

DELHI DEVELOPMENT AUTHORITY  
(MASTER PLAN SECTION)

F.1(21)2002-MP/3

DATED 3-1-2003

Minutes of the 5th Technical Committee meeting for the year 2002 held on 22.10.2002 The list of the participants is also enclosed.

Sub: Confirmation of minutes

- a) Special Technical Committee meeting held on 13.8.2002
- b) Technical Committee meeting held on 3.9.2002.

Both the minutes were confirmed.

**Item No. 24/2002**

Sub: Land use of khasra no. 944 ( C - 274) Greater Kailash enclose, New Delhi F20(20)93-MP

Vice Chairman desired that the matter need not to be processed through Technical Committee instead this be examined and put up in the file itself.

**Item No. 25/2002**

Sub: R/W of road existing in front of house no. 1-17 of B 2 Block (SFS flats and Happy Model School) F3(27)02-MP

The Technical committee agree with the proposal and desired that Zonal plan of the area i.e 'G' division to be corrected accordingly and copy of the same be sent to the Ministry.

**Item No. 26/2002**

Sub: Change of land use from recreational to residential (Public and semi public school) in Ashok Vihar Phase I. F3(60)2001-MP

The case is deferred The Technical Committee has asked to bring the matter again after conducting more studies with respect to court case, land allotment etc.

Makar  
31/10/03

Compared with Original

Makar

**Item No. 27/2002**

Sub: Change of land use of land form Residential to Public and semi public use (PS - 7 Burial Ground) F3(20)87-MP

The Technical Committee agreed the proposal and asked to bring the proposal to the Authority for its consideration.

**Item No. 28/2002**

Sub: Allotment of additional land to Sri Ashobila Lakshmi Nrisimha Mutt. F6(7)79-OSB/Ins.

Technical committee agreed with the proposal.

The above minutes have been confirmed in 6th Technical Committee meeting held on 28.11.2002.

  
(SURENDRA SRIVASTAVA)  
DIRECTOR (DC)

**COPY TO:**

1. OSD to VC for information of the latter
2. Engineer Member, DDA
3. Commissioner (Plg.) DDA
4. Commissioner (LD) DDA
5. Commissioner (LM) I & II, DDA
6. Town Planner, MCD
7. Chief Town Planner, TCPO
8. Chief Architect, DDA
9. Chief Architect, NDMC

Contd...../-





  
Compared with Original

10. Chief Engineer (Elect) DDA
11. Addl. Commr. I, DDA
12. Addl. Commr. II, DDA
13. Addl Commr. III DDA
14. OSD MPPR
15. Secretary, DUAC
16. Land & Development Officer, L&DO
17. Sr. Architect, (H&TP) CPWD
18. Dy. Commissioner of Police (Traffic Delhi)
19. Director (Land Scape) DDA
20. Director (DC)

  
( AK MANNA )  
JT.DIR.(MP)

List of participants of 5th meeting of the Technical Committee  
held on 22.10.2002

DELHI DEVELOPMENT AUTHORITY

S/SHRI :

P K Hota Vice Chairman  
Vijay Risbud Commissioner (Plg.)  
A K Jain Addl. Commr. I  
N K Aggarwal, Addl. Commr. II  
Ashok Kumar, OSD (MPPR)  
Savita Bhandari Director (LS)  
Surender Srivastava, Director (DC)

TCPO

R Srinivas Sr. Associate TCP

I & D O

R L Singh, Building Officer

SPECIAL INVITEES :

R K Jain Director (AP) I DDA  
K L Sabharwal, Director (AP) II DDA  
P M Parate Director (TYA) DDA  
B K Jain Director (MPPR) DDA.



dvj110

DELHI DEVELOPMENT AUTHORITY  
(MASTER PLAN SECTION)

F.1(21)2002-MP/669

DATED 11.11.2002

Draft Minutes of the 5th Technical Committee meeting for the year 2002 held on 22.10.2002. The list of the participants is also enclosed.

Sub: Confirmation of minutes  
a) Special Technical Committee meeting held on 13.8.2002  
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Both the minutes were confirmed.

Item No. 24/2002

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Vice Chairman desired that the matter need not to be processed through Technical Committee instead this be examined and put up in the file itself.

Item No. 25/2002

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The Technical committee agree with the proposal and desired that Zonal plan of the area i.e 'G' division to be corrected accordingly and copy of the same be sent to the Ministry.

Item No. 26/2002

Sub: Change of land use from recreational to residential (Public and semi public school) in Ashok Vihar Phase I. F3(60)2001-MP

The case is deferred. The Technical Committee has asked to bring the matter again after conducting more studies with respect to court case, land allotment etc.



For land use.

15/11

ED

2 cases in attch

Dr. Parulash Narayan 15/11

AC (Plan) 15/11

Dr. (PC)

JD (MP)

15/11

Pls file 15/11

15/11

50766M  
15/11

Item No. 27/2002

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The Technical Committee agreed the proposal and asked to bring the proposal to the Authority for its consideration.

Item No. 28/2002

Sub: Allotment of additional land to Sri Ashobila Lakshmi Nrisimha Mutt. F6(7)79-OSB/Ins.

Technical committee agreed with the proposal.

Observation and comments if any on draft minutes may please be sent to Jt. Director (MP) within a week's time.

These draft minutes are issued with the approval of VC DDA.

  
(SURENDRA SRIVASTAVA)  
DIRECTOR (DC)

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Compared with Original



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( AK MANNA )  
JT.DIR.(MP)

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T C P O

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Item No. 28/2002

Sub: Allotment of additional land to Sri Ashobila Lakshmi Nrisimha Mutt. F6(7)79-OSB/Ins.

Technical committee agreed with the proposal.



DELHI DEVELOPMENT AUTHORITY  
(MASTER PLAN SECTION)

NO. F.1(21)2002-MP / 629

DATED: 8/10/2002

## TECHNICAL COMMITTEE MEETING

The 5th meeting of the technical committee of Delhi Development Authority for the year 2002 will be held on 16.10.2002 at 10.00 a.m. in the Conference Hall, 5th floor, Vikas Minar, New Delhi. List of items along with agenda is enclosed.

You are requested to make it convenient to attend the meeting.

  
(SURENDER SRIVASTAVA)  
DIRECTOR (DC)

## COPY TO:

1. Vice Chairman, DDA [CHAIRMAN]
2. Engineer Member, DDA
3. Commissioner (Plg.) DDA
4. Commissioner (LD) DDA
5. Commissioner (LM) I & II DDA
6. Town Planner, MCD
7. Chief Town Planner, TCPO
8. Chief Architect, DDA
9. Chief Architect, NDMC
10. Chief Engineer (Elect) DDA
11. Addl. Commr. I, DDA
12. Addl. Commr. II, DDA
13. Addl. Commr. III, DDA
14. OSD (MPPR) D.D.A.
15. Secretary, DUAC
16. Land & Development Officer, L&DO
17. Sr. Architect, (H&TP) CPWD
18. Dy. Commissioner of Police (Traffic) Delhi
19. Director (Land Scape) DDA
20. Director (DC) DDA
21. Director (MPPR) DDA

## SPECIAL INVITEES:

1. Director (AP)I DDA
2. Director (AP)II DDA

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DELHI DEVELOPMENT AUTHORITY  
(MASTER PLAN SECTION)

NO. F.1(21)2002-MP / 529

DATED: 8/10/2002

TECHNICAL COMMITTEE MEETING

The 5th meeting of the technical committee of Delhi Development Authority for the year 2002 will be held on 16.10.2002 at 10.00 a.m. in the Conference Hall, 5th floor, Vikas Minar, New Delhi. List of items along with agenda is enclosed.

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DIRECTOR (DC)

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C 8/62 24/202

JL 241

## AGENDA FOR TECHNICAL COMMITTEE

Sub: Land use of Khasra no.944 (C-27 A) Greater Kailash Enclave, New Delhi  
File no.F.20(20)93/MP

1.0 Background :

A reference has been received for providing clarification about the permissible use in the premises in possession of Capt. Hem Raj.

Dy. Town Planner, MCD vide letter no.TP/G/20/7/02 dt.6.5.02 has informed that "Capt.Hemraj has applied for sanction of building Plans in respect of area admeasuring 14 Biswas (32 sq.yds. x 18 1/2 yds.) in khasra no.944 (C-27 A) Greater Kailash Enclave New Delhi, however, C-27 A is shown to be earmarked for police station in our records. It has been represented on behalf of Capt.Hem Raj that the area belonging to him is different and separate from the area meant for Police Station."

It has been requested to examine the matter with respect of the ownership of the land use of the site instead of land.

2.0 Details of Examination:

a) In the approved layout plan of Gr.Kailash I, land measuring 0.8 ha. was earmarked for the purpose of the Primary school which was subsequently allotted to Delhi Police for Police station and the Primary school was also allotted alternate site in the area. The land under reference 14 biswas out of Kh.no.944 situated at village Bahapur Tehsil and Distt.Mehrauli was also falling therein. The possession of the 2 acres (0.8 ha.) of land so allotted by the DDA was also handed over to Police Deptt.

b) The subject matter of issue of NOC to the Police deptt. was considered in a meeting held under the chairmanship of Commr.(Plg.) wherein representative of Land deptt., Police deptt. and Law Deptt. were also present. And particularly 2 decisions were taken :

- i. NOC for construction of Police station at EPPR colony (Greater Kailash-I) be issued after releasing the land in possession of Capt.Hemraj which had so far not been acquired and the court has also given directions accordingly.
- ii. The land of the applicant be taken over from the police deptt. after having verified the location of the area by the Lands deptt. and the NOC for the Police Deptt. can be issued for the balanced land.
- iii. Based on the above decisions, and the verification of documents in consultation with the Land deptt. DDA has finally handed over land to the Police deptt. meas. 7732.6 sqm. and leaving land meas. 593.4 sqm. belonging to Sh.Hem Raj.

- iv. It appears that after the release of the land the owner has approached MCD for the purpose of mutation of the land in his favour and the MCD has assessed the property for the purpose of property tax and NOC for sanction of the building plans from Dy.A&C/AA&C, South Zone.

3.0 Land Use as per MPD-2001 & Zonal development Plan:

- i. As per the Zonal Development Plan of Zone F approved by the Govt. of India vide notification no. K-13011/2/96-DDIB dt. 5.6.98 the land use of the property under reference including the property of the Police station is residential.
- ii. In the approved layout plan of Gr. Kailash, this has been shown as Primary school which have been allotted to Police deptt. for setting up of the Police station
- iii. The part of land (14 biswas) is privately owned

4. Recommendations:

In view of the details of the examination above, 2 options are available.

- i. The owner cannot be insisted upon to use this land for public and semi public facilities unless he himself desires so.
- ii. It may be informed to MCD that the property can be used in use as per permissibility of uses given in MPD-2001 for the residential use zone, including residential itself and MCD may modify the layout plan accordingly.

The proposal contained in para 4.0 above is placed before the Technical Committee for approval.

*R.K. Jain*  
23/12/2000  
R.K. JAIN  
Director (P.L.)

TO OUTER RINGS →

SOOT PATH

3.93M

19.58M

OTHER'S PROPERTY  
A 593.43 SQ.M.

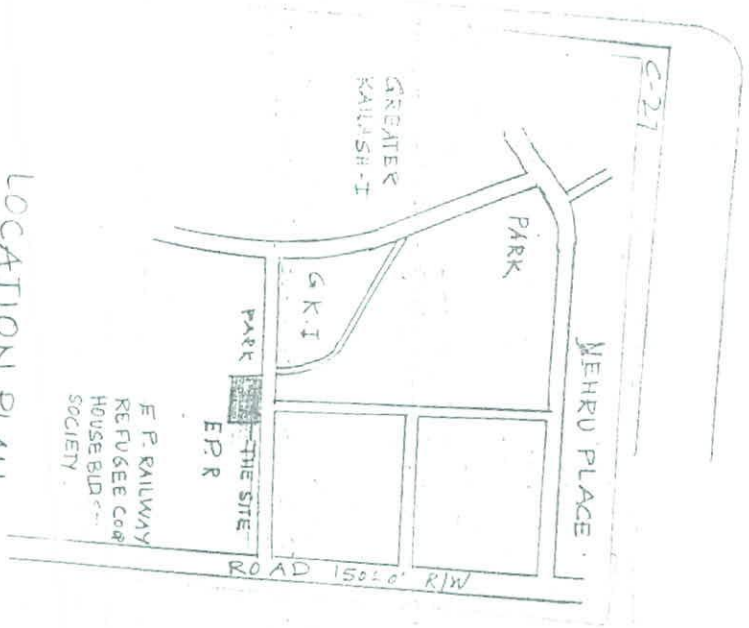
3.0M

18.55M

ROAD

REFUGEE SOCIETY

LOCATION PLAN



PART PLAN  
POLICE STATION  
AT G.K. ENCLAVE





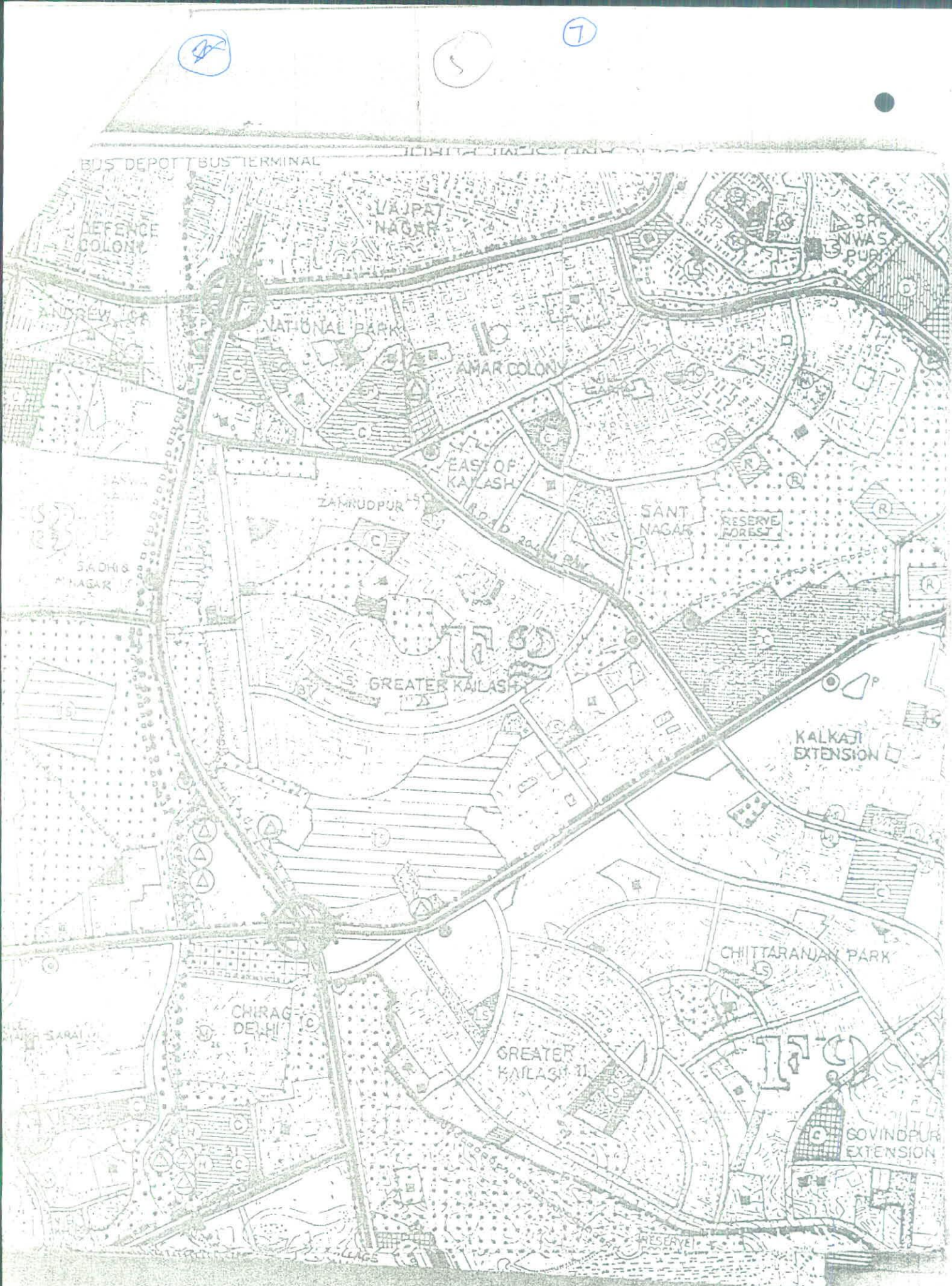
Free Food  
Delivery

**Nirula's**

19 Community Centre, East of Kailash, New Delhi. Tel : 6426678.

Sale and lease of c  
and residential s  
Delhi, Gurgaon and







(C) T.C Item NO 25/2002 (6)

DELHI DEVELOPMENT AUTHORITY  
( AREA PLANNING WING-I )

AGENDA FOR THE TECHNICAL COMMITTEE

Subject:- R/ W of road existing in front of House No. 1-17 of B-2 Block ( SFS Flats ) and Happy Model School, Janakpuri, New Delhi-58.

( File No. F.3(27)/02-M.P. )

1.0 BACKGROUND:

- 1.1 Sr. Town Planner (DP) vide his letter No. TP/G/3955/2001 dt. 27.9.2001 has requested to make correction in the road R/W as 80ft. instead of 60ft. as mentioned in the approved layout plan of 'B' Block, Janakpuri and Zonal Plan of Zone 'G'.
- 1.2 In the approved layout plan of 'B' block, Janakpuri and Zonal Plan of Zone 'G' approved by the Authority vide Item No. 51/99 dated 26.10.99., The R/W of the road in front of plot No. B-2/1 - B-2/17 is shown as 60ft..
- 1.3 In the plan prepared by HWPW, the R/W of the road is shown as 80ft. for the above mentioned stretch.
- 1.4 The above proposal was placed in the LOSC of MCD vide item No. 93/1 dt. 31.8.01 wherein the following decision was taken:-

" After detail discussion, it was decided that since the development scheme of DDA as well as the lease deed of one of the plots submitted by the Association confirm the right of way as 80' which is existing at site, it was decided that for the purpose of sanction of Building Plans, the right of way of road in question be taken as 80'. DDA be informed accordingly to make corrections in the Zonal Plan and Layout Plan".

2.0 DETAILED EXAMINATION:

- 2.1 As per the approved layout plan of 'B' Block, Janakpuri and Zonal Plan of Zone 'G' approved by the Authority the R/W of the road is 60' of the above stretch i.e. from 80' road abutting Community Centre upto its meeting point with Jail Road.

2.2 The road R/W of the above mentioned stretch is 80 ft. as per the plan prepared by HUPW.

2.3 The existing R/W of the above stretch is also 80 ft. as has been checked by Jt. Dir. (Survey) of Planning Wing.

3.0 RECOMMENDATIONS:

Taking into consideration the existing road R/W, the R/W given in the plan prepared by HUPW and as per LOSC decision R/W of the above mentioned stretch be considered as 80ft. Since the lease deed of one of the plot submitted by the Association confirmed the R/ W as 80ft.

It is, therefore, recommended that R/W of the above stretch be considered as 80ft. (starting from 80ft. R/W abutting Community Centre upto the meeting point with Jail Road. After considering the above proposal, the L.O.P/Local Plan of 2004-05 will be modified accordingly.

.....

*Handwritten signature*  
13.7.22

(Y) T.C. Item No 26/2002 (13)

AGENDA ITEM FOR TECHNICAL COMMITTEE

F

Sub : Change of land use from 'Recreational' to 'Residential (Public & Semi Public Facilities) - School' in Ashok Vihar, Phase-I

1.0 Background

- 1.1 A religious site No.R-8 at Wazirpur (Ashok Vihar Phase-I) was allotted to Guru singh Sabha in the year 1971.
- 1.2 The Sabha encroached adjacent religious site No.R-9, measuring 980 sqm and constructed Guru Angad Public School.
- 1.3 Hon. L.G. vide his orders dated 15.7.99 at page-12/N regularised the construction of the school as well as approved the allotment of 2000 sqm for the purpose of play ground.
- 1.4 Now as per the note dated 6.7.2001, Hon. L.G. has agreed for allotment of additional land measuring 2000 sqm for the building purposes vide his orders dated 29.8.2001 in file No.F.18(31)96/IL at page-28/N. This was referred to Planning Deptt. to modify the plan so that the allotment letter could be issued.

Pursuant to the allotment of additional land measuring 2000 sqm for building purposes agreed to by Hon. L.G. The file was referred to the Planning Deptt. for modification in the layout plan wherein following view was taken:-

*"We can not allot the land meant for green for the use of general public. School children can use the land for recreational purpose."*

- 1.5 Again the matter is referred to the Planning Deptt. for modification in the plan in order to facilitate the allotment of land to school as approved by Hon. L.G. Following are the observations:-

- i) As per Zonal Development Plan of Zone-H, submitted to the Ministry of Urban Development and Poverty Alleviation for final notification, the area under reference is shown as 'recreational (district park)'.
- ii) Allotment of the land to the school is already subjudice.
- iii) Land measuring 2980 sqm has already been allotted and another 2000 sqm has been agreed to be allotted by Hon. L.G. thereby making the total land about 4980 sqm as marked red on the copy of the plan laid on the table.
- iv) Landscape Plan of this district park has already been prepared by Director(Landscape).
- v) Ministry of Urban Affairs and Employment vide its letter dated 11.1.96 has directed that in future the areas actually developed as 'Green' in the Regional/District/Neighbourhood parks' or in other recreational zones in the city will not be allowed to be converted into any other use.



(3)  
(9)

2.0 Proposal

Keeping in view the decision taken by VC to process the change of land use, it is proposed that the land use of an area measuring about 4920 sqm as shown on the copy of the plan laid on the table is changed from 'Recreational' to 'Residential (Public and Semi Public Facilities - Primary School)'.

3.0 Proposal contained in para-2 above, is placed before the Technical Committee for its consideration.

*H. P. Wilson*

11.9.02

*For [Signature]*  
11.9.2002

AGENDA FOR THE TECHNICAL COMMITTEE

SUBJECT : CHANGE OF LAND USE OF THE LAND FROM 'RESIDENTIAL' TO  
PUBLIC & SEMI-PUBLIC USE (PS 7 - BURIAL GROUND (KABRISTAN))  
FILE NO. : F.3(20)87/MP

1.0 INTRODUCTION

1.1 The issue for allotment of land for the graveyard in Wazirpur JJ Colony (Ashok Vihar) has been received from time to time and also from Sh. Deep Chand Bandhu, Hon'ble Minister, Delhi Govt.

2.0 EXAMINATION

2.1 As per ZDP of Zone 'H', land use of site under reference has been earmarked for Gross Residential Use which has been approved by the Authority and has been submitted to the Ministry of Urban Development & Poverty Alleviation for final notification.

2.2 As per the site report, at present the land is being used partly for a Nursery, toilet (disused) and partly for a park. This piece of land is adjoining the Najafgarh drain on west side. As there is a requirement of a Kabristan for the Muslim community, this site appears to be suitable and agreeable to the representatives of the local population.

2.3 The location is marked on the Draft Zonal Plan of Zone 'H' laid on the table.

3.0 RECOMMENDATIONS FOR CONSIDERATION.

3.1 The site under reference as indicated in red colour in the plan be considered for Burial Ground (Kabristan) and the land use be changed from 'gross residential', Park & Nursery to Public & Semi-Public use (Kabristan) under Section 11-A of D.D. ACT-1957

4.0 The proposal contained in Para 3 above is placed before the T.C. for consideration.

*M. S. Dhillon*

(M. S. DHILLON)  
16. DIS. APR 11

11 T-C Item No 28/2002 ①

## AGENDA ITEM FOR TECHNICAL COMMITTEE

### Sub : Allotment of additional land to Sri Ahobila Lakshmi Nrisimha Mutt

- 1.0 Sri Ahobila Lakshmi Nrisimha Mutt has been requested to DDA for allotment of additional land measuring about 250 sq.yds. adjacent to the existing plot allotted by the DDA and handed over in the year 1984.

2.0 Details of Examination:

The request has been examined and following are the comments:-

- a) A plot of land measuring 500 sq.yd. was allotted to Sri Ahobila Mutt in East of Patel Nagar. Possession was handed over on 3.4.84.
- b) Later on the plan was modified to accommodate the request of allotment of land to P&T Deptt. and site for veterinary dispensary and the allotments were processed accordingly.
- c) In 1992, they have requested for allotment of additional land measuring 250 sq.yd. available behind the temple. The case was examined in consultation with the Planning Deptt. The matter was placed before the Technical Committee in its meeting held on 10.8.92. The Committee took the following decision:

*"The plot measuring 250 sq.yd. adjacent to the plot already allotted to Sri Ahobila Dakshni Narisimha Sabha, is to be developed as a park as per the approved layout plan and no construction is to be allowed. However, there may be no objection if this institution volunteers to maintain this park without any lease. The institution could be sounded accordingly, and request be reconsidered on getting response from them."*

- d) The decision of the Technical Committee was communicated to the Society on 24.2.93.
- e) Mutt had again requested in January, 2001 for allotment of 1000 sq.yd. plot for following uses:
  - 250 sq.yd. for park.
  - 250 sq.yd. as parking space for vehicles.
  - 500 sq.yd. for establishing Ahobilla Mutt.
- f) The land identified for park/dispensary has been under encroachment by the Jhuggis and now the Jhuggis stand removed and again Mutt has requested in April, 2001 for allotment of additional land for the construction of a large conference hall complex with committee room, etc. and also set up an institute for vedic research/training. It has been further requested that the land earlier allotted is for religious purpose while the additional land being requested is for social cultural purpose with the following break-up:-
  - 550 sq.mt. for building.
  - 200 sq.mt. for car parking.
  - 250 sq.yds. for open space.



- 12
- g) The issue was submitted by Dir.(Lands) to VC, DDA vide note dated 4.1.2001 wherein the then VC observed as under:

*"Ahobila Mutt is a well known monastery of South India. This is not exactly a temple though a temple would be an unavoidable part of it. We do not have any standard for monasteries, which is more like a hostel of monks or nuns. We may perhaps adopt the norms prescribed for hostels for Mutts also. I would, therefore, prefer to ask the institution the number of inmates they would like to station here along with other ancillary facilities they would like to create along with the space requirement for each of them. We may send the copy of our querying letter to the P.M.O. for information."*

- h) It is observed from the file that the observation of the then VC has not yet been communicated and there is no finality about the allotment of the additional land as is being requested from time to time. As already submitted by Dir.(Lands) a conscious decision is to be taken on the following:-

- i) Whether additional land should be allotted to Mutt as they have already been allotted land for temple in accordance with the norms prescribed in MPD-2001 for religious purposes and the additional land is being requested for socio-cultural purposes.
- ii) Whether the land earmarked for park in the layout plan at the rear of the land allotted to the Mutt wherein Technical Committee has already agreed for maintenance of 250 sq.yds. of plot as park by the institution without any lease and the balance land of the park, can be considered to be allotted in the instant case.

- 3.0 The issue of allotment of additional land was considered in a meeting held in the room of VC, DDA on 2.9.2002 attended by CLD, AC(Plg.)II and Dir.(L) wherein following was decided:-

*"It was decided that the land measuring 250 sq.yds. already allotted to society for maintaining green be allotted for religious purposes subject to approval of modification in the plan by the Technical Committee."*

- 3.1 In view of the decision taken by the VC, DDA, the plan at page-\_\_\_/C (laid on the table) is submitted for consideration/approval of the Technical Committee.

*P.K. 25/7*



DELHI DEVELOPMENT AUTHORITY  
(MASTER PLAN SECTION)

NO. F.1(21)2002-MP 629

DATED: 8/4/2002

TECHNICAL COMMITTEE MEETING

The 5th meeting of the technical committee of Delhi Development Authority for the year 2002 will be held on 16.10.2002 at 10.00 a.m. in the Conference Hall, 5th floor, Vikas Minar, New Delhi. List of items along with agenda is enclosed.

You are requested to make it convenient to attend the meeting.

(SURENDER SRIVASTAVA)  
DIRECTOR (DC)

COPY TO:

1. Vice Chairman, DDA [CHAIRMAN]
2. Engineer Member, DDA
3. Commissioner (Plg.) DDA
4. Commissioner (LD) DDA
5. Commissioner (LM) DDA
6. Town Planner, MCD
7. Chief Town Planner, TCPO
8. Chief Architect, DDA
9. Chief Architect, NDMC
10. Chief Engineer (Elect) DDA
11. Addl. Commr. I, DDA
12. Addl. Commr. II, DDA
13. Addl. Commr. III, DDA
14. OSD (MPPR) D.D.A.
15. Secretary, DUAC
16. Land & Development Officer, L&DO
17. Sr. Architect, (H&TP) CPWD
18. Dy. Commissioner of Police (Traffic) Delhi
19. Director (Land Scape) DDA
20. Director (DC) DDA
21. Director (MPPR) DDA

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3019681

6198928, 6199085

SPECIAL INVITEES:

1. Director (AP)I DDA
2. Director (AP)II DDA
3. Director (DC) DDA.

DELHI DEVELOPMENT AUTHORITY  
(MASTER PLAN SECTION)

NO. F.1(21)2002-MP 629

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DIRECTOR (DC)

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2. Engineer Member, DDA
3. ✓ Commissioner (Plg.) DDA — 8/10/02
4. Commissioner (LD) DDA
5. Commissioner (LM) I & II DDA
6. ✓ Town Planner, MCD — 8/10/02
7. ✓ Chief Town Planner, TCPO — 8/10/02
8. ✓ Chief Architect, DDA — 8/10/02
9. Chief Architect, NDMC
10. ✓ Chief Engineer (Elect) DDA — 8/10/02
11. ✓ Addl. Commr. I, DDA — 8/10/02
12. ✓ Addl. Commr. II, DDA — 8/10/02
13. ✓ Addl. Commr. III, DDA — 8/10/02
14. OSD (MPPR) DDA
15. Secretary, DUAC
16. Land & Development Officer, L&DO
17. Sr. Architect, (H&TP) CPWD
18. Dy. Commissioner of Police (Traffic) Delhi
19. ✓ Director (Land Scape) DDA — 8/10/02
20. ✓ Director (DC) DDA — 8/10/02
21. Director (MPPR) DDA — 8/10/02

SPECIAL INVITEES:

1. ✓ Director (AP) I DDA — 8/10/02
2. ✓ Director (AP) II DDA — 8/10/02

✓ AE (Maintenance)

✓ AE (Electric)

✓ Security Officer

DELHI DEVELOPMENT AUTHORITY  
(MASTER PLAN SECTION)

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DATED: 8/10/2002

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DIRECTOR (DC)

## COPY TO:

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19. Director (Land Scape) DDA
20. Director (DC) DDA
21. Director (MPPR) DDA

## SPECIAL INVITEES:

1. Director (AP)I DDA
2. Director (AP)II DDA
3. Director (DC) DDA



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	b)	Tech. Committee meeting held on 3.9.2002.	
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C 21/202 24/202

JL 241

## AGENDA FOR TECHNICAL COMMITTEE

Sub: Land use of Khasra no.944 (C-27 A) Greater Kailash Enclave, New Delhi  
File no.F.20(20)93/MP

### 1.0 Background :

A reference has been received for providing clarification about the permissible use in the premises in possession of Capt. Hem Raj.

Dy.Town Planner, MCD vide letter no.TP/G/20/7/02 dt.6.5.02 has informed that "Capt.Hemraj has applied for sanction of building Plans in respect of area admeasuring 14 Biswas (32 sq.yds. x 18 1/2 yds.) in khasra no.944 (C-27 A) Greater Kailash Enclave New Delhi, however, C-27 A is shown to be earmarked for police station in our records. It has been represented on behalf of Capt.Hem Raj that the area belonging to him is different and separate from the area meant for Police Station."

It has been requested to examine the matter with respect of the ownership of the land use of the site instead of land.

### 2.0 Details of Examination:

a) In the approved layout plan of Gr.Kailash I, land measuring 0.8 ha. was earmarked for the purpose of the Primary school which was subsequently allotted to Delhi Police for Police station and the Primary school was also allotted alternate site in the area. The land under reference 14 biswas out of Kh.no.944 situated at village Bahapur Tehsil and Distt.Mehrauli was also falling therein. The possession of the 2 acres (0.8 ha.) of land so allotted by the DDA was also handed over to Police Deptt.

b) The subject matter of issue of NOC to the Police deptt. was considered in a meeting held under the chairmanship of Commr.(Plg.) wherein representative of Land deptt., Police deptt. and Law Deptt. were also present. And particularly 2 decisions were taken :

- i. NOC for construction of Police station at EPPR colony (Greater Kailash-I) be issued after releasing the land in possession of Capt.Hemraj which had so far not been acquired and the court has also given directions accordingly.
- ii. The land of the applicant be taken over from the police deptt. after having verified the location of the area by the Lands deptt. and the NOC for the Police Deptt. can be issued for the balanced land.
- iii. Based on the above decisions, and the verification of documents in consultation with the Land deptt. DDA has finally handed over land to the Police deptt. meas. 7732.6 sqm. and leaving land meas. 593.4 sqm. belonging to Sh.Hem Raj.

- iv. It appears that after the release of the land the owner has approached MCD for the purpose of mutation of the land in his favour and the MCD has assessed the property for the purpose of property tax and NOC for sanction of the building plans from Dy. A&C/AA&C, South Zone.

3.0 Land Use as per MPD-2001 & Zonal development Plan:

- i. As per the Zonal Development Plan of Zone F approved by the Govt. of India vide notification, no. K-13011/2/96-DDIB dt. 5.6.98 the land use of the property under reference including the property of the Police station is residential.
- ii. In the approved layout plan of Gr. Kailash, this has been shown as Primary school which have been allotted to Police deptt. for setting up of the Police station
- iii. The part of land (14 biswas) is privately owned.

4. Recommendations:

In view of the details of the examination above, 2 options are available:

- i. The owner cannot be insisted upon to use this land for public and semi public facilities unless he himself desires so.
- ii. It may be informed to MCD that the property can be used in use as per permissibility of uses given in MPD-2001 for the residential use zone, including residential itself and MCD may modify the layout plan accordingly.

The proposal contained in para 4.0 above is placed before the Technical Committee for approval.

Rajendra  
22/12/2000

R. K. Jain  
Director (H.S.)

(204)

FOOT PATH

TO OUTER RING →

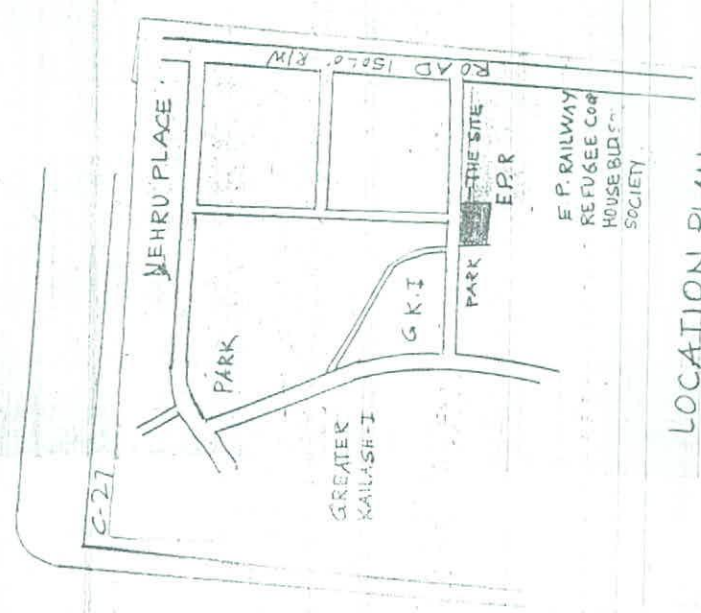
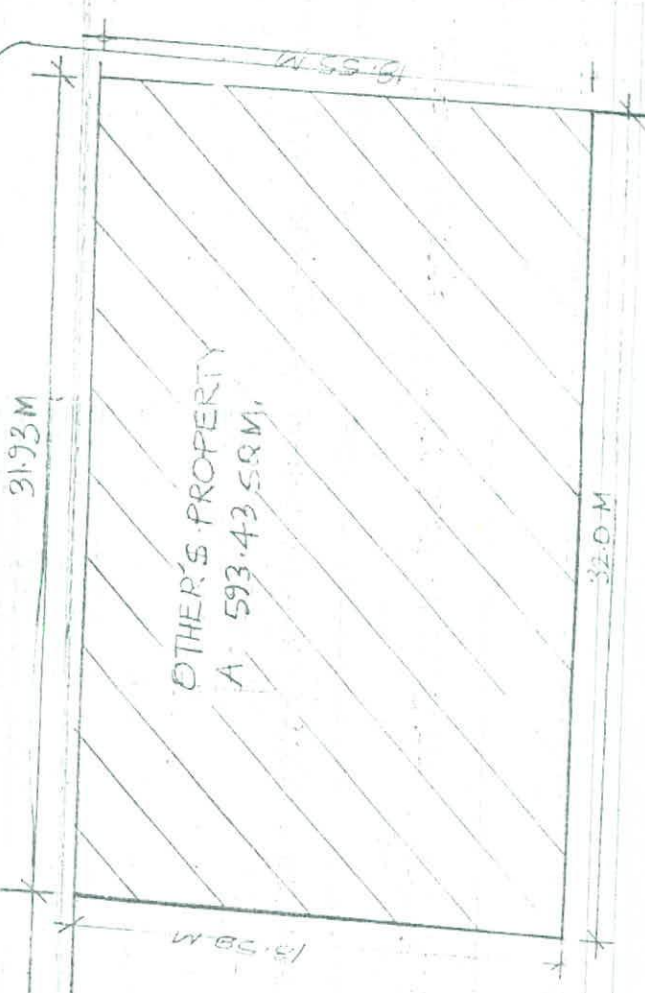
FOOT PATH

31.93M

OTHER'S PROPERTY  
A 593.43 SQM.

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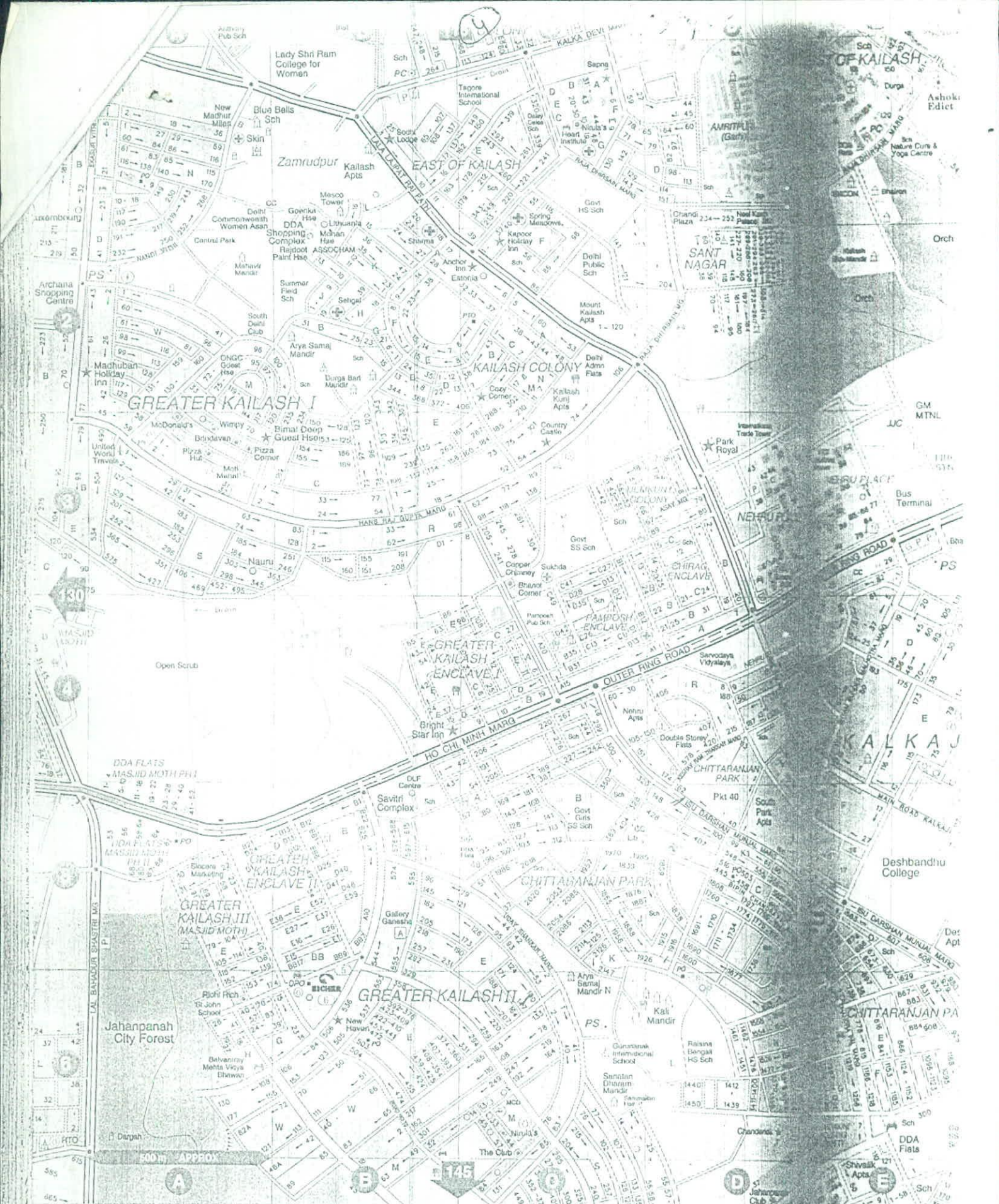
LOCATION PLAN

PART 7 PLAN  
POLICE STATION  
AT GK ENCLAVE

REFUGEE CAMP  
SOCIETY

POLICE STATION





Free Food  
Delivery

**Nirula's**

19 Community Centre, East of Kailash, New Delhi. Tel : 6426678.

Sale and lease of c  
and residential s  
Delhi, Gurgaon and







(C) T-C Item No 25/2002

DELHI DEVELOPMENT AUTHORITY  
( AREA PLANNING WING-I )

AGENDA FOR THE TECHNICAL COMMITTEE

Subject:- R/ W of road existing in front of House No. 1-17 of B-2 Block ( SFS Flats ) and Happy Model School, Janakpuri, New Delhi-58.

( File No. F.3(27)/02-M.P. )

1.0 BACKGROUND:

- 1.1 Sr. Town Planner (DP) vide his letter No. TP/G/3955/2001 dt. 27.9.2001 has requested to make correction in the road R/W as 80ft. instead of 60ft. as mentioned in the approved layout plan of 'B' Block, Janakpuri and Zonal Plan of Zone 'G'.
- 1.2 In the approved layout plan of 'B' block, Janakpuri and Zonal Plan of Zone 'G' approved by the Authority vide Item No. 51/99 dated 26.10.99., The R/W of the road in front of plot No. B-2/1 - B-2/17 is shown as 60ft..
- 1.3 In the plan prepared by HSPW, the R/W of the road is shown as 80ft. for the above mentioned stretch.
- 1.4 The above proposal was placed in the LOSC of MCD vide item No. 93/1 dt. 31.8.01 wherein the following decision was taken:-

" After detail discussion, it was decided that since the development scheme of DDA as well as the lease deed of one of the plots submitted by the Association confirm the right of way as 80' which is existing at site, it was decided that for the purpose of sanction of Building Plans, the right of way of road in question be taken as 80'. DDA be informed accordingly to make corrections in the Zonal Plan and Layout Plan".

2.0 DETAILED EXAMINATION:

- 2.1 As per the approved layout plan of 'B' Block, Janakpuri and Zonal Plan of Zone 'G' approved by the Authority the R/W of the road is 60' of the above stretch i.e. from 80' road abutting Community Centre upto its meeting point with Jail Road.



- 2.2 The road R/W of the above mentioned stretch is 80 ft. as per the plan prepared by HUPW.
- 2.3 The existing R/W of the above stretch is also 80 ft. as has been checked by Jt. Dir. (Survey) of Planning Wing.

3.0 RECOMMENDATIONS:

Taking into consideration the existing road R/W, the R/W given in the plan prepared by HUPW and as per LOEC decision R/W of the above mentioned stretch be considered as 80ft. Since the least deed of one of the plot submitted by the Association confirmed the R/W as 80ft.

It is, therefore, recommended that R/W of the above stretch be considered as 80ft. (starting from 80ft. R/W abutting Community Centre upto its meeting point with Jail Road. After considering the above proposal, the L.O.P/Zonal Plan of Zone 'C' will be modified accordingly.

.....

*Remand*  
13.7.22

AGENDA ITEM FOR TECHNICAL COMMITTEE

F

Sub : Change of land use from 'Recreational' to 'Residential (Public & Semi Public Facilities) - School' in Ashok Vihar, Phase-I

1.0 Background

1.1 A religious site No.R-8 at Wazirpur (Ashok Vihar Phase-I) was allotted to Guru singh Sabha in the year 1971.

1.2 The Sabha encroached adjacent religious site No.R-9, measuring 980 sqm and constructed Guru Angad Public School.

1.3 Hon. L.G. vide his orders dated 15.7.99 at page-12/N regularised the construction of the school as well as approved the allotment of 2000 sqm for the purpose of play ground.

1.4 Now as per the note dated 6.7.2001, Hon. L.G. has agreed for allotment of additional land measuring 2000 sqm for the building purposes vide his orders dated 29.8.2001 in file No.F.18(31)96/IL at page-28/N. This was referred to Planning Deptt. to modify the plan so that the allotment letter could be issued.

Pursuant to the allotment of additional land measuring 2000 sqm for building purposes agreed to by Hon. L.G. The file was referred to the Planning Deptt. for modification in the layout plan wherein following view was taken:-

*"We can not allot the land meant for green for the use of general public. School children can use the land for recreational purpose."*

1.5 Again the matter is referred to the Planning Deptt. for modification in the plan in order to facilitate the allotment of land to school as approved by Hon. L.G. Following are the observations:-

- i) As per Zonal Development Plan of Zone-H, submitted to the Ministry of Urban Development and Poverty Alleviation for final notification, the area under reference is shown as 'recreational (district park)'.
- ii) Allotment of the land to the school is already subjudice.
- iii) Land measuring 2980 sqm has already been allotted and another 2000 sqm has been agreed to be allotted by Hon. L.G. thereby making the total land about 4980 sqm as marked red on the copy of the plan laid on the table.
- iv) Landscape Plan of this district park has already been prepared by Director(Landscape).
- v) Ministry of Urban Affairs and Employment vide its letter dated 11.1.96 has directed that in future the areas actually developed as 'Green' in the Regional/District/Neighbourhood parks' or in other recreational zones in the city will not be allowed to be converted into any other use.

2.0 Proposal

Keeping in view the decision taken by VC to process the change of land use, it is proposed that the land use of an area measuring about 4980 sqm as shown on the copy of the plan laid on the table is changed from 'Recreational' to 'Residential (Public and Semi Public Facilities - Primary School)'.  
1

3.0 Proposal contained in para-2 above, is placed before the Technical Committee for its consideration.

H. K. Mishra

11.9.02

For  
C. K. Mishra  
11.9.2002



TC - I<sup>low</sup> MO 27/2002

**AGENDA FOR THE TECHNICAL COMMITTEE**

**SUBJECT : CHANGE OF LAND USE OF THE LAND FROM 'RESIDENTIAL' TO  
PUBLIC & SEMI-PUBLIC USE (PS 7 - BURIAL GROUND (KABRISTAN))  
FILE NO. : F.3(20)87/MP**

**1.0 INTRODUCTION**

- 1.1 The issue for allotment of land for the graveyard in Wazirpur JJ Colony (Ashok Vihar) has been received from time to time and also from Sh. Deep Chand Bandhu, Hon'ble Minister, Delhi Govt.

**2.0 EXAMINATION**

- 2.1 As per ZDP of Zone 'H', landuse of site under reference has been earmarked for Gross Residential Use which has been approved by the Authority and has been submitted to the Ministry of Urban Development & Poverty Alleviation for final notification.
- 2.2 As per the site report, at present the land is being used partly for a Nursery, toilet (disused) and partly for a park. This piece of land is adjoining the Najafgarh drain on west side. As there is a requirement of a Kabristan for the Muslim community, this site appears to be suitable and agreeable to the representatives of the local population.

- 2.3 The location is marked on the Draft Zonal Plan of Zone 'H' laid on the table.

**3.0 RECOMMENDATIONS FOR CONSIDERATION.**

- 3.1 The site under reference as indicated in red colour in the plan be considered for Burial Ground (Kabristan) and the landuse be changed from 'gross residential', Park & Nursery to Public & Semi-Public use (Kabristan) under Section 11-A of D.D. ACT-1957
- 4.0 The proposal contained in Para 3 above is placed before the T.C. for consideration.

*U.S. Dhillon*

*U.S. DHILLON*  
*15.12.2002*

11 T-C Item MD 28/2002

## AGENDA ITEM FOR TECHNICAL COMMITTEE

### Sub : Allotment of additional land to Sri Ahobila Lakshmi Nrisimha Mutt

- 1.0 Sri Ahobila Lakshmi Nrisimha Mutt has been requested to DDA for allotment of additional land measuring about 250 sq.yds. adjacent to the existing plot allotted by the DDA and handed over in the year 1984.

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The request has been examined and following are the comments:-

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25/7



- 16 -

List of participants of 5th meeting of the Technical Committee  
held on 22.10.2002

DELHI DEVELOPMENT AUTHORITY

S/SHRI:

P K Hota Vice Chairman  
Vijay Risbud Commissioner (Plg.)  
A K Jain Addl. Commr. I  
N K Aggarwal, Addl. Commr. II  
Ashok Kumar, OSD (MPPR)  
Savita Bhandari Director (LS)  
Surender Srivastava, Director (DC)

TCPO

R Srinivas Sr. Associate, TCP

L & D O

R L Singh, Building Officer

SPECIAL INVITEES :

R K Jain Director (AP) I DDA  
K L Sabharwal, Director (AP) II DDA  
P M Parate Director (VA) DDA  
B K Jain Director (MPPR, DDA)

Chief Engineer (Elect) DDA  
Addl. Commr. I, DDA  
Addl. Commr. II, DDA  
Addl Commr. III DDA  
OSD MPPR  
Secretary, DUAC  
Land & Development Officer, L&DO  
Sr. Architect, (H&TP) CPWD  
Dy. Commissioner of Police (Traffic Delhi)  
Director (Land Scape) DDA  
Director (DC)



( AK MANNA )  
JT.DIR.(MP)

Item No. 27/2002

Sub: Change of land use of land form Residential to Public and semi public use (PS - 7 Burial Ground) F3(20)87-MP

The Technical Committee agreed the proposal and asked to bring the proposal to the Authority for its consideration.

Item No. 28/2002

Sub: Allotment of additional land to Sri Ashobila Lakshmi Nrisimha Mutt. F6(7)79-OSB/Ins.

Technical committee agreed with the proposal.

Observation and comments if any on draft minutes may please be sent to Jt. Director (MP) within a week's time.

These draft minutes are issued with the approval of VC DDA.

  
(SURENDRA SRIVASTAVA)  
DIRECTOR (DC)

COPY TO:

1. OSD to VC for information of the latter
2. Engineer Member, DDA
3. Commissioner (Plg.) DDA
4. Commissioner (LD) DDA
5. Commissioner (LM) I & II, DDA
6. Town Planner, MCD
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8. Chief Architect, DDA
9. Chief Architect, NDMC

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Conformed with Original



DELHI DEVELOPMENT AUTHORITY  
(MASTER PLAN SECTION)

F.1(21)2002-MP/669

DATED 11.11.2002

Draft Minutes of the 5th Technical Committee meeting for the year 2002 held on 22.10.2002. The list of the participants is also enclosed.

Sub: Confirmation of minutes  
a) Special Technical Committee meeting held on 13.8.2002  
b) Technical Committee meeting held on 3.9.2002.

Both the minutes were confirmed.

**Item No. 24/2002**

Sub: Land use of khasra no. 944 (C-274) Greater Kailash enclosure, New Delhi F20(20)93-MP

Vice Chairman desired that the matter need not to be processed through Technical Committee instead this be examined and put up in the file itself.

**Item No. 25/2002**

Sub: R/W of road existing in front of house no. 1-17 of B 2 Block (SFS flats and Happy Model School) F3(27)02-MP

The Technical committee agree with the proposal and desired that Zonal plan of the area i.e 'G' division to be corrected accordingly and copy of the same be sent to the Ministry.

**Item No. 26/2002**

Sub: Change of land use from recreational to residential (Public and semi public school) in Ashok Vihar Phase I. F3(60)2001-MP

The case is deferred. The Technical Committee has asked to bring the matter again after conducting more studies with respect to court case, land allotment etc.



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Sub: Allotment of additional land to Sri Ashobila Lakshmi Nrisimha Mutt. F6(7)79-OSB/Ins.

Technical committee agreed with the proposal.

Observation and comments if any on draft minutes may please be sent to Jt. Director (MP) within a week's time.

These draft minutes are issued with the approval of VC DDA.

  
(SURENDRA SRIVASTAVA)  
DIRECTOR (DC)

COPY TO:

1. OSD to VC for information of the latter
2. Engineer Member, DDA
3. Commissioner (Plg.) DDA
4. Commissioner (LD) DDA
5. Commissioner (LM) I & II, DDA
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11. Addl. Commr. I, DDA
12. Addl. Commr. II, DDA
13. Addl Commr. III DDA
14. OSD MPPR
15. Secretary, DUAC
16. Land & Development Officer, L&DO
17. Sr. Architect, (H&TP) CPWD
18. Dy. Commissioner of Police (Traffic Delhi)
19. Director (Land Scape) DDA
20. Director (DC)



( AK MANNA )  
JT.DIR.(MP)



Approved with original

List of participants of 5th meeting of the Technical Committee  
held on 22.10.2002

# DELHI DEVELOPMENT AUTHORITY

## MEMBERS :

P K Hota Vice Chairman  
Vijay Risbud Commissioner (Plg.)  
A K Jain Addl. Commr. I  
N K Aggarwal, Addl. Commr. II  
Ashok Kumar, OSD (MPPR)  
Savita Bhandari Director (LS)  
Surender Srivastava, Director (DC)

## CPO

R Srinivas Sr. Associate TCP

## & D O

R L Singh, Building Officer

## SPECIAL INVITEES :

R K Jain Director (AP) I DDA  
K L Sabharwal, Director (AP) II DDA  
P M Parate Director (TYA) DDA  
B K Jain Director (MPPR) DDA.

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( AK MANNA )  
JT.DIR.(MP)



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Vijay Risbud Commissioner (Plg.)  
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N K Aggarwal, Addl. Commr. II  
Ashok Kumar, OSD (MPPR)  
Savita Bhandari Director (LS)  
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