Kaur
Registrar
National Law University Delhi
Sector-14, Dwarka,
New Delhi-110078

Maar
10/09/2022
REGISTRAR

PROPOSED SITE PLAN

NALA GREEN BELT



LEGEND

- | | | | |
|-------------------------------------------------------|---------------------------------|----------------------------------------|----------------------------------------|
| 1. GATE 1 | TOWARDS SECTOR 14 METRO STATION | 4. FACULTY QUARTER (3 BHK) | 7. PARKING |
| 2. GATE 2 | | 5. ESSENTIAL STAFF QUARTER (2 BHK) | 8. SERVICE ENTRANCE |
| 3. STUDIO APARTMENT (BA. LL.B & LL.M & PH.D STUDENTS) | | 6. SPORTS FIELD | 9. ROAD CONNECTING THE EXISTING CAMPUS |
| | | Table Tennis, Volley Ball, Basket Ball | 10. LECTURE COMPLEX |



CONSULTANCY SERVICE FOR COMPREHENSIVE PLANNING FOR CONSTRUCTION OF STAFF QUARTERS, STUDIO APARTMENTS AND OF LECTURE COMPLEX IN THE ADDITIONAL LAND ALLOTTED TO NATIONAL LAW UNIVERSITY, SECTOR-14, DWARKA, NEW DELHI.

ARCHITECT : DATTA AND DATTA ASSOCIATES 101 SNEHSILP, 66 SWASTIK SOCIETY, NAVRANGPURA, AHMEDABAD - 380009

| | |
|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | MUNICIPAL CORPORATION OF DELHI OFFICE OF THE EXECUTIVE ENGINEER (BUILDING)HQ 9 TH FLOOR : DR. S.P.M. CIVIC CENTRE J.L. NEHRU MARG : NEW DELHI-110002 011-23225953 |
|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

No. South DMC/EE(B)HQ/2022/0-334

Dated: 02.09.2022

To

Prof.(Dr.)Harpreet Kaur,
Registrar & Professor of Law,
National Law University Delhi,
Sector-14, Dwarka,
New Delhi - 110078.

Registrar Office
National Law University, Delhi
Diary No...1569
Dated...06/09/2022 JR
Sent To : VC Office / A/c / Store /
Exam / Admin / Lib. / Faculty

Subject: Permission for Sky Walk to connect the two plots / buildings.

Madam,

Kindly refer to your letter No.NLUD/REG/2023/31/MCD-01 dated 12.08.2022 on the subject matter.

In this regard, it is informed that under the provisions of UBBL-2016 building permit is not required for construction of sky walk. Since there is a Nallah and a Green Belt in between these two plots, hence, NLU is required to obtain necessary NOCs / clearances from the concerned land owning agencies and also clearance / NOC from the Delhi Fire Service Department. Applicant is also required to ensure safety of users from structural stability point of view.

This issues with the prior approval of the competent authority.

Yours faithfully,









Ex. Engineer (Building)HQ

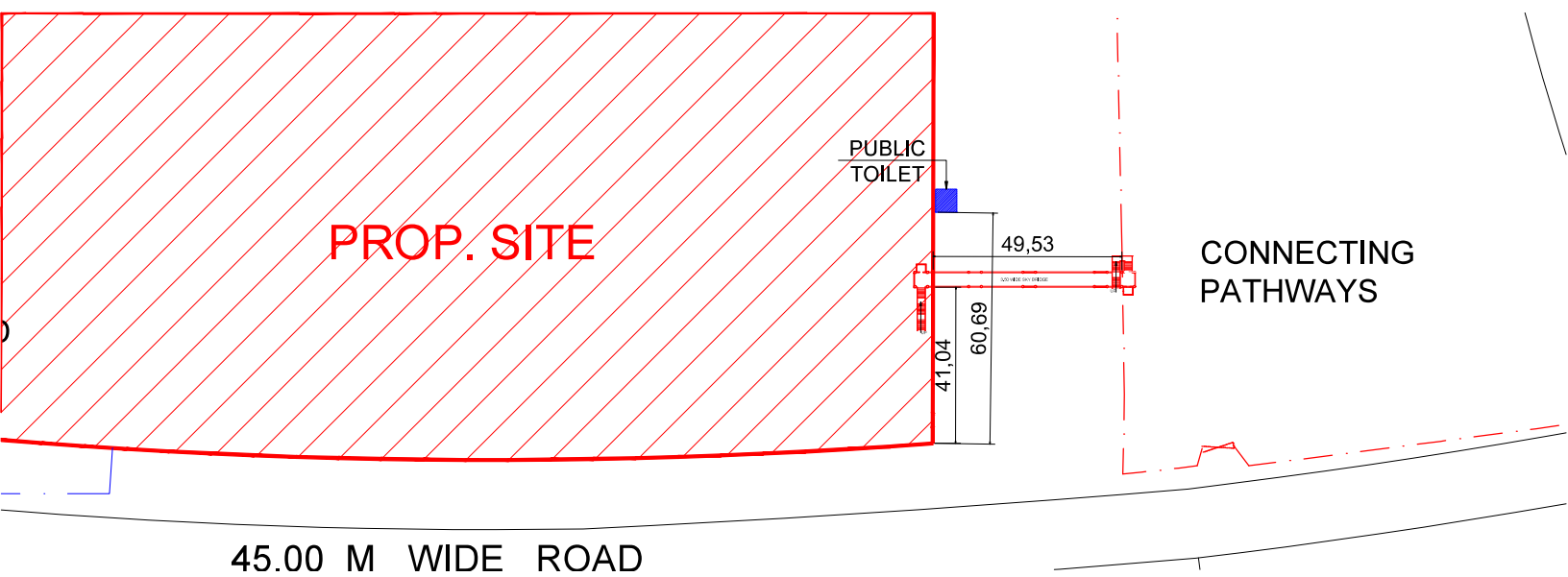
PROPOSED PLAN OF SKY WALK IN STEEL STRUCTURE

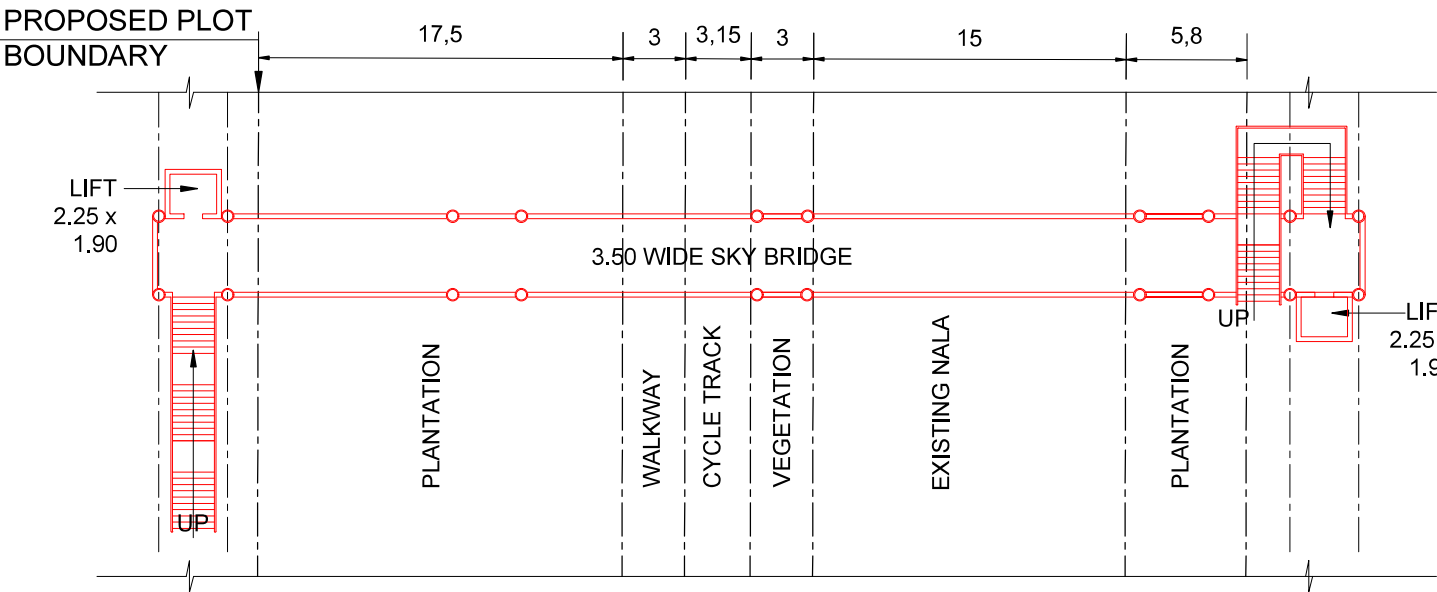
SITE PLAN



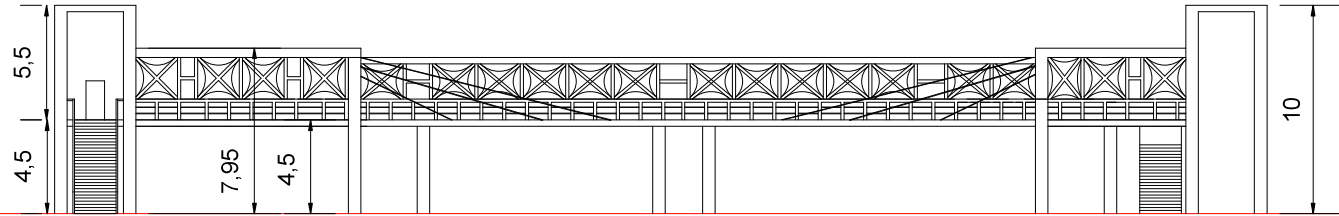


| | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| TITLE KEY PLAN | | 001 |
| PROJECT STAFF QUARTERS & STUDIO APARTMENT FOR NATIONAL LAW UNIVERSITY, SECTOR - 14, DWARKA, NEW DELHI -110075. | | |
| SCALE - 1 : 1000 | | |
| USE - GROUP HOUSING STUDIO APARTMENT AREA TABLE | | |
| TOTAL PLOT AREA | | 27900.00 |
| COLOUR NOTES- | | |
| AS PER KHASARA PLOT BOUNDARY |  | |
| AS PER SITE PLOT BOUNDARY |  | |
| ROAD |  | |
| | | |
| | | |
| OWNER | | |
| | | |
| | | |
| ARCHITECT/ENGINEER | | |
| | | |
| | | |
| AUTHORITY | | |
|  | PUBLIC WORK DEPARTMENT (Government Of N.C.T., Delhi) Education Project Division-II, Ground Floor, 'C' Wing Vasant Bhawan-II, Civil Line, Delhi-110054 | |
|  | NATIONAL LAW UNIVERSITY, SECTOR - 14, DWARKA, NEW DELHI -110075. | |
| SCALE > 1 : 1000 | USE : STUDIO APPR. | NORTH |
| DATE > 31-01-2020 |  | |
| DRAWN - ANKITA | | |
| DATTA AND DATTA ASSOCIATES ARCHITECTS, ENGINEERS, TOWN PLANNERS & INTERIOR DESIGNERS 101 SNEHDEEP, 65 SNAKESH SOCIETY, NAVANAGPURA, AHMEDABAD-380009 PHONE:- (079) - 28407248. TELE FAX :- (079) - 28401242. E-MAIL - datta_datta@hotmail.com - dattanewdelhi@gmail.com | | |





CONNECTING SKY BRIDGE PLAN



CONNECTING SKY BRIDGE ELEVATION

Justice Chandra Dhari Singh



HIGH COURT OF DELHI

Sher Shah Road,

New Delhi-110 503

Ph. : 011-23382125 (O)

Email : cdsinghdhc@gmail.com

88/C

Commissioner (Plg.)-I Office

Dairy No. I-436

Date 7-6-2022

आयुक्त योजना-II कार्यालय

590
06/06/2022

04.06.2022

To

Mr. Manish Kumar Gupta, IAS,
Vice Chairman
Delhi Development Authority
Vikas Sadan,
New Delhi



अति० आयुक्त (यो०)-II
डायरी सं० 597
दिनांक 08-06-22

Sub: Expediting the request of Vice Chancellor, NLU, Delhi for change of land use and for allotment of additional half acre land adjacent to the premises of NLU Delhi for expansion.

Ref.: Letter of NLU No. NLUD/2022/VCO/10853 dated June 3, 2022

Dear Mr. Gupta

The undersigned, the Chairman of the Building Committee of NLU, Delhi, has received the above referred letter from the Vice Chancellor, NLU, requesting that the matter be taken up with your office for expeditious decision on the above mentioned subject. Copy of letter is enclosed herewith for reference.

Since it is well known that the NLU, Delhi is a prestigious institution and for the welfare of the students, it would be in the fitness of things and in the interest of all stakeholders/concerned to recommend the expeditious decisions on the abovementioned request of the Vice Chancellor, NLU, Delhi.

Accordingly, it would be appreciated if the decision is taken at the earliest on the aforesaid request letter of NLU.

*Per aims to Dwarka
Project planning office, NLU.*

Commr. (Plg.) 06/06/2022

Copy to:

1. Dr. Srirangan,
Commissioner (Planning I)
Delhi Development Authority
Dwarka Project
Vikas Sadan,
New Delhi

(JUSTICE CHANDRA DHARI SINGH)

2. The Vice Chancellor
National Law University
Dwarka, Delhi

Plg. Assn-II

*Pls provide the
relevant documents.*

AD/PL 28/6/22

Recd 27/6/22

Director (Plg.)/NLU

Resi. : B-7, Dr. Zakir Hussain Marg, New Delhi-110003

Phone : 011-21411920 (R)

*Pl. discuss -
8/6/2022*

*Pl. accompany
along with Plans for
discussion with
Commr. (Plg.)*

10/06/2022



NATIONAL LAW UNIVERSITY DELHI

Established by Act No. 1 of 2008 of Delhi

Dr. Justice Chandra Dhari Singh

Vice-Chancellor

No. NLUD/2022/VCO/ 10853
June 3, 2022

Hon'ble Mr. Justice Chandra Dhari Singh
Judge, Delhi High Court &
Chairperson, Building Committee, NLU Delhi
Sher Shah Road,
New Delhi

Hon'ble Sir,

This is update your goodself about the steps taken by the University with respect to additional land allotted to NLU Delhi.

We met Sh. Manish Kumar Gupta, IAS, Vice-Chairman, Delhi Development Authority (DDA) on 12th May 2022 and submitted request letters to allow:

- A. Change in Land Use i.e. allowing NLU Delhi to construct both Hostels/Residential Blocks and Institutional Buildings in the additional land and;
- B. Request for allotment of half acre land adjacent to the premises of NLU Delhi for expansion

Further M/s Dutta and Dutta, Architects had submitted a letter to the Vice-Chairman DDA requesting for change in Premise use i.e. out of 7 Acres of allotted land, 5 Acres may be used for construction of Residential Blocks and the remaining 2 acres of land may be used for Institutional Building / Lecture Theatres.

W

AD(PLG-DWARKA ZONE K-II)
O/o DY DIRECTOR (PLG)DWARKA

86/c

A request letter seeking permission to construct a Sky Walk between the two plots/buildings was submitted to the Vice-Chairman, DDA.

A request letter for grant of extension of time in respect of additional land was also submitted to the Additional Secretary (Law, Justice and L.A.)

Dr. Srirangan Commissioner (Planning -II), Delhi Development Authority has informed that the request letter for Change in Land Use has been passed on to Sh. H.K. Bharti, Additional Commissioner Planning, Dwarka Project.

We have tried seeking appointment with the Commissioner Planning -I, Delhi Development Authority, Vikas Minar, ITO to further pursue the matter but to no avail.

Hence, we shall be grateful, if your good office could kindly help us to take up the matter with the Vice-Chairman, DDA / Commissioner Planning-I, DDA, Dwarka Project for expediting the matter so that the construction could be started soon.

With warm respectful regards,

Sincerely yours,



Professor Srikrishna Deva Rao



Prof. (Dr.) Harpreet Kaur <registrar@nludelhi.ac.in>

Regarding issues discussed in the Building Committee Meeting of National Law University held under the Chairmanship of Hon'ble Chief Justice of Delhi High Court and Chairman, Building Committee, NLU, Delhi.

Hitender Bharti <bhartihitender68@gmail.com>

Wed, Aug 31, 2022 at 6:56 PM

To: "registrar@nludelhi.ac.in" <registrar@nludelhi.ac.in>

Cc: comml planning <planningcomm170@gmail.com>, neetuplanner@gmail.com

Ma'am,

1) This is in reference to the meeting of the Building Committee of National Law University, Dwarka, held on 17th August, 2022, under the Chairmanship of Hon'ble Chief Justice of Delhi High Court and Chairman, Building Committee, NLU, Delhi. In the meeting, regarding change of use premise of land measuring 7 acres allotted to the University in the year 2013, it was informed by the Consultant that the activities proposed do not require change of land use and can be considered under Clause 8(2) of Master Plan of Delhi-2021. For placing the matter, under Sub-Clause 8(2) of the Technical Committee, the proposal is required to be placed before the Technical Committee and thereafter in the authority of DDA. It is requested that the activities which require to be considered by Sub-Clause 8(2) proposed by the consultant in its design be submitted by clearly mentioning the activities proposed so that the same can be placed in the Technical Committee.

2) Regarding permission to construct the skywalk also, the matter is to be placed before the Technical Committee of DDA. The details of the skywalk may also be submitted so that the same can be placed in the Technical Committee.

3) To examine the matter regarding additional land, it was discussed that the site visit is to be conducted by DDA with representatives of NLU. The contact number of Nodal Officer from NLU be conveyed so that the Joint Site Visit can be convened

Regards,

H.K. Bharti

Addl. Commr. (Plg.)-II, DDA

DELHI DEVELOPMENT AUTHORITY
Dwarka, Planning Office
Manglapuri, Palam, New Delhi-110045

F.No.F4(14)93/Plg/Dwk/Vol-IV/161

Dated : 23-09-2022

MINUTES OF THE MEETING

Sub: Minutes of Joint site inspection regarding allotment of land to National Law University(NLU), Delhi

A joint inspection of site was held on 13.09.2022 at 03:00 P.M by the Joint team consisting of Principal Secretary (Law, Justice & L.A.), Govt. of NCT of Delhi, Officers of DDA, NLU Delhi and P.W.D. The following were present during the joint inspection of site:

| Sr. No. | Name | Designation |
|---------|----------------------------|-----------------------------------------------------------------|
| 1. | Mr. Sanjay Kumar Aggarwal, | Principal Secretary(Law, Justice & L.A.), Govt. of NCT of Delhi |
| 2. | Prof.(Dr.) Harpreet Kaur | Registrar, NLU Delhi |
| 3. | Ms. Neetu Randhawa | Director(Planning) DDA, Dwarka |
| 4. | Mr. S.C.Lather | Joint Registrar, NLU Delhi |
| 5. | Ms. Kashish | Asstt. Director(Planning) DDA, Dwarka |
| 6. | Mr. Kartik Garg | Plg Asstt. DDA, Dwarka |
| 7. | Ms. Anu Punj Sehrawat | Asstt. Director(Planning), DDA Dwarka |
| 8. | Ms. Shobha Ratni | Asstt. Director,(Horticulture), DDA Dwarka |
| 9. | Mr. Sunny Aggarwal | Asstt. Director,(Landscape), DDA Dwarka |
| 10. | Mr. Arun | SSA(IC), DDA, Dwarka |
| 11. | Mr. Rohitash Kumar | AE(c) EPD-II, PWD |
| 12. | Mr. Tapan Biswas | Consultant(Technical)NLU, Delhi |
| 13. | Mr. Mohit Patel | Architect, Datta and Datta, Associates |

- 1) A brief presentation was made by Mr. Mohit Patel, Architect of NLU on the following points:
 - (i) As per the proposal of NLU various activities are proposed such as Community/ Recreational Hall, Library, Reading Room, Society Office, Crèche, Technical Training Centre (ITI/ Polytechnic/ Vocational/Training Institute/ Management Institute /Teacher Training Institute etc on land parcel of 2 acres out of 7 acres allotted to NLU.
 - (ii) NOC/Permission for skywalk connecting the existing campus and new campus.
 - (iii) Additional land of half acre (approx.) at the Road Crossing junction near the main gate of the University.
- 2) The Committee visited the sites and made following observations.
 - i. **Permission of additional activities on 2 Acres of land as per MPD 2021** - NLU requested DDA for permission of additional activities like Community/ Recreational Hall, Library, Reading Room, Society Office, Crèche, Technical Training center (ITI/Polytechnic/Vocational/Training Institute/Management Institute/Teacher Training Institute, etc as per MPD-2021 norms on 2 acres of land as already requested by NLU Delhi vide letter No.NLUD/2022/14-DDA dated 09.09.2022.
 - ii. **NOC/ Permission for Sky Walk connecting two Campus of NLU** - The matter regarding Sky Walk for connecting the two Campuses of the University was discussed. NLU Delhi has received letter dated 02.09.2022 from Municipal Corporation of Delhi stating that under the provisions of UBBL-2016 Building Permit is not required for construction of Sky Walk. Since there is a 'Nallah' and 'Green Belt' in between these two plots, hence, NLU Delhi is required to obtain necessary NOC / Clearance from the concerned land owning agencies and also clearance/ NOC from the Delhi Fire Service Department. During site inspection, the representative of Landscape wing, DDA informed that Project of TD-5 Drain Rejuvenation is already under execution. It was discussed that the DDA will examine the matter as per the existing Policy and Norms.
 - iii. **Allotment of additional Half acre of land** - The land under reference is earmarked for "Road Reservation" for future use in the Layout Plan of

Sector-14 (Dwk). Further, it was also conveyed that the additional land measuring 0.5 Hac. is already earmarked for NLU in layout Plan of Sector-17 (Dwk) which can be considered for allotment to NLU.

This is issued with the approval of Competent Authority.

Kashish
23/9/2022
(Kashish)

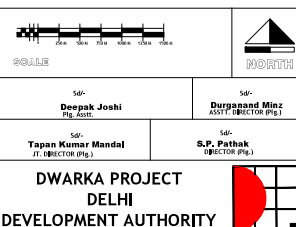
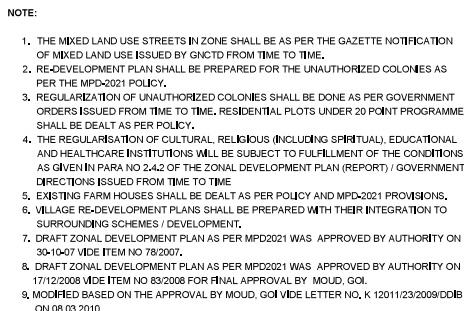
Asst. Director(Plg)Dwk

Copy to :-

- 1) Mr. Sanjay Kumar Aggarwal, Principal Secretary(Law, Justice & L.A.), Govt. of NCT of Delhi.
- 2) Prof.(Dr.) Harpreet Kaur, Registrar, NLU Delhi.
- 3) Additional Commissioner (Plg.)-II, 11th Floor, Vikas Minar, DDA, New Delhi-110002.
- 4) Additional Commissioner(Landscape), 11th Floor, Vikas Minar, DDA New Delhi-110002.
- 5) Chief Engineer (Dwarka), DDA, Manglapuri, Palam, New Delhi-110045.
- 6) Director (Horticulture), 15th Floor, Vikas Minar, DDA., New Delhi-110002.

Kashish
23/9/2022

Asst. Director(Plg)Dwk



MPD-2021 modified upto 31/01/2020

The objective of these regulations is to guide the preparation of layout plans for residential and industrial use zones. These regulations include norms for provision of facilities and circulation system. The service plans corresponding to these layout plans for provision of physical infrastructure like water supply, sewerage, drainage, etc., shall conform to municipal byelaws.

The use zone other than residential and industrial shall have integrated plans governed by respective building control regulations. Integrated plan differs from customary layout plan as in the former the regulations are for the total plot and sub-divisions are done for the development purpose. The norms for sub-division of residential and manufacturing use zone into use premises are given in respective chapters.

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)

Permission of selected Use Premises in Use Zones RD, C₁, C₂, M, PS

| Sl. No. | Use Premises | Use Zones | | | | |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|----------------|----------------|----|-----|
| | | RD | C ₁ | C ₂ | M | PS |
| RD | RESIDENTIAL | | | | | |
| i | Residential plot – Plotted Housing | P | P** | NP | NP | NP |
| ¹ [ii] | Residential plot – Group Housing | P | P | NP | P | P] |
| ² [iii] | Studio Apartment | P | NP | NP | NP | NP] |
| iv | Residence - cum - Work Plot | P | P | NP | NP | NP |
| v | Foreign mission | P | P | NP | NP | NP |
| vi | Hostel / Old age home | P | P | NP | P | P |
| ³ [vii] | Short term Accommodation – Hostel / Guest house / Lodging & Boarding House / Sarai / Working Women-Men Hostel, Dharamshala and its equivalent / Service Apartment | P | P | P | P | P] |
| viii | ⁴ [Multipurpose Community Hall / Barat Ghar | P | P | NP | P | P |
| ix | Night Shelter | P | P | P | P | P |
| x | Community / Recreational Hall, Library, Reading Room, Society Office, Crèche and Day Care Centre. | P | P | P | P | P |
| xi | ³ [State Bhawan/ State Guest Houses | P | P | P | P | P] |
| C | COMMERCIAL | | | | | |
| i | Local Level (Convenience / Local shopping centre) | P | P | P | P | P |

¹ Modified vide S.O. 1215(E) dated 13-05-2013

² Added vide S.O. 2895(E) dated 23-09-2013

³ Modified vide S.O. 2895(E) dated 23-09-2013

⁴ & ³ Modified vide S.O. 3348(E) dated 17-10-2017

392372/2022/AD(PLG-DWARKA ZONE K-II)

MPD-2021 modified upto 31/01/2020

| | | | | | | |
|------------------|---------------------------------------------------------------------------------------------------------------------------------------|----|----|----|----|----|
| ii | Cinema / Multiplexes | NP | P | P | P* | NP |
| iii | Service markets / Informal Bazaars | P | P | P | P | NP |
| iv | Wholesale Trade | NP | P | P | NP | NP |
| v | Storage, godown and warehousing, cold storage & Ice factory, gas godown. | NP | NP | P | P | NP |
| R | RECREATIONAL | | | | | |
| | Recreational (Park, Play grounds, Swimming Pool) / Sports Complex/ Stadium/ Amusement parks/ Recreational Clubs etc. | P | P | P | P | P |
| M | INDUSTRY | | | | | |
| i | Industrial plot, flatted group industry | NP | NP | NP | P | NP |
| ii | Service centre & Service industry | NP | P | P | P | NP |
| T | TRANSPORTATION | | | | | |
| | Circulation (Road network with street furniture, Bus terminal, MRTS stations, Parking etc. | P | P | P | P | P |
| | Bus depot & Workshop | NP | NP | NP | P | NP |
| G | GOVERNMENT | | | | | |
| i | Local / Government maintenance Offices | P | P | P | P | P |
| ii | Offices of utility services providing agencies | P | P | P | P | P |
| ¹ iii | Government Offices (Central / State Government / Local Bodies) | NP | P | P | P | P |
| iv | District Court/ Family Courts | NP | P | P | P | P] |
| PS | PUBLIC AND SEMI PUBLIC FACILITIES | | | | | |
| ² i | Hospital (0.2 ha. to 1.5 ha.) | P | P | NP | P | P |
| ii | Tertiary Health Care Centre | P | P | NP | P | P] |
| ii | Primary Health Centre / Family Welfare Centre / Maternity Home / dispensary etc. | P | P | NP | P | P |
| iii | Nursing Home / poly clinic / clinic / clinical laboratory etc. | P | P | NP | P* | P |
| iv | Dispensary for pet and animals | P | P | P | P | P |
| v | Primary school / Middle school | P | NP | NP | NP | P |
| vi | Sr. Secondary School | P | NP | NP | NP | P |
| vii | School for Mentally Challenged ³ [/ differently abled persons] | P | NP | NP | NP | P |
| viii | Technical Training centre (ITI / Polytechnic/ Vocational/ Training Institute/ Management institute/ Teacher Training Institute, etc.) | P | P | NP | NP | P |

¹ Modified vide S.O. 3348(E) dated 17-10-2017² Modified vide S.O. 2893(E) dated 23-09-2013³ Added vide S.O. 2895(E) dated 23-09-2013

MPD-2021 modified upto 31/01/2020

| | | | | | | |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|---|---|---|---|
| ix | Facilities - Bus terminal, taxi stand, milk / vegetable booths, religious premises, vending booth, petrol / CNG filling pump, recreational club, ¹ [police outpost, police post, police station, fire post,] fire station, post office, & telegraph office and telephone exchange. | P | P | P | P | P |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|---|---|---|---|

P: Permitted

P*: Permitted only in Commercial Centres

NP: Not Permitted

P**: Special permission as per Mixed use/ Special Area Regulations

Notes:

- i) Park, Open Parking, Circulation and Public Utilities are permitted in all use zones.
- ii) Limited remunerative uses may be permitted for making environmental upgradation of social upliftment projects such as covering of drains, in-situ rehabilitation schemes etc. financially viable. The activities and extent of the use permitted to be decided by DDA.
- iii) Property development in area around Metro Stations(composite) upto a maximum area of 3.0 Ha., shall be permitted in all use zones, except Recreational and Ridge / regional park use zone subject to approval of the Technical Committee of DDA.
- iv) The permission of use premise in the following use zones shall be governed by the specific function of the use zone.

C3- Hotel, P3- Historical Monuments, T1- Airport, T2- Terminal / Depot - Rail / MRTS / Bus / Truck, T3- Circulation - Rail / MRTS / Road, U1-Water, U2-Sewerage, U3-Electricity, U4-Solid Waste, U5-Drain, G1-President Estate & Parliament House, G3-Government Land (Use Undetermined), PS1 -Cremation and Burial Ground, Religious, A2-Green Belt and A3-River & Water Body.
- ²[v) Land use of Village Abadi (Lal Dora / firni) ³{and Extended Lal Dora} located in any use zone is residential.]
- ⁴[vi) Motels with approved plans as on 07/02/2007 or whose proposal of Motel has been acceded to ⁵{(including all such proposal of motels

¹ Added vide S.O. 2790(E) dated 24-08-2016² Modified vide S.O. 2034(E) dated 12-08-2008³ Added vide S.O. 2890(E) dated 23-09-2013⁴ Added vide S.O. 2555 (E) dated 26-10-2012⁵ Modified vide S.O. 2759(E) dated 13-09-2013 and S.O. 2799(E) dated 16-09-2013

Technical Committee:.....

Item No.:.....

Subject: Permission for relaxation in Ground Coverage of Ancillary Buildings proposed at Bharat Vandana Park, Sector-20, Dwarka.

1.0 Background

- 1.1 The proposal of “Ancillary Buildings, Bharat Vandana Park, Sector-20 Dwarka, New Delhi” was placed before Screening Committee vide item no. 33:2022:405 SCM wherein the agenda was **approved**. Approved agenda and minutes are annexed for ready reference (*Annexure-A*).
- 1.2 In accordance with directions of above-mentioned SCM, the case was placed before the Technical Committee vide item no. 27:2022:6th TC where the case was deferred.
- 1.3 Presently, the case is placed before the TC for the relevant relaxation as a continuation of deliberation held in the above-mentioned TC.

2.0 Examination

- 2.1 One of the final observations of the three-member Review Committee constituted by SCM for the scrutiny of ancillary building, is as follows: “After detailed deliberations, the committee found the Built-up Area component (FAR) is within permissible limits as per MPD & special permissions/relaxations. However, the Ground Coverage of proposal is exceeding 5108.3 sqm. than permitted in MPD 2021.”
- 2.2 The examination of the exceeded ground coverage is tabulated below, based on the proposal submitted by NBCC.

| Ancillary Building Type | | Reference from area table in MoM dated 27.06.22 | Built-up Area | | Ground Coverage |
|--------------------------------------|-------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|---------------|--------------|-----------------|
| | | | FAR Area | Non-FAR Area | |
| a | Entrance Gate Complexes Type-1(03 nos.) and Type-2 (01 no.) | 1,2 | 1223.9 sqm | 3565.7 sqm | 3836.8 sqm |
| b | VR Gaming Building (01 no) | 4 | 350.4 sqm | 0 | 350.4 sqm |
| c | Souvenir Shops/Kiosks (35nos.) | 3 | 346.5 sqm | 0 | 346.5 sqm |
| d | Restaurants/Food Kiosks (20 nos.) | 6,7,8,9,10 | 5974.6 sqm | 0 | 5974.6 sqm |
| e | Total Proposed | | 7895.4 sqm | 3565.7 sqm | 10508.3 sqm |
| f | Total Permissible as per norms/Authority | | 7900 sqm | | 5400 sqm |
| Amenities exempted from calculations | | | | | |
| g | Pylons (9 nos.) | Free from FAR and Ground Coverage calculations as per Authority | 12 | | |
| h | Public Toilets (20 nos.) | Free from FAR as per UBBL 2016. Proposed on 71.26 hectare District Park as necessary amenity structures permitted in MPD 2021. | 11 | 0 | 1850 sqm |

- 2.3 With reference to the exceeding ground coverage of **5108.3sqm (10508.3sqm - 5400 sqm)**, NBCC was asked vide email dated 28.07.2022 to submit the design justification for exceeded ground coverage beyond permissible limits of MPD 2021. The same as received from NBCC vide email dated 21.09.2022 (*Annexure-B*) and is reproduced below:

"A. Permissible FAR AS/ NORMS:

The total permissible FAR (buildable area for a district parks accounts to 7900 sqm (@7.5 of 10 Ha for amusement park: 7500 sqm and @5 of 0.8 Ha of restaurant permitted in district park: 400 sqm), where the proposed far of 7895.4 sqm is within total permissible limits.

B. IMPACT ON GROUND COVERAGE:

Permissible ground coverage as/ norms :5400 sqm

NOTE:

1. *As/ MPD 2021 for the restaurant building in district park "the building shall be a single storey structure with max FAR 5 and height not more than 4m without any residential facility and to harmonize with the surroundings"*
Therefore, the ground coverage will either be more than or equal to the FAR in the proposal, making the PERMISSIBLE GROUND COVERAGE: 7900 sqm by default.
2. *Provision of necessary amenities: As/ UBBL 2016 there should be provision of necessary amenities (Baby feeding room, toilets, ticketing counter, cloak room etc.) which are free from FAR but counted towards ground coverage, which translates to an area of 3565.7 sqm*

C. EFFECTIVE COVERAGE: B1 + B2

$$7900 \text{ SQM} + 3565.7 \text{ SQM} = 11,465.7 \text{ SQM}$$

The ground coverage proposed: 10508.3 sqm (lesser than the effective ground coverage)

The provisions mentioned above are proposed looking at the spread of Bharat Vandana Park and footfall envisaged. The Bharat Vandana Park project is unique and one of its kind which will be a landmark to Delhi and also to the nation."

- 2.4 Looking at the complexity of project, the above quoted justification was circulated among the members of the Review Committee for their comments, if any and their individual yet identical comments are reproduced below:

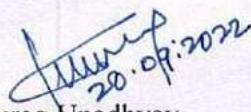
"As part of the recommendation of committee constituted for the review of Ground coverage and FAR of ancillary buildings of Bharat Vandana Park, it is submitted that the Built-up Area component (FAR) is within permissible limits as per MPD & special permissions/relaxations. However, the Ground Coverage of proposal is exceeding 5108.3 sqm. than permitted in MPD 2021. Further action may be taken by Landscape Unit accordingly."

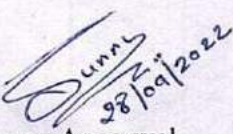
3.0 Proposal


The 10508.3 sqm Ground Coverage of ancillary buildings, which exceeds the 5400 sqm permissible Ground Coverage as per MPD 2021 by 5108.3 sqm be relaxed and approved in response to justification offered in para 2.3 above.

4.0 Recommendation

The proposal at 3.0 is put up for consideration and approval by the Technical Committee.


20.09.2022
Anurag Upadhyay
Architect. Asst.


28/09/2022
Sunny Aggarwal
Asst. Director (LS)
West & Dwarka


Santosh Khanjodkar
Dy. Director (LS)
West & Dwarka

ANNEXURE-A

SCM No: 405
Item No: 33:2022

AGENDA FOR SCREENING COMMITTEE MEETING *To be presented by Consultant (NBCC (India) Limited)*

File No. LS-PROJ/0013/2021/DWK/-AD (Landscape)-West-Dwarka

SUBJECT: Ancillary Buildings, Bharat Vandana Park, Sector -20 Dwarka, New Delhi

SYNOPSIS: Proposal for approval of Ancillary buildings w.r.t. UBBL and MPD. Reference to Landscape Masterplan approved in 375th SCM and 395th SCM; Observations of 402nd SCM are being complied to here.

1.0 BACKGROUND

- 1.1 The Landscape MasterPlan of Bharat Vandana Park was approved vide item no. 131:2019:375 SCM, subject to obtaining 'special permissions/relaxations from Competent Authority' and 'all statutory approvals' (*Annexure-I*). The proposal was subsequently placed vide item no 42:2021:395 SCM to incorporate the observations of DUAC and other bodies, and was approved with certain observations. (*Annexure-II*).

The proposal of ancillary buildings for approval was placed 02:2022:402 SCM and was deferred with observation that 'AC(LS) to form Committee comprising officers from Landscape, Architecture, Planning & Building Section for the scrutiny of ancillary buildings w.r.t. UBBL 2016 norms & MPD 2021 provisions. (*Annexure-III*)

- 1.2 The development control norms for design concept related issues were discussed and finalized in meetings held under the chairmanship of Commissioner (Planning), minute issued on 24.09.2019 (*Annexure-IV*) and 11.11.2019. (*Annexure-V*).
- 1.3 Accordingly, the 10th TC of 2019 recommended the proposal to be taken to Authority (*Annexure-VI*), where permission for special features like Pylons, skywalk; utilization of additional area for restaurant, conservatory, etc. was accorded in meeting held on 11th December 2019. (*Annexure-VII*).

2.0 LOCATION

- 2.1 The site is located in Sector-20, Dwarka.

3.0 EXAMINATION

- 3.1 In compliance with 402nd SCM observation, AC, Landscape constituted a Committee comprising officers from Landscape, Architecture, Planning and Building Section for the scrutiny of ancillary buildings w.r.t UBBL 2016 norms and MPD 2021 provisions. The constitution approval of the Committee is Annexed. (*Annexure-VIII*)
- 3.2 Following are the recommendations and approvals already accorded to the project, based on which the committee examined for compliance of the UBBL and MPD:

SCM No: 405

Item No: 33:2022

3.2.1 The meeting held under Chair of Commissioner, Planning (para 1.2 above) recommended the following:

- a. *Area recognition in NBCC drawings is as "FAR, BuA and Construction Area" which is misleading and should be modified as "FAR, BuA and Ground Coverage" in order to process any plan under the statute.*
- b. *Mandatory approval from statutory bodies such as DFS, DUAC as enumerated in UBBL for the layout as well as for structures, wherever applicable.*
- c. *Entrance Gates to be reduced from six locations to three locations.*
- d. *The FAR, Non-FAR (area free from FAR) and Ground Coverage to be calculated as per MPD 2021 and UBBL 2016 which was reiterated in the said minutes. (Annexure-IV)*
- e. *A decision/special permission for utilization of Restaurant FAR as proposed by NBCC (exceeding permissible Restaurant FAR of District Park) within permissible FAR of Amusement Park needs to be taken from the Competent Authority. In subsequent meeting it was clarified that both Built up Area and Ground Coverage be taken special permission for.*

3.2.2 The 10th Technical Committee of 2019 recommended that the project be placed before Authority for its appraisal and consideration (Annexure-VI) with a plea that the project is unique and one of its own kind and shall be landmark not only to Delhi but to nation. The Authority agenda with recommendations of Technical Committee was approved (Annexure-VII).

3.3 The Committee constituted as per the directions of the previous SCM, has examined the ancillary building proposals submitted by NBCC and observations were conveyed to NBCC in committee meetings, minutes issued on 16.03.2022, 11.04.2022, 19.05.2022 and 23.06.2022 respectively. (Annexure-IX). Following are the final observations of the committee (Annexure-X).

1. The parameters of the ancillary buildings of Bharat Vandana Park are in accordance with the UBBL 2016 norms and MPD 2021 provisions. However, the area statement proposed in the drawings was not in order with MPD 2021 provisions and UBBL 2016 norms. The detailed area is enumerated in final observations. (Annexure-X)
2. After detailed deliberations, the committee found the Built-up Area (FAR) is within permissible limits as per MPD & special permissions. However, the Ground Coverage of the proposal is exceeding 5108.3 sqm. w r t MPD 2021 provisions as per S. No. 10 of Table: Area Statement.
3. The Ground Coverage of the proposal, as observed by the review committee is exceeding 5108.3 sqm. beyond permissible and can be considered on the basis of recommendations and approvals (para 3.2 above).

4.0 PROPOSAL

4.1 The drawings (floor plans, architectural elevations & section) of ancillary buildings and area statement of proposal submitted by NBCC as follows:

- Entrance Gate Complex Type -1 & Type-2
- Souvenir Shop
- Deck Restaurant

393275/2022/AD(Landscape)-West-Dwarka

SCM No: 405
Item No: 33:2022

- Lake View Restaurant
- Food Kiosks Type-3, Type-4 & Type-5
- VR-Gaming
- Public Toilets
- Pylons – A, B, & C.

4.2 The analysis of area summary of proposal based on committee observations (para 3.3 above) is following:

| Area Statement | | | |
|----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|--------------------|--------------------------|
| | Areas (as per SCM and Technical Committee) | Calculation | Units |
| 1 | Total Site Area (District Park) | | 80.9 Ha. (809000 sqm) |
| 2 | Area under DJB command tank and Trunk Drain | | 9.28 Ha. |
| 3 | Net Site Area under development | | 71.62 Ha. |
| 4 | Area considered as Amusement Park | | 10 Ha. 100000 sqm. |
| 5 | Permissible Restaurants plot (@ 0.8 Ha or 1% of the District Park, whichever is less) | 0.8 Ha. = 8000 sqm | 8000 sqm. |
| Ground Coverage | | | |
| 6 | Permissible Ground Coverage for Amusement Park (@ 5% of Amusement Park) | 5% of 10 Ha. | 5000 sqm. |
| 7 | Permissible Ground Coverage for Restaurant in District Park (Single-storey structure with max. FAR of 5 and height not more than 4m) | 5% of 0.8 Ha. | 400 sqm. |
| 8 | Total permissible Ground Coverage in a District Park above 25 Ha. | 5000 + 400 | 5400 sqm. |
| 9 | Proposed Ground Coverage for Ancillary Buildings (including Restaurants of 5944.6 sqm.) | | 10508.3 sqm. |
| 10 | Exceeding Ground Coverage | 10508.3 - 5400 | 5108.3 sqm. |
| Built up Area - FAR | | | |
| 11 | Permissible FAR for Amusement Park @7.5 of 10 Ha. | 7.5% of 10 Ha. | 7500 sqm. |
| 12 | Permissible FAR for restaurants @ 5 | 5% of 0.8 Ha. | 400 sqm. |
| 13 | Total FAR approved as per MPD 2021 & special permissions | 7500 + 400 | 7900 sqm. |
| 14 | Proposed FAR for Ancillary Buildings (including Restaurants of 5944.6 sqm.) | | 7895.4 sqm. |
| 15 | Permissible Height for Amusement Parks | | 8 m |
| 16 | Max. Proposed Height among all Ancillary Buildings (excluding Pylons) | | 6.35 m |
| 17 | Permissible Max. Height for Restaurants | | 4 mtrs |
| 18 | Proposed Max. Height for Restaurants/Kiosks/Cafe | | 4mtrs |

(Note: The proposed areas considered above is based on the proposal submitted by NBCC)

SCM No: 405
Item No: 33:2022

4.3 In accordance with the observations of Committee,

- The parameters of Ancillary Buildings are in accordance with UBBL 2016 norms & MPD 2021 provisions.
- The Ground Coverage exceeds by 5108.3 sqm, the proposal shall be placed before the Technical Committee for consideration and relaxation.

5.0 RECOMMENDATIONS

- In accordance with observation of 402 SCM vide item no. 02:2022, the committee was formed by AC (LS) and accordingly the agenda is placed before the screening committee for consideration of same (refer para 4.3).
- Since, the ground coverage exceeds by 5108.3 sqm, therefore the proposal shall be placed before the Technical Committee for consideration and relaxation.


6.0 FINANCIAL LIABILITY AND SOCIAL GAIN

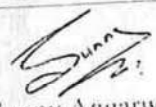
The A/A and E/S amounting to Rs 560.53 Cr. were accorded vide letter no. CE(Dwk)12(80)/19/1496 dated 28.10.2020. (Annexure-XI)

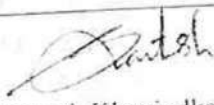
Social Gains: The proposed ancillary buildings will be an attraction to the visitors and will enable the smooth functioning of the park.

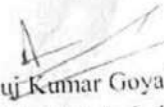
7.0 FOLLOW-UP ACTION

After approval from SCM, the proposal of Ancillary Buildings Development shall be taken to the Technical Committee.


Anurag Upadhyay
Arch.Asst.


Sunny Aggarwal
Asst.Dir. W&D (LS)


Santosh Khanjodkar
Dy.Dir. W&D (LS)


Anuj Kumar Goyal
CGM, NBCC (India) Ltd

DELHI DEVELOPMENT AUTHORITY CERTIFIED

Approved in..... 405th Screening
Committee Meeting Dt. 07.07.2022
Vide Item No. 33:2022


Addl. Commissioner (Landscape)

| | |
|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| DELHI DEVELOPMENT AUTHORITY | UNITY |
| HUPW-COORDINATOR | UNIT |
| 405th Screening | Screening |
| Meeting Dt. 07/07/2022 | Meeting Dt. 07/07/2022 |
| Vide 33:2022 | Vide 33:2022 |
|  |  |
| Dy. Director (Landscape) | Dy. Director (Landscape) |

348975/2022/O/o SR. ARCHITECT(HUPW)-COORDN
393275/2022/AD(Landscape)-West-Dwarka

75
Azadi Ka
Amrit Mahotsav

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/2020/392

दिनांक: 14.07.2022

विषय: 405th स्क्रीनिंग कमेटी बैठक के स्वीकृत कार्यवृत्त**Sub: Approved Minutes of the 405th Screening Committee Meeting**

Ref: e-File no. "HUPW/CACD/0004/2022/SCM/-O/o SR. ARCHITECT(HUPW)-COORDN")

Please find enclosed herewith, the Approved Minutes of the 405th Screening Committee Meeting held on 07.07.2022 at 10:30 AM on Webex Video Conferencing (room no. 2513 810 1351). 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

(Signature)
14.07.2022

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

जानकारी के लिए प्रतिलिपि संलग्न:

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. Addl. Chief Architect (Socio Cultural)
16. Addl. Chief Architect (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
21. Addl. Commr. (LS)

CERTIFIED

Approved by

Committee Meeting

Video Item No.

DDA Addl. Commissioner (Landscape)

393275/2022/AD(Landscape)-West-Dwarka



405 स्क्रीनिंग कमेटी बैठक के स्वीकृत कार्यवृत्त

APPROVED MINUTES OF THE 405th SCREENING COMMITTEE MEETING
HELD ON 07.07.2022 AT 10:30 AM ON VIDEO CONFERENCING.

| ITEM No. | ISSUES | DISCUSSIONS/ RECOMMENDATIONS | REMARKS |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| 32:2022 | Confirmation of the Minutes of 404 th Screening Committee meeting held on 07.04.2022. e-File no. HUPW/CACD/0003/2022/ | The Minutes of 404 th SCM held on 07.04.2022 were Confirmed and Approved as circulated. | |
| ✓ 33:2022 | Ancillary Buildings at Bharat Vandana Park, Sector-20, Dwarka. e-File no. LS/PROJ/0013/2021/DWK/ | The agenda as circulated on 06.07.2022 was withdrawn and the revised Agenda (placed on table) was presented by AC(LS). After detailed deliberations the proposal as reflected in the revised agenda was Approved . | ACTION: 1.AC(LS) 2.Planning 3.Engg.Wing 4.NBCC |
| 34:2022 | Modified Layout Plan of Sector B-2(Part), Narela e-File no. PLG/NP/0003/2022/F19/ | The proposal was presented by AC(Plg.)II. After detailed deliberations the proposal as reflected in the Agenda was Approved with the observations that the Dispensary plot measuring 850sqm to be earmarked for future requirement. | ACTION: 1.AC(Plg)II 2.Engg Wing 3.Electrical 4.LD Branch 5.LM Branch 6.Horticulture 7.ACA(NZ & Narela) 8.NMD-3 |
| 35:2022 | Minor modifications in the approved LOP of SFS Housig Scheme at Block D, Pocket-A, Shalimar Bagh w.r.t change in use premise of MLU plots and Nursery School plot. e-File no. HUPW/CANZ/0002/2022/HOUS/ | ACA(NZ & Narela) could not present the proposal due to a meeting in MoHUA. | ACTION: 1.ACA (NZ & Narela) |
| 36:2022 | 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/ | ACA(NZ & Narela) could not present the proposal due to a meeting in MoHUA. | ACTION: 1.ACA (NZ & Narela) |
| 37:2022 | Utilization Plan of vacant lands adjacent to Nallah for allotment of additional land (595 sqm., OR, 979.5 sqm. approx.) to existing BPCL Filling Station (278.16 sqm.) in the Name of M/s. Welcome Autos near Community Center, Rajouri Garden, Planning Zone-G for CNG/EV charging facility. e-File no. PLG/0030/2021/ | The proposal was presented by Dir(Plg)AP-III /Zone-C&G. After detailed deliberations the proposal as reflected in the Agenda was Deferred with the observations that Horticulture deptt to conduct a site inspection and submit a feasibility report for development of site u/r as green belt. | ACTION: 1.Dir(Plg)AP-III/Zone-C&G |

DELHI DEVELOPMENT AUTHORITY
CERTIFIED

405 SCM Approved in 405th Screening Pg. 1/3
Committee Meeting Dt. 07.07.2022
Vide Item No. 33:2022

PC4700
Addl. Commissioner (Landscape)



393275/2022/AD(Landscape)-West-Dwarka

Email

Anurag Upadhyay

Fwd: Re: Bharat Vandana Park-Ancillary building plan approval

From : Santosh Khanjodkar <santosh.k2039@dda.gov.in> Wed, Sep 21, 2022 07:17 PM
Subject : Fwd: Re: Bharat Vandana Park-Ancillary building plan approval
To : Anurag Upadhyay <anurag.u55@dda.gov.in>

----- Forwarded Message -----

From: ANUJKUMAR GOYAL <anuj.goyal@nbccindia.com>
To: Santosh Khanjodkar <santosh.k2039@dda.gov.in>
Cc: cepdda@gmail.com, Kalpana Khurana <kalpana.skhurana2026@dda.gov.in>
Sent: Wed, 21 Sep 2022 19:08:22 +0530 (IST)
Subject: Re: Bharat Vandana Park-Ancillary building plan approval

From: bvpdwarka@gmail.com
To: cepdda@gmail.com
Cc: "Santosh Khanjodkar" <santosh.k2039@dda.gov.in>, "Kalpana Khurana" <kalpana.skhurana2026@dda.gov.in>, "ANUJKUMAR GOYAL" <Anuj.goyal@nbccindia.com>
Sent: Wednesday, September 21, 2022 5:17:01 PM
Subject: Bharat Vandana Park-Ancillary building plan approval

Sir,

With reference to DDA letter 24.08.2022, in connection with approval of building plans of BVP which was submitted by NBCC on 09.07.2020.

Following is the justification for proposed ground coverage at BVP:

A. Permissible FAR AS/ NORMS:

The total permissible FAR (buildable area for a district parks accounts to 7900 sqm (@7.5 of 10 Ha for amusement park: 7500 sqm and @5 of 0.8 Ha of restaurant permitted in district park: 400 sqm), where the proposed far of 7895.4 sqm is within total permissible limits.

B. IMPACT ON GROUND COVERAGE:

Permissible ground coverage as/ norms :5400 sqm

NOTE:

393275/2022/AD(Landscape)-West-Dwarka

1. As/ MPD 2021 for the restaurant building in district park “the building shall be a single storey structure with max FAR 5 and height not more than 4m without any residential facility and to harmonize with the surroundings”

Therefore, the ground coverage will either be more than or equal to the FAR in the proposal, making the PERMISSIBLE GROUND COVERAGE: 7900 sqm by default.

2. Provision of necessary amenities: As/ UBBL 2016 there should be provision of necessary amenities (Baby feeding room, toilets, ticketing counter, cloak room etc) which are free from FAR but counted towards ground coverage, which translates to an area of 3565.7 sqm

C. EFFECTIVE COVERAGE : B1 + B2

7900 SQM + 3565.7 SQM = 11,465.7 SQM

The ground coverage proposed: 10508.3 sqm (lesser than the effective ground coverage)

The provisions mentioned above are proposed looking at the spread of Bharat Vandana Park and footfall envisaged. The Bharat Vandana Park project is unique and one of its kind which will be a landmark to Delhi and also to the nation.

The BVP project being of national level has been envisaged for timely completion, accordingly it is mentioned that the work is under progress and all the buildings have been constructed on ground. Above is submitted for your kind consideration and necessary approval.

Thanks & Regards

A.K Goyal

Chief General Manager(Engg)

NBCC(India)Ltd

393275/2022/AD(Landscape)-West-Dwarka

From : Santosh Khanjodkar <santosh.k2039@dda.gov.in> Wed, Sep 21, 2022 05:54 PM
Subject : Fwd: Bharat Vandana Park-Ancillary building plan approval
To : Anurag Upadhyay <anurag.u55@dda.gov.in>

From: bvpdwarka@gmail.com
To: cepdda@gmail.com
Cc: "Santosh Khanjodkar" <santosh.k2039@dda.gov.in>, "Kalpana Khurana" <kalpana.skhurana2026@dda.gov.in>, "ANUJKUMAR GOYAL" <Anuj.goyal@nbccindia.com>
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393275/2022/AD(Landscape)-West Dwarka

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