



DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)
6TH FLOOR: VIKAS MINAR: NEW DELHI.

No.F.1 (01)2012/MP/52

Dt. 13/03/12

Sub: Minutes of the 1st Technical Committee meeting held on 13.2.2012

ITEM NO. 1/12

Sub Confirmation of minutes of 4th meeting of Technical Committee held on 14.11.2011 which have already been sent to all the Members.

F.1(09)2011/MP

The minutes were forwarded to the Members and no comments/observations have been received for any item hence the same were confirmed.

ITEM NO. 2/12

Sub Proposed alignment of UER-III (80.0m R/W road) and Dove-tailing with Narela Project at Western Yamuna Canal – modification in the layout plan of Sector-29, Ph.IV, Rohini, Composite Plan, Sector 27 & 28, Ph.IV, Rohini, and layout plan of Pkt.I, Block A, Sector-29, Ph. IV, Rohini.

F. No MPR/Dir(Plg.)/R/09/2010

The proposal of dovetailing of UER-III was explained by Director (Plg.) Rohini, DDA. He informed that about 1.09 crores of infructuous expenditure would be incurred due to the realignment of the part stretch required under this dovetailing proposal. Suptdg. Engineer/CC-6 presented a plan showing the services already laid and required to be re-laid as per dove-tailing proposal affected in realigning of this road. It was decided that cost projections of 5.75 crore for relaying of services should be minimized. The gas pipe line may not be disturbed and the expenditure of 3.8 crores estimated to be incurred against relaying of the Gas Pipeline should not be accounted for. The proposal was approved except shifting of gas pipe line which may remain as per the earlier proposal subject to NOC from the Bawana Power Plant/IGL.

Action: CE (Rohini)/CE(North Zone).

ITEM NO. 3/12

Sub: Relaxation in setback norms in the single basement for parking and services use in multi-storey housing Sector A-9, Pkt.I, Narela.

F.180(01)2007/HUPW/SA/R&N/DDA

The proposal regarding relaxing setback norms in the single basement for parking and services was explained by Sr. Architect (Rohini & Narela)DDA and the proposal was approved.

Action: Sr. Architect(R&N).

ITEM NO. 4/12.

Sub: Continuation of temporary Cinemas in Delhi - Raj Cinema located in Tilak Nagar, Zone G.

F.11(05)80/MP/Pt.

The proposal was explained by Director (Plg) Zone C&G, DDA. After detailed deliberations and based on the feedback given by the members, it was decided that except the land use and enabling provisions of MPD-2021, the proposal be re-examined and evaluated based on provisions given in MPD-2001, licensing terms and conditions as per the Cinematography Act, building approvals already obtained etc. The desired information be given in a common format for all the cases and thereafter the matter may be put up again in the Technical Committee meeting.

Action: Director (Plg.)C&G.

ITEM NO. 5/12

Sub: Change of land use from Residential to public and semi-public (health facilities) for land 43318.79sqm. (9.0 acres) opposite Guru Gobind Singh Hospital, F-Block Raghbir Nagar.

F.3(08)2009/MP

The proposal was presented by Director (Plg) Zone C & G, DDA it was decided that the status of land ownership and the category of the hospital be confirmed in the first instance and proposal be put up in the next Technical Committee meeting.

Action: Director(Plg.)C&G.

ITEM NO. 6/12

Sub Proposed change of land use 'Recreational' to PSP (School & graveyard) in respect of part land out of the land measuring 42713.52 sqm. as per the layout plan proposed for approval alongwith at Mandoli, East Delhi.

F.20(06)2006/MP

The proposal for change of land use was explained by Director(Plg) Zone E and O. After detailed deliberation the proposal was approved. It was further directed that the file noting should not be annexed as part of the agenda in future.

Action: Director (Plg.)Zone-E & O

ITEM NO. 7/12.

Sub Continuance of temporary Cinemas in Delhi - Lokesh Cinema located in Nangloi Jat, Rohtak Road, Zone K-I.

F.1(508)/2011/Plg./DWK

While considering the item NO. 4/12 it was decided that the matter may be re-examined on the similar lines as mentioned in Item No. 4/12 in which after detailed deliberations and based on the feedback given by the members, it was decided that except the land use and enabling provisions of MPD-2021, the proposal be re-examined and evaluated based on provisions given in MPD-2001, licensing terms and conditions as per the Cinematography Act, building approvals already

3/c

obtained etc. The desired information be given in a common format for all the cases and thereafter the matter may be put up again in the Technical Committee meeting.

Action: Director(Plg.)Dwarka.

ITEM NO.8/12

Sub Continuance of temporary Cinemas in Delhi – Suraj Cinema located in Najafgarh Zone- L.

F.1(205)11/Plg./DWK

While considering the item NO. 4/12 it was decided that the matter may be re-examined on the similar lines as discussed in Item No. 4/12 in which after detailed deliberations and based on the feedback given by the members, it was decided that except the land use and enabling provisions of MPD-2021, the proposal be re-examined and evaluated based on provisions given in MPD-2001, licensing terms and conditions as per the Cinematography Act, building approvals already obtained etc. The desired information be given in a common format for all the cases and thereafter the matter may be put up again in the Technical Committee meeting.

Action: Director(Plg.)Dwarka.

ITEM NO. 9/12.

Sub: Continuance of temporary Cinemas in Delhi --Swarn Cinema located in 'E' Zone.

F. 11(1)/80/MP/Pt-I

While considering the item NO. 4/12 it was decided that the matter may be re-examined on the similar lines as discussed in Item No. 4/12 in which after detailed deliberations and based on the feedback given by the members, it was decided that except the land use and enabling provisions of MPD-2021, the proposal be re-examined and evaluated based on provisions given in MPD-2001, licensing terms and conditions as per the Cinematography Act, building approvals already obtained etc. The desired information be given in a common format for all the cases and thereafter the matter may be put up again in the Technical Committee meeting.

Action: Director(Plg.)Zone-E & O

ITEM NO.10/12

Sub: Continuance of temporary Cinemas in Delhi -- Hans Cinema located in C Zone

F11(01)2006/MP

While considering the item NO. 4/12 it was decided that the matter may be re-examined on the similar lines as discussed in Item No. 4/12 in which after detailed deliberations and based on the feedback given by the members, it was decided that except the land use and enabling provisions of MPD-2021, the proposal be re-examined and evaluated based on provisions given in MPD-2001, licensing terms and conditions as per the Cinematography Act, building approvals already obtained etc. The desired information be given in a common format for all the cases and thereafter the matter may be put up again in the Technical Committee meeting.

Action: Director(Plg.)C&G.

ITEM NO. 11/12

Sub Continuance of temporary cinemas in Delhi case study in respect of Sible Cinema falling in Zone 'F'

F.11(6)80/MP/Pt.1

While considering the item No. 4/12 it was decided that the matter may be re-examined on the similar lines as discussed in Item No. 4/12 in which after detailed deliberations and based on the feedback given by the members, it was decided that except the land use and enabling provisions of MPD-2021, the proposal be re-examined and evaluated based on provisions given in MPD-2001, licensing terms and conditions as per the Cinematography Act, building approvals already obtained etc. The desired information be given in a common format for all the cases and thereafter the matter may be put up again in the Technical Committee meeting.

Action: Director(Plg.)F&H.

ITEM NO.12/12

Sub: Continuance of temporary cinemas in Delhi Cases study in respect of Chander Lok Cinemas falling in Zone 'F'.

F11(01)2011/MP

While considering the item NO. 4/12 it was decided that the matter may be re-examined on the similar lines as discussed in Item No. 4/12 in which after detailed deliberations and based on the feedback given by the members, it was decided that except the land use and enabling provisions of MPD-2021, the proposal be re-examined and evaluated based on provisions given in MPD-2001, licensing terms and conditions as per the Cinematography Act, building approvals already obtained etc. The desired information be given in a common format for all the cases and thereafter the matter may be put up again in the Technical Committee meeting.

Action: Director(Plg.)F&H.

ITEM NO. 13/12

Sub Regarding permissibility of construction of structures under the integrated development of Samadhi complex, New Delhi.

F.1(12)2009/MP/Pt.

The proposal was explained by Chief Architect, CPWD. After detailed deliberations it was recommended that the activities permitted in "Recreational use" (District Park) can only be proposed in Samadhi Complex including additional safe room for VVIP (5 Nos.) measuring 100 sqm. each for operational requirements. The proposal should adhere to the NBC guidelines. With the above recommendations, the proposal was approved as a case of special permission under section 8(2) of MPD-2021 with the approval of Authority. The proposal to be placed before Authority for consideration.

Action: Director(Plg.)MP.

5/c

ITEM NO. 14/12

Sub: Change of Land Use of 765 KV Electric sub station in Zone L and Route Clearance for construction of Loop in-Loop out (LILO) of both circuits for 400 KV Double Circuit Mundka (DTL)-Bamnoli (DTL) Transmission line at Jhatikara Sub station F.6(1)2009/MP

The proposal was explained by Director(Plg)Dwarka, DDA. Alternative-2 was approved by the Technical Committee with the observations that the proposed H.T. Line alignment (Loop in-Loop out) will follow the proposed 45 mtr R/W road of notified Zonal development plan for its Route in Zone L. The standard Cross Section of 45.0 m right of way is to be followed for locating HT Line towers.

Action:Director(Plg.)Dwarka.

ITEM NO. 15/12.

Sub: Policy for Continuance of Temporary cinemas in Delhi

F.11(6)74/MP/Pt-I

This item was not discussed in view of the decision taken in Item NO. 4/12 above, in which after detailed deliberations and based on the feedback given by the members, it was decided that the land use and enabling provisions of MPD-2021, the proposal be re-examined and evaluated based on provisions given in MPD-2001 and licensing terms and conditions as per the Cinematography Act, building approvals already obtained etc. The desired information be given in a common format for all the cases, thereafter the matter may be put up again in Technical Committee meeting. AC(AP) and AC(UE&P) to guide the concerned units in adopting the agreed common format.

Action:AC(AP), AC(UE&P), OSD (MPPR) to Co-ordinate.

The Meeting ended with thanks to the Chair.


13/3/12
Director (Plg) MPR&TC

Copy to:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Commissioner (Plg.)-I, DDA
4. Commissioner (Plg.)-II, DDA
5. Commissioner (LM) DDA
6. Commissioner (LD) DDA
7. Chief Town Planner, TCPO
8. Chief Architect, HUPW DDA
9. Chief Architect, NDMC
10. Chief Engineer (Property Development), DMRC
11. Chief Engineer (Elect) DDA
12. Chief Engineer (Rohini), DDA

6/c

13. Chief Engineer (North Zone), DDA
14. Addl. Commr.(Plg.)UE&P
15. Addl. Commr.(Plg.)TB&C
16. Addl. Commr.(Plg.)AP
17. Addl. Commr.(Plg.) Landscape
18. OSD (MPPR).
19. Sr. Town Planner, MCD.
20. Secretary, DUAC
21. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
22. Dy. Commr. of Police (Traffic) Delhi
23. Land & Development Officer, (L&DO)

13/tcm

List of participants of 1st meeting for the year 2012 of Technical Committee on 13.02.2012.

Delhi Development Authority

S/Sh./Ms.

G.S. Patnaik, Vice Chairman

Ashok Khurana, EM, DDA

J.B. Khadkiwala, Chief Architect

Ashok Kumar, Commr. (Plg.)-I

Dr. S.P. Bansal, Commr. (Plg.)-II

P.V. Mahashabdey, Addl. Commr. (Plg.)TB&C

R.K. Jain, Addl. Commr. (Plg.)UE&P.

P.M. Parate, Addl. Commr. (Plg) AP

S.P. Pathak, OSD (Plg.)MPPR.

P.S. Uttarwar, Dir.(Plg.)Dwk.

Vinod Sakle, Dir.(Plg.)Rohini

Amit Das, Dir.(Plg.), P-I, P-II

Archana Mahapatra, Dir. (Plg.)C&G

S.B. Khodankar, Dir. (Plg.) MP

A.K. Manna, Dir. (Plg.), AP-I

Poonam Dewan, Dir.(Plg.) Landscape.

K.S. Dabas, P.M. (MPR)

Sudheer Sharma, SE/CC-VI.

Harleen Bhel, SA (R&N)HUPW

T.K. Mandal, Dir.(Plg.)AP(E&O)

Manju Paul, Dy. Director, VC Office

TCPO

Sudeep Roy, Asstt. TCP

Municipal Corporation of Delhi:

A.D. Biswas, Sr. Town Planner

L&D.O.:

Ravinder Singh, Building Officer.

C.P.W.D:

Sanjib Sen Gupta, Sr. Architect(HQ)I

DMRC:

Umesh Mishra, C.E. (PD)

Traffic Police:

G.S. Awana, Addl. DCP, Traffic

Power Grid Corporation:

B.P. Gantayat, G.M. (Special Invitee)



**DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION, 6TH FLOOR,
VIKAS MINAR, NEW DELHI - 110002**

No.F.1(01)12/MP/

Dt.

Subject: Meeting of 1st Technical Committee 2012

The meetings of Technical Committee are being organized under the chairmanship of VC, DDA with members of the various organizations and Local Bodies of Delhi. The last Technical Committee meeting was held on 14-11-11 and minutes of the meeting are placed at pg 1-5.

Thereafter, 12 Agenda items have been received from various Planning & Architecture Wing of DDA. A photocopy of each of the Agenda along with the Index of Items is placed opposite for kind perusal of VC, DDA and further requested to give date and time for organizing the 1st Technical Committee meeting of DDA, the year 2012.

Submitted Please.

Halkar
24.1.12
A.D (Plg.) MP

Dy. Director (MP)Director (MPR & IC)OSD (Plg.) MPPRCommissioner (Plg.)-IIVC, DDA

Meeting Fixed for 13/02/12
at 4.00 PM. Issue the notice
accordingly. The meeting will be
held at VCA's Conference Hall. *Sadana*
OSD to be *2/2/12*

Dy. Dir. (MP)Dy. Dir. (MP)

15/n-2

As per note of OSD to VC on P-1/N dt.2.2.12 the meetings of 1st Technical Committee of 2012 under the chairmanship of VC, DDA is fixed to be held on 13.02.2012 at 4.00PM in the Conference Hall, 1st Floor, B-Block, Vikas Sadan, INA, with members of the various organizations and Local Bodies of Delhi.

Accordingly, a Meeting Notice alongwith photocopy of 13 Agenda items received from various Planning & Architecture Wing of DDA and Index of Items is placed opposite for issue.

Submitted Please.

Balkar
7.2.12
A.D (Plg.) MP

Dy. Director (MP)

S. B. Jain
7/2/12

Director (MPR & TC)

Plt
7/2/12
Plenue

Dy Dir (MP)

S. B. Jain
7/2/12

UDC

S. B. Jain
15/2/12

Page No. 1 to 5 as mentioned in the note at 1/c has been changed as page No. 87/c to 89/c.

Balkar
17.2.12

3/N

Sub.: Minutes of 1st Technical Committee Meeting held on 13.2.2012.

The 1st Technical Committee Meeting for the year 2012 was held on 13.2.2012 under the Chairmanship of VC, DDA. Meeting Notice and Agenda for all items are placed at (page 97/c to 101 /c) in the File. The draft minutes of the Technical Committee are put up for approval.

Submitted for kind approval please.

S.P. Kaur
23.2.12

(S.P. Kaur)

Asstt. Director (MP)

DD(MP)

Dir.(Plg.)MPR & TC

OSD (Plg.) (MPPR)

Commr.(Plg.)-II

Draft minutes placed at 97-101/c may please be approved.

24/2/12

As proposed put up for kind approval of VC, DDA. may also pl. see before it is forwarded for approval of.

The amended draft is placed opposite for approval please.

Ugrip.
2/3/12

The Technical Committee after detailed deliberations approved the proposal of inclusion of Biodiversity Park as permissible activity in Regional Park, City Park and District Park in table 9.4 of MPD-2021.

PL. put up for minutes

AD MP-I

7/3/12

F-370
27-2-12

VC's.
160-EP
27/2/12

O.S.A (F-1)
Diary No. 244
Date 6.3.12

Sl. No.	244
Date	6.3.12

4/12

Final Minutes of 1st Technical Committee meeting held on 18.2.12
is placed opposite. ~~for~~ signature please.

Shahzad
13.3.12

DD(MP)
✓ Dir (MPR & TC)

Shahzad
13/3/12
G. Patel
13/3/12

Dy. Dir (MP)

Pl. inme
Shahzad
13/3/12

UDC

Minutes of 1st Technical Committee ~~has~~
meeting has been issued vide despatch
no F/A) 9.12/MP/52 dt 13.3.12. Office
copy placed opposite.

14.3.12

DD(MP)

Shahzad
26/3/12

UT-I

356/C 28/11C
Form No 2/12

6/10

AGENDA FOR TECHNICAL COMMITTEE

SUBJECT: PROPOSED ALIGNMENT OF UER - III (80.0 M R/W ROAD) AND DOW-TAILING WITH NARELA PROJECT AT WESTERN YAMUNA CANAL - MODIFICATION IN THE LAYOUT PLAN OF SECTOR-29, PHASE - IV, ROHINI, COMPOSITE SECTOR PLAN, SECTOR 27& 28, PHASE-IV, ROHINI AND LAYOUT PLAN OF POCKET -I, BLOCK -'A', SECTOR-29 PHASE -IV, ROHINI

(File No. MPK/Dir (Plg) R / 09 / 2010)

1. BACKGROUND

In MPD-2021, 80 M wide proposed road (UER-III) has been envisaged from GT Karnal Road (NH-1) to Dohik Road (NH-10) passing through Narela and Rohini Project respectively. This road connects at Western Yamuna Canal on either sides of the respective project. Since the alignment of the road does not coincide at the meeting point at Western Yamuna Canal, the realignment in terms of Dow-tailing is required to be carried out in the DDA acquired area of Rohini Project.

2. EXAMINATION

Urban Extension Road (UER) -III with 80mtr. R/W connecting NH1 to NH10 as per Zonal Development Plan of Zone -M, Zone P-1 and MPD-2021 is in process of implementation by DDA.

The Alignment Plan of UER III was jointly inspected by the then Director (Plg.) Narela Project and Director (Plg.) Rohini Project on 29.03.04. In the joint inspection, it was revealed that there are two 'S-Curves' in the road which are not there in the Plan prepared by the Rohini Project. As such it was decided that the Alignment of the Rohini side may be suitably modified to integrate with the other side i.e. Narela as per the topographical survey conducted by the SE/CC-7.

The integration of UER III (80mtr. wide road) from either side of Western Yamuna Canal in Rohini and Narela Project, was apprised to the then Engineer Member, DDA in the meeting held on 17.05.04 to review the progress of Planning and Construction of UER-I, II & III.

Technical Committee, DDA in its meeting held on 22.07.05 vide item no. 17/2005 recommended that a Committee comprising of Chief Engineer (Rohini/ Narela/ Electrical), A.C. (Plg.) III (convenor) & Directors (Narela & Rohini) will examine the matter and to submit its report within three weeks to EM, DDA.

Considering the recommendation of Technical Committee, DDA the then SE/CC 5 vide item No. PA/1/RPD-1/DDA/7/05/1229 dt. 26.11.2005 intimated that an amount of Rs.50,00,000/- (Approx.) would be incurred towards the re-laying of services, if alternative alignment as per approved Plan is not approved/considered by the Competent Authority.

Thakur D. D.
AD
AD

Continued...

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The progress regarding Dow-tailing of UER-III at the junction of Western Yamuna Canal with the Narela Sub-city was discussed in the meeting taken by the then EM, DDA on 27.02.06 wherein it was decided that for proper integration of the junction the concerned offices from Narela Project and Rohini Project shall sort out the issue without disturbing the services already laid by the Rohini Zone.

The integration of UER-III at the junction of Rohini and Narela near Western Yamuna Canal, was again discussed in the meeting taken by the then EM, DDA on 07.02.07 wherein it was decided that the Director (Plg.) Narela will dow tail the junction of Narela stretch corresponding to the road already constructed on Rohini side.

Based on Master Plan for Delhi-2021 notified on 07.02.07, the Zonal Development Plan for Zone-M and Zone-P-1 were prepared by respective Planning Offices. Both the Zonal Plans are approved by the Ministry of Urban Development, Govt. of India on 08.03.10. The integration of UER-III is yet to be finalized.

A meeting to discuss Dow-tailing was held under the Chairmanship of Commissioner (Plg) DDA on 30.08.2011, according to which the existing alignment of UER-III be modified in Rohini Project Area for Dow-tailing it with Narela Project as per decision already taken in the Senior Officers meeting under the Chairmanship of VC DDA held on 24.08.2011. Based on further deliberation in the meeting the proposal for Dow-tailing as prepared by Project Manager (MPR) was given to Engineering Wing, Rohini and Rohini Planning Office to work out the cost of infructious expenditure for relaying of essential services in the proposed/modified alignment. In the said meeting Land Management Wing DDA was requested to proceed further for acquisition of land in Narela Project assuming Dow-tailing is towards Rohini Project Area.

The Engineering Wing Rohini vide letter dated 7.10.11 has informed that infructious expenditure on already laid services amounts to Rs 1.09 Crore and the expenditure to be incurred for relaying of these services along the proposed alignment amounting to Rs 5.75 Crore. Project Manager (MPR) vide letter dated 27.10.11 informed that Delhi Transco Ltd. has intimated for sparing of 580 sq. m. of land instead of 2000 sq.m. in the proposal earlier prepared by him.

On the availability of 580 sq. m. of land alignment plan has been prepared by Rohini Planning Office and forwarded on 22.11.2011 to Engineering Wing Rohini and Master Plan Road Section for confirmation of Dow-tailing of 80 m road towards Narela Project and Engineering Wing Rohini to reconfirm the amount of infructious expenditure as intimated on 7.10.11. The confirmation for Dow-tailing has been received from Project Manager (MPR) DDA vide letter dated 28.11.11 and reconfirmation of the amount of infructious expenditure is still awaited from Engineering Wing Rohini.

Dated 7/12/11

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Contd....3....

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Based on the above examination the following modification in respective Layout Plan are to be considered. The details are as under:

i. AREA STATEMENT AS PER MODIFIED LAYOUT PLAN OF SECTOR-29 PHASE -IV, ROHINI:

Sl. No.	Landuse	Approved Area		Area affected due to road realignment (in HA)	Final Area		Remarks
		in HA	%		in HA	%	
1	Residential (gross)	142.0	56.35	0.00	142.00	56.76	
2	Commercial	11.5	4.56	0.00	11.50	4.60	
3	Public/ Semi Public	20.2	8.02	-1.57	18.63	7.45	
4	Recreational	55.0	21.83	-0.14	54.86	21.93	
5	Circulation	23.3	9.25	-0.12	23.18	9.26	
6	Industries	0.70	0.28	-	-	-	0.70 HA of Industries land is added in Public/ Semi Public as landuse as per MPD-2021 is PSP Facilities
TOTAL		252.0	100.00	-1.83	250.17	100.00	

ii. AREA STATEMENT OF SECTOR 28 AS PER COMPOSITE SECTOR PLAN, SECTOR 27& 28, PHASE-IV, ROHINI:

Sl. No.	Landuse	Approved Area		Area affected due to road realignment (in HA)	Final Area	
		in HA	%		in HA	%
1	Residential (gross)	191.0	68.21	0.00	191.00	67.77
2	Commercial	3.0	1.07	0.00	3.00	1.06
3	Public/ Semi Public	37.5	13.39	+1.92	39.42	13.99
4	Recreational	24.0	8.57	0.00	24.00	8.52
5	Circulation	24.5	8.75	-0.09	24.41	8.84
TOTAL		280.0	100.00	+1.83	281.83	100.00

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S.D.(R.P.)

Contd....4....

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iii. LAY-OUT PLAN OF POCKET -I, BLOCK -'A', SECTOR-29 PHASE -IV, ROHINI:

The area affected due to realignment is outside the approved scheme boundary for the pocket under reference.

iv. Part Proposed Alignment of UER III (80 MT. R/W and Dow-tailing with Narela Project at Western Yamuna Canal has been separately prepared to facilitate Engineering Drawing (Civil & MPR) for its implementation.

3. PROPOSAL

The modification in the Layout Plan of Sector-29, Phase -IV, Rohini, Composite Sector Plan, Sector 27 & 28, Phase-iv, Rohini And Layout Plan of Pocket -I, Block -'A', Sector-29 Phase -IV, Rohini as indicated in red colour along with Part Proposed Alignment of UER-III (80 MT. R/W) and Dow-tailing with Narela Project at Western Yamuna Canal subject to the expenditure to be incurred for relaying of these services along the proposed alignment of UER-III amounting to Rs 5.75 Crore are submitted for consideration and approval of Technical Committee DDA.

4. RECOMMENDATION

Proposal in Para 3 above is placed before the Technical Committee for consideration.

A.D. (Plg.) Sub-Unit-II
DDA, Rohini

Dy. Director (Plg.) - II
DDA, Rohini

Director (Plg.)
DDA, Rohini

Pls. No 2/11

ITEM NO. 2/12

ADCMP

Sub Proposed alignment of UER III (80.0m R/W road) and Dove-tailing with Narela Project at Western Yamuna Canal modification in the layout plan of Sector-29, Ph. IV, Rohini, Composite Plan, Sector 27 & 28, Ph. IV, Rohini, and layout plan of Pkt. I, Block A, Sector 29, Ph. IV, Rohini.

No MPR/Du (Plg.)/R/09/2010

The proposal of dovetailing of UER-III was explained by Director (Plg.) Rohini, DDA. He informed that about 1.09 crores of infructuous expenditure would be incurred due to the realignment of the part stretch required under this dovetailing proposal. Suptdg. Engineer/CC-6 presented a plan showing the services already laid and required to be re-laid as per dove-tailing proposal affected in realigning of this road. It was decided that cost projections of 5.75 crore for relaying of services should be minimized. The gas pipe line may not be disturbed and the expenditure of 38.8 crores estimated to be incurred against relaying of the Gas Pipeline should not be accounted for. The proposal was approved except shifting of gas pipe line which may remain as per the earlier proposal subject to NOC from the Bawana Power Plant/IGL.

Action: CE (Rohini)/CE (North Zone).

RECEIVED
This Proposal was Considered in
Technical Committee
on 13-2-2012



DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)
6TH FLOOR: VIKAS MINAR: NEW DELHI.

No.F.1 (01)2012/MP/52

Dt. 13/05/12

Sub: Minutes of the 1st Technical Committee meeting held on 13.2.2012

ITEM NO. 1/12

Sub Confirmation of minutes of 4th meeting of Technical Committee held on 14.11.2011 which have already been sent to all the Members.

F.1(09)2011/MP

The minutes were forwarded to the Members and no comments/observations have been received for any item hence the same were confirmed.

ITEM NO. 2/12

Sub Proposed alignment of UER-III (80.0m R/W road) and Dove-tailing with Narela Project at Western Yamuna Canal -- modification in the layout plan of Sector-29, Ph.IV, Rohini, Composite Plan, Sector 27 & 28, Ph.IV, Rohini, and layout plan of Pkt.I, Block A, Sector-29, Ph. IV, Rohini.

F. No MPR/Dir(Plg.)/R/09/2010

The proposal of dovetailing of UER-III was explained by Director (Plg.) Rohini, DDA. He informed that about 1.09 crores of infructuous expenditure would be incurred due to the realignment of the part stretch required under this dovetailing proposal. Suptdg. Engineer/CC-6 presented a plan showing the services already laid and required to be re-laid as per dove-tailing proposal affected in realigning of this road. It was decided that cost projections of 5.75 crore for relaying of services should be minimized. The gas pipe line may not be disturbed and the expenditure of 3.8 crores estimated to be incurred against relaying of the Gas Pipeline should not be accounted for. The proposal was approved except shifting of gas pipe line which may remain as per the earlier proposal subject to NOC from the Bawana Power Plant/IGL.

Action: CE (Rohini)/CE(North Zone).

ITEM NO. 3/12

Sub: Relaxation in setback norms in the single basement for parking and services use in multi-storey housing Sector A-9, Pkt.I, Narela.

F.180(01)2007/HUPW/SA/R&N/DDA

The proposal regarding relaxing setback norms in the single basement for parking and services was explained by Sr. Architect (Rohini & Narela)DDA and the proposal was approved.

Action: Sr. Architect(R&N).

5057/c 299/c

ITEM NO. 4/12.

Sub: Continuation of temporary Cinemas in Delhi - Raj Cinema located in Tilak Nagar, Zone G.

F.11(05)80/MP/Pt.

The proposal was explained by Director (Plg) Zone C&G, DDA. After detailed deliberations and based on the feedback given by the members, it was decided that except the land use and enabling provisions of MPD-2021, the proposal be re-examined and evaluated based on provisions given in MPD-2001, licensing terms and conditions as per the Cinematography Act, building approvals already obtained etc. The desired information be given in a common format for all the cases and thereafter the matter may be put up again in the Technical Committee meeting.

Action: Director (Plg.)C&G.

ITEM NO. 5/12

Sub: Change of land use from Residential to public and semi-public (health facilities) for land 43318.79sqm. (9.0 acres) opposite Guru Gobind Singh Hospital, F-Block Raghbir Nagar.

F.3(08)2009/MP

The proposal was presented by Director (Plg) Zone C & G, DDA it was decided that the status of land ownership and the category of the hospital be confirmed in the first instance and proposal be put up in the next Technical Committee meeting.

Action: Director(Plg.)C&G.

ITEM NO. 6/12

Sub Proposed change of land use 'Recreational' to PSP (School & graveyard) in respect of part land out of the land measuring 42713.52 sqm. as per the layout plan proposed for approval alongwith at Mandoli, East Delhi.

F.20(06)2006/MP

The proposal for change of land use was explained by Director(Plg) Zone E and O. After detailed deliberation the proposal was approved. It was further directed that the file noting should not be annexed as part of the agenda in future.

Action: Director (Plg.)Zone-E & O

ITEM NO. 7/12.

Sub Continuance of temporary Cinemas in Delhi - Lokesh Cinema located in Nangloi Jat, Rohtak Road, Zone K-I.

F.1(508)/2011/Plg/DWK

While considering the item NO. 4/12 it was decided that the matter may be re-examined on the similar lines as mentioned in Item No. 4/12 in which after detailed deliberations and based on the feedback given by the members, it was decided that except the land use and enabling provisions of MPD-2021, the proposal be re-examined and evaluated based on provisions given in MPD-2001, licensing terms and conditions as per the Cinematography Act, building approvals already

17/11/12

Item No - 3/12

AGENDA FOR TECHNICAL COMMITTEE MEETING

File No. F180(01)07/HUPW/SA(R&N) DDA/29

Dated: 24.11.11

SUB: RELAXATION IN SETBACK NORMS IN THE SINGLE BASEMENT FOR PARKING AND SERVICES USE IN MULTISTOREY HOUSING SECTOR-A9 (POCKET- I) NARELA.

1.0 Background:

1.1 It is a Multistorey Housing scheme with 2.64 hac site area and 483 no. of (two bedroom) dwelling units. As per the Engg. Wing, the site is partially encroached upon by 'unauthorized structures' covering an area of 3474.11 sq.m. Considering the encroached area, the required parking, as per MPD-2021, was accommodated on the surface, under stilts and Basement(single), with periphery of the basement extending beyond the permissible setback line. The scheme has approvals from :

- 257th Screening Committee vide item no. 84:2007 dt: 22.05.2007
- DUAC vide Lt.no. 11(17)2007 dt: 23.05.2007
- CPO vide Lt.no. F6(DFS)MS/BP/2010 dt: 05.08.2010

The same has been forwarded to Engg. Wing. for EIA clearance on dt:09.12.2010.

As per the Engg. Wing vide Lt.no.F7(111)2011/CE/NZ/2940 Dt:24.08.2011 and AE(P)ND-3/DDA/626/dt:28.06.2011 the work has been awarded to private agency thus requesting for the issue of requisite essential drawings to avoid financial implications.

1.2 Later the structural details received from the Engg. Wing were incorporated in the drawings where in the total no of ECS reduced to less than the required, as per MPD-2021 norms.

Accordingly, to accommodate the shortfall in parking minor modifications were made in basement plan and the proposal was approved by the 301st Screening Committee held on 19.10.2011 vide item 94:2011. In accordance with the follow up action of the proposal, the scheme is to be put up in the Technical Committee for seeking relaxation in setbacks in the basement (single).

ADCMPS

16/1-04

2.0 Examination :

The scheme has been examined with respect to MPD-2021 norms.

2.1

Ground coverage	33.3 %
FAR	200
Density	175 Du's/hac
Parking	@2 ECS /100 sq.m of the total built up area
Set Backs	15, 12, 12, 12

2.2 MPD-2021 clause 8(5a): Parking standards in Basements.

The basement(s) upto the setbacks line maximum equivalent to parking and services requirement.

Basement(s) shall be designed to take full load of the fire tender, wherever required and subject to adequate safety measures.

The observations wrt. above are as follows:

- The Layout Plan of the scheme (at surface level) follows the setback norms as per MPD-2021 i.e 15, 12, 12, 12.
- The periphery of the basement (parking plan) is exceeding beyond the permissible setback line of the scheme.

3.0 Proposals :

In order to accommodate parking requirement @ 2 ECS /100 sq.m of the total built up area, besides providing parking on surface, stilt areas and in single basement, the setback in basement have been exceeded. However in the proposed scheme the setbacks in the Basement are as 6.35m, 3.8m, 6.0m, 3.8m, 3.8m, 9.77m as mentioned in the drawings enclosed.

The proposal for extended basement, in this specific case only is put up for approval.

4.0 Recommendations :

The proposals in para 3 above is recommended for the consideration of the Technical Committee.

AD (Arch.)-I

Dy. Dir. (Arch.)-II

Sr. Architect(R&N)

ITEM NO. 3/12

Sub: Relaxation in setback norms in the single basement for parking and services use in multi-storey housing Sector A-9, Pkt.I, Narela.

F.180(01)2007/11UPW/5A/R&N/DDA

The proposal regarding relaxing setback norms in the single basement for parking and services was explained by Sr. Architect (Rohini & Narela)DDA and the proposal was approved.

Action: Sr. Architect(R&N).

AD (Arch.)-I

AD (Arch.)-II

AD (Arch.)-III

AD (Arch.)-IV

AD (Arch.)-V

AD (Arch.)-VI

AD (Arch.)-VII

AD (Arch.)-VIII

AD (Arch.)-IX

AD (Arch.)-X

Asstt. Director
Master Plan

Asstt. Director
Master Plan

Site Area = 2446.36 sqm(2.64 Ha.)
Basement area = 21932 sqm
Basement parking(1 Deck) - 557 nos



DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
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1. This proposal has been approved by the 257th screening committee held on 22.04.07 via item no. 64. 2007.
2. The Scheme has been approved by DUC via item no. 11117/2007-DUC dated 29.04.2007.
3. The Fire clearance of the scheme has been received via Letter no. FR/DPS/INT BP/7016/03/04 dt. 5.8.2010.
4. Basement is small as design is take util of the fire impact, wherever required as a subject to adequate safety measure.
5. The scheme has been approved in 303rd Screening committee via item no. 84.207 on date-19.10.2011 with observations that the proposed structure shall be implemented and various notices to be served for unauthorized encroachment.

PROJECT TITLE :
MULTISTOREYED HOUSING AT
SECTOR - A-9, PKT-I, NARELA

SHEET TITLE :		SCN. No.	
BASEMENT PLAN		30M x 22M	
SCALE	DATE	DRG.	

ARCH. ASST.	ASST. ARCH.	ARCHITECT

SR. ARCH.	ADD. CH. ARCH.	CH. ARCH.
HOUSING & URBAN PROJECT WING, ROHINI & VARELA ZONE, VILAS NINAR DDA, NEW DELHI-110002		

D.D.A.

194/C

AREA STATEMENT

Site Area = 26446.36 sqm

Permissible FAR = 52892.72 sqm @ 200

Permissible G.C. = 8722.3 sqm @ 33%

Permissible Density = 175 DU/Ha

= 462 DUS

Proposed G.C. = 5173 sqm (19.56%)

Proposed FAR = 52697 sqm @ 199.26

(Including 50 sqm retail shops area)

Unit Area = 109 sqm

Proposed Density = 182.95 DUS/Ha

Parking required = 1053 nos.

(@ 2 ECS/100 sqm of total built up area)

Parking Provided:-

Surface parking = 322 nos

Stilt parking = 175 nos

Basement (1 Deck) = 557 nos

Total Parking = 1054 nos

ESS 2 No. (16 nos) = 160 sqm.

Facility block (14 nos) = 140 sqm

Sr. Citizen area = 100 sqm

Community room = 400 sqm

NOTES:

1. This proposal has been approved by the 25th screening committee held on 22.05.07 vide item no. 84/2007.
2. The Scheme has been approved by DDA vide letter no. 11/172007, DDA dated 3rd Oct. 2007.
3. The Fire clearance of the scheme has been received vide letter no. F.D.D.F. MS/BD 2010/2304 dt. 5.8.2010.
4. Basement (s) s/s. by action to take full load of the fire tender, wherever required and subject to adequate safety measure.
5. The scheme has been approved in 30th Screening committee vide item no. 94/111.07 dated 19.10.2011 with observations that the proposed approved shall be implemented and action notice be served for unauthorized encroachment.

ADVANCED COPY

PROJECT TITLE:
MULTISTOREYED HOUSING AT
SECTOR - A-9, PKT-I, NARELA

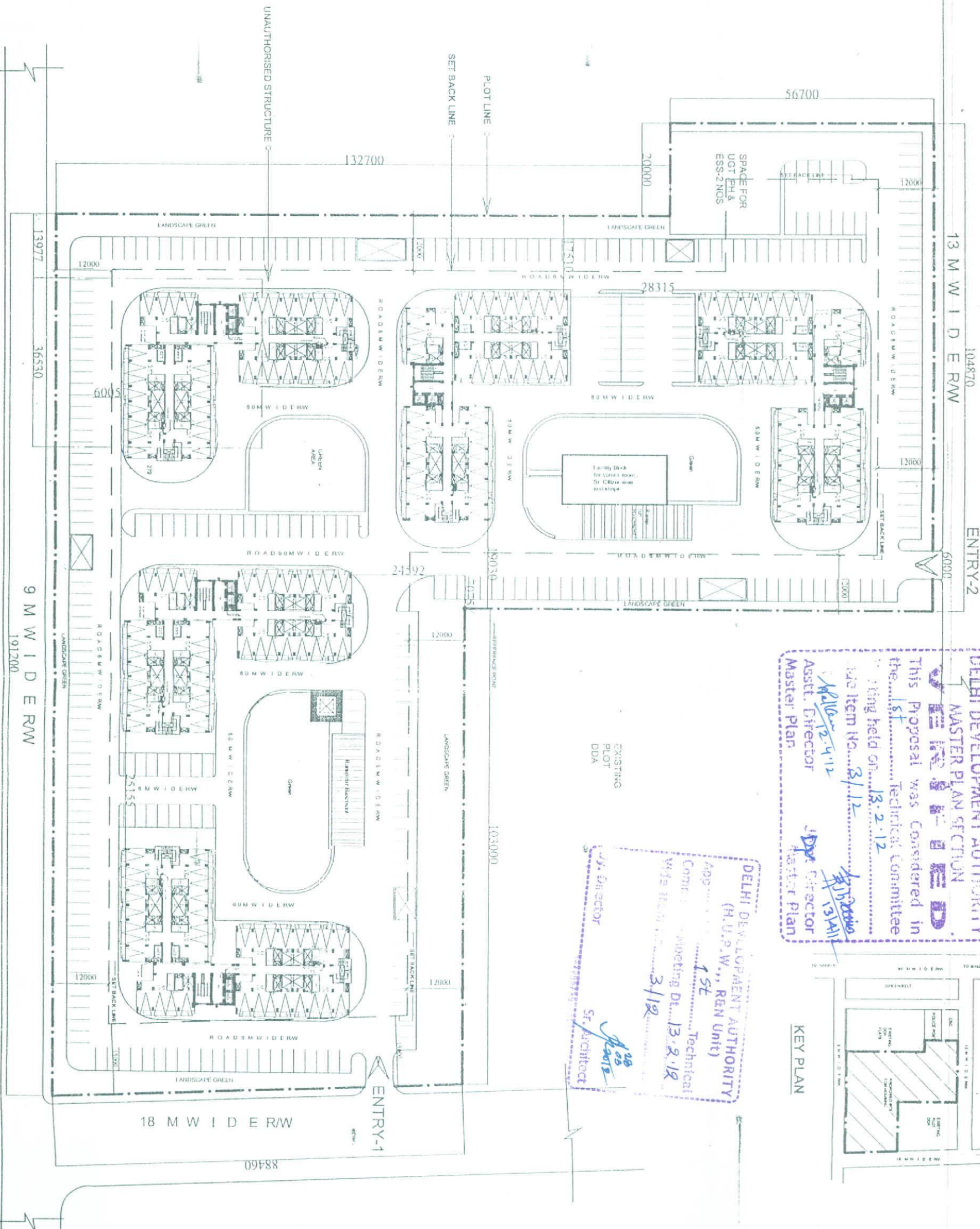
SHEET TITLE:
STILT LAYOUT PLAN

SCALE: NOV. - 2011

ARCH. ASSTY: ASSTY. ARCH. ARCHITECT

SR. ARCH. ADDL. ARCH. CH. ARCH.

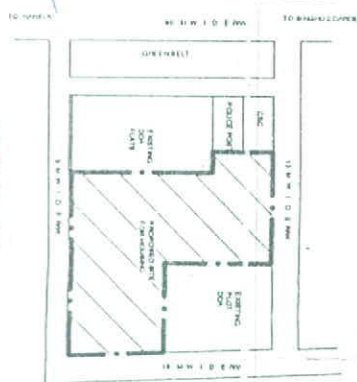
HOUSING & URBAN PROJECT-WING,
ROHINI & SECTOR ZONE-VI, MAYAPUR,
DWARAKA, NEW DELHI-110062



DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
This Proposal was considered in the 18th Technical Committee meeting held on 13.2.12
Item No. 3/12
18/2/12
Asst. Director
Master Plan

DELHI DEVELOPMENT AUTHORITY
(H.U.P.W., R&N Unit)
App. 1st
Comm. 1st
Meeting Dt. 13.2.12
3/12
Asst. Director
Sr. Architect

KEY PLAN





44/c

19/c

40/16

ITEM NO. 4/12
TECHNICAL COMMITTEE NO. _____

DRAFT AGENDA FOR TECHNICAL COMMITTEE

Subject: "Continuance of temporary Cinemas in Delhi"

File no. F.11(05)80/MP)/Part

5.0 Background:

5.1 In the 3rd Technical Committee meeting held on 11.08.2011, the issue regarding **"Continuance of temporary Cinemas in Delhi"** was discussed in detail. In the agenda 7 nos. temporary cinemas of Delhi were listed. And after detailed deliberation, it was observed that continuance of Temporary Cinemas and the possibility of effecting land use change to make them permanent in situ in Delhi should be dealt on case to case basis. Accordingly it was decided that the present status of the temporary cinemas in terms of area, ownership details and existing/functioning activities in these premises, supported by photographs/documents may be obtained to examine the matter further. present case is regarding Raj Cinema located in Tilak nagar, Zone-G and listed in the TC Agenda at sl. No. 5.

2.0 Examination

2.1 In Compliance to T.C. decision, letter vide no. F11(05)80/MP/part/D-228 dated 31.10.11 was sent to owner of Raj cinemas to submit the required documents. In response the following documents were submitted in the office on 25.11.11.

1. Existing building plan of Raj Cinema.
2. 6 nos of Photographs
3. Location Plan
4. Agreement Letter.

The layout plan of the area is not available.

2.2 Site Report:

1. The site is located in Chaukhandi, Tilak Nagar Area, in Zone-G-14.
2. **Permanent Structure is found for cinema Hall purpose, with an area 1960 Sq.m (as per LOP)**
3. Cinema activity is not functioning at present.
4. There is no Commercial & other activity running at the site.
5. The site is surrounded by Residential colonies like Ganga Ram Vatika, Cchaukhandi Extn. & Mukhrjee Garden.

13/c
15/c
6. This is a corner plot with existing front road R/W and side road of 30 ft. (9.0 m). However, side road is proposed as 24 m R/W in the Zonal plan Zone-G.

2.3 Land use :

The land use of the site as per Zonal plan Zone-G & MPD-2021 is "Residential". Cinema / Cineplexes are permitted in Commercial landuse and hence, requires Change of landuse from residential to commercial to be processed under section 11 A of DD Act.

2.4 Clearances:

For processing the change of land use it is required that:

- I. Status of land should be obtained from lands branch, DDA.
- II. The area should be free from legal encumbrances.
- III. Clearance is required from fire deptt.

2.5 Decision MOUD, GOI

4/12
As per the decision taken at meeting held by Secretary (UD) on 20.09.2011 DDA is required to send the proposal afresh along with site verification reports and Technical Committee recommendation. There is no provision of Temporary Cinema in MPD -2021 and if amendment is required in MPD -2021, DDA will Send the draft to MOUD.

On the basis of direction of MOUD, Change of landuse from "Residential to Commercial" is required in this case.

3.0 Proposal

The factual position as mentioned in para 2.0 above is placed before the Technical Committee for taking appropriate decision in the matter.

Asstt. Dir. (Plg.) Zone G
Zone C&G

Dy. Director (Plg.) Zone G
(Vacant)

Director (Plg.)

ITEM NO. 4/12.

Sub: Continuation of temporary Cinemas in Delhi - Raj Cinema located in Tilak Nagar, Zone G.

E.11(05)80/MP/Pl.

The proposal was explained by Director (Plg) Zone C&G, DDA. After detailed deliberations and based on the feedback given by the members, it was decided that except the land use and enabling provisions of MPD-2021, the proposal be re-examined and evaluated based on provisions given in MPD-2001, licensing terms and conditions as per the Cinematography Act, building approvals already obtained etc. The desired information be given in a common format for all the cases and thereafter the matter may be put up again in the Technical Committee meeting.

DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
VERIFIED
This Proposal was Considered in
the 1st Technical Committee
meeting held on 13.2.12
at Item No. 4/12
Asstt. Director
for Plan
Dy. Director
Master Plan

128/c

N/A

128/c

ITEM NO. 5/12
TECHNICAL COMMITTEE NO. _____

DRAFT AGENDA FOR TECHNICAL COMMITTEE

Subject: Change of landuse from "Residential to Public and semi public (Health facilities)" for land 43318.79 Sq.M. (9.0 acs) opposite Guru Gobind Singh Hospital, F - block, Raghubir Nagar.

File no. F.3 (08)2009/MP

1.0 Background:

1.1 The request for change of landuse for land measuring 43318.79 sq.m of area is received from the Directorate of Health services, Govt. of NCT, Deptt of health and family welfare, Delhi. This has been forwarded by Executive Engineer, PWD, Zone B-223, GNCTD. A piece of land measuring about 9 acre at Raghubir Nagar opposite Guru Gobind Singh Hospital has been agreed upon in a meeting under Hon'ble Lt. Governor with Health Deptt., GNCTD, for the purpose of accomendating a number of Health/medical oriated facility blocks which are listed as under:

1. Delhi nursing council, Teaching block, College+ Hostel
2. Delhi Bhartiya Chikitsa Parishad
3. Delhi Medical Council
4. Board of Homoeopathic System of Medicin
5. Delhi Phrmacy Council
6. Delhi council for Physiotheraphy and Occupational Therapy
7. Delhi Dental Council
8. Dte. Of Family welfare
9. CDMO West
10. PFA
11. Emergency Medicin (CATS)
12. Delhi state Health Mission
13. Drug Control Deptt.

Further, in a meeting under Honble Minister, DDA was directed to process the Change of Landuse for those facility blocks as required by the Health Deptt. GNCTD on prioty:

2.0 Examination:

2.1 Site Condition : Firstly, the documents submitted by the Health deptt. are not adquate. Secondly, there is a High tension line passing through the plot, which is being considered for shifting the same and laying underground as reported by the Electricity Authority.

Surroundings:

North: Residential

South: Residential

East: Residential

West: Proposed 30.0 M wide Road

5/12

AD(MP)

127/c
17/c
7 1704

2.2 Land use : The landuse of the site is Residential as per Zonal Development plan Zone-G and MPD-2021.

2.3 MPD 2021 provisions : The proposed facility blocks (as listed in para 1.0 above) which are Health/ Medical oriented and to be accommandated in the site u/r, ^{are} permitted in "Public & Semi Public" (Health facility) landuse and hence, calls for Change of landuse from "Residential" to be processed under section 11A of DD Act 1957.

3.0 Proposal:

Change of land use may be processed for 43318.79 sq.m (9 acres) of area from Residential to Public and Semi public use (health facilities) with the condition that:

- (i) Efforts should be made to shift the High tension line passing through the plot and laying the same underground.
- (ii) Confirmation of land ownership by the lands branch.

4.0 Recommendations:

Proposal as given in para 3.0 is put up for consideration of the Technical Committee for approval.

S/12
AD(LMP)

[Signature]
18.1.12
Asstt. Dir. (Plg.) Zone G
Zone C&G

Dy. Director (Plg.) Zone G
(Vacant)

[Signature]
14/01/12
Director (Plg.)

ITEM NO. 5/12

Sub: Change of land use from Residential to public and semi-public (health facilities) for land 43318.79sqm. (9.0 acres) opposite Guru Gobind Singh Hospital, F-Block Raghbir Nagar.

F 3(08)2009/MP

The proposal was presented by Director (Plg.) Zone C& G, DDA it was decided that the status of land ownership and the category of the hospital be confirmed in the first instance and proposal be put up in the next Technical Committee meeting.

Action: Director (Plg.) C&G.

DELHI DEVELOPMENT AUTHORITY	
MASTER PLAN CELL	
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Meeting 13.2.12	
Vide 5/12	
Asstt. 22.3.12	
Master Dy Director	
Master Plan	

DELHI DEVELOPMENT AUTHORITY

Sub: Continuance of temporary cinemas in Delhi-Lokesh Cinema located in Nangloi Jat, Rohtak Road, Zone-K-I
(F.1(508)2011/Plg./Dwk)

1.0 Background:

The issue of continuance of temporary cinema in Delhi was placed before the Technical Committee in its meeting held on 11/8/2011 vide item No.21/11. The decision of Technical Committee is as follows:-

After detailed deliberation, it was observed that continuance of temporary Cinemas and the possibility of effecting land use change to make them permanent is situ in Delhi should be dealt on case to case bases. Accordingly, it was decided that the present status of the temporary cinemas in terms of area, ownership details and existing/functioning activities in these premises, supported by photographs/documents may be obtained to examine the matter further.

2.0 Examination:

As decided in the Technical Committee meeting information such as area, ownership details and existing/functional activities in the premises supported by the photographs have been submitted by the owner. The information provided by the owner has been ground checked through survey unit and the details are as follows.

- 7/12
ADMP
- i) The land is falling in the Residential land use (Built up residential) as per Zonal Development Plan of Zone 'K-I'
 - ii) The details as given in the submitted documents is as under:-
 - a) Area of plot/premise-2592 sq.m. approx. (as per ground verification the total area of cinema building complex is 2405 sq.m. and the rest of area is vacant)
 - b) Built-up area of building and existing/functioning activities built-up area as per the building sanction plan, operational cinema, parking, cafeteria, support offices.
 - c) Type of construction of cinema building-RCC
 - d) Road width in front/side of the cinema plot-300 feet. (as per ground checking the existing road width is approx. 180 feet)
 - e) Parking facilities- Provided.
 - f) Use of adjoining premises- Commercial.

- 42/c
3/12
- iii) As submitted by the owner the Dy. Commissioner of Police vide letter No.501/DCP/1,ic.(Cinema) dated 7.1.2003 the licence renewed and validated upto 7.11.2012 subject to conditions.
 - iv) The ownership is privately owned land.
 - v) In the Master Plan for Delhi-2021, no reference has been given about the temporary cinema, whereas in Master Plan for Delhi-2001 temporary cinema was allowed to continue.

3.0 Proposal:

In view of the above as directed by Technical Committee, the information provided by the Lokesh Cinema is placed before the Technical Committee for consideration.

7/12
AD(MP)

Asstt. Director (Plg.) Dwk

Dy. Director (Plg.) Dwk

Director (Plg.) Dwk

While considering the item NO. 4/12 it was decided that the matter may be re-examined on the similar lines as mentioned in Item No. 4/12 in which after detailed deliberations and based on the feedback given by the members, it was decided that except the land use and enabling provisions of MPD-2021, the proposal be re-examined and evaluated based on provisions given in MPD 2001, licensing terms and conditions as per the Cinematography Act, building approvals already

DELHI DEVELOPMENT AUTHORITY	
MASTER PLAN SECTION	
VERIFIED	
This Proposal was Considered in	
the 1st Technical Committee	
Meeting held on 13.2.12	
Vide Item No. 7/12	
Asstt. Director Master Plan	Dy. Director Master Plan

54/c
Item No. 8/12
b-12

Agenda for Technical Committee

DELHI DEVELOPMENT AUTHORITY

Sub: Continuance of temporary cinemas in Delhi - Suraj Cinema located in Nazafgarh, Zone-L.
(F.1(205)2011 /Plg./Dwk)

1.0 Background:

The issue of continuance of temporary cinema in Delhi was placed before the Technical Committee in its meeting held on 11/8/2011 vide item No.21/11. The decision of Technical Committee is as follows:

After detailed deliberation, it was observed that continuance of temporary Cinemas and the possibility of effecting land use change to make them permanent in situ in Delhi should be dealt on case to case basis. Accordingly, it was decided that the present status of the temporary cinemas in terms of area, ownership details and existing/functioning activities in these premises, supported by photographs/documents may be obtained to examine the matter further.

2.0 Examination:

As decided in the Technical Committee meeting information such as area, ownership details and existing/functional activities in the premises supported by the photographs have been submitted by the owner. The information provided by the owner has been ground checked through survey unit and the details are as follows:

- 8/12
ADCM
- i) The land is falling in the Residential land use (built-up residential) as per Zonal Development Plan of Zone 'L'.
 - ii) The details as given in the submitted documents is as under:-
 - a) Area of plot/premise- 2 acre approx. (as per ground verification the total area of cinema building complex is 0.869 acres and the rest of area is vacant)
 - b) Built-up area of building and existing/functioning activities - built-up area as per the building sanction plan, operational cinema, parking, cafeteria, support offices.
 - c) Type of construction of cinema building-RCC.
 - d) Road width in front/side of the cinema plot-150 feet. (as per ground checking the existing road width is approx. 100 feet and it is 30 m as per ZDP)

- 82/c 81/c 83/c
- e) Parking facilities- Provided.
 - f) Use of adjoining premises- Built-up residential/shops.
 - iii) During the finalization of Zonal Development Plan for Zone - I, the Nazafgarh (Special Area) has been earmarked as Built-up Residential and the Zonal Development Plan has been approved by the MoUD, Govt. of India vide dated 8.3.2010.
 - iv) As submitted by the owner the Dy. Commissioner of Police vide letter No.4816/DCP/Lic.(Cinema) dated 28.2.2003 the licence renewed and validated upto 2.3.2013 subject to conditions.
 - v) The ownership is privately owned land.
 - vi) In the Master Plan for Delhi-2021, no reference has been given about the temporary cinema, whereas in Master Plan for Delhi-2001 temporary cinema was allowed to continue.

3.0 Proposal:

In view of the above, as directed by Technical Committee, the information provided by the Suraj Cinema is placed before the Technical Committee for consideration.

Neetu Bhandari
Asstt. Director (Plg.) Dwk

h d m
Dy. Director (Plg.) Dwk

[Signature]
Director (Plg.) Dwk

8/12

AD(MP)

ITEM NO. 8/12

Sub Continuance of temporary Cinemas in Delhi - Suraj Cinema located in Najafgarh Zone-L.

F.1(205)11/Plg./DWK

While considering the item NO. 4/12 it was decided that the matter may be re-examined on the similar lines as discussed in Item No. 4/12 in which after detailed deliberations and based on the feedback given by the members, it was decided that except the land use and enabling provisions of MPD-2021, the proposal be re-examined and evaluated based on provisions given in MPD-2001, licensing terms and conditions as per the Cinematography Act, building approvals already obtained etc. The desired information be given in a common format for all the cases and thereafter the matter may be put up again in the Technical Committee meeting.

Action: Director(Plg.)Dwarka.

DELHI DEPARTMENT OF URBAN DEVELOPMENT
MAJESTIC BUILDING
This Proposal was Considered in
the 1st Technical Committee
Meeting held on 13.2.12
Vide Item No. 8/12
Date 21.3.12
Asstt Director Dy. Director

516/c 140/c Item No 9/12 133/c

AGENDA FOR TECHNICAL COMMITTEE

SUB: Continuance of Temporary Cinema in Delhi.

F 11(1)80-MP/Pt-I

File No. .

1.0 BACKGROUND

- 1.1 MPD-2001 provided for continuance of existing temporary cinema with certain conditions under Clause 8.2 of MPD-2001. MPD-2021 is silent about temporary Cinemas.
- 1.2 This issue was discussed in the Technical Committee of DDA vide Item No. 21: 2011 in its meeting held on 11.8.2011.
- 1.3 The decision of the Technical Committee meeting Item No.21: 2011 is reproduced as under :-

*Sub:- Continuance of Temporary Cinemas in Delhi
F.11(6)/74/MP/Pt.I*

The item was presented by Director (Plg.)MP & Zone 'D', it was informed that the temporary cinemas were continuing on license basis, for a long time, at various locations in Delhi, were not conforming to the land use provisions. The MPD-2001 had stipulated the conditions for continuation of temporary cinemas, subject to maximum capacity of 300 seats; minimum front right of way 18 mtrs; One car space per 25 seats; conformity to the Cinematography Act and levying of conversion charges, to be worked out by the Authority. However, the issue of continuance of temporary cinemas is not addressed in the MPD-2021. Several representations were received from time to time in this regard and the issue of permissibility of temporary cinemas on permanent basis was also raised in one of the Authority meetings by the non official members which was also placed before the Technical Committee.

In view of the directions of the Hon'ble Lt. Governor for processing the cases of existing temporary cinemas for regularization, the matter was again placed before the Technical Committee. After detailed deliberations, it was observed that continuance of Temporary Cinemas and the possibility of effecting land use change to make them

87/ 134/c
134/c
permanent in situ in Delhi should be dealt on case to case basis. Accordingly it was decided that the present status of the temporary cinemas in terms of area, ownership details and existing/functioning activities in these premises, supported by photographs/documents may be obtained to examine the matter further.

Salient points of Technical Committee decision are as under :-

- (i) In View of the directions Hon'ble L.G. for processing regularization of existing temporary cinemas the Technical Committee deliberations observed that continuance of temporary cinemas the cases of change of land use (wherever required) to be dealt on case to case basis.
- (ii) Present status of Temporary Cinemas in terms of **Area, Ownership details** and **existing and functioning activities** in this premises supported by photographs/documents are to be obtained to examine the matter further.

1.4 A meeting was held under the chairmanship of Secretary, MOUD. As follow up the matter was discussed with Commissioner (Plg.) where it is further directed to get the plain table survey and photographs done of these temporary cinemas for discussion in the next Technical Committee meeting.

2.0 FOLLOW UP ACTION:-

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b'
AD (MR)
As a follow up to the decision of the Technical Committee of Item No. 21: 2011 held on 11.8.2011 and further direction of Commissioner (Plg.) following documents are enclosed:-

- 2.1 "**Swaran Cinema**", Vishwas Nagar in Zone-'E', a Temporary Cinema, is listed in the Technical Committee Agenda discussed in the meeting on 11.8.11.

As a follow up to the Technical Committee decision of Item No. 21 : 2011 Managing Committee of the Swaran Cinema was requested to submit the required documents vide this office letter dated 14.10.2011. In reply, **Director Supreme**

138/c

133/

Structures Pvt. Limited has submitted following documents:-

1. Photographs.
2. Ground Floor Plan (In the name of Swaran Cinema).
3. Proof of ownership (Sale deed in favour of M/S Supreme Structure Pvt. Ltd. by Sh. Swaranjeet Singh Kanwar, the vendor, owner of Swaran Cinema).
4. License from DCP Licensing in favour of 'Swaran Cinema' with the remarks of ACP Licensing that "Now name of Swaran Cinema change to Supreme Cinema vide Licensing Authority (DCP/Licensing)' order dt. 2.4.2003 and letter No.8932/DCP/Lic.(Cinema) dt. 3.4.2003".
5. Copy of renewal License fee in the name of 'Swaran Cinema with the remarks of ACP Licensing that "Now name of Swaran Cinema change to Supreme Cinema vide Licensing Authority (DCP/Licensing)' order dt. 2.4.2003 and letter No.8932/DCP/Lic.(Cinema) dt. 3.4.2003".
6. Health Trade License in favour of 'Supreme Structure Pvt. Ltd.' issued by MCD dt. 14.10.03.
7. Electric bill in favour of 'Supreme Cinema.
8. Trade License in favour of 'Supreme Structure Pvt. Ltd."
9. Certificate from Fire Department in favour of 'Supreme Structure Pvt. Ltd.'" issued by MCD.
10. Certificate of registration of Eating House in favour of 'Swaran Canteen at Swaran Cinema.'
11. Certificate from GNCTD, office of Entertainment Tax Collection in favour of 'Supreme Cinema.
12. Factory License in favour of "Supreme Structures Pvt. Ltd." issued by MCD.

2.2 Earlier **Director M/s Supreme Structures Pvt. Limited** vide letter dated 21.7.11 addressed to Deputy Director (MP)DDA submitted an application along with various documents with the request for "change of name" of this temporary cinema under reference from "**Swaran Cinema**" to "**Supreme Cinema**" as the owner of the **Swaran Cinema** Sh. S. Sarabjeet Singh Kanwar has sold the property to **M/s. Supreme Structures Pvt. Limited** on 10.10.2001. Following are submitted along with documents:-

Annexure-1 :-Page 67/C to 87/C	Sale Deed.
Annexure-2 :-Page 64/C to 66/C	Licenses from DCP Licensing..
Annexure-3 :-Page 63/C	Health Trade License From MCD.
Annexure-4 :-Page 62/C	Electricity Bill (BSES).
Annexure-5 :-Page 61/C	Joint Inspection Report (Electrical Installation) Labour Department, Office of Electrical Department, GNCTD.

3/12
N
DD (MP)

137/c

132/c

Annexure-6 :-Page 59/C to 60/C	Joint Inspection Report (Delhi Fire Service, GNCTD)
Annexure-7 :-Page 58/C	Factory License from MCD.
Annexure-8 :-Page 57/C	Trade License from MCD.
Annexure-9 :-Page 56/C	No Dues Certificate (office of Commissioner of Exercise, ENTI &Luxury Tax).
Annexure-10:-Page 55/C	Letter of Media International.

2.4 The P.T. Survey of the premise submitted by Dy.Dir.(Survey), Plg. dated 28.12.11 and photographs of the premise under reference taken by the unit of AP (Zone-E) are enclosed as **Annexure I & II** respectively.

2.5 Site Visit Report:-

The site was inspected on 14.12.2011. Following have been found functioning:-

1. Cinema Hall.
2. Canteen.
3. Booking office/ Management office.
4. Parking Area.
5. Approach road of 10m width (Approx.) from Road No.57 (45m R/W).
6. Property is currently running in the name of Supreme Cinema.
7. Property is surround by -
 - North - 10m Road.
 - South - Others Properties.
 - East - 6m Road/ Vishwas Nagar.
 - West - Drain and Road No.57 (45m R/W).

3.0 EXAMINATION :-

- 9/12
AD (MP)
- 3.1 As per MPD-2021 and ZDP for Zone-'E' landuse plan landuse of site under reference is - 'Residential'.
 - 3.2 Cinema a commercial use premise is not permissible in 'Residential - use Zone' as per CLAUSE 8.0.SUB/CLAUSE 8(2) 'PERMISSION OF USE PREMISE IN USE ZONES AS PER MPD-2021'

'Change of landuse from 'Residential' to 'Commercial' (Cinema) is required, in view of above.

126/2
-137/c-

3.3 The width of approach road in front is varying from 6.9m (culvert over the existing drain - 24.2m wide) to 10.4m and entry road to parking is 5m (approx.) to 6m (approx.). There is no stand alone development norms for cinema indicating minimum width of road in front as per MPD-2021. A decision is required on the minimum width of road in front requirement for continuance of temporary cinema.

4.0 PROPOSAL:-

Based on Technical Committee decision dated 11.8.11 vide Item No. 21:2011 and factual position at para-3, submitted for appropriate decision:-

4.1 With regard to the premise measuring 2521.38 sqm (as per PT Survey) surrounded by :-

North - 10m Road (approx.).
South - Others Properties.
East - 6m Road/ Vishwas Nagar.
West - Drain and Road No.57 (45m R/W).

4.2 The **change of name** of the temporary cinema under reference from "**Swaran Cinema**" to "**Supreme Cinema**" subject to verification/ vetting of the submitted documents from Legal and Lands Department of DDA.

4.3 Requirement of minimum width of approach road.

5.0 RECOMMENDATION

The proposal submitted in para 4.0 based on the examination at para-3 is submitted for consideration.

9/12
AD(MP)
(Tapán K. Mondal)
Dir.(Plg.)AP(Zone E&O)

(H.S. Dhillon)
Jt. Dir.(Plg.)AP(Zone E&O)

(Vikas Verma)
Asstt.Dir.(Plg.)(Zone E&O)

ITEM NO. 9/12.

Sub: Continuance of temporary Cinemas in Delhi --Swarn Cinema located in 'E' Zone.

F. 11(1)/80/MP/P1 I

While considering the item NO. 4/12 it was decided that the matter may be re-examined on the similar lines as discussed in Item No. 4/12 in which after detailed deliberations and based on the feedback given by the members it was decided that except the land use and enabling provisions of MPD-2021, the proposal be re-examined and evaluated based on provisions given in MPD-2001, licensing terms and conditions as per the Cinematography Act, building approvals already obtained etc. The desired information be given in a common format for all the cases and thereafter the matter may be put up again in the Technical Committee meeting..

Action: Director(Plg.)Zone-E & O

DELHI DEVELOPMENT AUTHORITY	
MASTER PLAN SECTION	
VERIFIED	
This Proposal was Considered in	
the 1st Technical Committee	
Meeting held on 12.2.12	
Vide Item No. 9/12	
Asstt. Director	Dy. Director
Master Plan	Master Plan

ITEM NO.

10/12

TECHNICAL COMMITTEE NO.

AGENDA FOR THE TECHNICAL COMMITTEE

SUB: Continuance of Temporary Cinemas in Delhi.

File No. F.11 (01)2006/MP/

1. BACKGROUND

In the 3rd Technical Committee meeting held on 11.08.2011, the case for "Continuance of Temporary Cinemas in Delhi" was discussed in detail. In the agenda also, 6 No. of Temporary Cinemas were listed. Out of these, 6 nos. of Cinemas, Hans Cinema falls in Zone 'C' and in compliance of TC Decision dated 11.08.2011 (copy enclosed at Annexure 'A'); After detailed deliberation, it was decided that the continuance of Temporary Cinemas are to be dealt on case to case basis. Hence the owner of cinema was requested to submit documents vide letter dated 05/10/2011, and the same were submitted on 17/10/2011 i.e. the ownership, area of the plot and existing activities in the premises supported by photographs and documents.

2. EXAMINATION

A site inspection was carried out and the following was observed:

1. The site is existing & functioning on a plot size of 3349 sq.m. whose service plans have already been sanctioned.
2. It's a permanent structure with no commercial activities like eating joints, shops etc
3. No balcony, no entrance from the first floor to the Cinema Hall
4. The site is surrounded by:

North: Unauthorized colony

South: 45 m wide Road

East: District Park

West: Industrial Area

5. The total capacity of Cinema Hall is approx. 900 persons.
6. All the setbacks are clear from any encroachments except a small room in the corner in rear.

The land use of the site u/r is 'Recreational (District Park)' as per MPD-2021 & Zonal Development Plan of Zone-C'. As per MPD-2021 provisions Cinema hall is not permitted in 'Recreational' use zone. This requires change of land use subject to the clearance from Archaeological Survey of India, Forest Department, Legal Department of DDA, Lands Department and Landscape Department of DDA.

3. PROPOSAL

As per the decision taken at the meeting held by Secretary (UD) dated 20.09.2011, DDA is required to send the proposal afresh along with site verification reports and Technical Committee recommendations. On the basis of directions of MOUD, the change of land use from 'Recreational' to 'Commercial (Cinema Hall)' is required in this case.

4. RECOMMENDATIONS

Proposal as given in para 3. is put up for consideration of the Technical Committee

14/12
ADLMP
Asstt. Director (C-Zone)

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L
Dy. Director (Plg.) C & G
(NOT POSTED)

19/01/12
Director (Plg.) C & G

ITEM NO.10/12

Sub: Continuance of temporary Cinemas in Delhi -- Hans Cinema located in C Zone
F11(01)2006/MP

While considering the item NO. 4/12 it was decided that the matter may be re-examined on the similar lines as discussed in Item No. 4/12 in which after detailed deliberations and based on the feedback given by the members, it was decided that except the land use and enabling provisions of MPD-2021, the proposal be re-examined and evaluated based on provisions given in MPD-2001, licensing terms and conditions as per the Cinematography Act, building approvals already obtained etc. The desired information be given in a common format for all the cases and thereafter the matter may be put up again in the Technical Committee meeting.

DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
VERIFIED
This Proposal was Considered in
the 1st Technical Committee
Meeting held on 13.2.2012
Vide Item No. 10/12
Asstt. Director Master Plan
Director Master Plan

75/c 501/c
Item No.: 11/12

Technical Committee No. _____

DRAFT AGENDA FOR TECHNICAL COMMITTEE

Subject: Continuance of Temporary Cinemas in Delhi – case study in respect of Cinema falling in Zone 'F'.

No.: F11 (6)/80/MP/Pt.I

1.0 BACKGROUND:

Reference is invited to the minutes of the Item No. 21/11 of the Technical Committee meeting held on 11.8.2011, wherein it was decided to seek the present status of the Temporary Cinemas in terms of Area, Ownership details and existing / functioning activities in these premises, supported by photo copies / documents from the owner of the Temporary Cinema. Accordingly, this office has requested the owners to submit all the above information along with documentary evidence vide this office letter of even no.D-171 dated 10.10.2011.

In response, the owner vide his letter dated 01.11.2011 has submitted the following information / documents:

- I. Site plan showing the dimension of the plot and built up structure;
- II. Land ownership documents – Agreement to Sell.
- III. License issued by DCP Licensing, Delhi valid upto 5.2.2013.
- IV. Photo graphs showing the views of the building from in-side and outside.

2.0 EXAMINATION:

a) The following information has been derived from the documents submitted by the owner:

- i. Area of the plot = 4877.0 sqm. (as per agreement to sell documents).
- ii. Existing covered area at Ground Floor 1311.17 sqm.
- iii. Height of the existing structure 10 M to 13 M

b) The site has also been visually inspected and following information has been gathered:

- i) The site is surrounded by
 - North : Petrol Pump
 - South : Chaudhary Dharamvir Market
 - East : Vacant land under private ownership
 - West : Mathura Road 45.0 M R/W
- ii) The cinema building is facing Mathura road 45.0 M R/W
- iii) The cinema is functional.
- iv) Seating capacity – 930 seats (Ground level – 700 seats, balcony level - 230 seats.
- v) Parking space – 92 cars.

441 490/c 500/c

c) Landuse and Provisions of Master Plan.

- I. Landuse of the site as per MPD-2021 is 'Residential' and there is no provision of continuance of temporary cinema as per MPD-2021. The activity 'Cinema' is not permitted in 'Residential' Use Zone.
- II. Landuse of the site as per MPD-2001 is 'Residential'. However, provisions of continuance of existing temporary cinemas in MPD-2001 are given as under:

The case of continuance of existing temporary cinemas may be decided on the basis of fulfillment of the following conditions:

- I. Maximum seating capacity - 300 seat.
- II. Minimum road R/W in front - 18 M
- III. Parking requirements - 1 car space per 25 seats.
- IV. The cinema would conform to the cinematography Act.
- V. Conversion charges (to be worked out by the Authority) shall be levied.

11/12

AD (MP)

3.0 Proposal :

The above information are put up before the Technical Committee for further consideration.

AD (AP)I

Jt. Dir.(AP)I

Director (P)I

ITEM NO. 11/12

Sub Continuanace of temporary cinemas in Delhi case study in respect of Sible Cinema falling in Zone 'F'

F.11(6)80/MP/Pt.1

While considering the item No. 4/12 it was decided that the matter may be re-examined on the similar lines as discussed in Item No. 4/12 in which after detailed deliberations and based on the feedback given by the members, it was decided that except the land use and enabling provisions of MPD-2021, the proposal be re-examined and evaluated based on provisions given in MPD-2001, licensing terms and conditions as per the Cinematography Act, building approvals already obtained etc. The desired information be given in a common format for all the cases and thereafter the matter may be put up again in the Technical Committee meeting.

Action: Director(Plg.)F&H.

DELHI DEVELOPMENT	
MASTER PLAN SECT.	
VERIFIED	
This Proposal was Considered in the 1st Technical Committee	
Meeting held on 13.2.2012	
Vide Item No. 11/12	
Asstt. Director Master Plan	Dy. Director Master Plan

48/c 29/c
Item No.: 12/12

Technical Committee No. _____

DRAFT AGENDA FOR TECHNICAL COMMITTEE

Subject: Continuance of Temporary Cinemas in Delhi – case study in respect of Chandarlok Cinema falling in Zone 'F'.

No.: F11 (01)/2011/MP

1.0 BACKGROUND:

Reference is invited to the minutes of the Item No. 21/11 of the Technical Committee meeting held on 11.8.2011, wherein it was decided to seek the present status of the Temporary Cinemas in terms of Area, Ownership details and existing / functioning activities in these premises, supported by photo copies / documents from the owner of the Temporary Cinema. Accordingly, this office has requested the owners to submit all the above information along with documentary evidence vide this office letter of even no.D-178 dated 31.10.2011.

In response, the owner vide his letter dated 21.11.2011 has submitted the following information / documents:

- i) Site plan showing the dimension of the plot and built up structure;
- ii) Land ownership.
- iii) License issued by DCP Licensing, Delhi valid upto 8.1.2003.
- iv) Photo graphs showing the views of the building from in-side and outside.

2.0 EXAMINATION:

- a) The following information has been derived from the documents submitted by the owner:
 - i) Area of the plot $2175 \text{ sq. yd.} + 1658 = 3833 \text{ sq. yd.}$ or 3206 sqm. (as per agreement documents).
 - ii) Existing covered area at Ground Floor 1588.52 sqm.
 - iii) Height of the existing structure 7M to 9 M
- b) The site has also been visually inspected and following information has been gathered:
 - i) The site is surrounded by
 - North : Existing road 16.5 M R/W
 - South : Developed Park
 - East : CR Park Residential Plots
 - West : 10'0" wide Service Lane.
 - ii) The cinema building is facing existing road 16.5 M R/W.
 - iii) The cinema is not functional.
 - iv) Seating capacity – 850 seats approx. as told by the representative at site.
 - v) Parking space has not been provided by the owner.

12/12

-12

AD(MP)

Ref. No. 22/c

c) Landuse and Provisions of Master Plan.

- i) Landuse of the site as per MPD-2021 is 'Residential' and there is no provision of continuance of temporary cinema as per MPD-2021. The activity 'Cinema' is not permitted in 'Residential' Use Zone.
- ii) Landuse of the site as per MPD-2001 is 'Residential'. However, provisions of continuance of existing temporary cinemas in MPD-2001 are given as under:

The case of continuance of existing temporary cinemas may be decided on the basis of fulfillment of the following conditions:

- a) Maximum seating capacity - 300 seat.
- b) Minimum road R/W in front - 18 M
- c) Parking requirements - 1 car space per 25 seats.
- d) The cinema would conform to the cinematography Act.
- e) Conversion charges (to be worked out by the Authority) shall be levied.

3.0 Proposal:

The above information are put up before the Technical Committee for further consideration.

17/12
AD (MP)

15/11/12
AD (AP)

15/11/12
Jt. Dir. (AP)

15/11/12
Director (AP)

ITEM NO.12/12

Sub: Continuance of temporary cinemas in Delhi Cases study in respect of Chander Lok Cinemas falling in Zone 'F'.

F11(01)2011/MP

While considering the item NO. 4/12 it was decided that the matter may be re-examined on the similar lines as discussed in Item No. 4/12 in which after detailed deliberations and based on the feedback given by the members, it was decided that except the land use and enabling provisions of MPD-2021, the proposal be re-examined and evaluated based on provisions given in MPD-2001, licensing terms and conditions as per the Cinematography Act, building approvals already obtained etc. The desired information be given in a common format for all the cases and thereafter the matter may be put up again in the Technical Committee meeting.

Action: Director(Plg.)F&H.

DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
VERIFIED
This Proposal was Considered in
the 1st Technical
Meeting on 13.2.12
Vide Item No. 12/12
Asstt. Director
Master Plan
Dy. Director
Master Plan

12/12
Item No.: 12/12

Item No 13/12

Draft Agenda for Technical Committee

Sub: Regarding permissibility of construction of structures under the integrated development of Samadhi Complex, New Delhi

File No.: F.1(12)2009/MP/Part

1.0 Background:

1.1 Chief Architect (NDR), CPWD vide letter No.SA(IIq.II)62/05/206-208 dated 09.03.2011 enclosed a letter dated 07.11.2008 from Sr. Architect (IIq.-II), CPWD with details of structures/buildings in the Samadhi Complex Area and also mentioned that these Memorials are visited by VVIPs and various dignitaries on special functions to pay homage to the departed leaders. This entails provisions of securities, basic utilities, facility for the visitors/tourists and dignitaries maintenance and other equipment store and office/residential accommodation for security and EWS staff. The security aspect is of prime consideration for the safety of VVIPs as well as to keep the memorial protected from vandalism or any unwanted threats. With the above cited considerations, CPWD proposes to add total built up area of about 6000 sq.m for securities (including residential component), public utilities and maintenance purposes.

1.2 Consultant, Chief Architect (CPWD) in his note dated 24.10.2011 mentioned that in the High Level Meeting to review ongoing works in the Delhi Samadhis dated 30.06.2011 chaired by Hon'ble Minister, a point was made that the approval of local body in respect of structures/buildings in Samadhi Complex will pose difficulty as there does not exist any provision in MPD-2021 designating the Samadhis as special area and as such the modification to the MPD-2021 was proposed. Accordingly, the CPWD with reference to letter dated 09.03.2011 was informed that the issue could be examined in the proposed mid-term review of MPD-2021 vide this office letter No.F.1(12)2009/MP/Part/262 dated 19.09.2011. However, in the above indicated note of Consultant, Chief Architect (CPWD) it is mentioned that waiting for the next mid-term review of the Master Plan as stated by DDA which would begin in the year 2012, is not practical in view of the present security/threat perception, public needs and the need to take up the National Memorial work immediately.

2.0 Examination:

2.1 As per MPD-2021 provisions, 'Samadhi Complex' falls in Zone 'O' and the land use of the area is 'Recreational (District Park)', wherein following activities are permissible:

**District Park, Theme Park, Recreational Club, National Memorial, Open-air Food Court, Children Park, Orchard, Plant Nursery, Area for water harvesting, Archaeological Park, Specialized Park, Amusement Park, Children Traffic Park, Sports Activity, Playground, Amenity structures.*

Restaurant in District Park having an area about 25 Ha. subject to following:

- 1. Area of the restaurant plot shall not be more than 0.8ha. or 1% of the District Park, whichever is less.*
- 2. Restaurant plot shall have no physical segregation from the rest of the District Park area.*
- 3. The building shall be a single storey structure with maximum FAR of 5 and height not more than 4mt. without any residential facility and to harmonize with the surroundings.*
- 4. In case there is no parking lot in the vicinity, parking should be provided at a reasonable distance from the restaurant. Parking area should not form part of the restaurant complex greens.*
- 5. 30% of the area shall be developed as dense plantation.*

Contd.2/-

Notes:

The following amenity structures are permissible in the above use premises except in Central Vista and Heritage areas:

Toilet Blocks, Pump Room, Electric Room, Guard Room, Equipment Room.
 Interpretation Centre and Administrative office is permissible only in heritage areas.

2.2 As per the proposal of CPWD, following activities are proposed to be added in the Samadhi Complex at New Delhi (refer Annexure-I):

S. No.	Description	Nos.	Total Area (in Sqm.)
1.	Security Aspects		
i.	Gate Office/Guard room on Entry points	10	300
ii.	Security Towers	15	150
iii.	Office/Rest Rooms	02	400
iv.	Safe Rooms for VVIPs	05	500
v.	Barracks incl. Kitchen/Dining for 100 per. @ 20 sqm./person and Recreation space to be used by PM's security on Special occasions (50 persons)	01	2000
		01	1000
		Sub-total	4350
2.	Public Utilities		
i.	Toilet for Public	05	500
ii.	Toilet for VVIPs (incl. in safe rooms)		Nil
iii.	Information Booths, Book stalls	05	250
iv.	Drinking Water Fountains (Open)		Nil
v.	Sun/Rain Shelters to be located at reasonable walking distance of 500 metres	20	400
		Sub-total	1150
3.	Maintenance Structures		
i.	Nursery Equipment Store	01	100
ii.	Stores/Office Civil Maintenance	01	100
iii.	Office/store: Electrical Wing	01	100
iv.	Office/store: Horticulture Wing	01	100
v.	Rajghat Gas Store (existing)	01	50
vi.	Workmen Rest Room	04	50
		Sub-total	500
		Grand Total	6000

2.3 The above areas are covered area by the structures. Further, these are spread over the complex at number of places. Details of plot area, which will have above structure after leaving set-backs, parking, etc. has not been provided.

2.4 After examination, the observations by concerned Area Planning Unit on the proposal are as under:

1. Samadhi Complex, proposed national memorial is bounded by:

North : Vijay Ghat	South : Power House Road
East : Mughal Bandh Road	West : Ring Road

Besides this, Samta Sathal, the memorial of Babu Jagjivan Ram is situated on west of Ring Road bounded by:

North	: City Wall	South	: Dr. Ambedkar Stadium
East	: Ring Road	West	: Delhi Gate

The Samadhi Complex falls in Zone 'O' except the part of Samta Sathal situated west of Ring Road forming part of Zone 'A'. As per the MPD-2021 and ZDP-2021 of Zone 'O', the landuse of the area under reference is 'Recreational District Park'.

2. The proposed Samadhi Complex is falling in Sub-Zone 04 'Old Railway Bridge to I.P. Barrage' and the proposed use activities in which are:
 East - Recreation, Pondage (Water Harvesting), Ghats
 West - Recreation
3. As per the provision of ZDP-2021 for Zone 'O', under para 9.2.1 (iv) it is stipulated that *'the River Front i.e., area outside embankment should be conserved and developed considering the eco-sensitive nature of the river zone and based on comprehensive scheme.'*

2.5 As per MPD-2021 provisions, the above highlighted activities in para 2.2 are not permitted in District Park except partial amenity structures and toilets. As such, this will require modification to MPD-2021. It is also not appropriate to put a general clause for allowing residential component in District Park as National Memorial is already permitted in District Park. However, as the requirements are justifying to the particular site and understanding the security aspects involved for these areas, it would be appropriate to carry out change of landuse for allowing the listed activities subject to necessary clearance from the concerned statutory bodies. The change of landuse in flood plains on this aspect may be one time only and may not be used as precedence in future.

3.0 Proposal:

3.1 In view of the facts, the proposal of CPWD is placed for consideration for Technical Committee. Instead of amendment in the MPD-2021 to enable construction of various activities (safe rooms for VVIPs, barracks, dining, recreational space, public utilities and maintenance structure, etc.) in all Samadhi Complexes form part of District Park; it is proposed that location specific change of landuse for security reason could be processed as per DD Act. In the specific case under reference, in view of its location, importance and security issue, CPWD's proposal for specified construction would be processed for change of land use from P2 'Recreation (District Park)' to G3 'Government Land (Use Undetermined)' subject to NOC from statutory agencies i.e., Environment Committee, DUAC, Yamuna Action Committee, etc.

3.2 On the basis of in-principle approval of TC, CPWD will submit the details of plot area, location for processing change of landuse under Section 11-A of DD Act, 1957.

13/12
 ADMP
 This Proposal is placed before the H.T.C. on 13.2.12
 Asstt. Director Master Plan
 13/12
 22.3.12
 Asstt. Director Master Plan

Dy. Director (Plg.)
 MPD-2021 & DC

Director (Plg.)
 MP

The proposal was explained by Chief Architect, CPWD. After detailed deliberations it was recommended that the activities permitted in "Recreational use" (District Park) can only be proposed in Samadhi Complex including additional safe room for VVIP (5 Nos.) measuring 100 sqm. each for operational requirements. The proposal should adhere to the NBC guidelines. With the above recommendations, the proposal was approved as a case of special permission under section 8(2) of MPD-2021 with the approval of Authority. The proposal to be placed before Authority for consideration.



DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)
6TH FLOOR: VIKAS MINAR: NEW DELHI.

No.F.1 (01)2012/MP /52

Dt. 13/03/12

Sub: Minutes of the 1st Technical Committee meeting held on 13.2.2012

ITEM NO. 1/12

Sub Confirmation of minutes of 4th meeting of Technical Committee held on 14.11.2011 which have already been sent to all the Members.

F.1(09)2011/MP

The minutes were forwarded to the Members and no comments/observations have been received for any item hence the same were confirmed.

ITEM NO. 2/12

Sub Proposed alignment of UER-III (80.0m R/W road) and Dove-tailing with Narela Project at Western Yamuna Canal – modification in the layout plan of Sector-29, Ph.IV, Rohini, Composite Plan, Sector 27 & 28, Ph.IV, Rohini, and layout plan of Pkt.I, Block A, Sector-29, Ph. IV, Rohini.

F. No MPR/Dir(Plg.)/R/09/2010

The proposal of dovetailing of UER-III was explained by Director (Plg.) Rohini, DDA. He informed that about 1.09 crores of infructuous expenditure would be incurred due to the realignment of the part stretch required under this dovetailing proposal. Suptdg. Engineer/CC-6 presented a plan showing the services already laid and required to be re-laid as per dove-tailing proposal affected in realigning of this road. It was decided that cost projections of 5.75 crore for relaying of services should be minimized. The gas pipe line may not be disturbed and the expenditure of 3.8 crores estimated to be incurred against relaying of the Gas Pipeline should not be accounted for. The proposal was approved except shifting of gas pipe line which may remain as per the earlier proposal subject to NOC from the Bawana Power Plant/IGL.

Action: CE (Rohini)/CE(North Zone).

ITEM NO. 3/12

Sub: Relaxation in setback norms in the single basement for parking and services use in multi-storey housing Sector A-9, Pkt.I, Narela.

F.180(01)2007/IIUPW/SA/R&N/DDA

The proposal regarding relaxing setback norms in the single basement for parking and services was explained by Sr. Architect (Rohini & Narela)DDA and the proposal was approved.

Action: Sr. Architect(R&N).

ITEM NO. 4/12.

Sub: Continuation of temporary Cinemas in Delhi - Raj Cinema located in Tilak Nagar, Zone G.

F.11(05)80/MP/Pl.

The proposal was explained by Director (Plg) Zone C&G,DDA. After detailed deliberations and based on the feedback given by the members, it was decided that except the land use and enabling provisions of MPD-2021, the proposal be re-examined and evaluated based on provisions given in MPD-2001, licensing terms and conditions as per the Cinematography Act, building approvals already obtained etc. The desired information be given in a common format for all the cases and thereafter the matter may be put up again in the Technical Committee meeting.

Action: Director (Plg.)C&G.

ITEM NO. 5/12

Sub: Change of land use from Residential to public and semi-public (health facilities) for land 43318.79sqm. (9.0 acres) opposite Guru Gobind Singh Hospital F-Block Raghbir Nagar.

F.3(08)2009/MP

The proposal was presented by Director (Plg)Zone C & G, DDA it was decided that the status of land ownership and the category of the hospital be confirmed in the first instance and proposal be put up in the next Technical Committee meeting.

Action: Director(Plg.)C&G.

ITEM NO. 6/12

Sub Proposed change of land use 'Recreational' to PSP (School & graveyard) in respect of part land out of the land measuring 42713.52 sqm. as per the layout plan proposed for approval alongwith at Mandoli, East Delhi.

F.20(06)2006/MP

The proposal for change of land use was explained by Director(Plg) Zone E and O. After detailed deliberation the proposal was approved. It was further directed that the file noting should not be annexed as part of the agenda in future.

Action: Director (Plg.)Zone-E & O

ITEM NO. 7/12.

Sub Continuance of temporary Cinemas in Delhi - Lokesh Cinema located in Nangloi Jat, Rohtak Road, Zone K-I.

F.1(508)/2011/Plg./DWK

While considering the item NO. 4/12 it was decided that the matter may be re examined on the similar lines as mentioned in Item No. 4/12 in which after detailed deliberations and based on the feedback given by the members, it was decided that except the land use and enabling provisions of MPD-2021, the proposal be re examined and evaluated based on provisions given in MPD 2001, licensing terms and conditions as per the Cinematography Act, building approvals already

obtained etc. The desired information be given in a common format for all the cases and thereafter the matter may be put up again in the Technical Committee meeting.

Action: Director(Plg.)Dwarka.

ITEM NO.8/12

Sub: Continuance of temporary Cinemas in Delhi - Suraj Cinema located in Najafgarh Zone- L.
F.1(205)11/Plg./DWK

While considering the item NO. 4/12 it was decided that the matter may be re-examined on the similar lines as discussed in Item No. 4/12 in which after detailed deliberations and based on the feedback given by the members, it was decided that except the land use and enabling provisions of MPD-2021, the proposal be re-examined and evaluated based on provisions given in MPD-2001, licensing terms and conditions as per the Cinematography Act, building approvals already obtained etc. The desired information be given in a common format for all the cases and thereafter the matter may be put up again in the Technical Committee meeting.

Action: Director(Plg.)Dwarka.

ITEM NO. 9/12.

Sub: Continuance of temporary Cinemas in Delhi --Swarn Cinema located in 'E' Zone.
F. 11(1)/80/MP/PL-I

While considering the item NO. 4/12 it was decided that the matter may be re-examined on the similar lines as discussed in Item No. 4/12 in which after detailed deliberations and based on the feedback given by the members, it was decided that except the land use and enabling provisions of MPD-2021, the proposal be re-examined and evaluated based on provisions given in MPD-2001, licensing terms and conditions as per the Cinematography Act, building approvals already obtained etc. The desired information be given in a common format for all the cases and thereafter the matter may be put up again in the Technical Committee meeting.

Action: Director(Plg.)Zone-E & O

ITEM NO.10/12

Sub: Continuance of temporary Cinemas in Delhi -- Hans Cinema located in C Zone
F11(01)2006/MP

While considering the item NO. 4/12 it was decided that the matter may be re-examined on the similar lines as discussed in Item No. 4/12 in which after detailed deliberations and based on the feedback given by the members, it was decided that except the land use and enabling provisions of MPD-2021, the proposal be re-examined and evaluated based on provisions given in MPD-2001, licensing terms and conditions as per the Cinematography Act, building approvals already obtained etc. The desired information be given in a common format for all the cases and thereafter the matter may be put up again in the Technical Committee meeting.

Action: Director(Plg.)C&G.

ITEM NO. 11/12

Sub Continuance of temporary cinemas in Delhi case study in respect of Sible Cinema falling in Zone 'F'

F.11(6)80/MP/Pl.1

While considering the item No. 4/12 it was decided that the matter may be re-examined on the similar lines as discussed in Item No. 4/12 in which after detailed deliberations and based on the feedback given by the members, it was decided that except the land use and enabling provisions of MPD-2021, the proposal be re-examined and evaluated based on provisions given in MPD-2001, licensing terms and conditions as per the Cinematography Act, building approvals already obtained etc. The desired information be given in a common format for all the cases and thereafter the matter may be put up again in the Technical Committee meeting.

Action: Director(Plg.)F&H.

ITEM NO.12/12

Sub: Continuance of temporary cinemas in Delhi Cases study in respect of Chander Lok Cinemas falling in Zone 'F'.

F11(01)2011/MP

While considering the item NO. 4/12 it was decided that the matter may be re-examined on the similar lines as discussed in Item No. 4/12 in which after detailed deliberations and based on the feedback given by the members, it was decided that except the land use and enabling provisions of MPD-2021, the proposal be re-examined and evaluated based on provisions given in MPD-2001, licensing terms and conditions as per the Cinematography Act, building approvals already obtained etc. The desired information be given in a common format for all the cases and thereafter the matter may be put up again in the Technical Committee meeting.

Action: Director(Plg.)F&H.

ITEM NO. 13/12

Sub Regarding permissibility of construction of structures under the integrated development of Samadhi complex, New Delhi

F.1(12)2009/MP/Pl.

The proposal was explained by Chief Architect, CPWD. After detailed deliberations it was recommended that the activities permitted in "Recreational use" (District Park) can only be proposed in Samadhi Complex including additional safe room for VVIP (5 Nos.) measuring 100 sqm. each for operational requirements. The proposal should adhere to the NBC guidelines. With the above recommendations, the proposal was approved as a case of special permission under section 8(2) of MPD-2021 with the approval of Authority. The proposal to be placed before Authority for consideration.

Action:Director(Plg.)MP.

ITEM NO. 14/12

Sub: Change of Land Use of 765 KV Electric sub station in Zone L and Route Clearance for construction of Loop in-Loop out (LILO) of both circuits for 400 KV Double Circuit Mundka (DTL)-Bamnoli (DTL) Transmission line at Jhatikara Sub station

F.6(1)2009/MP

The proposal was explained by Director(Plg.)Dwarka, DDA. Alternative-2 was approved by the Technical Committee with the observations that the proposed H.T. Line alignment (Loop in-Loop out) will follow the proposed 45 mtr R/W road of notified Zonal development plan for its Route in Zone L. The standard Cross Section of 45.0 m right of way is to be followed for locating HT Line towers.

Action:Director(Plg.)Dwarka.

ITEM NO. 15/12.

Sub: Policy for Continuance of Temporary cinemas in Delhi

F.11(6)74/MP/Pt-I

This item was not discussed in view of the decision taken in Item NO. 4/12 above, in which after detailed deliberations and based on the feedback given by the members, it was decided that the land use and enabling provisions of MPD-2021, the proposal be re-examined and evaluated based on provisions given in MPD-2001 and licensing terms and conditions as per the Cinematography Act, building approvals already obtained etc. The desired information be given in a common format for all the cases, thereafter the matter may be put up again in Technical Committee meeting. AC(AP) and AC(UE&P) to guide the concerned units in adopting the agreed common format.

Action:AC(AP), AC(UE&P), OSD (MPPR) to Co-ordinate.

The Meeting ended with thanks to the Chair.

[Signature]
13/3/12
Director (Plg) MPR&TC

Copy to:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Commissioner (Plg.) I, DDA
4. Commissioner (Plg.) II, DDA
5. Commissioner (LM) DDA
6. Commissioner (LD) DDA
7. Chief Town Planner, TCPO
8. Chief Architect, HUPW DDA
9. Chief Architect, NDMC
10. Chief Engineer (Property Development), DMRC
11. Chief Engineer (Elect) DDA
12. Chief Engineer (Rohini), DDA

Minutes of 1st Technical Committee meeting of 13/3/12

13. Chief Engineer (North Zone), DDA

✓ 14. Addl. Commr.(Plg.)UE&P 13/3/12

15. Addl. Commr.(Plg.)TB&C 13/3/12

✓ 16. Addl. Commr.(Plg.)AP 13/3/12

✓ 17. Addl. Commr.(Plg.) Landscape 13/3/12

18. OSD (MPPR). 13.3.12

✓ 19. Sr. Town Planner, MCD.

✓ 20. Secretary, DUAC

✓ 21. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan

✓ 22. Dy. Commr. of Police (Traffic) Delhi

✓ 23. Land & Development Officer, (L&DO)

gohel 13/3/12

Chief Architect (NDR)

Dir Plg) make T.C. → San 13/3/12

13/tcm

List of participants of 1st meeting for the year 2012 of Technical Committee on 13.02.2012.

Delhi Development Authority

S/Sh./Ms.

G.S. Patnaik, Vice Chairman

Ashok Khurana, EM, DDA

J.B. Khadkiwala, Chief Architect

Ashok Kumar, Commr. (Plg.)-I

Dr. S.P. Bansal, Commr. (Plg.)-II

P.V. Mahashabdey, Addl. Commr. (Plg.)TB&C

R.K. Jain, Addl. Commr. (Plg.)UE&P.

P.M. Parate, Addl. Commr. (Plg) AP

S.P. Pathak, OSD (Plg.)MPPR.

P.S. Uttarwar, Dir.(Plg.)Dwk.

Vinod Sakle, Dir.(Plg.)Rohini

Amit Das, Dir.(Plg.), P-I, P-II

Archana Mahapatra, Dir. (Plg.)C&G

S.B. Khodankar, Dir. (Plg.) MP

A.K. Manna, Dir. (Plg.), AP-I

Poonam Dewan, Dir.(Plg.) Landscape.

K.S. Dabas, P.M. (MPR)

Sudheer Sharma, SE/CC-VI.

Harleen Bhel, SA (R&N)HUPW

T.K. Mandal, Dir.(Plg.)AP(E&O)

Manju Paul, Dy. Director, VC Office

TCPO

Sudeep Roy, Asstt. TCP

Municipal Corporation of Delhi:

A.D. Biswas, Sr. Town Planner

L&D.O.:

Ravinder Singh, Building Officer.

C.P.W.D:

Sanjib Sen Gupta, Sr. Architect(HQ)

DMRC:

Umesh Mishra, C.E. (PD)

Traffic Police:

G.S. Awana, Addl. DCP, Traffic

Power Grid Corporation:

B.P. Gantayat, G.M. (Special Invitee)



**DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)
6TH FLOOR: VIKAS MINAR: NEW DELHI.**

No.F.1 (01)2012/MP

Dt.

Sub: Minutes of the 1st Technical Committee meeting held on 13.2.2012

ITEM NO. 1/12

Sub Confirmation of minutes of 4th meeting of Technical Committee held on 14.11.2011 which have already been sent to all the Members.

F.1(09)2011/MP

The minutes were forwarded to the Members and no comments/observations have been received for any item hence the same were confirmed.

ITEM NO. 2/12

Sub Proposed alignment of UER-III (80.0m R/W road) and Dove-tailing with Narela Project at Western Yamuna Canal – modification in the layout plan of Sector-29, Ph.IV, Rohini, Composite Plan, Sector 27 & 28, Ph.IV, Rohini, and layout plan of Pkt.I, Block A, Sector-29, Ph. IV, Rohini.

F. No MPR/Dir(Plg.)/R/09/2010

The proposal of dovetailing of UER-III was explained by Director (Plg.) Rohini, DDA. He informed that about 1.09 crores of infructuous expenditure would be incurred due to the realignment of the part stretch required under this dovetailing proposal. Suptdg. Engineer/CC-6 presented a plan showing the services already laid and required to be re-laid as per dove-tailing proposal affected in realigning of this road. It was decided that cost projections of 5.75 crore for relaying of services should be minimized. The gas pipe line may not be disturbed and the expenditure of 3.8 crores estimated to be incurred against relaying of the Gas Pipeline should not be accounted for. The proposal was approved except shifting of gas pipe line which may remain as per the earlier proposal subject to NOC from the Bawana Power Plant/IGL.

Action: CE (Rohini)/CE(North Zone).

ITEM NO. 3/12

Sub: Relaxation in setback norms in the single basement for parking and services use in multi-storey housing Sector A-9, Pkt.I, Narela .

F.180(01)2007/HUPW/SA/R&N/DDA

The proposal regarding relaxing setback norms in the single basement for parking and services was explained by Sr. Architect (Rohini & Narela)DDA and the proposal was approved.

Action: Sr. Architect(R&N).

ITEM NO. 4/12.

Sub: Continuation of temporary Cinemas in Delhi -Raj Cinema located in Tilak Nagar, Zone G.

F.11(05)80/MP/Pt.

The proposal was explained by Director (Plg) Zone C&G,DDA. After detailed deliberations and based on the feedback given by the members, it was decided that except the land use and enabling provisions of MPD-2021, the proposal be re-examined and evaluated based on provisions given in MPD-2001, licensing terms and conditions as per the Cinematography Act, building approvals already obtained etc. The desired information be given in a common format for all the cases and thereafter the matter may be put up again in the Technical Committee meeting.

Action: Director (Plg.)C&G.

ITEM NO. 5/12

Sub: Change of land use from Residential to public and semi-public (health facilities)for land 43318.79sqm. (9.0 acres) opposite Guru Gobind Singh Hospital, F-Black Raghbir Nagar.

F.3(08)2009/MP

The proposal was presented by Director (Plg)Zone C& G, DDA it was decided that the status of land ownership and the category of the hospital be confirmed in the first instance and proposal be put up in the next Technical Committee meeting.

Action: Director(Plg.)C&G.

ITEM NO. 6/12

Sub Proposed change of land use 'Recreational' to PSP (School & graveyard) in respect of part land out of the land measuring 42713.52 sqm. as per the layout plan proposed for approval alongwith at Mandoli, East Delhi.

F.20(06)2006/MP

The proposal for change of land use was explained by Director(Plg) Zone E and O. After detailed deliberation the proposal was approved . It was further directed that the file noting should not be annexed as part of the agenda in future.

Action: Director (Plg.)Zone-E & O

ITEM NO. 7/12.

Sub Continuance of temporary Cinemas in Delhi – Lokesh Cinema located in Nangloi Jat, Rohtak Road, Zone K-I.

F.1(508)/2011/Plg./DWK

While considering the item NO. 4/12 it was decided that the matter may be re-examined on the similar lines as mentioned in Item No. 4/12 in which after detailed deliberations and based on the feedback given by the members, it was decided that except the land use and enabling provisions of MPD-2021, the proposal be re-examined and evaluated based on provisions given in MPD-2001, licensing terms and conditions as per the Cinematography Act, building approvals already

obtained etc. The desired information be given in a common format for all the cases and thereafter the matter may be put up again in the Technical Committee meeting.

Action: Director(Plg.)Dwarka.

ITEM NO.8/12

Sub Continuance of temporary Cinemas in Delhi – Suraj Cinema located in Najafgarh Zone- L.

F.1(205)11/Plg./DWK

While considering the item NO. 4/12 it was decided that the matter may be re-examined on the similar lines as discussed in Item No. 4/12 in which after detailed deliberations and based on the feedback given by the members, it was decided that except the land use and enabling provisions of MPD-2021, the proposal be re-examined and evaluated based on provisions given in MPD-2001, licensing terms and conditions as per the Cinematography Act, building approvals already obtained etc. The desired information be given in a common format for all the cases and thereafter the matter may be put up again in the Technical Committee meeting.

Action: Director(Plg.)Dwarka.

ITEM NO. 9/12.

Sub: Continuance of temporary Cinemas in Delhi --Swarn Cinema located in 'E' Zone.

F. 11(1)/80/MP/Pt-I

While considering the item NO. 4/12 it was decided that the matter may be re-examined on the similar lines as discussed in Item No. 4/12 in which after detailed deliberations and based on the feedback given by the members, it was decided that except the land use and enabling provisions of MPD-2021, the proposal be re-examined and evaluated based on provisions given in MPD-2001, licensing terms and conditions as per the Cinematography Act, building approvals already obtained etc. The desired information be given in a common format for all the cases and thereafter the matter may be put up again in the Technical Committee meeting.

Action: Director(Plg.)Zone-E & O

ITEM NO.10/12

Sub: Continuance of temporary Cinemas in Delhi -- Hans Cinema located in C Zone

F11(01)2006/MP

While considering the item NO. 4/12 it was decided that the matter may be re-examined on the similar lines as discussed in Item No. 4/12 in which after detailed deliberations and based on the feedback given by the members, it was decided that except the land use and enabling provisions of MPD-2021, the proposal be re-examined and evaluated based on provisions given in MPD-2001, licensing terms and conditions as per the Cinematography Act, building approvals already obtained etc. The desired information be given in a common format for all the cases and thereafter the matter may be put up again in the Technical Committee meeting.

Action: Director(Plg.)C&G.

ITEM NO. 11/12

Sub Continuance of temporary cinemas in Delhi case study in respect of Sible Cinema falling in Zone 'F'

F.11(6)80/MP/Pt.1

While considering the item No. 4/12 it was decided that the matter may be re-examined on the similar lines as discussed in Item No. 4/12 in which after detailed deliberations and based on the feedback given by the members, it was decided that except the land use and enabling provisions of MPD-2021, the proposal be re-examined and evaluated based on provisions given in MPD-2001, licensing terms and conditions as per the Cinematography Act, building approvals already obtained etc. The desired information be given in a common format for all the cases and thereafter the matter may be put up again in the Technical Committee meeting.

Action: Director(Plg.)F&H.

ITEM NO.12/12

Sub: Continuance of temporary cinemas in Delhi Cases study in respect of Chander Lok Cinemas falling in Zone 'F'.

F11(01)2011/MP

While considering the item NO. 4/12 it was decided that the matter may be re-examined on the similar lines as discussed in Item No. 4/12 in which after detailed deliberations and based on the feedback given by the members, it was decided that except the land use and enabling provisions of MPD-2021, the proposal be re-examined and evaluated based on provisions given in MPD-2001, licensing terms and conditions as per the Cinematography Act, building approvals already obtained etc. The desired information be given in a common format for all the cases and thereafter the matter may be put up again in the Technical Committee meeting.

Action: Director(Plg.)F&H.

ITEM NO. 13/12

Sub Regarding permissibility of construction of structures under the integrated development of Samadhi complex, New Delhi .

F.1(12)2009/MP/Pt.

The proposal was explained by Chief Architect, CPWD. After detailed deliberations it was recommended that the activities permitted in "Recreational use" (District Park) can only be proposed in Samadhi Complex including additional safe room for VVIP (5 Nos.) measuring 100 sqm. each for operational requirements. The proposal should adhere to the NBC guidelines. With the above recommendations, the proposal was approved as a case of special permission under section 8(2) of MPD-2021 with the approval of Authority. The proposal to be placed before Authority for consideration.

Action:Director(Plg.)MP.

ITEM NO. 14/12

Sub: Change of Land Use of 765 KV Electric sub station in Zone L and Route Clearance for construction of Loop in-Loop out (LILO) of both circuits for 400 KV Double Circuit Mundka (DTL)-Bamnoli (DTL) Transmission line at Jhatikara Sub station F.6(1)2009/MP

The proposal was explained by Director(Plg.)Dwarka, DDA. Alternative-2 was approved by the Technical Committee with the observations that the proposed H.T. Line alignment (Loop in-Loop out) will follow the proposed 45 mtr R/W road of notified Zonal development plan for its Route in Zone L. The standard Cross Section of 45.0 m right of way is to be followed for locating HT Line towers.

Action:Director(Plg.)Dwarka.

ITEM NO. 15/12.

Sub: Policy for Continuance of Temporary cinemas in Delhi
F.11(6)74/MP/Pt-I

This item was not discussed in view of the decision taken in Item NO. 4/12 above, in which after detailed deliberations and based on the feedback given by the members, it was decided that the land use and enabling provisions of MPD-2021, the proposal be re-examined and evaluated based on provisions given in MPD-2001 and licensing terms and conditions as per the Cinematography Act, building approvals already obtained etc. The desired information be given in a common format for all the cases, thereafter the matter may be put up again in Technical Committee meeting. AC(AP) and AC(UE&P) to guide the concerned units in adopting the agreed common format.

Action:AC(AP), AC(UE&P), OSD (MP) to Co-ordinate.

The Meeting ended with thanks to the Chair.

Director (Plg) MPR&TC

Copy to:-

Copy to:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Commissioner (Plg.)-I, DDA
4. Commissioner (Plg.)-II, DDA
5. Commissioner (LM) DDA
6. Commissioner (LD) DDA
7. Chief Town Planner, TCPO
8. Chief Architect, HUPW DDA
9. Chief Architect, NDMC
10. Chief Engineer (Property Development), DMRC
11. Chief Engineer (Elect) DDA
12. Chief Engineer (Rohini), DDA

13. Chief Engineer (North Zone), DDA
14. Addl. Commr.(Plg.)UE&P
15. Addl. Commr.(Plg.)TB&C
16. Addl. Commr.(Plg.)AP
17. Addl. Commr.(Plg.) Landscape
18. OSD (MPPR).
19. Sr. Town Planner, MCD.
20. Secretary, DUAC
21. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
22. Dy. Commr. of Police (Traffic) Delhi
23. Land & Development Officer, (L&DO)

DRAFT

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Draft for Approval



**DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)
6TH FLOOR: VIKAS MINAR: NEW DELHI.**

No.F.1 (01)2012/MP

Dt.

Sub: Minutes of the 1st Technical Committee meeting held on 13.2.2012

ITEM NO. 1/12

Sub Confirmation of minutes of 4th meeting of Technical Committee held on 14.11.2011 which have already been sent to all the Members.

F.1(09)2011/MP

The minutes were forwarded to the Members and no comments/observations have been received for any item hence the same were confirmed.

ITEM NO. 2/12

Sub Proposed alignment of UER-III (80.0m R/W road) and Dove-tailing with Narela Project at Western Yamuna Canal – modification in the layout plan of Sector-29, Ph.IV, Rohini, Composite Plan, Sector 27 & 28, Ph.IV, Rohini, and layout plan of Pkt.I, Block A, Sector-29, Ph. IV, Rohini.

F. No MPR/Dir(Plg.)/R/09/2010

The proposal of dovetailing of UER-III was explained by Director (Plg) Rohini, DDA and also informed about the instructions expenditure due to shifting of services and gas pipe line. Suptdg. Engineer/CC-6 presented a plan showing the services already laid and require to be re-laid as per dovetailing proposal affected in realigning of this road. It was decided that cost of relaying of services should be minimized and gas pipe line may not be disturbed. The proposal was approved except shifting of gas pipe line which will remain under the road subject to NOC from the Bawana Power Plant/IGL.

Action: CE (Rohini)/CE(North Zone).

estimated to be incurred against relaying of the Gas pipe line should not be accounted for.

ITEM NO. 3/12

Sub: Relaxation in setback norms in the single basement for parking and services use in multi-storey housing Sector A-9, Pkt.I, Narela.

F.180(01)2007/HUPW/SA/R&N/DDA

The proposal regarding relaxing setback norms in the single basement for parking and services was explained by Sr. Architect (Rohini & Narela)DDA and the proposal was approved.

Action: Sr. Architect(R&N).

→ The proposal of dovetailing of UER III was explained by Director (Plg) Rohini, DDA. He informed that about 1.09 crores of instructions expenditure would be incurred due to the shifting of services and gas pipe line.

ITEM NO. 4/12.

Sub: Continuation of temporary Cinemas in Delhi -Raj Cinema located in Tilak Nagar, Zone G.

F.11(05)80/MP/Pt.

The proposal was explained by Director (Plg) Zone C&G,DDA. After getting feed back from the members, it was decided that except the land use and enabling provision of MPD-2021, this matter be re-examined based on provisions given in MPD-2001 and licensing terms and conditions also the information be given in a common format for all the cases. Thereafter the matter may be put up again in Technical Committee meeting.

Action: Director (Plg.)C&G.

ITEM NO. 5/12

Sub: Change of land use from Residential to public and semi-public (health facilities)for land 43318.79sqm. (9.0 acres) opposite Guru Gobind Singh Hospital, F-Block Raghbir Nagar.

F.3(08)2009/MP

The proposal was presented by Director (Plg)Zone C & G, DDA it was decided that the status of land to be confirmed in the first instance and proposal be put up in the next Technical Committee meeting.

Action: Director(Plg.)C&G.

ITEM NO. 6/12

Sub Proposed change of land use 'Recreational' to PSP (School & graveyard) in respect of part land out of the land measuring 42713.52 sqm. as per the layout plan proposed for approval alongwith at Mandoli, East Delhi.

F.20(06)2006/MP

The proposal for change of land use was explained by Director(Plg) Zone E and O. After detailed deliberation the proposal was approved . It was further directed that the file noting should not be annexed as part of the agenda in future.

Action: Director (Plg.)Zone-E & O

ITEM NO. 7/12.

Sub Continuance of temporary Cinemas in Delhi – Lokesh Cinema located in Nangloi Jat, Rohtak Road, Zone K-I.

F.1(508)/2011/Plg./DWK

While considering the item NO. 4/12 it was decided that the matter may be re-examined on the similar lines as mentioned in Item No. 4/12 in which it was decided that except the land use and enabling provision of MPD-2021, this matter be re-examined based on provisions given in MPD-2001 and licensing terms and conditions. Also the information be given in a common format for all the cases. Thereafter the matter may be put up again in Technical Committee meeting.

Action: Director(Plg.)Dwarka.

ITEM NO.8/12

Sub Continuance of temporary Cinemas in Delhi – Suraj Cinema located in Najafgarh Zone- L.

F.1(205)11/Plg./DWK

While considering the item NO. 4/12 it was decided that the matter may be re-examined on the similar lines as discussed in Item No. 4/12 in which it was decided that except the land use and enabling provision of MPD-2021, this matter be re-examined based on provisions given in MPD-2001 and licensing terms and conditions. Also the information be given in a common format for all the cases. Thereafter the matter may be put up again in Technical Committee meeting.

Action: Director(Plg.)Dwarka.

ITEM NO. 9/12.

Sub: Continuance of temporary Cinemas in Delhi --Swarn Cinema located in 'E' Zone.

F. 11(1)/80/MP/Pt-I

While considering the item NO. 4/12 it was decided that the matter may be re-examined on the similar lines as discussed in Item No. 4/12 in which it was decided that except the land use and enabling provision of MPD-2021, this matter be re-examined based on provisions given in MPD-2001 and licensing terms and conditions. Also the information be given in a common format for all the cases. Thereafter the matter may be put up again in Technical Committee meeting.

Action: Director(Plg.)Zone-E & O

ITEM NO.10/12

Sub: Continuance of temporary Cinemas in Delhi -- Hans Cinema located in C Zone

F11(01)2006/MP

While considering the item NO. 4/12 it was decided that the matter may be re-examined on the similar lines as discussed in Item No. 4/12 in which it was decided that except the land use and enabling provision of MPD-2021, this matter be re-examined based on provisions given in MPD-2001 and licensing terms and conditions. Also the information be given in a common format for all the cases. Thereafter the matter may be put up again in Technical Committee meeting.

Action: Director(Plg.)C&G.

ITEM NO. 11/12

Sub Continuance of temporary cinemas in Delhi case study in respect of Sible Cinema falling in Zone 'F'

F.11(6)80/MP/Pt.1

While considering the item NO. 4/12 it was decided that the matter may be re-examined on the similar lines as discussed in Item No. 4/12 in which it was decided that except the land use and enabling provision of MPD-2021, this matter be re-examined based on provisions given in MPD-2001 and licensing terms and

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conditions. Also the information be given in a common format for all the cases. Thereafter the matter may be put up again in Technical Committee meeting.

Action: Director(Plg.)F&H.

ITEM NO.12/12

Sub: Continuance of temporary cinemas in Delhi Cases study in respect of Chander Lok Cinemas falling in Zone 'F'.

F11(01)2011/MP

While considering the item NO. 4/12 it was decided that the matter may be re-examined on the similar lines as discussed in Item No. 4/12 in which it was decided that except the land use and enabling provision of MPD-2021, this matter be re-examined based on provisions given in MPD-2001 and licensing terms and conditions. Also the information be given in a common format for all the cases. Thereafter the matter may be put up again in Technical Committee meeting.

Action: Director(Plg.)F&H.

ITEM NO. 13/12

Sub Regarding permissibility of construction of structures under the integrated development of Samadhi complex, New Delhi .

F.1(12)2009/MP/Pt.

for operational requirements
The proposal was explained by Chief Architect, CPWD. After detailed deliberations it was recommended that the activities permitted in "Recreational use" (District Park) can only be proposed in Samadhi Complex including safe room for VVIP (5 Nos.) measuring 100 sqm. each as a special permission under section 8(2) of MPD-2021 with the approval of Authority. The proposal to be placed before Authority for consideration. *additional*

Action: Director(Plg.)MP.

ITEM NO. 14/12

Sub: Change of Land Use of 765 KV Electric sub station in Zone L and Route Clearance for construction of Loop in-Loop out (LILO) of both circuits for 400 KV Double Circuit Mundka (DTL)-Bamnoli (DTL) Transmission line at Jhatikara Sub station

F.6(1)2009/MP

The proposal was explained by Director(Plg.)Dwarka, DDA. Alternative-2 was approved by the Technical Committee with the observations that the proposed H.T. Line alignment (Loop in-Loop out) will follow the proposed 45 mtr R/W road of notified Zonal development plan for its Route in Zone L. The standard Cross Section of 45.0 m right of way is to be followed for locating HT Line towers.

Action: Director(Plg.)Dwarka.

ITEM NO. 15/12.

Sub: Policy for Continuance of Temporary cinemas in Delhi

F.11(6)74/MP/Pt-I

This item was not discussed in view of the decision taken in Item NO. 4/12 above, in which it was decided that except the land use and enabling provision of MPD-2021, this matters be re-examined based on provisions given in MPD-2001 and licensing terms and conditions. Also the information be given in a common format for all the cases. Thereafter the matter may be put up again in Technical Committee meeting.

Ac(AD) & Ac(OEP) to guide concerned units in adopting the common format.

Action: Ac(AD) & Ac(OEP)

The Meeting ended with thanks to the Chair.

OSD(MM) to coordinate

Director (Plg) MPR&TC

Copy to:-

Copy to:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Commissioner (Plg.)-I, DDA
4. Commissioner (Plg.)-II, DDA
5. Commissioner (LM) DDA
6. Commissioner (LD) DDA
7. Chief Town Planner, TCPO
8. Chief Architect, HUPW DDA
9. Chief Architect, NDMC
10. Chief Engineer (Property Development), DMRC
11. Chief Engineer (Elect) DDA
- 12. Addl. Commr.(Plg.)UE&P
13. Addl. Commr.(Plg.)TB&C
14. Addl. Commr.(Plg.)AP
15. Addl. Commr.(Plg.) Landscape
16. OSD (MPPR).
17. Sr. Town Planner, MCD.
18. Secretary, DUAC
19. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
20. Dy.. Commr. of Police (Traffic) Delhi
21. Land & Development Officer, (L&DO)

→ Chief Engineer (Rohini) DDA
Chief Engineer (Narmada) DDA

tcm/1

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DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)
6th Floor Vikas Minar, New Delhi
Telephone No.23370507

No. F. 1(01)2012/MP/26

Date: 7.2.2012

The 1ST Technical Committee meeting of the DDA for the year 2012 under the chairmanship of VC, DDA will be held on **13.2.2012 at 4.00 P.M. in the Conference Hall, 1st Floor, B Block Vikas Sadan, I.N.A New Delhi.** A list of items along with agenda to be discussed is enclosed herewith.

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

Encl: As above.

J Parate
(I.P. Parate)
Director (MPR) & TC

Copy to:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Commissioner (Plg.)-I, DDA
4. Commissioner (Plg.)-II, DDA
5. Commissioner (LM) DDA
6. Commissioner (LD) DDA
7. Chief Town Planner, TCPO
8. Chief Architect, HUPW DDA
9. Chief Architect, NDMC
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18. Secretary, DUAC
19. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
20. Dy.. Commr. of Police (Traffic) Delhi
21. Land & Development Officer. (L&DO)

Special Invitees

For item No.

- | | |
|--|---------------------|
| 1. Chief Engineer (CWG Projects) | 2/12 |
| 2. Chief Engineer (Rohini) | 2/12 |
| 3. Director (Plg.) Narela | 2/12 |
| 4. Director (Plg.) Rohini | 2/12 |
| 5. Sr. Architect, (R & N), DDA | 3/12 |
| 6. Director (Plg.) C & G | 4/12, 5/12 & 10/12 |
| 7. Director (Plg.) E & O | 6/12 & 9/12 |
| 8. Director (Plg.) Dwarka | 7/12 & 8/12 |
| 9. Director (Plg.) AP-I | 11/12 & 12/12 |
| 10. Director (Plg.) MP | 13/12 |
| 11. Chief Architect (NDR) CPWD | 13/12 |
| 12. General Manager (Project-1) PWD
Katurania Sarai B-9 Qutb institutional Area | 14/12 laid on table |

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tcn/15

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1st Technical Committee Meeting to be held on 13.02.2012.

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6.	6/12	Proposed change of land use 'Recreational' to PSP (School & graveyard) in respect of part lands out of the land measuring 42713.52 sqm. as per the layout plan proposed for approval alongwith at Mandoli, East Delhi. F.20(06)2006/MP	18 to 29
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L.O.T.

14/12

LLV of 765 KV Electric Sub-station
in zone 'L' & route clearance for
40 Loop in -'Loop out (L1L0) of
both circuits for 400 KV double
circuit mainlines (DTL) Bimheli
(DTL) transmission line at Jhatikra
Sub Station

F 6(01) 2009/MP

15/12

Policy for Continuance of
temporary cinemas in Delhi.
F11(06)74/MP/ Part-I

(93)
 DELHI DEVELOPMENT AUTHORITY
 (MASTER PLAN SECTION)
 6th Floor Vikas Minar, New Delhi
 Telephone No.23370507

No. F. 1(01)2012/MP/26

Date: 07.2.2012

The 1st Technical Committee meeting of the DDA for the year 2012 under the chairmanship of VC, DDA will be held on **13.2.2012 at 4.00 P.M. in the Conference Hall, 1st Floor, B Block Vikas Sadan, I.N.A New Delhi.** A list of items along with agenda to be discussed is enclosed herewith.

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

Encl: As above.

(I.P. Parate) 7/2/12
 Director (MPR) & TC

Copy to:

- ✓ 1. Vice Chairman, DDA
- ✓ 2. Engineer Member, DDA
- ✓ 3. Commissioner (Plg.)-I, DDA
- ✓ 4. Commissioner (Plg.)-II, DDA
- ✓ 5. Commissioner (LM) DDA
- ✓ 6. Commissioner (LD) DDA
- ✓ 7. Chief Town Planner, TCPO
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- ✓ 9. Chief Architect, NDMC
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- ✓ 17. Sr. Town Planner, MCD.
- ✓ 18. Secretary, DUAC
- ✓ 19. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
- ✓ 20. Dy. Commr. of Police (Traffic) Delhi
- ✓ 21. Land & Development Officer, (L&DO)

Special Invitees**For item No.**

- | | |
|------------------------------------|--------------------|
| ✓ 1. Chief Engineer (CWG Projects) | 2/12 |
| ✓ 2. Chief Engineer (Rohini) | 2/12 |
| 3. Director (Plg.) Narela | 2/12 |
| ✓ 4. Director (Plg.) Rohini | 2/12 |
| ✓ 5. Sr. Architect, (R & N), DDA | 3/12 |
| 6. Director (Plg.) C & G | 4/12, 5/12 & 10/12 |
| 7. Director (Plg.) E & O | 6/12 & 9/12 |
| 8. Director (Plg.) Dwarka | 7/12 & 8/12 |
| 9. Director (Plg.) AP-I | 11/12 & 12/12 |
| 10. Director (Plg.) MP | 13/12 |
| 11. Dir (Plg.) MP/27 TC | |

N.O.O.

1. Chief Security Officer, Vikas Sadan
2. A.E. (Maintenance), Civil, Vikas.
3. A.E. (Maintenance), Electrical, Vikas Sadan

By Dir (Plg.) VC's office

Recd 20 letter
 8/2/12
 at 11 AM

tcm/1

(92)

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)
6th Floor Vikas Minar, New Delhi
Telephone No.23370507

No. F. 1(01)2012/MP /26

Date: 07.2.2012

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

Encl: As above.

Handwritten Signature
(I.P. Parate) 7/2/12
Director (MPR) & TC

Copy to:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Commissioner (Plg.)-I, DDA
4. Commissioner (Plg.)-II, DDA
5. Commissioner (LM) DDA
6. Commissioner (LD) DDA
7. Chief Town Planner, TCPO
8. Chief Architect, HUPW DDA
9. Chief Architect, NDMC
10. Chief Engineer (Property Development), DMRC
11. Chief Engineer (Elect) DDA
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17. Sr. Town Planner, MCD.
18. Secretary, DUAC
19. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
20. Dy., Commr. of Police (Traffic) Delhi
21. Land & Development Officer, (L&DO)

Special Invitees

For item No.

- | | |
|----------------------------------|--------------------|
| 1. Chief Engineer (CWG Projects) | 2/12 |
| 2. Chief Engineer (Rohini) | 2/12 |
| 3. Director (Plg.) Narela | 2/12 |
| 4. Director (Plg.) Rohini | 2/12 |
| 5. Sr. Architect, (R & N), DDA | 3/12 |
| 6. Director (Plg.) C & G | 4/12, 5/12 & 10/12 |
| 7. Director (Plg.) E & O | 6/12 & 9/12 |
| 8. Director (Plg.) Dwarka | 7/12 & 8/12 |
| 9. Director (Plg.) AP-I | 11/12 & 12/12 |
| 10. Director (Plg.) MP | 13/12 |

N.O.O.

1. Chief Security Officer, Vikas Sadan
2. A.E. (Maintenance), Civil, Vikas.
3. AE. (Maintenance), Electrical, Vikas Sadan

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Ist Technical Committee Meeting to be held on .2012.

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Following two items are likely to be received in one or two days:

1. Regarding permissibility of construction of structures under the integrated development of Smadhi complex, New Delhi
F.1(12)2009/MP/Pt.
(File enclosed)
Page 77 to 83
2. Change of land use of 765Kv elct. Sub-Station in Zone-L & route clearance for construction of loop in loop out (LILO) of both circuits for 400Kv double circuit Mundka (DTL); Bamnoli (DTL) Transmission line at Jhatikara Sub- Station.
File No.F6(1)2009/MP

1/c

(89)

Item No 1/12

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)
8TH FLOOR, VIKAS MINAR, NEW DELHI.

No.F.1 (09)11/MP | 446

Dt. 30/11/11

Minutes of the 4th Technical Committee meeting held on 14.11.2011

ITEM NO. 25/11

Sub: Confirmation of minutes of 3rd T.C. meeting held on 11.08.2011 already circulated to all the Members.

F.1 (07)11/MP

The minutes were forwarded to the members and no comments/ observations have been received for any item, hence the same were confirmed.

At the outset Vice Chairman, DDA directed that only issues related to policy decisions be put up for consideration in the Technical Committee and all the Agenda item should be conclusive for facilitating the decision to be given by Technical Committee.

ITEM NO. 26/11

Sub: Proposed Change of Land Use from 'Recreational' to PSP (School & Graveyard) in respect of part lands out of the land measuring 42713.52 sqm., as per the layout plan proposed for approval.

F20 (6)2006/MP

The proposal was explained by Director (Plg) E&O. After detailed deliberations it was decided that the proposal on the entire DDA land be put up again for the consideration of the Technical Committee, incorporating the following.

- i) Total area under the possession of DDA and its land use as per MPD-2021 and Zonal Development Plan of Zone-E.
- ii) Details of unauthorized construction existing on the DDA land.

Action: Director (E&O)

ITEM NO. 27/11

Sub: Modification in land use of 3.0 ha plot allotted to DMPC in Sector -21, Dwarka.

F.21 (01)2009/MP

Dwarka Planning office made a power point presentation. Technical Committee decided that the modifications as proposed in para-3 of the agenda may be processed under Section-11A of DD Act 1957 for change of land use from "Transportation" to "Commercial" (Hotel). Regarding para -3 (iii) of the agenda i.e. land price related issue be examined by Land Disposal Wing, as per policy.

Action: Director (Plg) Dwarka
Commr.(LD)

ITEM NO. 28/11

Sub: Extending the Development Control norms 'professional college (Technical) under Table 13.6 of MPD-2021 of the 'Medical College' at Sector-17, Dwarka.
F20 (06)2009/MP

The proposal of the development control norms of "Professional College" (Technical) to "Medical College" at Sector-17, Dwarka was explained by Director (Plg) MP & DC. Technical Committee approved the proposal, subject to seeking clearance of Medical Council of India.

Action: Director (MP)

ITEM NO. 29/11

Sub: Regarding permissibility of 'Corporate Office' in 'Convenient Shopping Centre' as per MPD-2021 provisions-clarification by MCD.
F3(57)2009/MP

The item was presented by Director (Plg) MP. The Master Plan provisions contained in para 5.5 & 5.1 under the activities permitted in Convenience Shopping Center were explained. The representative of AIKON Technology Pvt. Ltd. also made a brief presentation and informed that the matter is pending in court of law for input by MCD.

After deliberations following was decided:-

- i) MCD be informed to take a view as per existing Master Plan provision which permits "office" in the "Convenience Shopping Center". Technical Committee may not interact in the case specific issues, which are sub-judice.
- ii) The existing Commercial Centers are to be dealt as per present policy and Master Plan provisions.
- iii) As per MPD-2021 the activity "office" may not be interpreted as "Corporate Office".
- iv) The Convenience Shopping Center (CSC) is the lower- most level of commercial area as per MPD-2021 which ordinarily serves for day to day needs of neighbourhood population, as such Corporate Offices in CSC is ordinarily not to be allowed. The offices of service providing agencies and professional offices and Govt. offices dealing with local issues permissible in residential plots are to be permitted in these commercial centers. This may be clarified as part of the Master Plan review for adoption in future cases.

Action: Director (MP)

ITEM NO. 30/11

Sub: 288/268 EWS housing in vacant pocket behind Ramgarh Colony, Jahangir Puri.
SA/NZ/HUPW/DDA

The proposal for relaxation of set-backs was presented by Sr. Arch. (NZ), HUPW. The proposal was approved with the observation that thick plantation be done in the proposed green area as indicated in the layout plan.

Action: Sr. Arch.(NZ)

(88) 3/c

ITEM NO. 31/11

Sub: Change of land use of the plot measuring 1942.90 sqm at Sector VI, R.K. Puram from "Residential (Nursery School)" to "Public & semi public" under the classification (Training Centre, Research & Development).

F.1 (33)2005/MP

The proposal was explained by Director (Plg) F&H. Technical Committee recommended for change of land use as proposed in the para-3 of the agenda for an area measuring 1942.90 Sq.mt. for further processing under section -11A of DD Act at Sector-6, R.K. Puram from "Residential" (Nursery School) to "Public and Semi Public" (Training Center, Research & Development).

Action: Director (AP-I)

ITEM NO. 32/11

Sub Change of land use from 'Residential Use' to 'Public & Semi Public Use (PSP)' of 23.77hact (58.70 Acres) of land for the setting up of Central Armed Police Forces Institute of Medical Sciences at Village Maidan Garhi & other PSP uses.

F.3(42)2010/MP

The proposal was explained by Addl. Commr. (Plg) UE&P. The change of land use for an area measuring 17.32 hact out of the total area of 23.77 hact from Residential to Public & Semi Public as proposed in para-4 of the agenda was recommended for further processing under Section-11A of DD Act, subject to the following conditions:-

- i) Until the modification of land use is notified, the allotment of land would be provisional as per MOUD directives.
- ii) The institute to make own arrangements for physical infrastructure with MCD and other service providing agencies till regular services are extended by them to this area. The institute to develop the area as a no discharge zone.
- iii) To provide adequate reservation for land for peripheral/ internal services such as ESS, Pumping Stations etc. within the scheme boundary.
- iv) Necessary clearance related to sanction of building plans to be done by the concerned local agency.
- v) Land acquisition of the proposed 24mtr access road to be taken up on priority by LM Wing. The proportionate cost of this road may be loaded on the allottee.
- vi) Mandatory green buffer be maintained as proposed.

Action: Director (Plg) UC & 'J' Zone

ITEM NO. 33/11

Sub: Procedure for Regularization of Pre-existing Cultural Religious (including spiritual), Health care Institutions existing prior to 1.1.06

F.20 (19)96/MP

The proposal was explained by Director (Plg) MP. The proposal contained in Para-4 of the agenda was approved.

**Action: Director (Plg) MP/
All concerned Director (Plg)**

4/c

ITEM NO. 34/11

Sub: Revised layout plan of CRPF Campus at Mahavir Nagar, New Delhi.

F.1 (25)07/MP

The proposal was presented by Director (Plg) C&G. The proposal in para-3 of the agenda was approved.

Action: Director (Plg) 'C' & 'G'

ITEM NO. 35/11

Sub: Swapping /Inter change of land use between the 'Commercial' and 'Residential' land measuring 3.068 hact at Kalkaji Ext. for in-situ rehabilitation.

F.3(32)2007/MP

The item was presented by Director (Plg) F&H. The change of land use of an area measuring 3.068 hact from "Commercial" (Community Center -C1) to "Residential" and equivalent land from "Residential" to "Commercial (Community Center-C1) as per details given in agenda was approved for further processing under section -11A of DD Act. It was further decided that the details with respect to the eligibility criteria, quantum of jhuggies to be shifted along with necessary documentation be done by Land Management Deptt. in a time bound manner under intimation to the office of V.C.,DDA.

Action: Chief Architect, Commr. (LM)& Chief Engineer (SZ)

The Meeting ended with thanks to the Chair.

[Signature]
Director (Plg) MPR&TC 30/11/11

Copy to:-

1. Vice Chairman, DDA.
2. Engineer Member, DDA.
3. Commissioner (Plg)I, DDA.
4. Commissioner (Plg)II, DDA.
5. Commissioner (LM) DDA.
6. Commissioner (LD) DDA.
7. Chief Town Planner, TCPO.
8. Chief Architect, HUPW, DDA.
9. Chief Architect, NDMC.
10. Chief Engineer (Property Development) DMRC.
11. Chief Engineer (Elec.), DDA
12. Addl. Commissioner (Plg) UE&P, DDA.
13. Addl. Commissioner (Plg)TB&C, DDA.
14. Addl. Commissioner (Plg) AP, DDA.
15. Addl. Commissioner (Landscape), DDA.
16. Sr. Town Planner, MCD.
17. OSD (Plg)MPPR
18. Secretary, DUAC.
19. Sr. Architect (HQ-1) CPWD, Nirman Bhawan.
20. Dy. Commr. of Police (Traffic) Delhi.
21. Land & Development Officer, (L&DO).

13/tcm

List of participants of 4th meeting for the year 2011 of Technical Committee on 14.11.2011.

Delhi Development Authority

S/Sh./Ms.

G.S. Patnaik, Vice Chairman
 Ashok Khurana, EM, DDA
 Ashok Kumar, Commr. (Plg.)-I
 Dr. S.P. Bansal, Commr. (Plg.)-II
 P.V. Mahashabdey, Addl. Commr. (Plg.)TB&C
 R.K. Jain, Addl. Commr. (Plg.)UE&P.
 P.M. Parate, Addl. Commr. (Plg.) AP
 Savita Bhandari, Addl. Commr (Land Scape)
 S.P. Pathak, OSD (Plg.)MPPR.
 Archana Mahapatra, Dir. (Plg.)C&G
 S.B. Khodankar, Dir. MP
 P.D. Meena, SA (NZ)HUPW
 T.K. Mandal, Dir.(Plg.)AP(E&O)
 Manju Paul, Dy. Director, VC Office
 K. Sri Rangan Dy. Dir.(Dwarka)
 Chandu Bhutia Dy. Dir.(Plg.)UC
 S.R. Jaiswal , Dy. Dir.(NZ)HUPW
 B.B. Guruwara, EE(Elect.)/ Elect.Divn-II.

TCPO

Sudeep Roy, Asstt. TCP

Municipal Corporation of Delhi:

P. Dinesh, Dy. Town Planner

L&D.O.:

A.K. Chopra, Building Officer,

C.P.W.D:

Sanjib Sen Gupta, Sr. Architect(HQ)I

CRPF

Jaidev Kesri, Commandant, CRPF, 5th Battalion

6/c (86) Horn No 2/12
AGENDA FOR TECHNICAL COMMITTEE

SUBJECT: PROPOSED ALIGNMENT OF UER - III (80.0 M R/W ROAD) AND DOW-TAILING WITH NARELA PROJECT AT WESTERN YAMUNA CANAL - MODIFICATION IN THE LAYOUT PLAN OF SECTOR-29, PHASE -IV, ROHINI, COMPOSITE SECTOR PLAN, SECTOR 27& 28, PHASE-IV, ROHINI AND LAYOUT PLAN OF POCKET -I, BLOCK -'A', SECTOR-29 PHASE -IV, ROHINI

(File. No. MPR/Dir (Plg) R / 09 / 2010)

1. BACKGROUND

In MPD-2021, 80 M wide proposed road (UER-III) has been envisaged from GT Karnal Road (NH-1) to Rohtak Road (NH-10) passing through Narela and Rohini Project respectively. This road connects at Western Yamuna Canal on either sides of the respective project. Since the alignment of the road does not coincide at the meeting point at Western Yamuna Canal, the realignment in terms of Dow-tailing is required to be carried out in the DDA acquired area of Rohini Project.

2. EXAMINATION

Urban Extension Road (UER) -III with 80mtr. R/W connecting NH1 to NH10 as per Zonal Development Plan of Zone-M, Zone-P-1 and MPD-2021 is in process of implementation by DDA.

The Alignment Plan of UER-III was jointly inspected by the then Director (Plg.) Narela Project and Director (Plg.) Rohini Project on 29.03.04. In the joint inspection, it was revealed that there are two 'S Curves' in the road which are not there in the Plan prepared by the Rohini Project. As such it was decided that the Alignment of the Rohini side may be suitably modified to integrate with the other side i.e. Narela as per the topographical survey conducted by the SE/CC-7.

The integration of UER-III (80mtr. wide road) from either side of Western Yamuna Canal in Rohini and Narela Project, was apprised to the then Engineer Member, DDA in the meeting held on 17.07.04 to review the progress of Planning and Construction of UER-I, II & III.

Technical Committee, DDA, in its meeting held on 22.07.05 vide item No. 17/2005 recommended that a Committee comprising of Chief Engineer (Rohini/ Narela/ Electrical), A.C. (Plg.) III (convener) & Director (Narela & Rohini) will examine the matter and to submit its report within three weeks to EM, DDA.

Considering the recommendation of Technical Committee, DDA the then SE/CC-6 vide letter No. PA/EE/RPD-1/DDA/7/05/1229 dt. 26.11.2005 intimated that an amount of Rs.34,54,654/- (Approx.) would be infructious expenditure towards the re-laying of services if alternative alignment as per proposed Plan is to be approved/considered by the Competent Authority.

Contd....2....

The progress regarding Dow-tailing of UER-III at the junction of Western Yamuna Canal with the Narela Sub-city was discussed in the meeting taken by the then EM, DDA on 27.02.06 wherein it was decided that for proper integration of the junction the concerned offices from Narela Project and Rohini Project shall sort out the issue without disturbing the services already laid by the Rohini Zone.

The integration of UER-III at the junction of Rohini and Narela near Western Yamuna Canal, was again discussed in the meeting taken by the then EM, DDA on 07.02.07 wherein it was decided that the Director (Plg.) Narela will dow-tails the junction of Narela stretch corresponding to the road already constructed on Rohini side.

Based on Master Plan for Delhi-2021 notified on 07.02.07, the Zonal Development Plan for Zone-M and Zone-P-1 were prepared by respective Planning Offices. Both the Zonal Plans are approved by the Ministry of Urban Development, Govt. of India on 08.03.10. The integration of UER-III is yet to be finalized.

A meeting to discuss Dow-tailing was held under the Chairmanship of Commissioner (Plg) DDA on 30.08.2011, according to which the existing alignment of UER-III be modified in Rohini Project Area for Dow-tailing it with Narela Project as per decision already taken in the Senior Officers meeting under the Chairmanship of VC DDA held on 24.08.2011. Based on further deliberation in the meeting the proposal for Dow-tailing as prepared by Project Manager (MPR) was given to Engineering Wing, Rohini and Rohini Planning Office to work out the cost of infructious expenditure for relaying of essential services in the proposed/modified alignment. In the said meeting Land Management Wing DDA was requested to proceed further for acquisition of land in Narela Project assuming Dow-tailing is towards Rohini Project Area.

The Engineering Wing Rohini vide letter dated 7.10.11 has informed that infructious expenditure on already laid services is amounts to **Rs 1.09 Crore** and the expenditure to be incurred for relaying of these services along the proposed alignment amounting to **Rs 5.75 Crore**. Project Manager (MPR) vide letter dated 27.10.11 informed that Delhi Transco Ltd. has intimated for sparing of 580 sq. m. of land instead of 2000 sq.m. in the proposal earlier prepared by him.

On the availability of 580 sq. m. of land alignment plan has been prepared by Rohini Planning Office and forwarded on 22.11.2011 to Engineering Wing Rohini and Master Plan Road Section for confirmation of Dow-tailing of 80 m road towards Narela Project and Engineering Wing Rohini to reconfirm the amount of infructious expenditure as intimated on 7.10.11. The confirmation for Dow-tailing has been received from Project Manager (MPR) DDA vide letter dated 28.11.11 and reconfirmation of the amount of infructious expenditure is still awaited from Engineering Wing Rohini.

8/c

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Based on the above examination the following modification in respective Layout Plan are to be considered. The details are as under:

i. AREA STATEMENT AS PER MODIFIED LAYOUT PLAN OF SECTOR-29 PHASE-IV, ROHINI:

Sl. No.	Landuse	Approved Area		Area affected due to road realignment (in HA)	Final Area		Remarks
		in HA	%		in HA	%	
1	Residential (gross)	142.0	56.35	0.00	142.00	56.76	
2	Commercial	11.5	4.56	0.00	11.50	4.60	
3	Public/ Semi Public	20.2	8.02	-1.57	18.63	7.45	
4	Recreational	55.0	21.83	-0.14	54.86	21.93	
5	Circulation	23.3	9.25	-0.12	23.18	9.26	
6	Industries	0.70	0.28	-	-	-	0.70 HA of Industries land is added in Public/ Semi Public as landuse as per MPD-2021 is PSP Facilities
TOTAL		252.0	100.00	-1.83	250.17	100.00	

ii. AREA STATEMENT OF SECTOR 28 AS PER COMPOSITE SECTOR PLAN, SECTOR 27& 28, PHASE-IV, ROHINI:

Sl. No.	Landuse	Approved Area		Area affected due to road realignment (in HA)	Final Area	
		in HA	%		in HA	%
1	Residential (gross)	191.0	68.21	0.00	191.00	67.77
2	Commercial	3.0	1.07	0.00	3.00	1.06
3	Public/ Semi Public	37.5	13.39	+1.92	39.42	13.99
4	Recreational	24.0	8.57	0.00	24.00	8.52
5	Circulation	24.5	8.75	-0.09	24.41	8.66
TOTAL		280.0	100.00	+1.83	281.83	100.00

Contd....4....

AD(MP)

10/11

(84)

Item No - 3/12

AGENDA FOR TECHNICAL COMMITTEE MEETING

File No. F180(01)07/HUPW/SA(R&N) DDA/29

Dated: 24.11.11

SUB: RELAXATION IN SETBACK NORMS IN THE SINGLE BASEMENT FOR PARKING AND SERVICES USE IN MULTISTOREY HOUSING SECTOR-A9 (POCKET-I) NARELA.

1.0 Background:

1.1 It is a Multistorey Housing scheme with 2.64 hac site area and 483 no. of (two bedroom) dwelling units. As per the Engg. Wing. the site is partially encroached upon by 'unauthorized structures' covering an area of 3474.11 sq.m. Considering the encroached area, the required parking, as per MPD-2021, was accommodated on the surface, under stilts and Basement(single), with periphery of the basement extending beyond the permissible setback line. The scheme has approvals from :

- 257th Screening Committee vide item no. 84:2007 dt: 22.05.2007
- DUAC vide lt.no. 11(17)2007 dt: 23.05.2007
- CFO vide lt.no. F6(DFS)MS/BP/2010 dt: 05.08.2010

The same has been forwarded to Engg. Wing. for EIA clearance on dt:09.12.2010.

As per the Engg. Wing vide lt.no.F7(111)2011/CE/NZ/2940 Dt:24.08.2011 and AE(P)ND-3/DDA/626/dt:28.06.2011 the work has been awarded to private agency thus requesting for the issue of requisite essential drawings to avoid financial implications.

1.2 Later the structural details received from the Engg. Wing were incorporated in the drawings where in the total no of ECS reduced to less than the required, as per MPD-2021 norms.

Accordingly, to accommodate the shortfall in parking minor modifications were made in basement plan and the proposal was approved by the 301st Screening Committee held on 19.10.2011 vide item 94:2011. In accordance with the follow up action of the proposal, the scheme is to be put up in the Technical Committee for seeking relaxation in setbacks in the basement (single).

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ADCMP)

r1/c

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2.0 Examination :

The scheme has been examined with respect to MPD-2021 norms.

2.1

Ground coverage	33.3 %
FAR	200
Density	175 Du's/hac
Parking	@2 ECS /100 sq.m of the total built up area
Set Backs	15, 12, 12, 12

2.2 MPD-2021 clause 8(5a): Parking standards in Basements.

The basement(s) upto the setbacks line maximum equivalent to parking and services requirement.

Basement(s) shall be designed to take full load of the fire tender, wherever required and subject to adequate safety measures.

The observations wrt. above are as follows:

- The Layout Plan of the scheme (at surface level) follows the setback norms as per MPD-2021 i.e 15, 12, 12, 12.
- The periphery of the basement (parking plan) is exceeding beyond the permissible setback line of the scheme.

3.0 Proposals :

In order to accommodate parking requirement @ 2 ECS /100 sq.m of the total built up area, besides providing parking on surface, stilt areas and in single basement, the setback in basement have been exceeded. However in the proposed scheme the setbacks in the Basement are as 6.35m, 3.8m, 6.0m, 3.8m, 3.8m, 9.77m as mentioned in the drawings enclosed.

The proposal for extended basement, in this specific case only is put up for approval.

4.0 Recommendations :

The proposals in para 3 above is recommended for the consideration of the Technical Committee.


AD (Arch.)-I


Dy. Dir. (Arch.)-II


Sr. Architect(R&N)


AD (MP)

82

Site Area

Permissible FAR = 52892.72 sqm/a 20M
Permissible G. Cov. = 8727.3 sqm @ 33%
Permissible Density = 175 DCU/ha
= 462 DCU'S

=462 DL'S

$$\text{Proposed } \text{G}(\text{COV}) = 5173 \text{ sqm}(14.56\%)$$

(Including 5¢ som mail charge)

$$\text{Linn Area} = 109 \text{ sqm}$$

21505671 - 18-95 DC514

Parking required = 1053 nos.

(percentage of total built up area)

Parking Provided:-

Still parking

Basement (1 Deck)

2000

$$E_{22} \approx \text{No.}(\text{bits/s}) = 16 \times 8 \text{ q/m}$$

Facility block - (Additional FAR)

$$\text{St. Citizen area} = 100 \text{ sqm}$$

number can

NOTES

- concerned as well as 22 of 37 (59%) and 22 of 36 (61%) subjects, respectively.
- The Schirmer has been approved by the D.E.A. (code 101-1-1417200-10-16, Mardel, Madrid, Spain).
5. The tear fluid from the Schirmer has been received inside a tube no. 64184-MS (BD 7210) no. 604-04-3-8, 2010.
6. It must be noted that the design was not built out of the first laboratory reference required, due to aspects to be developed.
7. The Schirmer has been approved in 1910 by a Scientific Committee (code 101-1-1417200-10-16, Mardel, Madrid, Spain) and that the primary use of it should be implemented.
8. The Schirmer has been approved for manufacturing products that do not require any special care for manufacturing products.

PROJECT TITLE

SECTOR - A-9, PKT-1, NARELA

SHEET 1111

SILLI LAYOUT PLAN

DATE	TIME
NOV. 2011	

TABLE 1. *Continued*

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SY ARCH ADM CH ARCH

ROHINI & NARELA ZONE VT

200011210002

6. This is a corner plot with existing front road R/W and side road of 30 ft. (9.0 m). However, side road is proposed as 24 m R/W in the Zonal plan Zone-G.

2.3 Land use :

The land use of the site as per Zonal plan Zone-G & MPD-2021 is "Residential". Cinema / Cineplexes are permitted in Commercial landuse and hence, requires Change of landuse from residential to commercial to be processed under section 11 A of DD Act.

2.4 Clearances:

For processing the change of land use it is required that:

- I. Status of land should be obtained from lands branch, DDA.
- II. The area should be free from legal encumbrances.
- III. Clearance is required from fire deptt.


2.5 Decision MOUD, GOI

As per the decision taken at meeting held by Secretary (UD) on 20.09.2011 DDA is required to send the proposal afresh along with site verification reports and Technical Committee recommendation. There is no provision of Temporary Cinema in MPD -2021 and if amendment is required in MPD -2021, DDA will Send the draft to MOUD.

On the basis of direction of MOUD, Change of landuse from "Residential to Commercial" is required in this case.

3.0 Proposal

The factual position as mentioned in para 2.0 above is placed before the Technical Committee for taking appropriate decision in the matter.


Asstt. Dir. (Plg.) Zone G
Zone C&G

Dy. Director (Plg.) Zone G
(Vacant)


Director (Plg.)

14/c
ITEM NO. 80 4/12

TECHNICAL COMMITTEE NO. _____

DRAFT AGENDA FOR TECHNICAL COMMITTEE

Subject: "Continuance of temporary Cinemas in Delhi"

File no. F.11(05)80/MP)/Part

5.0 Background:

- 5.1 In the 3rd Technical Committee meeting held on 11.08.2011, the issue regarding "**Continuance of temporary Cinemas in Delhi**" was discussed in detail. In the agenda 7 nos. temporary cinemas of Delhi were listed. *And after detailed deliberation, it was observed that continuance of Temporary Cinemas and the possibility of effecting land use change to make them permanent in situ in Delhi should be dealt on case to case basis. Accordingly it was decided that the present status of the temporary cinemas in terms of area, ownership details and existing/functioning activities in these premises, supported by photographs/ documents may be obtained to examine the matter further.* present case is regarding Raj Cinema located in Tilak nagar, Zone-G and listed in the TC Agenda at sl. No. 5.

2.0 Examination

- 2.1 In Compliance to T.C. decision, letter vide no. F11(05)80/MP/part/D-228 dated 31.10.11 was sent to owner of Raj cinemas to submit the required documents. In response the following documents were submitted in the office on 25.11.11.

1. Existing building plan of Raj Cinema.
2. 6 nos of Photographs
3. Location Plan
4. Agreement Letter.

sd
ADCMP

The layout plan of the area is not available.

2.2 Site Report:

1. The site is located in Chaukhandi, Tilak Nagar Area, in Zone-G-14.
2. Permanent Structure is found for cinema Hall purpose, with an area 1960 Sq.m (as per LOP)
3. Cinema activity is not functioning at present.
4. There is no Commercial & other activity running at the site.
5. The site is surrounded by Residential colonies like Ganga Ram Vatika, Cchaukhandi Extn. & Mukhrjee Garden.

2/4

2.2 Land use : The landuse of the site is Residential as per Zonal Development plan Zone-G and MPD-2021.

2.3 MPD 2021 provisions : The proposed facility blocks (as listed in para 1.0 above) which are Health/ Medical oriented and to be accommandated in the site u/r, ^{are} permitted in "Public & Semi Public" (Health facility) landuse and hence, calls for Change of landuse from "Residential" to be processed under section 11A of DD Act 1957.

3.0 Proposal:


Change of land use may be processed for 43318.79 sq.m (9 acres) of area from Residential to Public and Semi public use (health facilities) with the condition that:

- (i) Efforts should be made to shift the High tension line passing through the plot and laying the same underground.
- (ii) Confirmation of land ownership by the lands branch.

4.0 Recommendations:

Proposal as given in para 3.0 is put up for consideration of the Technical Committee for approval.

4DC(MP)


12/1/12
Asstt. Dir. (Plg.) Zone G
Zone C&G

Dy. Director (Plg.) Zone G
(Vacant)


13/01/12
Director (Plg.)

DRAFT AGENDA FOR TECHNICAL COMMITTEE

Subject: Change of landuse from "Residential to Public and semi public (Health facilities)" for land 43318.79 Sq.M. (9.0 acs) opposite Guru Gobind Singh Hospital, F - block, Raghubir Nagar.

File no. F.3 (08)2009/MP

1.0 Background:

1.1 The request for change of landuse for land measuring 43318.79 sq.m of area is received from the Directorate of Health services, Govt. of NCT, Deptt of health and family welfare, Delhi. This has been forwarded by Executive Engineer, PWD, Zone B-223, GNCTD. A piece of land measuring about 9 acre at Raghubir Nagar opposite Guru Gobind Singh Hospital has been agreed upon in a meeting under Hon'ble Lt. Governor with Health Deptt., GNCTD, for the purpose of accomendating a number of Health/medical orientated facility blocks which are listed as under:

1. Delhi nursing council, Teaching block, College+ Hostel
2. Delhi Bhartiya Chikitsa Parishad
3. Delhi Medical Council
4. Board of Homoeopathic System of Medicin
5. Delhi Phrmacy Council
6. Delhi council for Physiotherapy and Occupational Therapy
7. Delhi Dental Council
8. Dte. Of Family welfare
9. CDMO West
10. PFA
11. Emergency Medicin (CATS)
12. Delhi state Health Mission
13. Drug Control Deptt.

Further, in a meeting under Honble Minister, DDA was directed to process the Change of Landuse for those facility blocks as required by the Health Deptt. GNCTD on prioty.

2.0 Examination:

2.1 **Site Condition :** Firstly, the documents submitted by the Health deptt. are not adquate. Secondly, there is a High tension line passing through the plot, which is being considered for shifting the same and laying underground as reported by the Electricity Authority.

Surroundings:

North: Residential
South: Residential
East: Residential
West: Proposed 30.0 M wide Road

AD(MP)

18/c
(78)

Item No 6/12

DRAFT AGENDA FOR TECHNICAL COMMITTEE

SUB: Proposed Change of landuse from 'Recreational' to 'PSP (school & graveyard) in respect of part lands out of the land measuring 42713.52 sqm, as per the layout plan proposed for approval alongwith at Mandoli, East Delhi

File No. F20(6)2006/MP/

The proposal was considered in the 4th Technical Committee meeting held on 14.11.2011 vide item no. 26/11. The Technical Committee decision is as follows:-

The proposal was explained by Director (Plg.) E&O. After detailed deliberations it was decided that the proposal on the entire DDA land be put up again for the consideration of the Technical Committee, incorporating the following.

- (i) Total area under the possession of DDA and its land use as per MPD-2021 and Zonal Development Plan of Zone-E.
- (ii) Details of unauthorized construction existing on the DDA land.

1.0 BACKGROUND

A reference was received from OSD (Lands) in file no. F.12(15)04/HC/Legal for regularization and allotment of land for graveyard, park and school in the DDA land at village Mandoli East Delhi.

There was a court case of No. WP(CRL)1384/03 titled Mohd. Shabbir v/s State & others in which Hon'ble High Court vide its orders dt. 19.1.2005 directed Divisional Commissioner/Secretary (Revenue) to call a meeting of responsible officers of DDA, Land acquisition collector and Delhi Wakf Board to sort out the problems which are arising in this matter and file a detailed report about the same.

A report in this regard was submitted before Hon'ble Court by Secretary (Revenue) (in Lands File) dt. 5.4.2005 **Annexure-I**, in which it was decided that "as the major portion of this land of these Khasras are under encroachment by way of temples, shouchalays etc, DDA cannot utilize this land for implementing its plan. Hence, it was decided that the area available in both these khasras may be allotted by DDA on its terms & conditions to Graveyard, park & school. The area measuring 20,822.23 sqm may be allotted to Wakf Board for graveyard, 3393.02 sqm to park/green area and 7590.66 sqm to Govt. Sr. Sec. School. The necessary provisions for approaching graveyards and temples have been made in these recommendations."

Shabbir
Ad(MP)

from the then the United Province of Agra & Oudh. Since 1915-49
1964-65 the detail of status / classification of the land comprising
Khasra NO.289-290 is given below :-

S.No.	Year	KhasraNo		Area (bigha - biswa)	Ownership	Classification of land	Remarks
		Old No.	New No.				
1.	1915- 1916	129/2	289	26.14	Ahle Islam	Gair Mumkin Kabristan	Copy of Khatauni is annexed as Annexure 'A'.
		130	290	33.18	Kishan Singh etc.	Gair Mumkin Khera	
2.	1954- 1955	129/2	-do-	23.00	-	Gair Mumkin Kabristan	Annexure 'B'.
		130		33.18		Gair Mumkin Khera	
3.	1964- 1965	129/2	-do-	23.10	G.S.	Gair Mumkin Kabristan	
		130		33.18	-	Gair Mumkin Khera	

04 Thereafter the above land was notified U/S 4 of the Land Acquisition Act, 1894 vide notification No.F.4(14)/65-L&H dt. 6.3.65 for P.D.D. ;and U/S 6 vide notification No. .F.4(14)/65-L&H dt. 19.10.66.

05 Subsequently, an award No.41/71-72 was drawn on 29.1.1972 in respect of Kh. NO.290 (Old No.130) and the possession of 32 Bigha 12 Biswa, which was found vacant at the site, was handed over to the Land & Building Deptt. on 4.11.1969. The possession of rest of

20/c



proposed for Graveyard, Park, Existing School. The details of area is as follows :-

• Total area	- 105138.82 sqm
1. Area under un-authorized colony.	- 50430.00 sqm
2. Area under existing cremation ground.	- 7163.30 sqm
3. Area under existing Recreational use Green.	- 4832.00 sqm
4. Area Under DDA Possession	- 42713.52 sqm
a. <i>Proposed Area under Graveyard.</i>	- 20822.23 sqm
b. <i>Proposed Area under existing Hr.Sec. School.</i>	- 7590.00 sqm
c. <i>Proposed Area Proposed for Recreational Use (including Park/Green Area measuring 3393.02sqm to be allotted to MCD, refer Annexure-II).</i>	- 14301.29sqm (3393.02sqm +10908.27sqm)

Hence, proposal for

(A) Approval of the proposed layout Plan (LOP) of the area measuring 42713.52 sqm having the use - break up given at 4 above.

(B) Change of Landuse (CLU) from 'Recreational' to 'PSP' (Graveyard) for an area 20822.23 sqm as given in 4(a) above in MPD-2021 & Zonal Development Plan of Zone-'E'.

(C) Change of Landuse to be considered from 'Recreational' to PSP (Hr. Sec. School) for an area of 7590.00 sqm as given.

Proposed Landuse Plan as per the break up is put up for consideration as **Annexure-VII**.

The UD Department, GNCTD has been considering the regularization of unauthorized colonies as per Govt. of India guidelines. One such unauthorized colonies falls in the area under consideration. It is also proposed that the approval of the Technical Committee may be sent to GNCTD for consideration with regard to the landuse break up while considering for regularization of the unauthorized colonies.

4.0 RECOMMENDATION FOR CONSIDERATION

The proposal contained in para-3 above is placed before the Technical Committee for its consideration.

Dir. (Plg.) Zone E&O

Jt. Dir. (Plg.) Zone E&O

24/c

18/c
109/10

boundary wall was erected by the DDA, the major portion of the land is under encroachment by way of temples, graveyards, School, Sulabh Shouchalaya and some private persons.

09 The total area of Kh. No.289 and 290 as per Revenue record is 56 Bigha 16 Biswa or 47,539.70 Sq.Mtr. However, on actual measurement of the area within the boundary walls so erected by DDA was found 50 Bigha 13 Biswa or 42,713.52 Sq. Mtr., that is the area measuring 6 Bigha 3 Biswa or 4826.18 Sq. Mtr. is already under encroachment. In addition to this, both these Khasras are also under encroachment by way of temples, Shouchalayas and by some private persons as per details given below: -

Temples	8476.85 Sq. Mtr.
DESU	137.34 Sq. Mtr.
MCD	600.53 Sq. Mtr.
Residence & Temples	301.56 Sq. Mtr.
Path. Way	492.75 Sq. Mtr.

10 In the meeting held on 1.4.2005, it was unanimously decided that as the major portion of the land of these khasras are under encroachment by way of temples, shouchalays etc., DDA cannot utilize this land for implementing its plan. Hence, it was decided that the area available in both these khasras may be allotted by DDA on its terms and conditions to Graveyard, Park and School. The area measuring 20,822.23 Sq. Mtr. May be allotted to Wakf Board for graveyard marked 'A' in the site plan, the area measuring 3393.02 Sq.Mtr. to Park/ Green area marked 'B' in the site plan and the area

21/c

(76)

ANNEXURE - I

112/c

IN THE HON'BLE HIGH COURT AT NEW DELHI

WP (CRL.) 1384/03

Titled Mohd. Shabbir Vs. State & Ors.

REPORT REGARDING SORTING OUT THE PROBLEMS IN THE DAY TO DAY AFFAIRS REGARDING GRAVEYARD KHEDA KABRISTAN AHLE- ISLAM WAKF SITUATED AT KHASRA NO., 289-290 (56 BIGHA 16 BISWA VILLAGE MANDOLI, P.S. NAND NAGRI, DELHI.

The Hon'ble High Court, Delhi in the above referred WP(CRL) 1384/03 vide its Order dated 19.1.2005 had directed the undersigned being the Secretary (Revenue) to call for a meeting of responsible Officers of Delhi Development Authority, Land Acquisition Collectors and Delhi Wakf Board and to sort out the problems which are arising in the matter and file a detailed report about the same within a period of eight weeks.

02 In compliance to the order of the Hon'ble High Court, the undersigned in the capacity of Secretary (Revenue) had called a meeting of the concerned Officers on 19.1.2005, 18.2.2005 and on 1.4.2005 and in addition to these meetings inspected the site on 25.2.2005.

03 Village Mandoli is one of the villages of East Delhi annexed to the Province of Delhi vide Notification No.984-C dated 22.2.1915

23/c - 19/c - 10/c

(75)

the area measuring 1 Bigha 6 Biswa could not be taken due to built up of two temples in one Bigha area and statue of Goddess in One Biswa and Graves in Five Biswas. Copy of the Award and possession proceedings is annexed at (ANNEXURE-C).

06 The award in respect of Kh. NO.289 (Old Kh. No. 129/2) was drawn vide award No.103/86-87 and the possession of 22 Bigha 13 Biswa was taken and handed over to Land & Building Deptt./ Delhi Development Authority on 22.9.1986. However, the possession of 5 Bigha could not be taken as there existed some graves. Copy of the award and possession proceedings are enclosed (ANNEXURE-D).

07 From the above, it is clear that in Khasra No.289 (Old No.129/2) the Gair Mumkin Kabristan was existed since 1915-16 and this land should not have been notified and awarded, as the land of Kabristan can not be acquired as per provisions of Land Acquisition Act, 1894. However, since the land has been awarded and the possession has been handed over to Land & Building Deptt./ DDA, there is no provision under the Land Acquisition Act to de-notify the said land from the acquisition.

08 The undersigned along with the team of the officers comprising of Chairman, Delhi Wakf Board, and its C.E.O., Survey Commissioner and the Deputy Commissioner (North-East) / Land Acquisition Collector (District North-East) inspected the site on 25.2.2005 and found that the DDA had erected the boundary wall of the entire land of both khasaras. Even in spite of the fact that the

F-12 (15) 04/Hc/Lgal

106/L

210

65/N

From propose -

File has been directly received from ASO(PIS). May like to see before n.a. taken by the unit.

Ac(P/S)-II

Remainder

Dir(T/A)

30/11/06

प्रा. पी. वाठक
निदेशक (पिस)
समुदायिक विकास
वि. वि. प्र.

30/11/06

JD(T/A)

Page numbering on noting side given from page 63/N onwards. Pl. examine.

Asstt. Director(PIS)-I/TYA. 30/11/06

th. Saini/H/Asstt.

11/12/06

To prepare the dlog. for the situation question & to process the change of land use the file on the subject needs to be open. Hence if agreed we may request the JTO(MP) to open the file on the subject "Change of land use from Residential to P&SP (School) at Mandoli, East Delhi".

Submitted for above file

AD(P/S) TYA-I

JD(T/A)

11/12/06

Vinod K. 11/12/06

Director(PIS)/TYA

JD(MP) (unlabeled)

4/12/06

प्रा. पी. वाठक
निदेशक (पिस)
समुदायिक विकास
वि. वि. प्र.

U/I

25/c (74) - 17/c 108/-
measuring 7590.66 Sq. Mtr. to Govt. Sr. Sec. School Marked 'C' in
the site plan

11 From the proposed allotment of land measuring 20822.23 Sq.
Mtr. To Graveyard, it is clear that the proposed land is nearly 2 Bigha
in excess from the total area of Kh. No.289 (22 Bigha 18 Biswa)
being the Kabristan in the Revenue Records.

12 The necessary provisions for approaching graveyards and
temples have been made in these recommendations.

13 This report is submitted to the Hon'ble High Court for taking
further decision in the matter.

AD(MP)

(G.K. MARWAH)

DIVISIONAL COMMISSIONER

SECRETARY (REVENUE)

Dated 5.4.2005

DELHI

26/c

73

107/c

6/1/11

F.12(15)04/HIC/Legal

This matter refers to regularization of 30,000 sqm of land for temple, residents, graveyard etc. The matter was subsidy and Divisional Commissioner, Delhi was asked to file a report before the Hon'ble Court (Page-50). The order of High Court was discussed along with the report Divisional Commissioner (Delhi). The Court orders reads as below:-

"This petition is not required to be entertained any further in view of the detailed report submitted by the Revenue Secretary showing that the matter has been settled between the parties. The report is taken on record....."

It is very obvious that in view of the above, we have to abide by the decision taken in the meeting on 01.04.2005. In that meeting it was decided that DDA will allot the land for graveyard, parks and schools. Hence it is proposed that we may allot the land for graveyard to Wakf Board, land for park to MCD and land for school to Delhi Govt. as per the area description in para 10 of the report of Divisional Commissioner, Delhi.

The file was submitted to VC, who wanted to see the layout of the area. Now we have got clear layout of the area from Planning Department (374-C). It is submitted that since we have no option but to comply with the Court Orders, I propose that:-

- Allot the graveyard land to Wakf Board.
- Allot Park land to MCD.
- Send a case of school land to Technical Committee for change of land use and thereafter refer it to Ministry of U.D.

APCMA

A

OSD (Planning) 575-A

D.A. Dy. No.

Date 28/11/06

7028/cld
17/11/06

C.L.D

4980
22/11

P.C

COMMISSIONER
Diary No. F-134
Date 28/11/06

Wakf
22/11/06

12/11/2006
(P. MISHRA)
(S.D. (Lands))

Com (Wp)

C-34 Dist 7417
29/11/06

3600/052
22/11/06

①/P1 prepare day out
plan

193717
22/11/06

May 11

8.7.0

27/11
28/11/06
(P. Mishra)
(S.D. (Lands))

Concurs Dir (TYA).

Dir (TYA)

28/11

1598/2005
14/12
RAKESH MEHTA, IAS

28/c
47/c
F4(39)2005/CRC/DDA/GOVT
ANNEXURE-III
मुख्य सचिव
राष्ट्रीय राजधानी क्षेत्र दिल्ली सरकार
दिल्ली सचिवालय, आई.पी. एस्टेट, नई दिल्ली - 110002

CHIEF SECRETARY
GOVT. OF NATIONAL CAPITAL TERRITORY OF DELHI
DELHI SECRETARIAT, IP ESTATE, NEW DELHI-110002
Tel. : 2339 2100, 2339 2101, Fax : 011-2339 2102
E-mail : csdelhi@nic.in

CLM'S OFFICE
Dy. No. 2588-A
Date 12/12

03/16/CS/2007/5239
December 5, 2007

Dear Sir,

I would like to bring to your notice a case of encroachment on the land of Delhi Development Authority in village Mandoli in district North-East which was earmarked for park/green area, graveyard and school.

By way of background it is informed that village Mandoli is one of the villages of East Delhi annexed to the Province of Delhi vide Notification No. 984-C dated 22.2.1915 from the then United Province of Agra & Oudh. Since 1915 to 1964-65 the details of status/classification of the land comprising Khasra No. 289-90 are given below:-

Khasra No.	Area	Ownership	Classification of land
289	26.14	Ashe Islam	Gair Mumkin Kabristan
290	33.18	Kishan Singh etc.	Gair Mumkin Khera
290	23.00	--	Gair Mumkin Khera
	33.18	--	Gair Mumkin Khera
290	23.10	Gan Sabha	Gair Mumkin Khera
	33.18	--	Gair Mumkin Khera

In 1965 the above land was notified u/s 4 of the Land Acquisition Act, 1894 and u/s 6 vide notification dated 19.10.1966. Subsequently the award was drawn on 29.1.1972 in respect of Khasra No. 290 and the possession of 32 bigha 12 biswa which was found vacant at the site, was handed over to the Land & Building Department on 4.11.1969. The possession of the rest of the area measuring 1 bigha 6 biswa could not be taken due to built up temples and structures in it.

Rel is about
allotment as requested at 'x' on 2
LD Dept may examine

Contd....2/-



The total area of khasra No. 289 and 290 as per revenue record is 56 bigha 16 biswa or 47,539.70 sq. mtrs. However, on actual measurement the area within the boundary walls so erected by DDA was found 50 bigha 3 biswa or 42,713.52 sq. mtrs i.e. the area measuring 6 bigha 3 biswa was already under encroachment. In addition to this, both these khasras are also under encroachment by way of temples, sulabh souchalays and by some private persons.

It was decided in the meeting held on 1.4.2005 that as the major portion of the land were under encroachment, DDA cannot implement its plan. Hence, it was decided that the area available in both these khasras may be allotted by DDA on its terms and conditions to graveyard, park and school:-

Wakf Board for grave yard	- 20822.23 sq. mtrs	- Delhi Wakf Board
Park/green area	- 3393.02 sq.mtrs	- MCD, Horticulture wing
Govt. Sr. Sec. School	- 7590.66 sq. mtrs	- Directorate of Education

I would request your personal indulgence in expediting the allotment of apportioned areas of land by DDA to the respective organizations/Bodies.

Yours sincerely,

(RAKESH MEHTA)

Shri Dinesh Rai
Vice-Chairman,
Delhi Development Authority,
Vikash Sadan, Near INA Market,
New Delhi

ADCM/P

ref 30/c

Item No 7/12

70

Agenda for Technical Committee

DELHI DEVELOPMENT AUTHORITY

Sub: Continuance of temporary cinemas in Delhi-Lokesh Cinema located in Nangloi Jat, Rohtak Road, Zone-K-I
(F.1(508)2011/Plg./Dwk)

1.0 Background:

The issue of continuance of temporary cinema in Delhi was placed before the Technical Committee in its meeting held on 11/8/2011 vide item No.21/11. The decision of Technical Committee is as follows:-

After detailed deliberation, it was observed that continuance of temporary Cinemas and the possibility of effecting land use change to make them permanent is situ in Delhi should be dealt on case to case bases. Accordingly, it was decided that the present status of the temporary cinemas in terms of area, ownership details and existing/functioning activities in these premises, supported by photographs/documents may be obtained to examine the matter further.

2.0 Examination:

As decided in the Technical Committee meeting information such as area, ownership details and existing/functional activities in the premises supported by the photographs have been submitted by the owner. The information provided by the owner has been ground checked through survey unit and the details are as follows.

- i) The land is falling in the Residential land use (Built up residential) as per Zonal Development Plan of Zone 'K-I'
- ii) The details as given in the submitted documents is as under:-
 - a) Area of plot/premise-2592 sq.m. approx. (as per ground verification the total area of cinema building complex is 2405 sq.m. and the rest of area is vacant)
 - b) Built-up area of building and existing/functioning activities - built-up area as per the building sanction plan, operational cinema, parking, cafeteria, support offices.
 - c) Type of construction of cinema building-RCC
 - d) Road width in front/side of the cinema plot-300 feet. (as per ground checking the existing road width is approx. 180 feet)
 - e) Parking facilities- Provided.
 - f) Use of adjoining premises- Commercial.

AD(MP)

20/11/12 31/12

69

- iii) As submitted by the owner the Dy. Commissioner of Police vide letter No.501/DCP/Lic.(Cinema) dated 7.1.2003 the licence renewed and validated upto 7.11.2012 subject to conditions.
- iv) The ownership is privately owned land.
- v) In the Master Plan for Delhi-2021, no reference has been given about the temporary cinema, whereas in Master Plan for Delhi-2001 temporary cinema was allowed to continue.

3.0 Proposal:

In view of the above as directed by Technical Committee, the information provided by the Lokesh Cinema is placed before the Technical Committee for consideration.

AD(CMP)

Alec
Asstt. Director (Plg.) Dwk

h m
Dy. Director (Plg.) Dwk

D
Director (Plg.) Dwk

22/10/11 32/c

(68)

8572
7-11-11

27/11

LOKESH CINMA
Nangloi Rohtak Road New Delhi-41

TO,
Dy. Director (Planning),
D.D.A.,
Dwarka Planning Office,
Manglapuri, Palam, New Delhi

Sub: - Continuance of temporary cinema in Delhi.

Sir,

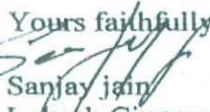
This is with reference to your letter No. F.1 (205)08/Plg./Dwk/Pt./898 dated 21/10/11, please find following details/documents/photographs:-

1. Area of plot/premise - 3100sq yard approx.
2. Built-up area of building and existing/functioning activities - built-up area as per the building sanction plan, operational cinema, parking, cafeteria, support offices.
3. Type of construction of cinema building - RCC
4. Road width in front/side of the cinema plot - 300 feet
5. Parking facilities - Yes, as per IRC code.
6. Use of adjoining premises - Commercial

In addition the following required details with documents/photographs are also enclosed:-

- AD/MP
1. Land ownership details : Khatoni (land ownership certificate)
 2. License issued/renewed after obtaining NOC from technical and civic agencies
 3. Present pictures of Cinema plot/premise :
 - (i) Front view
 - (ii) Side view
 - (iii) Back view

You are requested to kindly expedite the same and look into change of land use as per the decisions taken by the honourable L.G. in the various authority meetings from time to time.

Yours faithfully,

Sanjay Jain
Lokesh Cinema

20/c 33/c

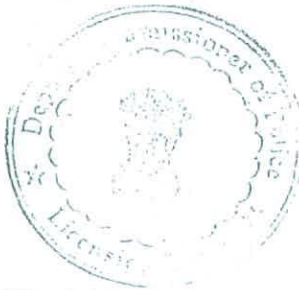
67

22/c

LOKESH CINEMA

The Licence renewed and validated upto 7.11.2012 subject to the conditions that :-

- i) The defect, if any, pointed out by the Technical Authorities, at any time, will have to be removed by the Licensee immediately.
- ii) The Licensee shall be responsible for the compliance with the provisions of the Delhi Cinematograph Rules, 2002, as provided under Rule-10 as well as the conditions of the Licence.



S.K. Pant
(S.K. PANT) ACP/Lic.
for DEPUTY COMMISSIONER OF POLICE:
LICENSING: DELHI.

The Licensee,
Lokesh Cinema,
Nangloi Jat,
New Delhi.

NO. 501 /DCP/Lic.(Cinema),

Dated, the 07-01-03

AD(M.P.)

S.K. Pant

GOVT. OF NCT OF DELHI
LABOUR DEPARTMENT
OFFICE OF THE ELECTRICAL INSPECTOR
5, SHAM NATH MARG, DELHI -110054.

Date : 24/6/11

NO. ED11(38)/10-11/DW/ 2090

To,
The Addl. Commissioner of Police (Lic.),
1st Floor, Police Station Defence Colony,
New Delhi.

Sub : Annual inspection of the electrical installation of "Lokesh Cinema" Situated at
Nangloi Jat, Rohtak Road, New Delhi.

Sir,

With reference to your letter no. 16393/Addl.CP/Lic.(Cinema), dated 15/04/2011 on the subject cited as above, I am to inform you that the inspection of the electrical installation of "Lokesh Cinema" Situated at Nangloi Jat, Rohtak Road, New Delhi was carried out by the undersigned on 25/05/2011 and at the time of inspection, the same was found in accordance with the provisions of the Central Electricity Authority (Measures for Safety and Electricity) Regulations, 2010 and Delhi Cinematograph Rules, 2008.

There is no objection, so far as this office is concerned, if the electrical installation of "Lokesh Cinema" Situated at Nangloi Jat, Rohtak Road, New Delhi., is continued to be used.

Yours faithfully,

(ARUN KR. AGARWAL)
Asstt. Electrical Inspector

Date :

NO. ED11(38)/10-11/DW/

Copy forwarded for information to the Licencee/Manager, "Lokesh Cinema" Situated at Nangloi Jat, Rohtak Road, New Delhi.

(ARUN KR. AGARWAL)
Asstt. Electrical Inspector

FORM P-6

/SEE RULE-83

नकल खतौनी /KHATAUNI

गांव नागलाई जाट

जिला West

वर्ष - 2002-2003

Year

भूमिदार के अधिकार प्रारम्भ होने का वर्ष

खतौ के प्रत्येक गाटे का खसरा नम्बर

प्रत्येक गाटे का अलग-अलग क्षेत्रों या प्लॉटों में

भूमिदार या लगान

परिवर्तन करने का आदेश देने वाले अधिकारी का नाम, पद तथा आदेश का नम्बर व तिथि जो कि इसमें दस्तावेजी है

खतौदार का नाम / पिता का नाम

मय निवास स्थान

Name of Khateedar with parentage and address

No. of the Khata

Khatoni

Name Designation of the authority for ordering change and No. & Date of order

Land Revenue OR Rent

REMARKS

Bighas or Acres

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क्र 0 वर्ष

क्र 0 वर्ष

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Land Held By Bhumiidar

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समीर जैन पुत्र जयनारायण जैन R/o 20 अशोक पार्क मेन रोड रोहतक रोड दिल्ली

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25 मिन

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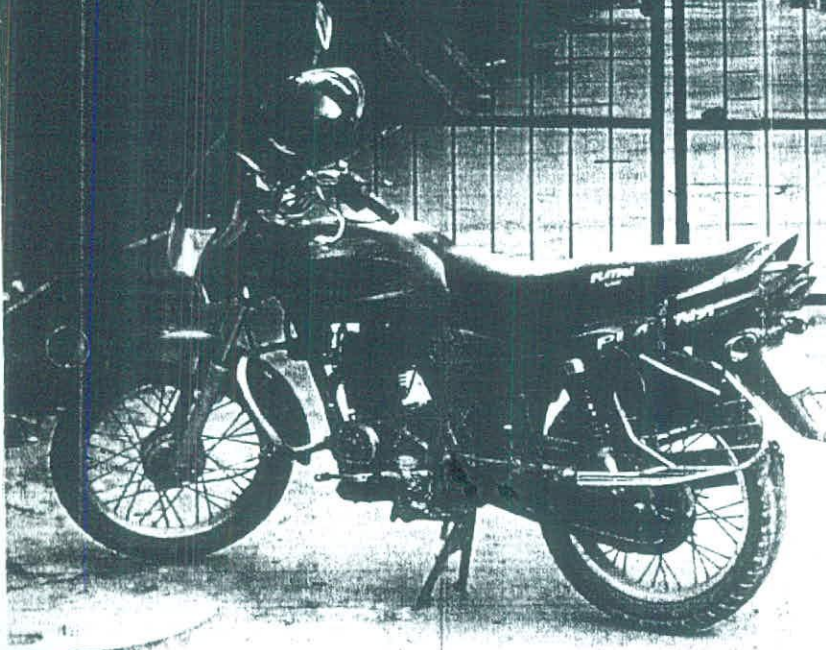
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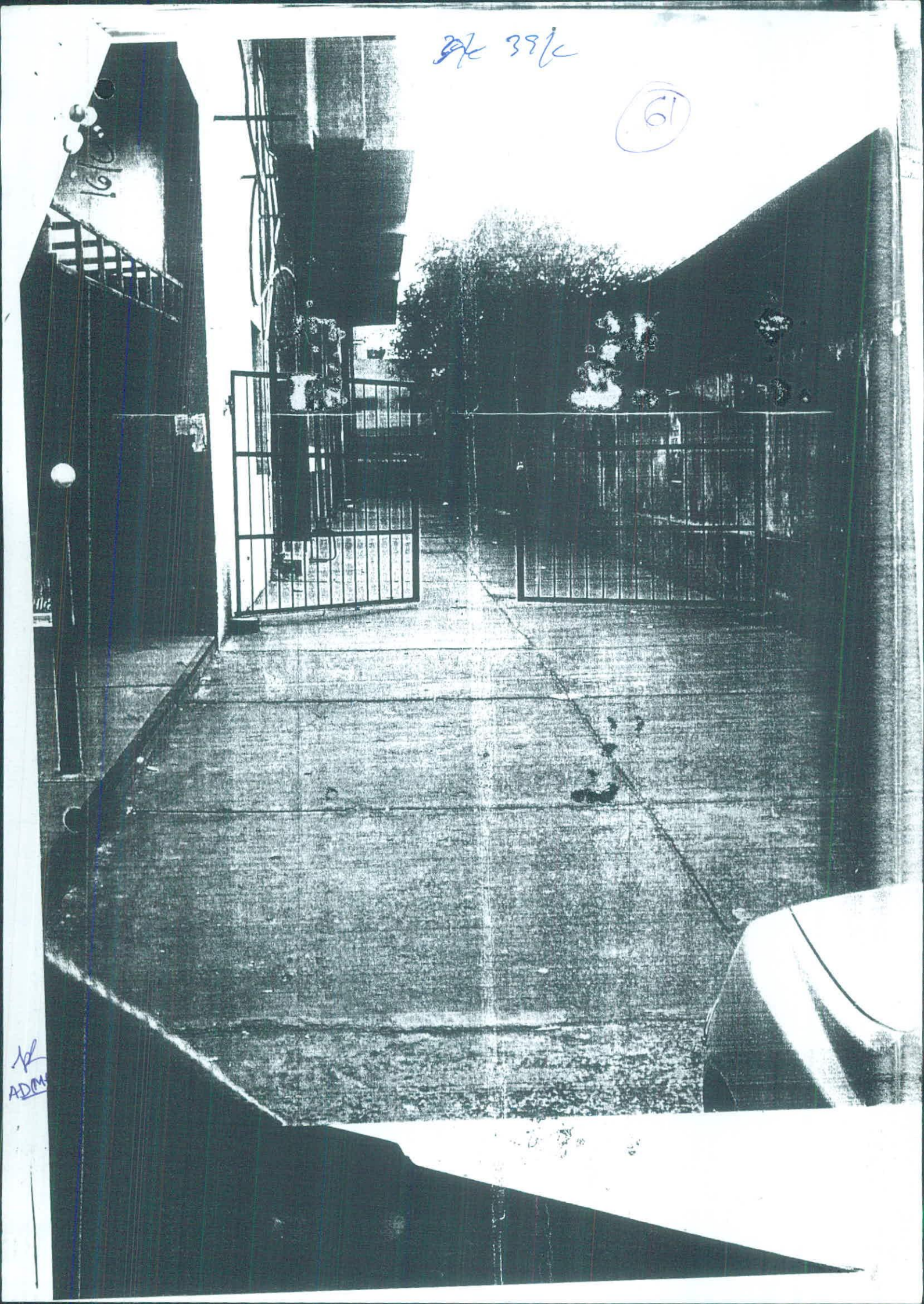


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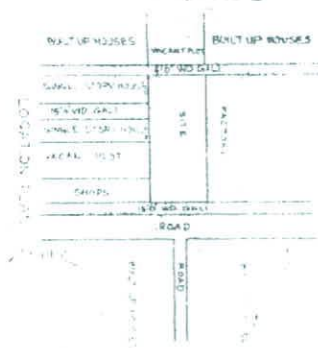
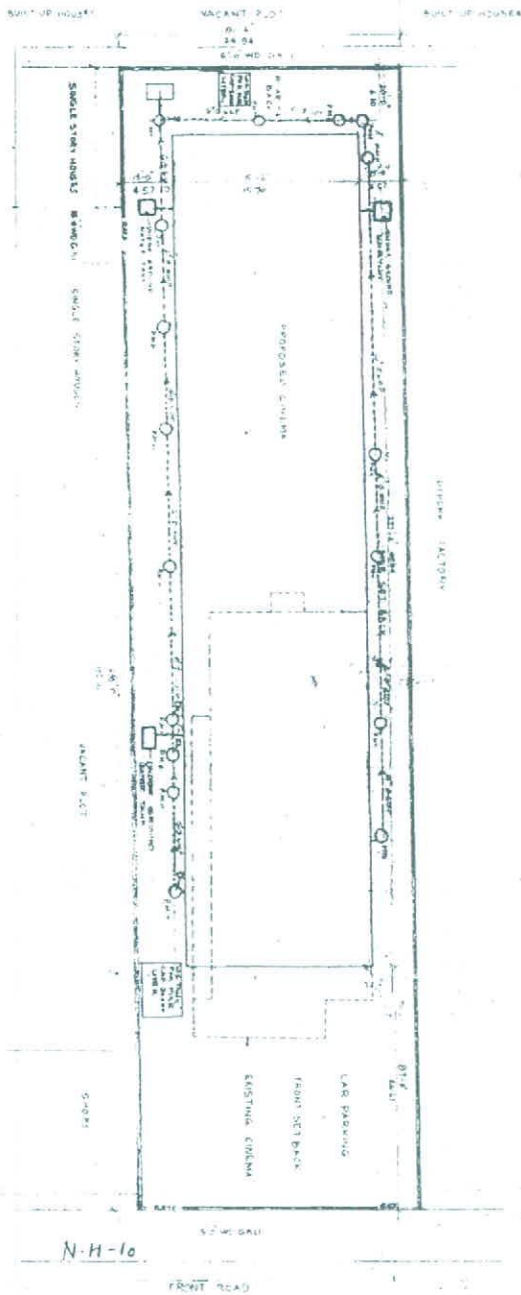
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ADD/ALT TO FUNCTIONING LOKESH CINEMA
NANDOL JAI, DELHI



ADCMP

SITE PLAN	
DATE	10/10/2010
SCALE	1:1000
BY	ADCMP
CHECKED BY	ADCMP
DATE	10/10/2010

FROM DRAWING AND ASSOCIATES
ARCHITECTS AND ENGINEERS
CIVIL ENGINEERING DIVISION

NOTES:
1. THE SITE IS LOCATED IN THE N-H-10 COLONY, NANDOL JAI, DELHI.
2. THE SITE IS BOUND BY BUILT UP HOUSES ON THE TOP AND BOTTOM, AND VACANT PLOT ON THE LEFT AND RIGHT.
3. THE PROPOSED CINEMA IS TO BE CONSTRUCTED IN THE CENTRAL PART OF THE SITE.
4. THE FRONT SET BACK IS TO BE MAINTAINED AS PER THE REGULATIONS.
5. THE CAR PARKING IS TO BE PROVIDED IN THE FRONT SET BACK AREA.
6. THE EXISTING CINEMA IS TO BE DEMOLISHED AND A NEW ONE IS TO BE CONSTRUCTED IN THE SAME LOCATION.
7. THE ELECTRICAL AND WATER SUPPLY LINES ARE TO BE LAYED AS SHOWN IN THE PLAN.
8. THE FRONT ROAD IS TO BE WIDENED TO 10 METERS.
9. THE SIDE ROAD IS TO BE WIDENED TO 5 METERS.
10. THE ROAD IS TO BE PAVED WITH BITUMEN.

APPROVED
DATE 10/10/2010
BY ADCMP

Ref 41/c

Item No. 8/12

6-12

(59)

Agenda for Technical Committee

DELHI DEVELOPMENT AUTHORITY

Sub: Continuance of temporary cinemas in Delhi - Suraj Cinema located in Nazafgarh, Zone-L.
(F.1(205)2011 /Plg./Dwk)

1.0 Background:

The issue of continuance of temporary cinema in Delhi was placed before the Technical Committee in its meeting held on 11/8/2011 vide item No.21/11. The decision of Technical Committee is as follows:

After detailed deliberation, it was observed that continuance of temporary Cinemas and the possibility of effecting land use change to make them permanent is situ in Delhi should be dealt on case to case basis. Accordingly, it was decided that the present status of the temporary cinemas in terms of area, ownership details and existing/functioning activities in these premises, supported by photographs/documents may be obtained to examine the matter further.

2.0 Examination:

As decided in the Technical Committee meeting information such as area, ownership details and existing/functional activities in the premises supported by the photographs have been submitted by the owner. The information provided by the owner has been ground checked through survey unit and the details are as follows:

- i) The land is falling in the Residential land use (built-up residential) as per Zonal Development Plan of Zone 'L'.
- ii) The details as given in the submitted documents is as under:-
 - a) Area of plot/premise- 2 acre approx. (as per ground verification the total area of cinema building complex is 0.869 acres and the rest of area is vacant)
 - b) Built-up area of building and existing/functioning activities - built-up area as per the building sanction plan, operational cinema, parking, cafeteria, support offices.
 - c) Type of construction of cinema building-RCC.
 - d) Road width in front/side of the cinema plot-150 feet. (as per ground checking the existing road width is approx. 100 feet and it is 30 m as per ZDP)

AD (MP)

28/11/11

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- e) Parking facilities- Provided.
- f) Use of adjoining premises- Built-up residential/shops.
- iii) During the finalization of Zonal Development Plan for Zone - I, the Nazafgarh (Special Area) has been earmarked as Built-up Residential and the Zonal Development Plan has been approved by the MoUD, Govt. of India vide dated 8.3.2010.
- iv) As submitted by the owner the Dy. Commissioner of Police vide letter No.4816/DCP/Lic.(Cinema) dated 28.2.2003 the licence renewed and validated upto 2.3.2013 subject to conditions.
- v) The ownership is privately owned land.
- vi) In the Master Plan for Delhi-2021, no reference has been given about the temporary cinema, whereas in Master Plan for Delhi-2001 temporary cinema was allowed to continue.

3.0 Proposal:

In view of the above, as directed by Technical Committee, the information provided by the Suraj Cinema is placed before the Technical Committee for consideration.

ADCM

Neetu Bhandhane

Asstt. Director (Plg.) Dwk

h d m

Dy. Director (Plg.) Dwk

D

Director (Plg.) Dwk

Ref. No.

Dated..... 8-11-11

2573
7/11/11

To,
Dy. Director (Planning),
D.D.A.,
Dwarka Planning Office,
Manglapuri, Palam, New Delhi

Sub: - Continuance of temporary cinema in Delhi.

Sir,

This is with reference to your letter No. P.1 (205)08/Plg./Dwk/Pt./897 dated 21/10/11, please find following details/documents/photographs:-

1. Area of plot/premise - 2 acre approx.
2. Built-up area of building and existing/functioning activities - built-up area as per the building sanction plan, operational cinema, parking, cafeteria, support offices.
3. Type of construction of cinema building - RCC
4. Road width in front/side of the cinema plot - 150 feet
5. Parking facilities - Yes, as per IRC code.
6. Use of adjoining premises - Commercial

Ad (me)

In addition the following required details with documents/photographs are also enclosed:-

1. Land ownership details : Khatoni (land ownership certificate)
2. License issued/renewed after obtaining NOC from technical and civic agencies
3. Present pictures of Cinema plot/premise :
 - (i) Front view
 - (ii) Side view
 - (iii) Back view

It is to further state that the DDA has already taken a decision that this existing site of cinema be adjusted in sub city centres in the zonal development plan for Najafgarh town. Accordingly this cinema has been adjusted in the area earmarked for community centre/sub city centre and is no more objectionable. (Letter enclosed)

Suraj
CINEMA

28/4/11

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PHONE : 28016409
28016509

NAJAFGARH,
NEW DELHI-110043

Ref No

Dated... 8-11-11...

You are requested to kindly expedite the same and look into change of land use as per the decisions taken by the honourable L.G. in the various authority meetings from time to time.

Yours faithfully,


C. P. Sharma,
Suraj Cinema

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AD (me)

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STATEMENT OF CONDITIONS

1. All buildings or other regulations for observance at places of public amusement imposed by municipal bye-laws or by any other rule under any other law for the time being in force, shall be strictly complied with.
2. Except to such extent as is permitted by the exemption certificate appended hereto the licensed building/place shall be maintained in all respects in strict conformity with the rules contained in the First Schedule and Part IV of the Delhi Cinematograph Rules.
3. The following fire appliances shall be provided namely recommended (The licensing authority will enter here the number of fire appliances of various kinds which are considered necessary and state where they are to be deposited - vide rule 12 of the First Schedule).
4. The number of persons admitted at any time into any part of the licensed building/place shall not exceed the number specified below as the number of persons who may be accommodated in such part. (This condition may be omitted in the case of temporary licences.)
- (The licensing authority will here enter the number of ~~persons~~ persons who may be admitted into the several parts of the building having special regard to the provisions of rule 6 of the First Schedule).
5. Not less than (3) three booking offices shall be provided for the sale of tickets at the licensed building/place and of these not less than (3) three shall be open and in use throughout the half hour immediately preceding every performance unless the licensing authority shall have given permission in writing for a smaller number to be kept open.
- Not less than (3) three persons shall be employed for the sale of tickets from the booking office throughout the half hour immediately preceding every performance.
6. The licensee shall not admit to any performance any person whose ticket therefor has been purchased otherwise than from an authorised booking clerk at the licensed building/place or from an agent whose name and place of business have been notified in advance to the Licensing Authority and who has been approved by the Licensing Authority as a suitable person to be appointed as an agent for the sale of ticket. The licensee shall ensure that no employee of the cinema sells, abets or aids the sale of cinema tickets in a manner other than provided or at higher rate.
7. The licensee shall make arrangements to the satisfaction of the Deputy Commissioner of Police of the area for the orderly marshalling of persons desirous of purchasing tickets at the licensed building/place.

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SURAJ CINEMA

The Licence renewed and validated upto 02.03.2013 subject to the conditions that :-

- i) The defect, if any, pointed out by the Technical Authorities, at any time, will have to be removed by the Licensee immediately.
- ii) The Licensee shall be responsible for the compliance with the provisions of the Delhi Cinematograph Rules, 2002, as provided under Rule-10 as well as the conditions of the Licence.



ADCP (MP)

(S.K. PANT) ACP/Lic.
for DEPUTY COMMISSIONER OF POLICE:
LICENSING: DELHI.

The Licensee,
✓ Suraj Cinema,
Najafgarh,
New Delhi.

NO. 4816 /DCP/Lic.(Cinema),

Dated, the 20 2013

22/11/40 24/11/40 29/11/40
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21. entrance
indicated

13. The licensee shall comply with all instructions which may from time to time be given by the Licensing Authority regarding the display or posters of advertisements at the licensed place or on any premises annexed thereto.

14. At least forty-eight hours before any film is exhibited the licensee shall supply a synopsis of the contents of the film to the Licensing Authority.

Provided that the Licensing Authority may for reasons to be recorded in writing relax the provisions of this clause and accept in lieu of a proper synopsis a handbill giving a brief account of the film.

15. The licensee shall, when and so often as the Administrator may require, exhibit free of charge or on such terms as regards remuneration as the Administrator may determine, films and lantern slides provided by the Administrator:

Provided that the licensee shall not be required to exhibit at one entertainment films or lantern slides the exhibition of which will take more than fifteen minutes in all or to exhibit films or slides unless they are delivered to him at least twenty four hours before the entertainment at which they are to be shown is due to begin.

16. At the time of any epidemic the licensee shall comply with all instructions that may be given to him by the Licensing Authority to inspect the building under sub-rule (1) of rule 19 with a view to checking the spread of disease.

17. The licensee shall not without the permission of the Licensing Authority assign, sublet or otherwise transfer the licence, the licensed building/place as a whole or any portion thereof, or Cinematograph not shall the licensee without permission as aforesaid, allow any person, during the period of currency of the licence to exhibit films in the licensed building place.

18. The Licensing Authority or any officer authorised by him in this behalf at any time inspect the films which it is proposed to exhibit, and the licensee shall make such arrangements for the inspection as the inspecting officer may require.

19. It shall be open to the Licensing Authority to amend or revoke the licence.

AD/IMP 20. The licensee will not exhibit, or permit to be exhibited, in such place in respect of which this licence is given, to any person who is not an adult any film which has been certified by an authority constituted under section 5 as suitable for public restricted to adults.

Contd.. 5/-

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W/L

No. 65.

DATED 3.3.1986.

FORM-B

(See Rule 4)

Annual / Temporary licence under section 10 of the
Cinematograph Act, 1952.

The building/~~place~~ known Suraj Cinema

~~located at~~ 26/5

situated at Najafgarh

with in the town of Delhi

in the State of Delhi is hereby licensed under section 10 of the
Cinematograph Act, 1952 as a place where exhibitions by means of
Cinematograph may be given.

This licence has been granted to Shri Chander Prakash

and shall remain in force untill the 2.3.1987

provided that the said Sh. Chander Prakash

or any person to whom, with consent of the Licensing Authority the
licence is transferred continues to own or manage the cinematograph
used in the said Suraj Cinema

This licence is granted subject to the provisions of the
Cinematograph Act, 1952 and of the rules made thereunder, and
to the conditions set forth in the annexed Statement.

AD(MP)



Deputy Commissioner of Police,
Licensing, Delhi. * R.K.*

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The number of tickets issued for any performance shall not exceed the seating accommodation prescribed in the Statement of Particulars annexed to the licence and on every ticket issued the following particulars shall be shown:

- (a) The date and time of the performance.
- (b) (If the auditorium is divided into sections according to the cost of the tickets or otherwise). The section of the auditorium for which the ticket is valid.
- (c) The serial number of the ticket (if the auditorium is divided into sections according to the cost of the tickets or otherwise, a separate set of serial number be given for each section).
- (d) The licensee shall indicate the seat number on every ticket sold. Sale of tickets without number would tantamount to contravention of the condition. This shall, however, not apply where the seating arrangements are entirely on floor in case where seating arrangements are partly on floor, the condition shall not apply to the class where seating arrangements exist on floor.

- 9. No firework shall be used as an adjunct to a Cinematograph exhibition.
- 10. Save as the licensing authority may by written order permit, no loud speaker, musical instrument, gramophones, band, drum, bell, horn, whistle, or siren or other device or creating a loud noise shall be employed or allowed to be used outside the licensed building/place as an advertisement or to attract attention, nor shall any device be employed which is designed or serves to deliver the entertainment to persons outside the licensed building/place.
- 11. The licensee shall not exhibit or permit to be exhibited any film other than a film which has been certified as fit for public exhibition by an authority constituted under Section 3 of the Act and which, when exhibited, displays the prescribed mark of that authority and has not been altered or tampered within any way since such mark was affixed thereto.
- 12. No poster, advertisement, sketch, synopsis or programme of a film shall be displayed, sold or supplied either in the licensed building/place which is likely to be injurious to morality or to encourage or incite to crime or to lead to disorder or to offend the feelings of any section of the public or which contains offensive representations of living persons.

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21. (1) There shall be prominently exhibited at each public entrance whenever the premises are open to the public a notice indicating in tabular form and in clear bold letters and figures :

(a) The title of each film to be shown on that day other than trailers and advertisement films;

(b) The approximate times of commencement of each such films;

(c) Whether each such film has received an 'A' or 'U' certificate from the Central Board of Film Censors; and

(d) Whether persons below the age of 18 years other than children below the age of 3 years as subsequently amended will be admitted or not.

(2) The nature of any certificate received in respect of a film from the Central Board of Film Censors shall be clearly indicated by the letter 'U' or 'A' in any advertisement of the film displayed at the premises.

22. The licensee shall cause to be exhibited at each performance given at the licensed place one or more approved films, the total length of which may not be exceeding 600 m (2000 feet) of approved films of 35 m.m. size or the corresponding footage of approved films of 16 m.m. size, and shall comply with any direction which the Administrator or the licensing authority may give by general or special order as to the manner in which the approved films shall be exhibited in the course of any performance.

Explanation 1. "Approved film" means cinematograph film approved by the Central Government.

Explanation 2. For the purpose of computing the corresponding footage of films of 16 m.m. size, in relation to the films of 35 m.m. size 120 m (400 feet) of films of 16 m.m. size shall be deemed to be equivalent to 300 m (1,000 feet) of films of 35 m.m. size.

23. The licensee shall not display, or cause to be displayed any photograph, picture or poster which depicts or represents or purports to represent a scene or shot which has been excised from any film under the control of the Central Board of Film Censors or the Central Government.

Contd.. 6/-

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In compliance with the Govt. of NCT of Delhi's Notification issued vide No. 18(6)/99/II.P.II/2884, dated 4.6.2004, the following condition is added in the Cinematograph License :-

"The Licensee shall ensure that their parking area is properly lighted and adequate guards are deployed for the security and safety of the general public visiting the Cinema Hall."



ASSTT. COMMISSIONER OF POLICE
LICENSING: DELHI

AD(MP)

फॉर्म प-6 / Form P-6
देखें नियम-83 / See Rule-83

खतौनी / KHATONI

गांव: खतौनी जिला: हिन्दी वर्ष: 1981
Vill Distt Year

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08/09/11
Savitri Singh

ADCMO

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A.K. Gupta
Dy. Director (MP)

D.O. No. 11(6)/74-MP

Dear Shri Misra,

P-197/Col
Kindly refer to your d.o. no. 29261/DCP/Lic. dated, the 20th September, 1982 regarding the temporary cinemas in areas outside the urbanisable limits of Delhi (Rural Areas). The case of three cinemas i.e. Seble, Lokesh and Suraj has been examined in relation to the present urbanisable limits of Delhi.

2. Regarding temporary cinemas i.e. Lokesh and Seble, we are of the view that the permanent licences to these cinemas cannot be agreed to. However, an exercise for Delhi-2001 has been undertaken by Delhi Development Authority and the present urbanisable limit is likely to be extended, in which case, the case of these two cinemas would be considered accordingly.

3. As regards temporary cinema, namely Suraj, the Delhi Development Authority has already taken a decision that the existing site of cinema be adjusted in sub city centres in the zonal development plan for Najafgarh Town. Accordingly, this cinema has been adjusted in the area earmarked for community centre/sub city centre and is no more objectionable.

With kind regards,

Yours sincerely,

Bi
2 (A.K. GUPTA)

Shri R.F. Misra,
Deputy Commr. of Police (Lic.),
MSO Building,
IP Estate
New Delhi

12
ADC(MP)
Received
13.10.82

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Item No 9/12

AGENDA FOR TECHNICAL COMMITTEE**SUB: Continuance of Temporary Cinema in Delhi.**

F 11(1)80-MP/Pt-I

File No.

1.0 BACKGROUND

- 1.1 MPD-2001 provided for continuance of existing temporary cinema with certain conditions under Clause 8.2 of MPD-2001. MPD-2021 is silent about temporary Cinemas.
- 1.2 This issue was discussed in the Technical Committee of DDA vide Item No. 21: 2011 in its meeting held on 11.8.2011.
- 1.3 The decision of the Technical Committee meeting Item No.21: 2011 is reproduced as under :-

*Sub:- Continuance of Temporary Cinemas in Delhi
F.11(6)/74/MP/Pt.I*

The item was presented by Director (Plg.)MP & Zone 'D', it was informed that the temporary cinemas were continuing on license basis, for a long time, at various locations in Delhi, were not conforming to the land use provisions. The MPD-2001 had stipulated the conditions for continuation of temporary cinemas, subject to maximum capacity of 300 seats; minimum front right of way 18 mtrs; One car space per 25 seats; conformity to the Cinematography Act and levying of conversion charges, to be worked out by the Authority. However, the issue of continuance of temporary cinemas is not addressed in the MPD-2021. Several representations were received from time to time in this regard and the issue of permissibility of temporary cinemas on permanent basis was also raised in one of the Authority meetings by the non official members which was also placed before the Technical Committee.

In view of the directions of the Hon'ble Lt. Governor for processing the cases of existing temporary cinemas for regularization, the matter was again placed before the Technical Committee. After detailed deliberations, it was observed that continuance of Temporary Cinemas and the possibility of effecting land use change to make them

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permanent in situ in Delhi should be dealt on case to case basis. Accordingly it was decided that the present status of the temporary cinemas in terms of area, ownership details and existing/functioning activities in these premises, supported by photographs/documents may be obtained to examine the matter further.

Salient points of Technical Committee decision are as under :-

- (i) In View of the directions Hon'ble L.G. for processing regularization of existing temporary cinemas the Technical Committee deliberations observed that continuance of temporary cinemas the cases of change of land use (wherever required) to be dealt on case to case basis.
- (ii) Present status of Temporary Cinemas in terms of **Area, Ownership details** and **existing and functioning activities** in this premises supported by photographs/documents are to be obtained to examine the matter further.

1.4 A meeting was held under the chairmanship of Secretary, MOUD. As follow up the matter was discussed with Commissioner (Plg.) where it is further directed to get the plain table survey and photographs done of these temporary cinemas for discussion in the next Technical Committee meeting.

2.0 FOLLOW UP ACTION:-

As a follow up to the decision of the Technical Committee of Item No. 21: 2011 held on 11.8.2011 and further direction of Commissioner (Plg.) following documents are enclosed:-

2.1 "**Swaran Cinema**", Vishwas Nagar in Zone-'E', a Temporary Cinema, is listed in the Technical Committee Agenda discussed in the meeting on 11.8.11.

As a follow up to the Technical Committee decision of Item No. 21 : 2011 Managing Committee of the Swaran Cinema was requested to submit the required documents vide this office letter dated 14.10.2011. In reply, **Director Supreme**

AD MP

57/c

46

Structures Pvt. Limited has submitted following documents:-

1. Photographs.
 2. Ground Floor Plan (In the name of Swaran Cinema).
 3. Proof of ownership (Sale deed in favour of M/S Supreme Structure Pvt. Ltd. by Sh. Swaranjeet Singh Kanwar, the vendor, owner of Swaran Cinema).
 4. License from DCP Licensing in favour of 'Swaran Cinema' with the remarks of ACP Licensing that "Now name of Swaran Cinema change to Supreme Cinema vide Licensing Authority (DCP/Licensing)' order dt. 2.4.2003 and letter No.8932/DCP/Lic.(Cinema) dt. 3.4.2003".
 5. Copy of renewal License fee in the name of 'Swaran Cinema with the remarks of ACP Licensing that "Now name of Swaran Cinema change to Supreme Cinema vide Licensing Authority (DCP/Licensing)' order dt. 2.4.2003 and letter No.8932/DCP/Lic.(Cinema) dt. 3.4.2003".
 6. Health Trade License in favour of 'Supreme Structure Pvt. Ltd.' issued by MCD dt. 14.10.03.
 7. Electric bill in favour of 'Supreme Cinema.
 8. Trade License in favour of 'Supreme Structure Pvt. Ltd."
 9. Certificate from Fire Department in favour of 'Supreme Structure Pvt. Ltd.'" issued by MCD.
 10. Certificate of registration of Eating House in favour of 'Swaran Canteen at Swaran Cinema.'
 11. Certificate from GNCTD, office of Entertainment Tax Collection in favour of 'Supreme Cinema.
 12. Factory License in favour of "Supreme Structures Pvt. Ltd." issued by MCD.
- 2.2 Earlier **Director M/s Supreme Structures Pvt. Limited** vide letter dated 21.7.11 addressed to Deputy Director (MP)DDA submitted an application along with various documents with the request for "change of name" of this temporary cinema under reference from "**Swaran Cinema**" to "**Supreme Cinema**" as the owner of the **Swaran Cinema** Sh. S. Sarabjeet Singh Kanwar has sold the property to **M/s. Supreme Structures Pvt. Limited** on 10.10.2001. Following are submitted along with documents:-

Annexure-1 :-Page 67/C to 87/C	Sale Deed.
Annexure-2 :-Page 64/C to 66/C	Licenses from DCP Licensing.
Annexure-3 :-Page 63/C	Health Trade License From MCD.
Annexure-4 :-Page 62/C	Electricity Bill (BSES).
Annexure-5 :-Page 61/C	Joint Inspection Report (Electrical Installation) Labour Department, Office of Electrical Department, GNCTD.

AD(MP)

58/c

45

Annexure-6 :-Page 59/C to 60/C

Joint Inspection Report
(Delhi Fire Service, GNCTD)

Annexure-7 :-Page 58/C

Factory License from MCD.

Annexure-8 :-Page 57/C

Trade License from MCD.

Annexure-9 :-Page 56/C

No Dues Certificate

(office of Commissioner of Exercise,
ENTI &Luxury Tax).

Annexure-10:-Page 55/C

Letter of Media International.

- 2.4 The P.T. Survey of the premise submitted by Dy.Dir.(Survey), Plg. dated 28.12.11 and photographs of the premise under reference taken by the unit of AP (Zone-E) are enclosed as Annexure I & II respectively.

- 2.5 Site Visit Report:-

The site was inspected on 14.12.2011. Following have been found functioning:-

1. Cinema Hall.
2. Canteen.
3. Booking office/ Management office.
4. Parking Area.
5. Approach road of 10m width (Approx.) from Road No.57 (45m R/W).
6. Property is currently running in the name of Supreme Cinema.
7. Property is surround by -

North	-	10m Road.
South	-	Others Proprties.
East	-	6m Road/ Vishwas Nagar.
West	-	Drain and Road No.57 (45m R/W).

3.0 EXAMINATION :-

- 3.1 As per MPD-2021 and ZDP for Zone-'E' landuse plan landuse of site under reference is - 'Residential'.
- 3.2 Cinema a commercial use premise is not permissible in 'Residential - use Zone' as per CLAUSE 8.0.SUB/CLAUSE 8(2) 'PERMISSION OF USE PREMISE IN USE ZONES AS PER MPD-2021'.

'Change of landuse from 'Residential' to 'Commercial' (Cinema) is required, in view of above.

AD(MP)

59/c

44

- 3.3 The width of approach road in front is varying from 6.9m (culvert over the existing drain - 24.2m wide) to 10.4m and entry road to parking is 5m (approx.) to 6m (approx.). There is no stand alone development norms for cinema indicating minimum width of road in front as per MPD-2021. A decision is required on the minimum width of road in front requirement for continuance of temporary cinema.

4.0 PROPOSAL:-

Based on Technical Committee decision dated 11.8.11 vide Item No. 21:2011 and factual position at para-3, submitted for appropriate decision:-

- 4.1 With regard to the premise measuring 2521.38 sqm (as per PT Survey) surrounded by :-

North - 10m Road (approx.).
South - Others Properties.
East - 6m Road/ Vishwas Nagar.
West - Drain and Road No.57 (45m R/W).

- 4.2 The **change of name** of the temporary cinema under reference from "**Swaran Cinema**" to "**Supreme Cinema**" subject to verification/ vetting of the submitted documents from Legal and Lands Department of DDA.

- 4.3 Requirement of minimum width of approach road.

5.0 RECOMMENDATION

The proposal submitted in para 4.0 based on the examination at para-3 is submitted for consideration.

(Tapan K. Mondal)

Dir.(Plg.)AP(Zone E&O)

(H.S. Dhillon)

Jt. Dir.(Plg.)AP(Zone E&O)

(Vikas Verma)

Asstt.Dir.(Plg.)(Zone E&O)

AD(CMP)

60/c

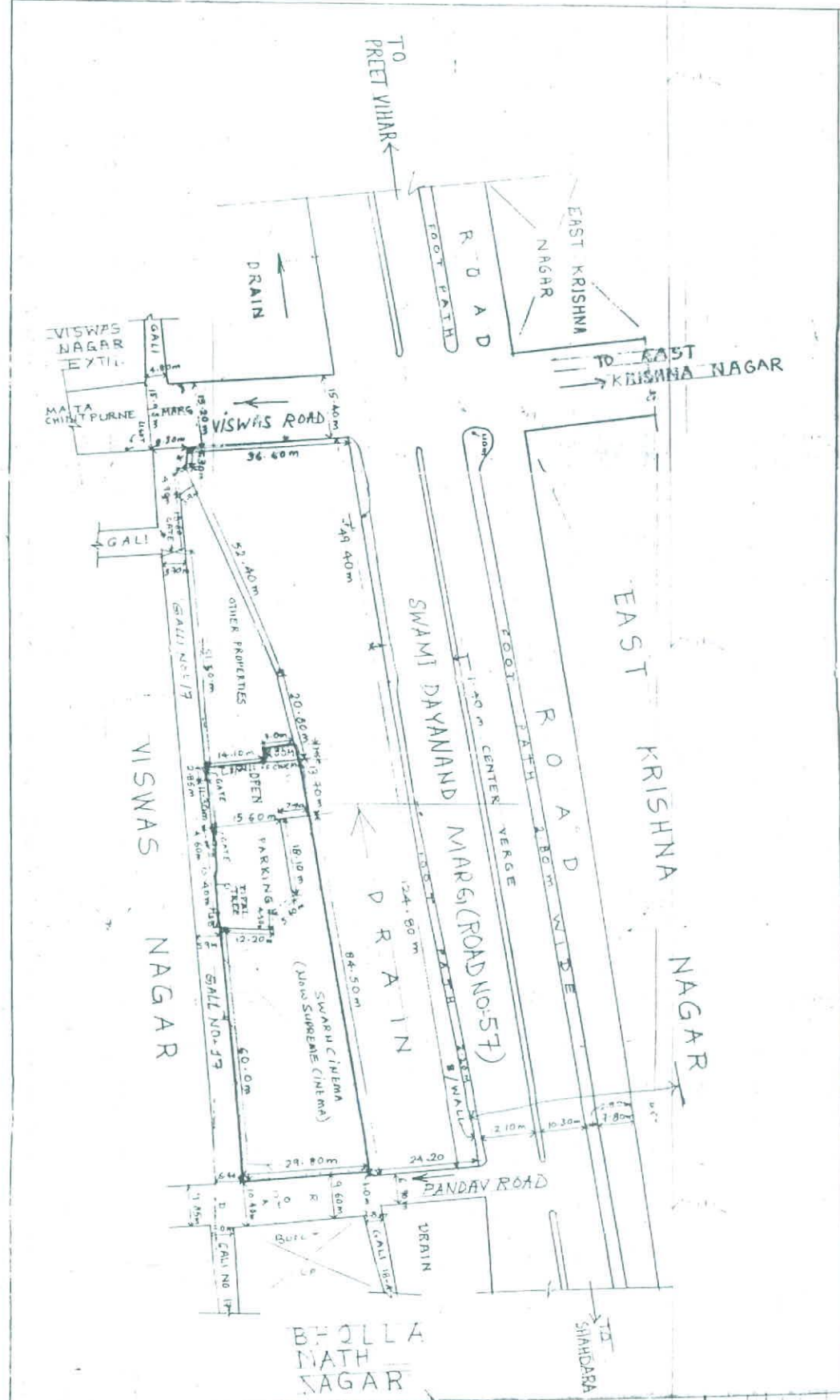
43

ANNEXURE-I

D. D. A.
AREA PLANNING WING
SURVEY UNIT

LEGEND
1 SWARN CINEMA [77]
AREA STATEMENT:-
1. PLOT AREA OF CINEMA = 2521.38 S.M.
2. TOTAL AREA SURVEYED = 16150.00 S.M. (400' x 400')
OR = 3.94 ACRE. (M.P. 2011)

NOTE :-
(1) DRAWING NOT TO BE SCALED.
(2) WRITTEN DIMENSION IS TO BE FOLLOWED ONLY.
P.T. SURVEY OF SWARN CINEMA FOR THE PURPOSE OF REGULARIZATION
SET NO. P/INC/AP/2011/DDA/D-87/2110
SCALE: 1 CM = 10 M
N 11:500 (COMP. ON 22.12.11) E/4/1/2011
B.K. ANUJA RANDEK TOLAR
SURVEYOR
ASSTY DIR. (S) DT. DIR. (S)



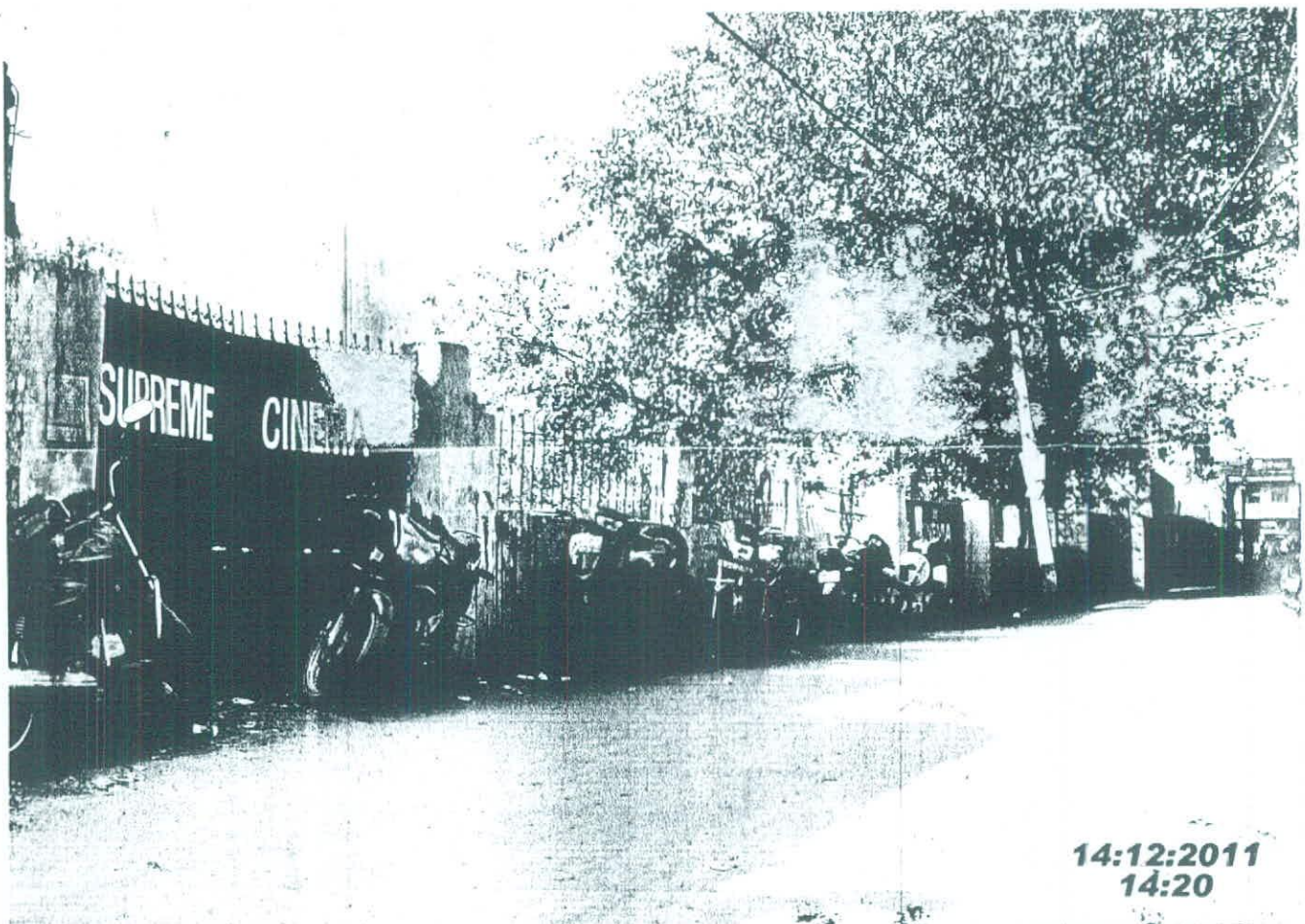
Ad
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G1/C

42

ANNEXURE II

129/C



14:12:2011
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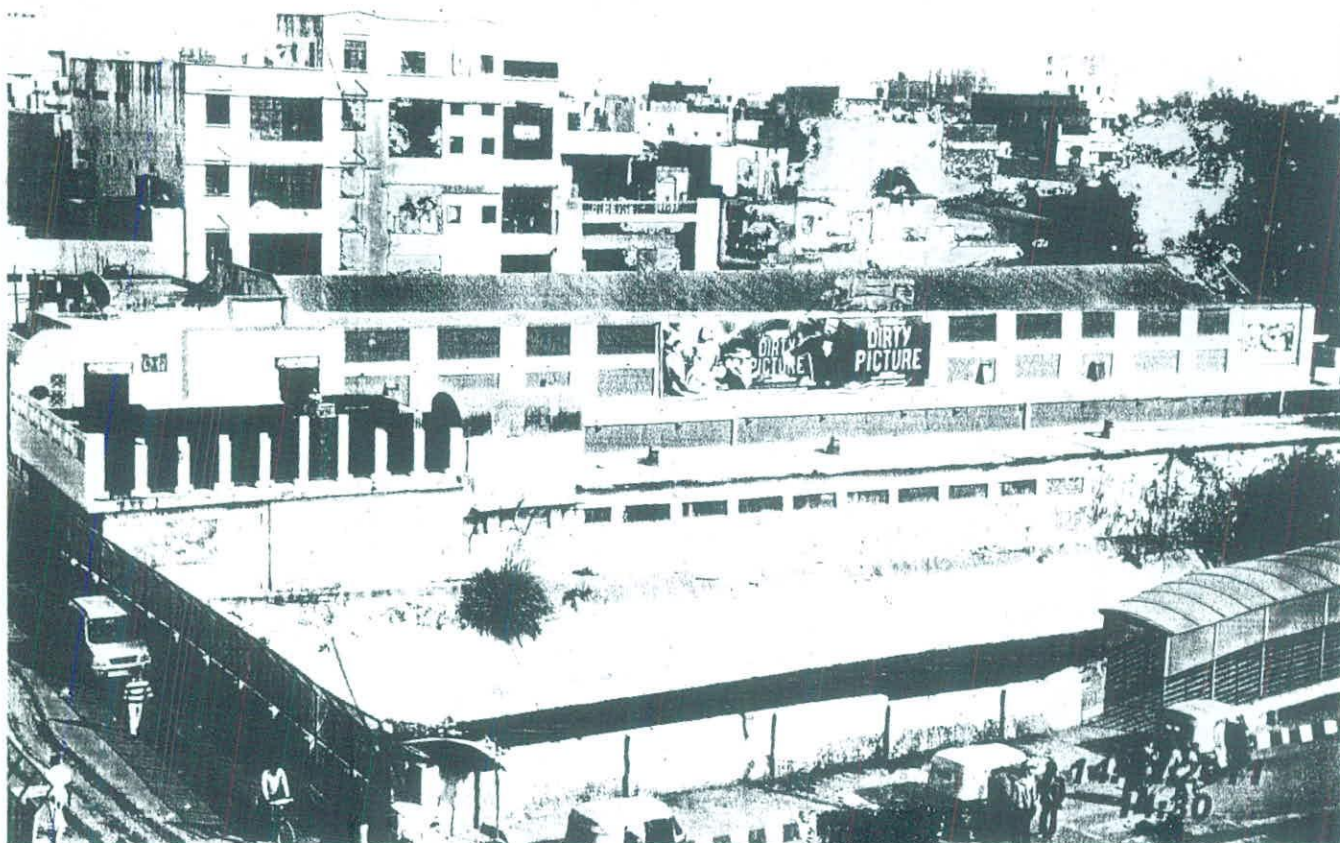
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AD(MD)

62/c

728/c

(41)



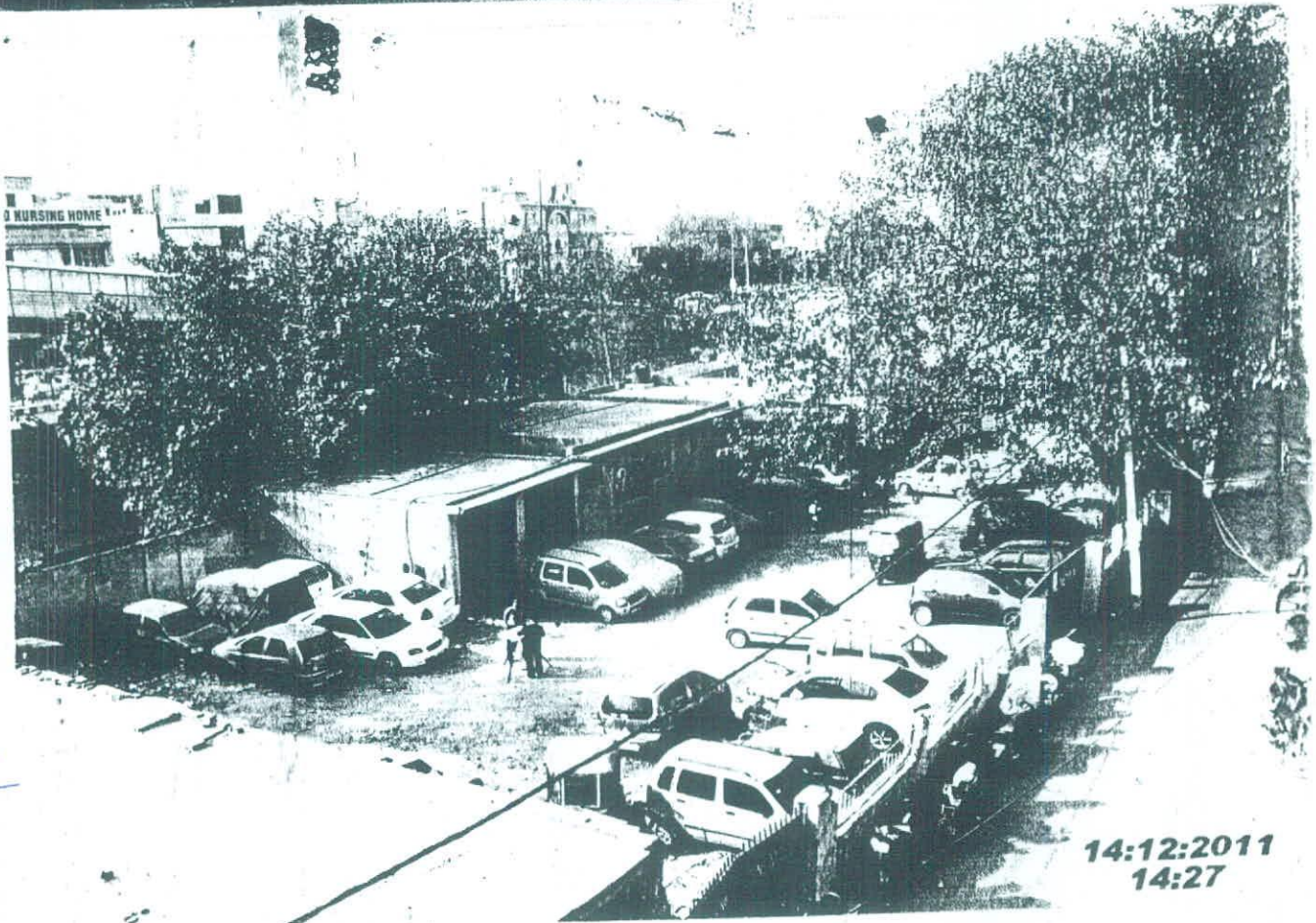
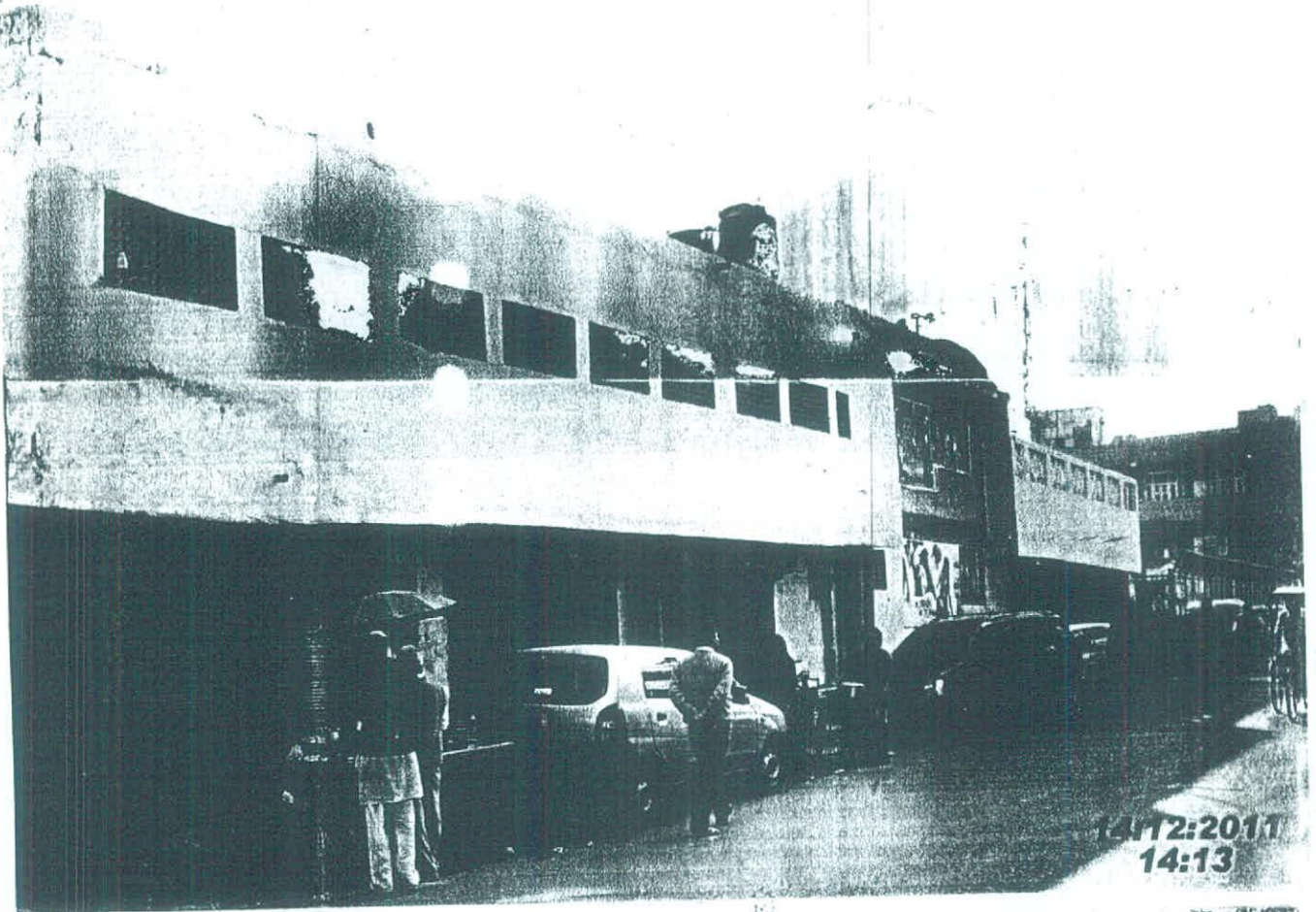
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63/c

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40



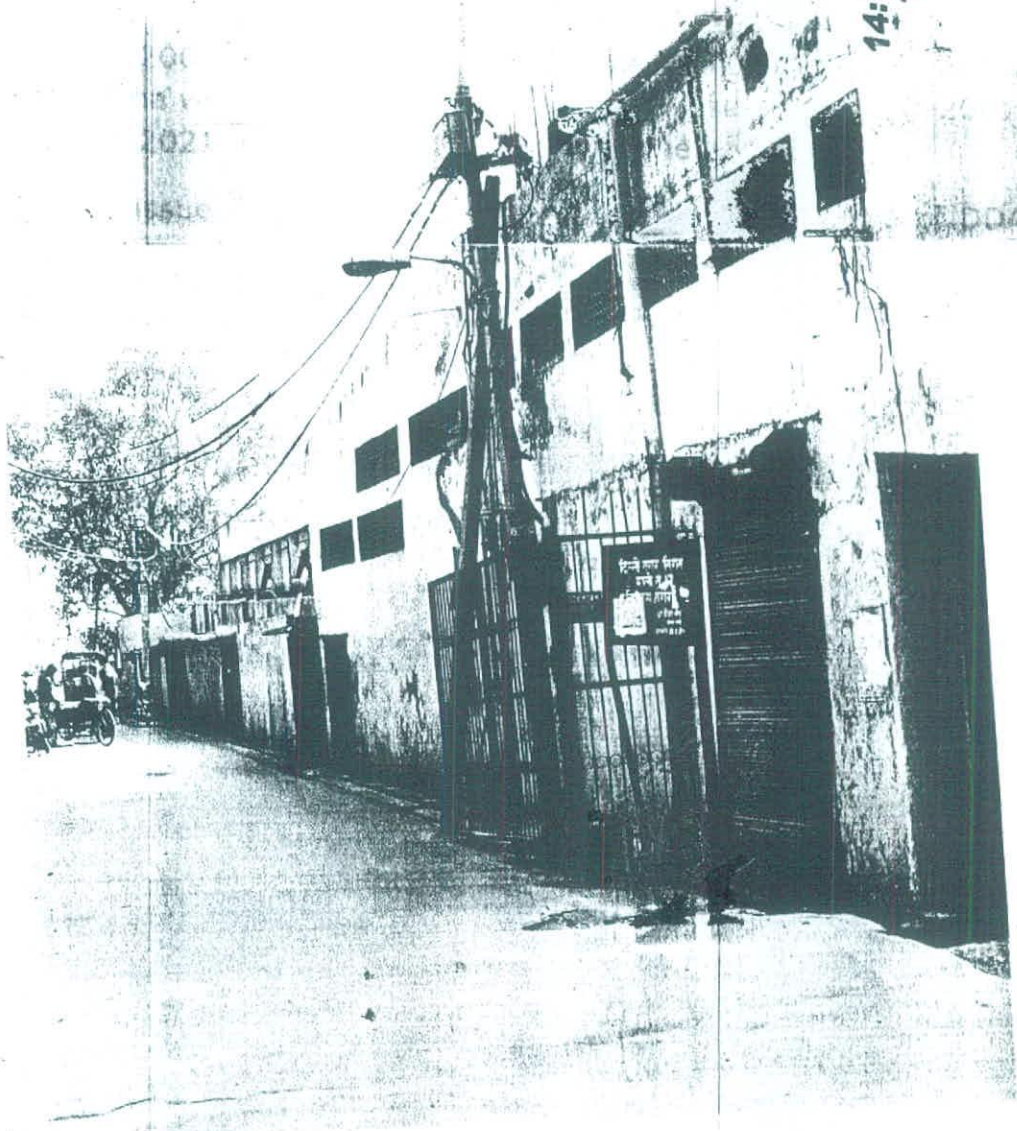
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64/c

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124/c

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- 14:16



AD (MP)

65/c (20) 190/6
ITEM NO. _____

10/12

TECHNICAL COMMITTEE NO. _____

AGENDA FOR THE TECHNICAL COMMITTEE

SUB: Continuance of Temporary Cinemas in Delhi.

File No. F.11 (01)2006/MP/

1. BACKGROUND

In the 3rd Technical Committee meeting held on 11.08.2011, the case for "Continuance of Temporary Cinemas in Delhi" was discussed in detail. In the agenda also, 6 No. of Temporary Cinemas were listed. Out of these, 6 nos. of Cinemas, Hans Cinema falls in Zone 'C' and in compliance of TC Decision dated 11.08.2011 (copy enclosed at Annexure 'A'); After detailed deliberation, it was decided that the continuance of Temporary Cinemas are to be dealt on case to case basis. Hence the owner of cinema was requested to submit documents vide letter dated 05/10/2011, and the same were submitted on 17/10/2011 i.e. the ownership, area of the plot and existing activities in the premises supported by photographs and documents.

2. EXAMINATION

A site inspection was carried out and the following was observed:

1. The site is existing & functioning on a plot size of 3349 sq.m. whose service plans have already been sanctioned.
2. It's a permanent structure with no commercial activities like eating joints, shops etc.
3. No balcony, no entrance from the first floor to the Cinema Hall
4. The site is surrounded by:

North: Unauthorized colony

South: 45 m wide Road

East: District Park

West: Industrial Area

5. The total capacity of Cinema Hall is approx. 900 persons.
6. All the setbacks are clear from any encroachments except a small room in the corner in rear.

The land use of the site u/r is 'Recreational (District Park)' as per MPD-2021 & Zonal Development Plan of Zone-C'. As per MPD-2021 provisions Cinema hall is not permitted in 'Recreational' use zone. This requires change of land use subject to the clearance from Archaeological Survey of India, Forest Department, Legal Department of DDA, Lands Department and Landscape Department of DDA.

ADGMP

CC/c (37)


TS/c

3. PROPOSAL

As per the decision taken at the meeting held by Secretary (UD) dated 20.09.2011, DDA is required to send the proposal afresh along with site verification reports and Technical Committee recommendations. On the basis of directions of MOUD, the change of land use from 'Recreational' to 'Commercial (Cinema Hall)' is required in this case.

4. RECOMMENDATIONS

Proposal as given in para 3. is put up for consideration of the Technical Committee ^{appropriate}


16.01.2012

AD(MP)

Asstt. Director (C-Zone)

Dy. Director (Plg.) C & G
(NOT POSTED)


19/01/12
Director (Plg.) C & G

[illegible]

THE UNIVERSITY OF CHICAGO

PHYSICS DEPARTMENT

606 S. EAST ASIAN BLVD.

CHICAGO, ILL. 60607

TEL: 773-936-8328

FAX: 773-936-8328

E-MAIL: PHYSICS@UCHICAGO.EDU

WWW: WWW.PHYSICS.UCHICAGO.EDU

1.0 RESIDENTIAL / SINGLE-FAMILY
FACILITIES AT NEIGHBORHOOD LEVEL

4.0 RECREATIONAL

P. CITY PARK

GO-TO LIST OF COMMUNITY GROUPS

5.0 OTHER / OTHER / OTHER

NO RESIDENTIAL AREA
and all grounds are
P1 DISTRICT PARK
and the
P1 HISTORICAL MONUMENTS
6.0 - UTILITY / OVERHEAD

[illegible][illegible]

3.0 INDUSTRIAL

☐ 1. RAIL CIRCULATION
☐ 2. AIR CIRCULATION
☐ 3. WATER CIRCULATION
☐ 4. ROAD CIRCULATION

☐ 01. STATE ASSEMBLY
☐ 02. GOVERNMENT OFFICE COMPLEX
☐ 03. GOVERNMENT OFFICE COMPLEX

ॐ नमो भगवते वासुदेवाय

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PUBLIC AND SEMI-PUBLIC FACILITIES

P51 ORIGINATOR COUNTRY
AUS PT : 0008

P57 BUDGET CATEGORY

PS1 POLICE STATION
PS2
PS3
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P&S SPECIALTIES, COMPLEX STATION
 1001 100th Ave
 P&S SPECIALTIES, COMPLEX STATION

FOR ZONE - C

100

GREEN BELT / WHOLE DOG
CITY OF GREENBELT

BOUNDARIES / AREAS	7-1	7-2
TOTAL BOUNDARY		

BLINDLOW ZONE BOUNDARY
100' - 150' - 200'
SPECIAL AREA

DATE RECEIVED BY _____

IDENTIFYING LOCATION OF UNAUTHORIZED COLONY IN THE PROCESS OF REGULATION AS PER POLICE

CIVIL LINES

100

[illegible]

1000

6. P. J. van der Vliet, "Dynamics of the Lake of Geneva: A Case Study in the Application of the Generalized Likelihood Uncertainty Estimation (GLUE) Method," *Journal of Hydrology*, vol. 253, pp. 258–270, 2002.

NOTES

686
35
293/c
HSC

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)
6th FLOOR: VIKAS MINAR:
NEW DELHI.

No: F.1(7)2011-MP | 247

Dt: 27/5/11

MINUTES OF 3rd TECHNICAL COMMITTEE MEETING HELD ON 11.5.2011.
LIST OF THE PARTICIPANTS IS ANNEXED.

Item No. 18/11:

Sub: Confirmation of minutes of 2nd Technical Committee Meeting held on 20.4.2011.

The minutes were forwarded to the members and no comments/observations has been received for any item. Therefore, the same were confirmed.

Item No.19/11:

Sub: Development of Knowledge Based Industrial Park (KBIP) at Baprola by DSIIDC in Zone K-I.

F.3(47)2011/MP

The proposal was explained by Director (Plg.) DWK and the presentation was given by the officers of DSIIDC. After detailed deliberations, it was decided that the modifications as proposed in the Agenda at Para 4.0 may be processed under Section 11(A) of DD Act '1957 for change of land use with the condition that DSIIDC will implement the project strictly as per the activities permitted in the 'Industrial' Use Zone under MPD-2021 and further actions as identified in para 4 of the Agenda. Accordingly the name of the project will also be changed from 'Knowledge Based Industrial Park' to 'Industrial Park'.

Action: Director(Plg.(Dwarka))

Item No.20/11:

Sub: Relaxation in permissible Setbacks for existing building at Plot No.M-17, Green Park, New Delhi.

F.3(36)/2010/MP/

The proposal for relaxation in set backs from preceding to preceding category was explained by SE(HQ)Bldg., MCD wherein it was informed that if the set backs are relaxed for preceding category, 66% of the Ground Coverage is achievable, whereas the permissible Ground Coverage on the said plot is 75% as per MPD-2021.

AD CMP

71/c

8/4/11
(33)
7/2/11

List of participants of 3rd meeting for the year 2011 of Technical Committee held on 11.08.2011.

Delhi Development Authority

S. Sh. Mis.
G. S. Patnaik, Vice Chairman
Ashok Kumar, Commr. (Plg.)
J.B. Khadkiwala, Chief Architect
R.K. Aggarwal, Chief Engineer (HQ)
P.V. Mahashabdey, Addl. Commr. (Plg.) MPPR
P.M. Parate, Addl. Commr. (Plg.) AP
S.P. Pathak, Dir. (Dwarka)
Archana Mahapatra, Dir. (Plg.) C&G
S.B. Khodankar, Dir. MP& Zone 'D'

Delhi Police

Ravinder Soni, Traffic Police

Municipal Corporation of Delhi:

Shamsher Singh, Sr. Town Planner

R.K. Sharma SE (Bldg.) HQ.

J.S. Yadav, Ex. Engineer (Bldg.) SZ.

L&D.O.:

Ravinder Singh, Building Officer.

C.P.W.D.:

K.P. Rawat, Asstt. Architect

N.D.M.C.:

Rajiv Gupta, Architect

D. S. I. I. D. C.:

C. Arvind, G.M.

ADCMPO

74c (39)
Item No.: 11/12

Technical Committee No. -----

DRAFT AGENDA FOR TECHNICAL COMMITTEE

Subject: Continuance of Temporary Cinemas in Delhi – case study in respect of table Cinema falling in Zone 'F'.

No.: F11 (S), 80/MP/Pt.I

1.0 BACKGROUND:

Reference is invited to the minutes of the Item No. 21/11 of the Technical Committee meeting held on 11.8.2011, wherein it was decided to seek the present status of the Temporary Cinemas in terms of Area, Ownership details and existing / functioning activities in these premises, supported by photo copies / documents from the owner of the Temporary Cinema. Accordingly, this office has requested the owners to submit all the above information along with documentary evidence vide this office letter of even no.D-171 dated 10.10.2011.

In response, the owner vide his letter dated 01.11.2011 has submitted the following information / documents:

- I. Site plan showing the dimension of the plot and built up structure;
- II. Land ownership documents – Agreement to Sell.
- III. License issued by DCP Licensing, Delhi valid upto 5.2.2013.
- IV. Photo graphs showing the views of the building from in-side and outside.

2.0 EXAMINATION:

- a) The following information has been derived from the documents submitted by the owner:
 - i. Area of the plot = 4877.0 sqm. (as per agreement to sell documents).
 - ii. Existing covered area at Ground Floor 1311.17 sqm.
 - iii. Height of the existing structure 10 M to 13 M.
- b) The site has also been visually inspected and following information has been gathered:
 - i) The site is surrounded by
 - North : Petrol Pump
 - South : Chaudhary Dharamvir Market
 - East : Vacant land under private ownership
 - West : Mathura Road 45.0 M R/W
 - ii) The cinema building is facing Mathura road 45.0 M R/W
 - iii) The cinema is functional.
 - iv) Seating capacity – 930 seats (Ground level – 700 seats, balcony level – 230 seats.
 - v) Parking space – 92 cars.

ADCMP

73/c

31

c) Landuse and Provisions of Master Plan.

- I. Landuse of the site as per MPD-2021 is 'Residential' and there is no provision of continuance of temporary cinema as per MPD-2021. The activity 'Cinema' is not permitted in 'Residential' Use Zone.
- II. Landuse of the site as per MPD-2001 is 'Residential'. However, provisions of continuance of existing temporary cinemas in MPD-2001 are given as under:

The case of continuance of existing temporary cinemas may be decided on the basis of fulfillment of the following conditions:

- I. Maximum seating capacity - 300 seats.
- II. Minimum road R/W in front - 18 M
- III. Parking requirements - 1 car space per 25 seats.
- IV. The cinema would conform to the cinematography Act.
- V. Conversion charges (to be worked out by the Authority) shall be levied.

AD(MP)

3.0 Proposal :

The above information are put up before the Technical Committee for further consideration.

AD (AP)I

Jt. Dir. (AP)I

Director (AP)I

746 (29)
Item No.: 12/12

Technical Committee No. -----

DRAFT AGENDA FOR TECHNICAL COMMITTEE

Subject: Continuance of Temporary Cinemas in Delhi – case study in respect of Chandarlok Cinema falling in Zone 'F'.

No.: F11/01/2011/MP

1.0 BACKGROUND:

Reference is invited to the minutes of the Item No. 21/11 of the Technical Committee meeting held on 11.8.2011, wherein it was decided to seek the present status of the Temporary Cinemas in terms of Area, Ownership details and existing / functioning activities in these premises, supported by photo copies / documents from the owner of the Temporary Cinema. Accordingly, this office has requested the owners to submit all the above information along with documentary evidence vide this office letter of even no.D-178 dated 31.10.2011.

In response, the owner vide his letter dated 21.11.2011 has submitted the following information / documents:

- i) Site plan showing the dimension of the plot and built up structure;
- ii) Land ownership.
- iii) License issued by DCP Licensing, Delhi valid upto 8.1.2003.
- iv) Photo graphs showing the views of the building from in-side and outside.

2.0 EXAMINATION:

a) The following information has been derived from the documents submitted by the owner:

- i) Area of the plot $2175 \text{ sq. yd.} + 1658 = 3833 \text{ sq. yd.}$ or 3206 sqm. (as per agreement documents).
- ii) Existing covered area at Ground Floor 1588.52 sqm.
- iii) Height of the existing structure 7M to 9 M

b) The site has also been visually inspected and following information has been gathered:

- i) The site is surrounded by.
North : Existing road 16.5 M R/W
South : Developed Park
East : CR Park Residential Plots
West : 10'.0" wide Service Lane.

- ii) The cinema building is facing existing road 16.5 M R/W.
- iii) The cinema is not functional.
- iv) Seating capacity – 850 seats approx. as told by the representative at site.
- v) Parking space has not been provided by the owner.

AD (MP)

75/c

(29)

c) Landuse and Provisions of Master Plan.

- i) Landuse of the site as per MPD-2021 is 'Residential' and there is no provision of continuance of temporary cinema as per MPD-2021. The activity 'Cinema' is not permitted in 'Residential' Use Zone.
- ii) Landuse of the site as per MPD-2001 is 'Residential'. However, provisions of continuance of existing temporary cinemas in MPD-2001 are given as under:

The case of continuance of existing temporary cinemas may be decided on the basis of fulfillment of the following conditions:

- a) *Maximum seating capacity - 300 seat.*
- b) *Minimum road R/W in front - 18 M*
- c) *Parking requirements - 1 car space per 25 seats.*
- d) *The cinema would conform to the cinematography Act.*
- e) *Conversion charges (to be worked out by the Authority) shall be levied.*

3.0 Proposal:

The above information are put up before the Technical Committee for further consideration.

AD (AP)I
19/11/12

Section
19/11/12
Dy. Dir. - IN CHARGE
Jt. Dir. (AP)I

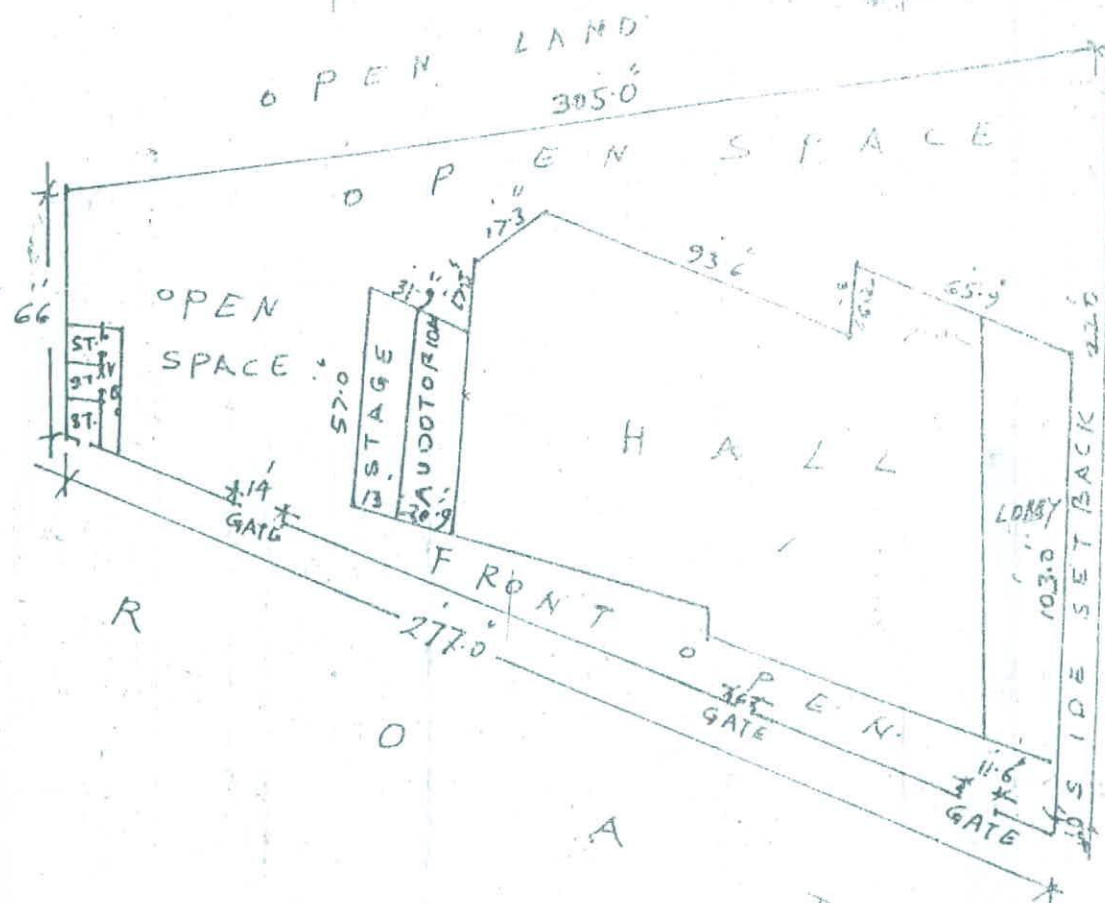
Director (AP)I
c

75/c

28

VILLAGE TUNNABET

SCALE 1:50



AD(MP)

T. Bus Copy

[Signature]

97/c

(27)

Item No - 13Draft Agenda for Technical Committee

Sub: Regarding permissibility of construction of structures under the integrated development of Samadhi Complex, New Delhi

File No.: F.1(12)2009/MP/Part

1.0 Background:

1.1 Chief Architect (NDR), CPWD vide letter No.SA(Hq.II)62/05/206-208 dated 09.03.2011 enclosed a letter dated 07.11.2008 from Sr. Architect (Hq.-II), CPWD with details of structures/buildings in the Samadhi Complex Area and also mentioned that these Memorials are visited by VVIPs and various dignitaries on special functions to pay homage to the departed leaders. This entails provisions of securities, basic utilities, facility for the visitors/tourists and dignitaries, maintenance and other equipment store and office/residential accommodation for security and EWS staff. The security aspect is of prime consideration for the safety of VVIPs as well as to keep the memorial protected from vandalism or any unwanted threats. With the above cited considerations, CPWD proposes to add total built up area of about 6000 sq.m for securities (including residential component), public utilities and maintenance purposes.

1.2 Consultant, Chief Architect (CPWD) in his note dated 24.10.2011 mentioned that in the High Level Meeting to review ongoing works in the Delhi Samadhis dated 30.06.2011 chaired by Hon'ble Minister, a point was made that the approval of local body in respect of structures/buildings in Samadhi Complex will pose difficulty as there does not exist any provision in MPD-2021 designating the Samadhis as special area and as such the modification to the MPD-2021 was proposed. Accordingly, the CPWD with reference to letter dated 09.03.2011 was informed that the issue could be examined in the proposed mid-term review of MPD-2021 vide this office letter No.F.1(12)2009/MP/Part/262 dated 19.09.2011. However, in the above indicated note of Consultant, Chief Architect (CPWD) it is mentioned that waiting for the next mid-term review of the Master Plan as stated by DDA which would begin in the year 2012, is not practical in view of the present security/threat perception, public needs and the need to take up the National Memorial work immediately.

2.0 Examination:

2.1 As per MPD-2021 provisions, 'Samadhi Complex' falls in Zone 'O' and the land use of the area is 'Recreational (District Park)', wherein following activities are permissible:

'District Park, Theme Park, Recreational Club, National Memorial, Open-air Food Court, Children Park, Orchard, Plant Nursery, Area for water harvesting, Archaeological Park, Sepcialized Park, Amusement Park, Children Traffic Park, Sports Activity, Playground, Amenity structures.

Restaurant in District Park having an area about 25 Ha. subject to following:

1. Area of the restaurant plot shall not be more than 0.8ha. or 1% of the District Park, whichever is less.
2. Restaurant plot shall have no physical segregation from the rest of the District Park area.
3. The building shall be a single storey structure with maximum FAR of 5 and height not more than 4mt. without any residential facility and to harmonize with the surroundings.
4. In case there is no parking lot in the vicinity, parking should be provided at a reasonable distance from the restaurant. Parking area should not form part of the restaurant complex/greens.
5. 30% of the area shall be developed as dense plantation.

Contd.2/-

ADCMR

Notes:

The following amenity structures are permissible in the above use premises except in Central Vista and Heritage areas:

Toilet Blocks, Pump Room, Electric Room, Guard Room, Equipment Room.

Interpretation Centre and Administrative office is permissible only in heritage areas.

2.2 As per the proposal of CPWD, following activities are proposed to be added in the Samadhi Complex at New Delhi (refer Annexure-I):

S. No.	Description	Nos.	Total Area (in Sqm.)
1.	Security Aspects		
i.	Gate Office/Guard room on Entry points	10	300
ii.	Security Towers	15	150
iii.	Office/Rest Rooms	02	400
iv.	Safe Rooms for VVIPs	05	500
v.	Barracks incl. Kitchen/Dining for 100 per. @20 sqm./person and Recreation space to be used by PM's security on Special occasions (50 persons)	01	2000
		01	1000
		Sub-total	4350
2.	Public Utilities		
i.	Toilet for Public	05	500
ii.	Toilet for VVIPs (incl. in safe rooms)		Nil
iii.	Information Booths, Book stalls	05	250
iv.	Drinking Water Fountains (Open)		Nil
v.	Sun/Rain Shelters to be located at reasonable walking distance of 500 metres	20	400
		Sub-total	1150
3.	Maintenance Structures		
i.	Nursery Equipment Store	01	100
ii.	Stores/Office Civil Maintenance	01	100
iii.	Office/store: Electrical Wing	01	100
iv.	Office/store: Horticulture Wing	01	100
v.	Rajghat Gas Store (existing)	01	50
vi.	Workmen Rest Room	04	50
		Sub-total	500
		Grand Total	6000

2.3 The above areas are covered area by the structures. Further, these are spread over the complex at number of places. Details of plot area, which will have above structure after leaving set-backs, parking, etc. has not been provided.

2.4 After examination, the observations by concerned Area Planning Unit on the proposal are as under:

1. Samadhi Complex, proposed national memorial is bounded by:

North	: Vijay Ghat	South	: Power House Road
East	: Mughal Bandh Road	West	: Ring Road

79/c

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-3-

Besides this, Samta Sathal, the memorial of Babu Jagjivan Ram is situated on west of Ring Road bounded by:

North	: City Wall	South	: Dr. Ambedkar Stadium
East	: Ring Road	West	: Delhi Gate

The Samadhi Complex falls in Zone 'O' except the part of Samta Sathal situated west of Ring Road forming part of Zone 'A'. As per the MPD-2021 and ZDP-2021 of Zone 'O', the landuse of the area under reference is 'Recreational District Park'.

2. The proposed Samadhi Complex is falling in Sub-Zone 04 'Old Railway Bridge to I.P. Barrage' and the proposed use activities in which are:

East	- Recreation, Pondage (Water Harvesting), Ghats
West	- Recreation

3. As per the provision of ZDP-2021 for Zone 'O', under para 9.2.1 (iv) it is stipulated that '*the River Front i.e., area outside embankment should be conserved and developed considering the eco-sensitive nature of the river zone and based on comprehensive scheme.*'

2.5 As per MPD-2021 provisions, the above highlighted activities in para 2.2 are not permitted in District Park except partial amenity structures and toilets. As such, this will require modification to MPD-2021. It is also not appropriate to put a general clause for allowing residential component in District Park as National Memorial is already permitted in District Park. However, as the requirements are justifying to the particular site and understanding the security aspects involved for these areas, it would be appropriate to carry out change of landuse for allowing the listed activities subject to necessary clearance from the concerned statutory bodies. The change of landuse in flood plains on this aspect may be one time only and may not be used as precedence in future.

3.0 Proposal:

3.1 In view of the facts, the proposal of CPWD is placed for consideration for Technical Committee. Instead of amendment in the MPD-2021 to enable construction of various activities (safe rooms for VVIPs, barracks, dining, recreational space, public utilities and maintenance structure, etc.) in all Samadhi Complexes form part of District Park; it is proposed that location specific change of landuse for security reason could be processed as per DD Act. In the specific case under reference, in view of its location, importance and security issue, CPWD's proposal for specified construction would be processed for change of landuse from P2 'Recreation (District Park)' to G3 'Government Land (Use Undetermined)' subject to NOC from statutory agencies i.e., Environment Committee, DUAC, Yamuna Action Committee, etc.

3.2 On the basis of in-principle approval of TC, CPWD will submit the details of plot area, location for processing change of landuse under Section 11-A of DD Act, 1957.

Meenakshi Singh
Asstt. Director (Plg.)/
MPD-2021 & DC

J. Singh
Dy. Director (Plg.)/
MPD-2021 & DC

[Signature]
Director (Plg.)/
MP

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ANNEXURE

II

Development Norms to be included in MPD 2021 Development at Samadhi Complex at New Delhi

The Samadhi complex, at New Delhi is a National Memorial which has the samadhis of all the important leaders of India. It is bounded as under

North : Vijay Ghat
South : Powerhouse Road
East : Mugal Bandh Road
West : Ring Road

Besides this Samtha Sthal (The Memorial of Babu Jagjivan Ram) is situated on West of the Ring Road that is bounded by:

North : City Wall
South : Dr. Ambedkar Stadium
West : Delhi Gate
East : Ring Road

The overall area of the complex is about 270 Acres. This complex is visited by a large number of local and Foreign Visitors, tourists, Foreign Dignitaries and National Leaders through out the year. The number of visitors range from 1000 persons to 2500 persons per day.

The memorial is also visited by the VVIPs and Foreign dignitaries on special functions to pay homage to the departed leaders. This entails provisions of Security, Basic Utilities and Facilities for the visitors/tourists and dignitaries maintenance and other equipment store and office/residential accommodation for security and EWS staff. The security aspect is of prime consideration for the safety of VVIPs as well as to keep the memorials protected from vandalism or any unwanted threats.

The Samadhi complex has a number of structures some of them have out lived their lives and are in dilapidated conditions, some are located at inappropriate location and required to be relocated. As there are no norms in terms of built-up area in MPD-2021 for construction of Memorial/Samadhis/National Memorials etc. and the quantum of built up area in the Samadhi area & Number of structures are large it is essential to formulate some norms so the future development of these areas is regulated and the ambience/sanctity of the spaces is maintained/retained.

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(23) 34/6

Rashtriya Samarak

Essentially an open air landscape edifice to meet the requirement of

- Holding last rites of departed leaders.
- Accommodate people come to attend the rituals.
- Memorials in form of panels/ alcoves etc.

Security Aspect:

The security aspect includes safety considerations of the general public/visitors and the VVIP's that visit the samadhis on day to day basis or on special occasions. This requires Security Rooms at Entrance Gates equipped with Latest Gadgets i.e. X-Ray machines for Baggage, Security and Frisking Cabin, Metal detectors, CCTVs Control Rooms, Security cabins & Towers spread over the complex and near the Memorial, Office, Stores, Rest rooms/Toilets for Security Staff on duty and Dormitory accommodation for a minimum number of security personals that are required in case of emergencies. In addition to the above the accommodation for PM and VVIP security is required who occupy the area for 2-3 Days prior to the Ceremonies attended by the PM and the Families of the departed Leader.

Thus the provision for following structures for security agencies is required:

Description	Nos.	Unit	Area	Total
➤ Gate Office/Guard room on Entry points	10	Each	30	300SqM
➤ Security Towers	15	each	10	150SqM.
➤ Office/Rest Rooms	2	Each	200	400SqM.
➤ Safe Rooms for VVIPs.	5	Each	100	500SqM.
➤ Barracks incl. Kitchen/Dining for 100 per. @ 20 Sqm/person and	1	Each	2000	2000SqM.
Recreation Space to be used by PM's Security on special occasions. (50 Persons)	1	Each	1000	1000SqM.
Total				4350 SqM

Public Utilities

As samadhis are spread over a very large area it is essential to provide adequate Public utilities in the complex for the visitors at reasonable distance. The following public utilities may be required:

Description	Nos.	Unit	Area	Total
➤ Toilets for public -	5	Each	100	500SqM

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➤ Toilets for VVIPs (incl. in safe room)				Nil
➤ Information Booths, Book stalls	5	Each	50	250Sqm
➤ Drinking Water fountains (Open)				Nil
➤ Sun /Rain shelters to be located At reasonable walking distance Of 500meters	20	Each	20	400Sqm

Total

1150 SqM

Maintenance Structures

The samadhis complex is a vast green expanse which needs regular maintenance and upkeep. This includes the maintenance of lawns, pathways, roads, parking areas, maintenance of plant beds, trees clipping of shrubs, flower beds, provisions and decoration of central spots of memorials and lighting etc. The provisions of maintenance structures is as stated below:

Description	Nos.	Unit	Area	Total
• Nursery Equipment Store	1	Each	100Sqm	100Sqm
• Stores/ Office Civil Maintenance	1	Each	100 Sqm	100Sqm
• Office/store: Electrical Wing	1	Each	100 Sqm	100Sqm
• Office/store: Horticulture wing	1	Each	100 Sqm	100Sqm
• Rajghat Gas Store (existing)	1	Each	50 SqM	50Sqm
• Workmen Rest room	4	Each	50 Sqm	50Sqm
Total				500 SqM

Grand Total : 6000 Sqm = 0.54 %
i.e., not exceeding 1%

11-11-11

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L.O.T.

Item No 14

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Agenda for Technical Committee

DELHI DEVELOPMENT AUTHORITY

Sub. : Change of Landuse of 765 KV Electric sub- station in Zone L and Route Clearance for construction of Loop in – Loop out (LILO) of both circuits for 400 KV Double Circuit Mundka (DTL) - Bamnoli (DTL) Transmission Line at Jhatikara Sub-Station (No. F.6(1)2009/MP)

1.0 Background:

(a) Change of Landuse:

The proposal for NOC for land acquisition for construction of 765KV Electric Sub Station was placed before 6th Technical committee meeting held on 21-5-09 vide item No. 50/09. The NOC for acquisition of land from planning point of view was approved and it was further decided that the change of Landuse may be processed after land is acquired. Further all clearances should be taken from Statutory Authority and route alignment for HT lines may be proposed along major roads in Utility corridor. The Power Grid Corp. has requested for processing Change of Landuse vide letter dated 1.12.11 and provided detailed Plan with dimensions as per decision of Technical committee mentioned above. Copy of letter annexed as Annexure-I.

(b) Route Clearance:

Executive Director, Northern Region-I, Power Grid Corporation of India Ltd. vide letter dated 7.10.2011 has forwarded the proposal on the subject of Route clearance for construction of Loop in – Loop out (LILO) of both circuits for 400 KV Double Circuit Mundka (DTL)-Bamnoli (DTL) Transmission Line at Jhatikara Sub-Station for issuing NOC for establishing the inter-connection of both Circuits of existing 400 KV Double Circuit with Mundka (DTL) – Bamnoli (DTL) transmission line of Delhi Transco with 765 KV Sub-Station at Jhatikra to feed the power to NCR Delhi. As decided in the Technical Committee, Change of Landuse of 765/400 KV Sub Station at Village Ghummanhera has to be processed as per DD Act. Copy of letter annexed as Annexure-II.

2.0 Examination:

(a) Change of Landuse:

- 14/12
[Signature]
- (i) Consequent to the decision of Technical Committee dated 21/5/09 vide item no. 50/09, the power Grid Corp. of India Ltd. has informed vide letter dated 1/12/2011 that they have acquired approx. 108 acres of land as per notification of Land & Building Deptt., GNCTD dated 30/6/2009 but the possession of 103.43 acres land is given for construction of 765/400/220 KV Ultra high voltage Sub-Station in villages Jainpur, Shikarpur, Ghummanhera in Zone L. It is informed that the construction is in full swing, they have forwarded the copy of decision of Forest and Tree Officer, West Forest Division to fell trees etc. Since, the land acquisition process is complete, Power Grid Corp. Ltd has requested for process of Change of landuse for approx. 103.43 acres of land for which detailed dimensions marked by SOI sheets has been provided by Power Grid Corp. Ltd.

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- ii) As per MPD 2021, Landuse of the land is Green Belt. This falls in Planning Zone 'L' and as per ZDP notified on date 3.6.2010, Landuse of the site under reference is Green Belt and Transportation (part of proposed 45mt road).
- iii) Consequent to the decision of Technical Committee dated 21/5/09 vide item no. 50/09 & completion of land acquisition process, Power Grid Corp. Ltd has requested for Change of Landuse from Green Belt and Transportation (part of proposed 45mt road) to utility, U3-electricity (power house, sub- station etc.)
- iv) The Power Grid has forwarded the copy of permission granted by Deputy Conservator of Forest and Tree Officer, West Forest Division to fell trees. In view of above the proposal for Change of Landuse of 103.43 acres for which the Technical Committee had already conveyed the permission for acquisition of land for Sub Station, the construction of 765 KV Sub Station is under process and to be completed by March 2012.

(b) Route Clearance:

Power Grid Corp. Ltd has now submitted a proposal for LOOP IN - LOOP OUT (LILO) dated 19 Sept. 2011 for Power transmission line.

- i. This proposal was referred to SE (Elect.)-I. Dwarka Project vide note dated 20th Oct., 2011 and comments received that the Power Grid Corp. of India Ltd to take care of all Rules & Regulations while laying transmission line as per Indian Electricity Rules and proposed Road Right of Way to be kept as proposed in the Zonal Plan.
- ii. The proposed two transmission lines between existing 400 KV Mundka, Bamnoli existing transmission line and proposed 765/400 KV substation at Jhatikra has to follow the proposed road network so that these HT lines can be accommodated along the right of way of the roads.
- iii. At present this entire stretch is privately owned land and proposed road network is not demarcated on the ground.
- iv. Based on the precedence, in similar case of route clearance for proposed 200 KV Double Circuit Over Head Tower Line between Kanjhawala-Najafgarh Transmission Line, a Sub-group was constituted by the Technical Committee under Chairmanship of Engineer Member, DDA consisting members from the concerned Electricity Authority and executing agency in order to take rational view. The sub-group recommended use of multi-circuit transmission line where each tower can hold four circuit to save precious land. Also it requires only one right of way by using Narrow base towers in place of wide base towers, to save land. (copy of minutes annexed).
- v. On the similar lines, the Sub Group was constituted under the Chairmanship of EM, DDA to examine the above proposal. The meeting of the sub-group was held on 21.11.2011 to discuss issue of NOC for construction of LILO of both circuits of 400 KV Mundka (DTL)-Bamnoli (DTL) Tr. Line at Jhatikara Sub-station wherein the following were decided:

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14/12/11

- a. As per the decision of the 6th Technical Committee held on 21.5.2009 vide Item No.50/9, the NOC for acquisition of land from planning point of view was approved and it was further decided that the change of land use to be processed after land is acquired. Further, all clearances are taken from statutory authority and route alignment for HT line may be proposed along major roads in the major utility corridor. **Consequent to this decision, the land is acquired and project is near completion stage. The LILO of 400 KV Mundka-Bamnoli line is a part of association transmission system of Jhatikara substation.**

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- b. As per Electricity Act, horizontal clear distance for 400 KV double circuit line is 46 metres. The height and base width of tower is 50 mtr. and 17.5 mtr. approx.
- c. The route alignment as proposed by Power Grid Corporation is along 45 Mtr. road on south-west side of village Asalatpur, Daultpur, Pindwala Khurd and on the side of road connecting village Hasanpur & Pindwala Kalan, which is acceptable.
- d. In view of above, the Power Grid Corporation Of India Ltd. was further requested to submit the following:
- e. Approval of the Govt. of India stating this forms part of the approved power plan of Delhi.
- Whether it is possible to make this route underground in the Urban Extension Area?
 - Is there any requirement of step-down and step-up stations connectivity and, if yes, details thereof.
 - Proposed area to be served by this power station and the HT line.
 - Any other information relevant to this case.
 - Proposal has to be in conformity with the Indian Electricity Act and it will be entire responsibility of Power Grid Corpn. Of India to comply with the provisions of the Indian Electricity Act and obtain all the statutory clearances.
- vii In response to above, Chief Manager, PGCI Ltd has replied vide his letter dated 23/11/2011 and submitted requisite documents which are annexed as Annexure-III.

3.0 Proposal:

3.1 Change of Land Use

(a) Change of Land Use (Alternative-I)

The proposal for Change of Land Use of land measuring 97 acres from **GREEN BELT to UTILITY, U3- ELECTRICITY (POWER HOUSE, SUB-STATION ETC.)** has been worked out with alternative that the proposed road alignment of 45 mtr. road as per Zonal Development Plan, Zone- L, is maintained as it is and access will be provided and maintained by Power Grid Corporation of India as proposed in the Zonal Development Plan, Zone - L. However, Power Grid Corporation has informed vide their letter dated 16/03/2009 (Annexure -IV) regarding the proposal to leave a corridor for 45 mtr. proposed wide road dividing the sub-station that once the switchyard is energized, it is notified as "Prohibited Area" for general public. They have to maintain electrical and statutory clearance as per Electricity Act, 2003 which do not allow any movement of public and transport through a charged switchyard. Hence the possibility of leaving a corridor for the road through the energized switchyard is not permissible.

(b) Change of land use (Alternative-II)

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11/12/2011
The proposal for Change of Land use of land measuring 103.43 acres from **Green belt (97 acres) to Utility, U3- Electricity (Power House, Sub-Station etc.) and Transportation (Road, Approx 6 acres) to Utility, U3- Electricity (Power House, Sub-Station etc.)** ---- The proposed road alignment of 45 mtr. road as per Zonal Development Plan, Zone -L will be provided along the periphery of the Sub Station of Power Grid Corporation of India (outside the 103.43 acres of land) which requires **Change of Land Use of 3 acres in addition to 103.43 acres of land from Green Belt to Transportation (Road).**

In this case, if this alternative is approved by Technical Committee, Alternative road alignment along periphery of the substation of Power Grid Corporation of India will be worked out and around 3 acres of land in addition to 103.43 acres of land will be required for this proposed alternative 45 mtr. wide road along the periphery of Power Grid Corporation of India. For this purpose, Change of Land Use will be required from Green Belt to Transportation (Road) for about 3 acre of land (outside the 103.43 acres of land) for which tentative alignment indicated on the Plan.

The boundary description of the Site is given below:

North: Agricultural land (earmarked as Green Belt in MPD/ZDP)

South: Agricultural land (earmarked as Green Belt in MPD/ZDP)

East: Agricultural land (earmarked as Green Belt in MPD/ZDP)

West: Agricultural land (earmarked as Green Belt in MPD/ZDP)/Built up.

Dimensions of the Site is as per sketch annexed as Annexure V a, V b.

3.2 Route Clearance as proposed by Power Grid Corporation of India Ltd.

Loop In:

The Proposed route from points A to B passing through Green field, from B to C is passing along the road as approved in Zonal Plan, from C to D is passing through the actual ROW available as in this area lot of construction work involved and E is the connected points of the Bamnauli- Mundka line and due to restriction of angle of deviation D is connected to E. (Annexure - VI a, VI b)

Loop out:

This route from points A to B passing through Green field and there is no road, from B to C is slightly away from the road due to restriction of angle of deviation, from C to D is passing along the road as suggested by DDA, from D to E is passing through the actual ROW available in between the two villages i.e. approx 70mts and E is the connected points of the Bamnauli- Mundka line and due to restriction of angle of deviation D is connected to E. (Annexure - VI a, VI b).

3.3 a) LOOP IN line is crisscrossing the proposed 45 mt road at least at two points and beyond Pindwalan kalan, it is passing through the Proposed Gross residential as per Zonal Development Plan, Zone - L.

b) LOOP OUT is not proposed along the proposed 45 mt road and it is abutting the eastern corner of Pindwalan Kalan Village.

3.4 The other required clearance for erecting the Power Line is also be obtained by the Power Grid Corporation and bear entire responsibility for planning execution and post execution consequences including the court cases if arises.

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4.0 Recommendations:

- i) Power Grid Corporation of India Ltd has submitted the Coordinates of outer boundary of the Electric Sub Station at Jhatikra and LILO circuits placed as Annexure VII a, VII b, VII c.
- ii) The proposal as given in para 3.0 above is put-up for consideration of the Technical Committee.
- iii) Power Grid Corporation of India has to propose and carry out execution of LOOP IN and LOOP OUT lines along the proposed 45 mtr. wide roads as per Zonal Development Plan, Zone - L as it was agreed upon in the meeting of Sub-Group held on 21.11.2011 under the Chairmanship of Engineer Member, DDA. Accordingly, the Power Grid Corporation of India will abide by decision of the Technical Committee.
- iv) Proposal for Electric Sub Station, if approved, to be processed under section 11 A of Delhi Development Act 1957 & the proposal of Change of Land Use shall be put up for consideration of Authority.
- v) Proposal for Route Clearance for construction of LOOP IN and LOOP OUT is placed before the Technical Committee for its consideration.

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Asstt. Director (Plg.)
Dwarka

[Signature]
Dy. Director (Plg.)
Dwarka

[Signature]
Director (Plg.)
Dwarka

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ANNEXURE-I

पावर ग्रिड कारपोरेशन ऑफ इंडिया लिमिटेड

(भारत सरकार का उद्यम)

POWER GRID CORPORATION OF INDIA LIMITED

(A Government of India Enterprises)



पावरग्रिड

765/400 के. वी. उपकेन्द्र झटीकरा, ग्राम-घुमनहेडा, नजफगढ़, नई दिल्ली-110073 दूरभाष : 011-28010737, 28010738 फेक्स : 011-28010737
765/400 K.V.Sub-Station Jhatikra, Vill-Gummanhera, Najafgarh, New Delhi - 110073 Tel:011-28010737, 28010738 Fax : 011-28010737

संदर्भ संख्या/Ref. No. :

Ref. No.:NR-1/MUN-BAM/LILO/1536

निदेशक योजना (धारणा)

बान्ती संख्या (पत्र) 1730

दिनांक 11/12/11

दिनांक / Dated :

Date:01st Dec.2011

To,

The Director (Planning)
Delhi Development Authority
Dwarka, New Dehi.

32
5/12

Subject: Change of land use of 765/400 kV Sub-station at village Ghummanhera & issue of NOC for Route approval of both circuits of LILO of 400 kV D/C Quad Mundka (DTL)-Bamnoli Transmission line at 765/400 kV Sub-station of POWERGRID.

Dear Sir,

This is in reference to your letter no .6(01)2009/MP/295 dt. 01/06/2009 (copy enclosed) vide which the recommendation of sixth technical committee held on 21.05.2009 (copy enclosed) to acquire the land for construction of 765/400 kV sub-station at village Ghummanhera in L-Zone was conveyed.

In the above said letter it has also been informed that change of land use may be done after the land acquired and complete all statutory requirements. In this regard, It is informed that POWERGRID has acquired approximate 108 acres land for the above sub-station and final award for the same has been issued by ADM (LAC/SW) on 16.03.2011 (copy enclosed) and also got all the clearances from the statutory authorities for the substation construction.

Further the route alignment marked on the L-Zone, MPD-2021 of associated HT line emanating for sub-station i.e. 400 kV D/C LILO of both circuit of Mundka-Bamnoli line have been submitted to your office on 23.11.2011 (copy enclosed) in line as discussed in the meeting chaired by Engineering Member, DDA on 21.11.11.

You are requested to take necessary action for change of land use of sub-station land and also issue the NOC for construction of said LILO line, which is associated with this substation.

Thanking You,

Against the Notification of 108 acre only 103.33 acre possession has been given by LAC to Powergrid and some may considered for change of land use purpose.

Yours Truly

(R S CHAUHAN)

Chief Manager (sub-strn.)

पंजीकृत कार्यालय : बी-9, कुतब इंस्टीट्यूशनल एरिया, कटवारिया सराय, नई दिल्ली-110016
Regd. Office : B-9, Qutab Institutional Area, Katwaria Sarai, New Delhi-110016

आप हमसे हिन्दी में पत्र व्यवहार कर सकते हैं।

पावर ग्रिड कारपोरेशन ऑफ इंडिया लिमिटेड

(भारत सरकार का उद्यम)

POWER GRID CORPORATION OF INDIA LIMITED

(A Government of India Enterprise)

पावरग्रिड

उत्तरी क्षेत्रीय कार्यालय, बी-9, कुतुब इंस्टीटयूशनल एरिया, कटवारीया सराय, नई दिल्ली-110016, टेलीफोन: 26560112, 26560115, फैक्स: 011-26564849 तार 'नेटग्रिड'
 Northern Region-1 Headquarters, B-9, Qutab Institutional Area, Katwaria Sarai, New Delhi-110016 Tel.: 26560112, 26560115, Fax: 011-26564849 Gram: 'NETGRID'

संदर्भ संख्या/Ref. No. NR-1/LILO/MUN-BMN/

R&D CELL
 VIKAS SADAN
 Dy. No. 3679
 Date: 15/10/11

Date: 7TH Oct' 2011 दिनांक/Dated :

To,
 Vice Chairman,
 Delhi Development Authority,
 Vikas Sadan, INA, New Delhi.

उपस्थित कार्यालय
 डायरी सं. 2957-40
 दिनांक: 15/10/11

Subject: Construction of LILO of Both circuits of 400kV D/C Mundka (DTL) - Bamnoli Transmission Line at Jhatikra, Sub-Station.

Dear Sir,

Power Grid Corporation of India Limited (a Govt. of India Enterprises) has been assigned the responsibility for establishing a 765/400kV sub-station (4x1500MVA) at Jhatikra under 765kV System for Central part of Northern Grid in line with the decision taken during 26th Standing Committee meeting on Power System Planning of Northern Region held on 13th October 2008 at Chamba, Uttarakhand.

The construction of said sub-station has already been started and work is in full swing to be completed by Feb 2012. Under the above transmission scheme, the interconnection of both Circuits of existing 400kV Double Circuit Quad Mundka (DTL) - Bamnoli (DTL) transmission line of Delhi Transco with 765kV Sub-Station at Jhatikra was also planned to feed the power to NCR Delhi. The total capacity of the substation is 6000 MVA.

Accordingly, POWERGRID has awarded the work for the construction of subject transmission line to M/S L&T. The survey of line route of two nos. 400 KV D/C transmission lines emanating from 765/400 kV Jhatikara S/S (POWERGRID) and connecting to 400kV D/C Mundka (DTL)- Bamnoli transmission line (DTL) has been completed and route proposal of lines have been submitted to Director (Planning) of DDA vide our letter dated 19.9.2011 for their approval & issuance of NOC. However on the proposal submitted the concerned authority has suggested some other alternative routes by avoiding residential area shown in Delhi Master Plan-2021. Accordingly we are now submitting the revised survey routes of lines after incorporating the suggestion made on today i.e. 7.10.11.

The above transmission system associated with Jhatikra Sub-station is planned to be made operational within this financial year. As such, yourself is earnestly requested to arrange to issue NOC from DDA at the earliest enabling POWERGRID to ensure timely completion of this project.

Your personal intervenes on above is solicited.

Thanking you,

Yours Sincerely,

(Sachchidanand Singh) 110
 Executive Director
 (Northern Region-I)

Matter pertains to Dir (D&T) 110

Dy. No. 1421

पंजीकृत कार्यालय : बी-9, कुतुब इंस्टीटयूशनल एरिया, कटवारीया सराय, नई दिल्ली - 110 016
 Regd. Office : B-9, Qutab Institutional Area, Katwaria Sarai, New Delhi - 110 016

आप हमसे हिन्दी में पत्र व्यवहार कर सकते हैं।
 17/10/11

Dy. No. 1421

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 13/10/11

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ANNEXURE-III

पावर ग्रिड कारपोरेशन ऑफ इंडिया लिमिटेड
(भारत सरकार का उद्यम)
POWER GRID CORPORATION OF INDIA LIMITED
(A Government of India Enterprises)



765/400 के. वी. उपकेन्द्र झटिकरा, ग्राम-घुम्मानहेड़ा, नजफगढ़, नई दिल्ली-110073 दूरभाष : 011-28010737, 28010738 फेक्स : 011-28010737
765/400 K.V.Sub-Station Jhatikra, Vill-Gummanhera, Najafgarh, New Delhi - 110073 Tel:011-28010737, 28010738 Fax : 011-28010737

Ref. No.:NR-/LILO/MUN-BAM/1526
संदर्भ संख्या/Ref. No. :

Date: 23rd Nov. 2011 दिनांक / Dated :

To,
The Engineering Member
Delhi Development Authority,
Vikas Sadan, INA, New Delhi.

SUBJECT:- Issue of NOC for construction of LILO of both circuits of 400kV Mundka-
(DTL)-Bamnoli(DTL) Tr. Line at Jhatikra Sub-Station.

Dear Sir,

This is in reference to our meeting held at your chamber dt. 21.11.2011 regarding above subject matter. It is to inform you that the construction of 765KV Jhatikra sub-station is in full swing and is to be completed by March 2012. The clarifications sought during the meeting is being furnished below :-

1. The LILO of 400KV double circuit Mundka- Bamnoli transmission line is a part of associated transmission system of Jhatikra sub-station.
2. As per the approved scheme Jhatikra Sub station is part of the electrical grid feeding power to Delhi and NCR.
3. It is to confirm that no further tapping of above transmission line has been planned for construction of any step up or step down substation enroute the line.
4. At present, it is not possible to lay down this LILO line through under ground cable at 400kV level.
5. The Right of Way (ROW) of 400kV double circuit line is 46 mtrs.
6. The height & base width of the tower is 50 mtr. and 17.5 mtr. (approx.) respectively.

We are also enclosing the following documents for your kind references:

1. Government of India approval for construction of 765/400kV Jhatikra S/S and associated transmission system including LILO of Mundka- Bamnoli Tr. Line.
2. Approval of DDA for Land Acquisition for Jhatikra S/S.
3. Route plan of the transmission line on the map of L-Zone, MPD-2021.
4. Key line diagram of the normal tower used for LILO line.

The above transmission system associated with Jhatikra sub-station is planned to be made operational within this financial year. As such, yourself is earnestly requested to arrange to issue NOC from DDA at the earliest enabling POWERGRID to ensure timely completion of this project.

Thanking you

Truly yours

(R.S. Chauhan)
Chief Manager

Copy :- Director (Planning), DDA/Dwarka
GM (Project I), NR-I, New Delhi

पंजीकृत कार्यालय : बी-9, कुतब इंस्टीट्यूशनल एरिया, कटवारिया सराय, नई दिल्ली - 110016
Regd. Office : B-9, Qutub Institutional Area, Katwaria Sarai, New Delhi-110016

आप हमसे हिन्दी में पत्र व्यवहार करें।

Concerned file has been kept to EM DDA for approval of Mts. After file is returned back, pls put up in the file

Sh. Deepak Joshi

AD(P&I) 2/11/11

The height and base width of tower

पावर ग्रिड कारपोरेशन ऑफ इंडिया लिमिटेड
(भारत सरकार का उद्यम)



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268-270, वर्धमान क्रॉउन माल, सेक्टर-19, द्वारका, नई दिल्ली-110075 ; दूरभाष : 011-28041061, 28041062 ; फैक्स : 28041061
268-270, VARDHMAN CROWN MALL, SEC.-19, DWARKA, NEW DELHI-110075 ; Tel. : 011-28041061, 28041062 ; Fax : 28041061

MOST URGENT

Ref: PG/NR1/Mundka/SS/18

Date: 16.03.09

To

The Asstt. Director (Plg.),
Delhi Development Authority
Dwarka Planning Office,
Mangalpuri, Palam, New Delhi

SUB: RE: REQUEST TO ISSUE NOC FOR LAND ACQUISITION FOR CONSTRUCTION OF 765 KV S/S AT VILLAGE JAINPUR, SHIKARPUR AND GHUMMANHERA

Dear Sir,

This is in reference to your letter no. F.6(01)2009/MP/127 dated 06.03.09. It is to inform you that the said land at village Jainpur, Shikarpur and Ghummanhera shall be used for the construction of 765 KV sub-station to bring 6000 MW power from North-Eastern region of India to cater the requirement of Delhi during Commonwealth Games-2010 and beyond. The project is of National importance and is a part of 765 KV ring in and around NCT of Delhi for providing uninterrupted power supply to the region.

Regarding your proposal to leave a corridor for 45 metres wide road dividing our sub-station, it may please be noted that **once the switchyard is energized, it is notified as 'PROHIBITED AREA' for general public.** Also we have to maintain electrical and statutory clearances as per Electricity Act, 2003 which do not allow any movement of public and transport through a charged switchyard. Hence the possibility of leaving a corridor for the road through the energized switchyard is not permissible.

However, in view of your requirement, we have tried to squeeze our switchyard to the extent possible. **We propose to leave 45 metres wide strip for the road at the periphery and inside the proposed land to be acquired for constructing sub-station as shown in the map.** Hence, it is requested to re-align the road accordingly.

It may also please be noted that we are in advanced stage of tendering for construction of the sub-station. At this stage, it is not possible to relocate the sub-station or further squeeze the switchyard area.

In view of the above, it is requested to **consider the proposal favorably and issue NOC at the earliest** so that the sub-station is completed well before the Commonwealth Games-2010 which would be a win-win situation for everybody.

Thanking you,

Yours truly,

(Signature)
(Rakesh Saxena)
Addl. General Manager

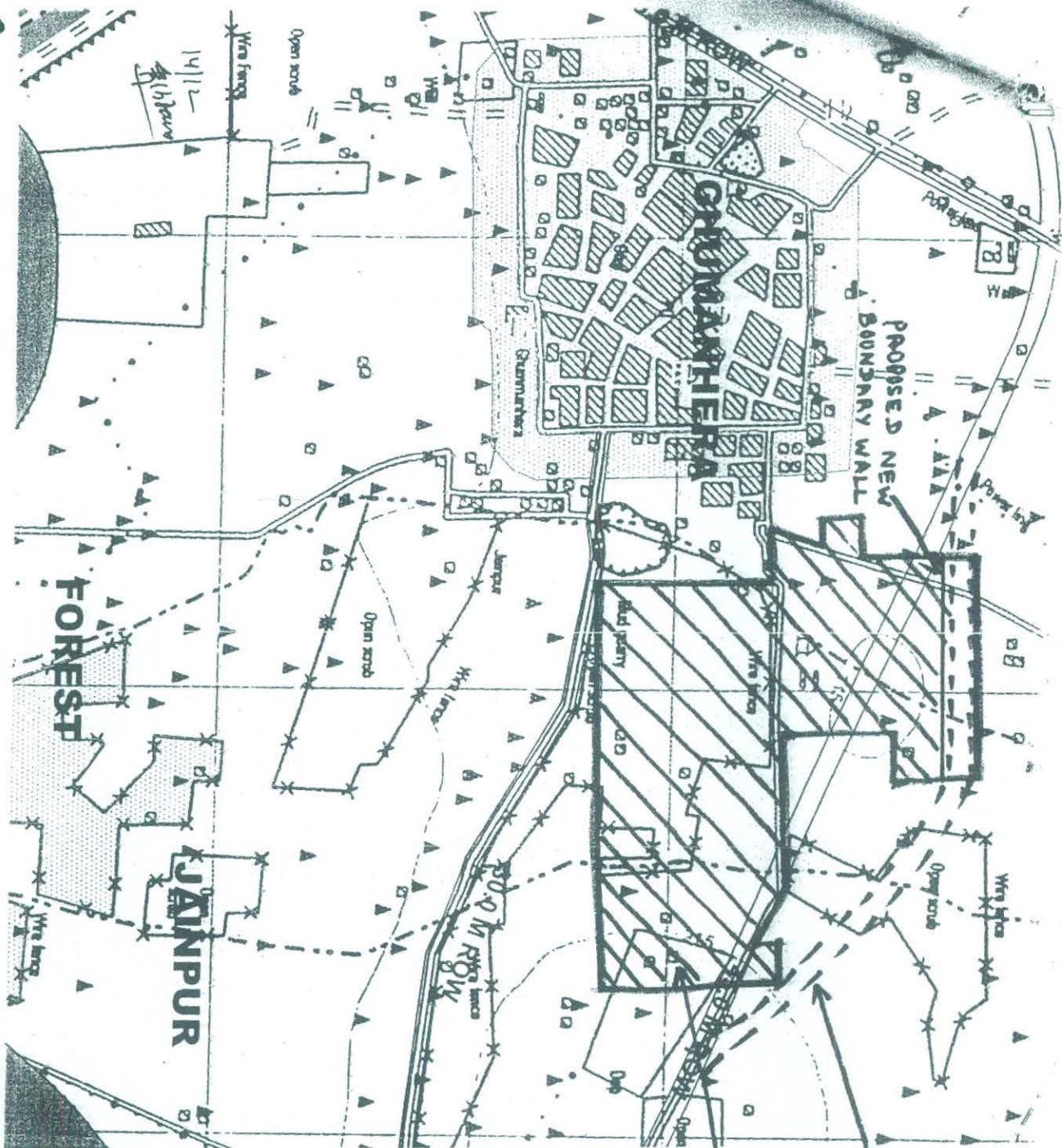
Encl: Map of the area showing proposed re-alignment of the road

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Regd. Office : B-9, Qutab Institutional Area, Katwaria Sarai, New Delhi-110016

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14/12
11/2/09
Please put
in file
re-submit
AB (WOS)
AD (APM)

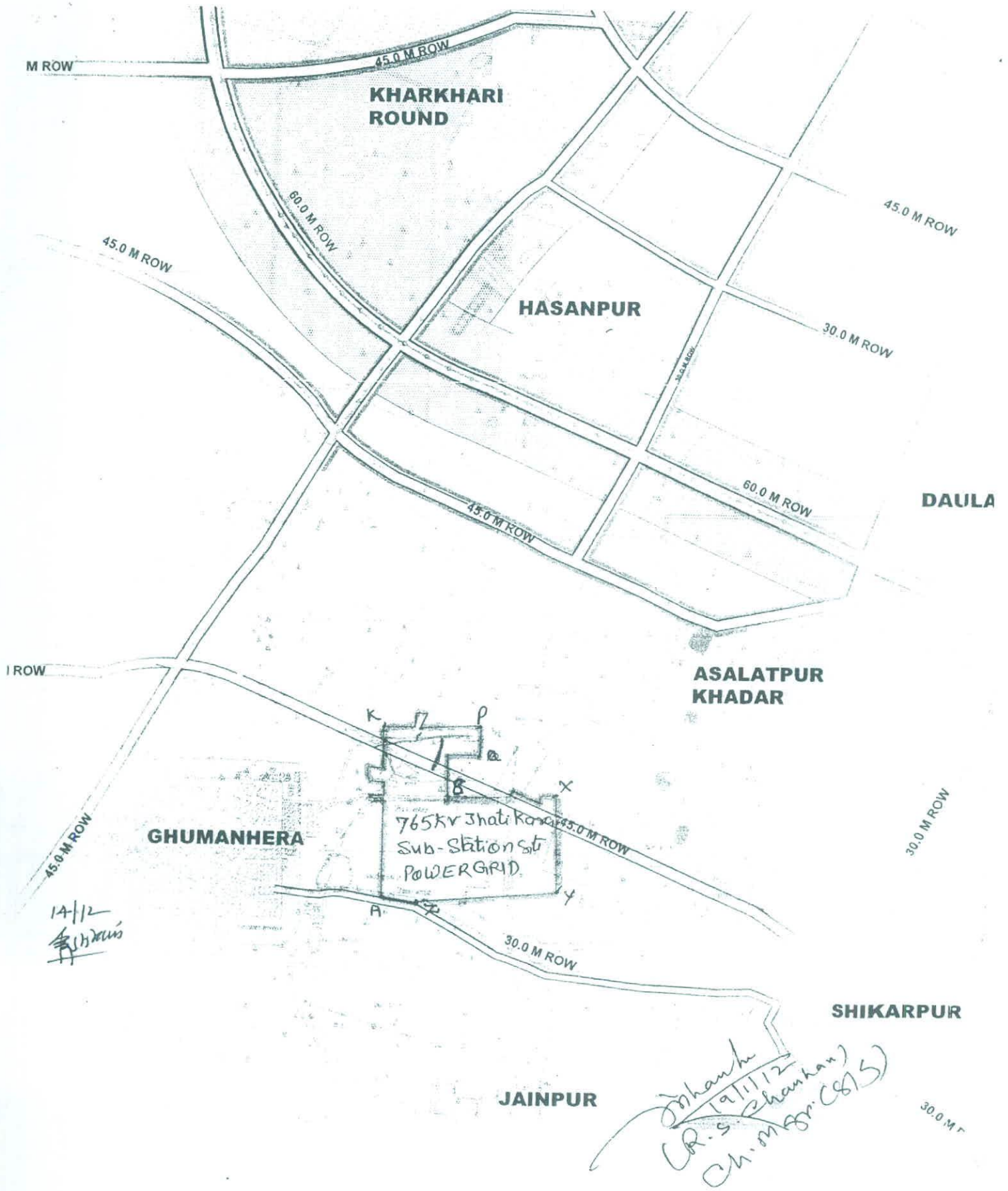
ANNEXURE - IV STATION



PROPOSED NEW
ROAD ALIGNMENT
PROPOSED ENERGISED
SWITCHYARD AREA

21/10/2018

सुभाष सी० तनेजा
मुख्य पर्यवेक्षक
765 को.सी. गुणवत्ता परियोजना
पावरलिंक. हरियाणा, नई दिल्ली

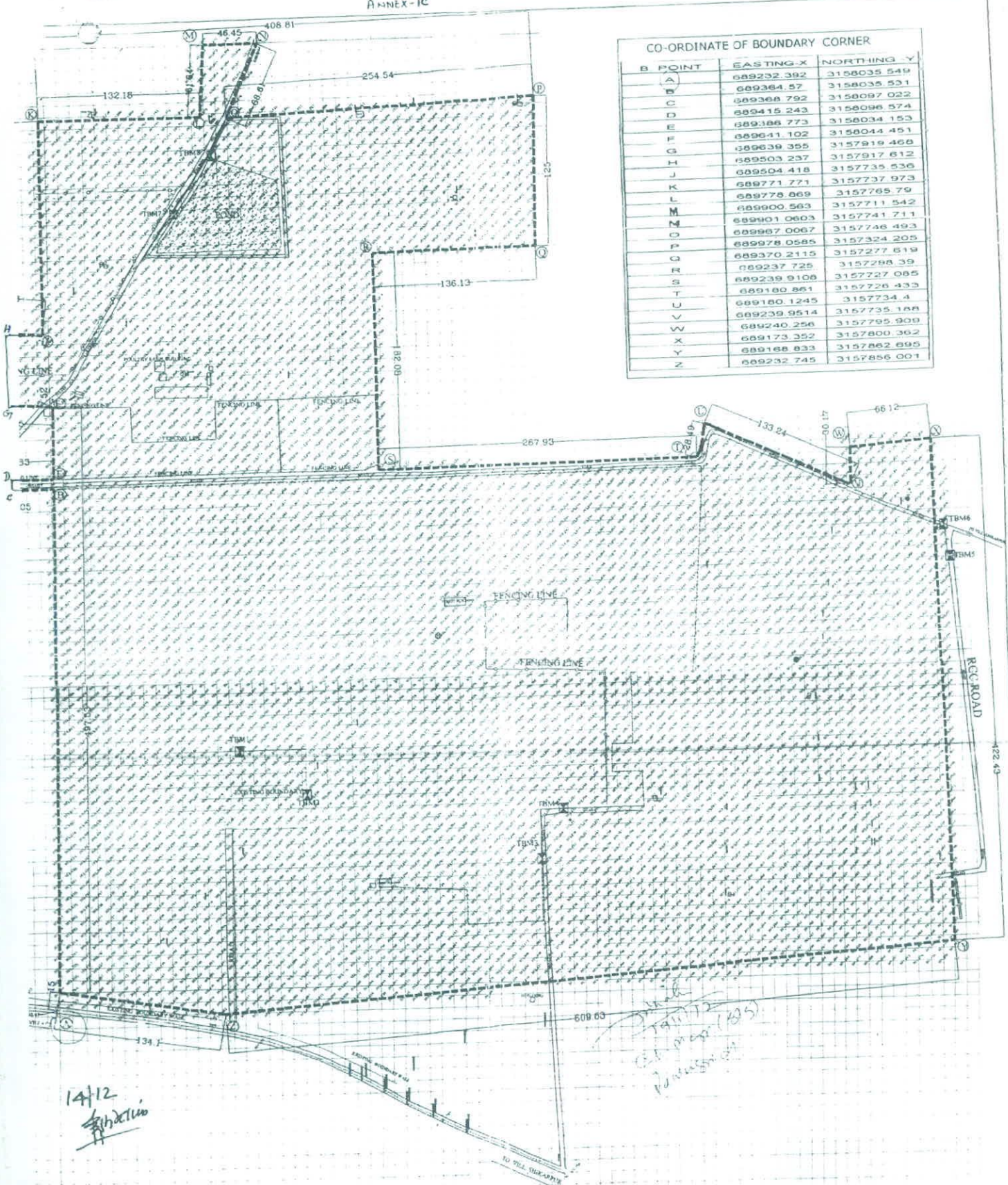


ANNEXURE IV b

ANNEX-1C

CO-ORDINATE OF BOUNDARY CORNER

B POINT	EASTING-X	NORTHING-Y
A	689232.392	3158035.549
B	689364.57	3158035.531
C	689368.792	3158097.022
D	689415.243	3158096.574
E	689386.773	3158034.153
F	689641.102	3158044.451
G	689639.355	3157919.468
H	689503.237	3157917.612
I	689504.418	3157735.536
J	689771.771	3157737.973
K	689778.869	3157765.79
L	689900.563	3157711.542
M	689901.0603	3157741.711
N	689967.0067	3157746.493
O	689978.0585	3157324.205
P	689370.2115	3157277.619
Q	689237.725	3157298.39
R	689239.9108	3157727.085
S	689180.861	3157726.433
T	689180.1245	3157734.4
U	689239.9514	3157735.188
V	689240.256	3157795.909
W	689173.352	3157800.362
X	689168.833	3157862.695
Y	689232.745	3157856.001



14/12
Sanguine

MSL AT CURGAON RAILWAY STATION - 216.005M
MSL AT JHATIKRA MOD ON KAPASHERA-NAZAFGAR ROAD - 206.018M
MSL AT CHUMMANHERA-SHIKARPUR ROAD (AT CO-ORDINATES(0,-15)) - 205.47M
HFL AT SITE 205.0M AS ENQUIRED FROM VILLAGERS (IN 1978)

CO-ORDINATE OF TBM.

S. NO.	COORDINATE	DEPTH
1	689232.392	1.50M
2	689364.57	1.50M
3	689368.792	1.50M
4	689415.243	1.50M
5	689386.773	1.50M
6	689641.102	1.50M
7	689639.355	1.50M
8	689503.237	1.50M
9	689504.418	1.50M
10	689771.771	1.50M
11	689778.869	1.50M
12	689900.563	1.50M
13	689901.0603	1.50M
14	689967.0067	1.50M
15	689978.0585	1.50M
16	689370.2115	1.50M
17	689237.725	1.50M
18	689239.9108	1.50M
19	689180.861	1.50M
20	689180.1245	1.50M
21	689239.9514	1.50M
22	689240.256	1.50M
23	689173.352	1.50M
24	689168.833	1.50M
25	689232.745	1.50M

AREA STATEMENT AS PER S.T.

126776.57 SQM

NOTES -
CONTOUR INTERVAL - 0.5M
G.S.D. INTERVAL - 1:500
ALL DIM ARE IN M

CLIENT -
RASHTRIYA KOTI CORPORATION
OF INDIA LIMITED

SURVEY CONSULTANTS -

SANGUINE CONSULTANTS
H-106/113, 11/100, 11/100, 11/100



ANNEXURE - Va

पावर ग्रिड कारपोरेशन ऑफ इंडिया लिमिटेड

(भारत सरकार का उद्यम)

POWER GRID CORPORATION OF INDIA LIMITED

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765/400-के. वी. उपकेन्द्र झटीकरा, ग्राम-घुम्ननहेड़ा, नजफगढ़, नई दिल्ली-110073 दूरभाष : 011-28010737, 28010738 फेक्स : 011-28010737
765/400 K.V.Sub-Station Jhatikra, Vill-Gummanhera, Najafgarh, New Delhi - 110073 Tel:011-28010737, 28010738 Fax : 011-28010737

संदर्भ संख्या/Ref. No. :

दिनांक / Dated :

Ref. No.:NR-/LILO/MUN-BAM/ 1605

Date: 04/01/2012

To,
The Director (Plg) Dwarka Project
Delhi Development Authority,
Manglapuri Dwarka, New Delhi.

बिदेशक योजना (क्षेत्र) 14
शिवदी संस्था (पत्र) 14
दिनांक 04/01/2012

SUBJECT:-Issue of NOC for construction of LILO of both circuits of 400kV Mundka (DTL)-Bamnoli (DTL) Tr. Line at Jhatikra Sub-Station.

Dear Sir,

This is with reference to the meeting held in the office of the addl. Commissioner (Plg) Shri R K Jain in the presence of Dy. Director (Plg) and Asst Director (Plg.) Dwarka on 28/12/2012, the clarification of the points are as under as discussed in the meeting.

1. LOOP IN:

This Route from points A TO B passing through green field, From B to C is passing along the road as suggested by DDA, from C to D is passing through the actual ROW available as in this area lot of construction work involved and E is the connected points of the Bamnoli-Mundka line and due to restriction of angle of deviation D is connected to E.

2. LOOP OUT:

This Route from points A TO B passing through green field and there is no road, From B to C is slightly away from the road due to restriction of angle of deviation, From C To D passing along the road as suggested by DDA, from D to E is passing through the actual ROW available in between the two villages i.e. approximate 70mtrs and E is the connected points of the Bamnoli-Mundka line and due to restriction of angle of deviation D is connected to E.

3. Lay out plan of the sub-station is enclosed

As already explained that the above transmission system associated with Jhatikra sub-station is planned to be made operational within this financial year, But it is to bring to your kind notice that the case is yet to be put up for the technical committee's consideration. You are requested to take necessary action to issue NOC for Construction of LILO line and change of land use for sub-station at the earliest enabling POWERGRID to ensure timely completion of this project.

MATTER IS MOST URGENT.

Thanking you.

Yours Truly

Yours Truly

(R.S. Chauhan)
Chief Manager

Copy to:-

1. GM (Project), NR-I, New Delhi for information please

पंजीकृत कार्यालय : बी-9, कुतब इंस्टीट्यूशनल एरिया, कटवारिया सराय, नई दिल्ली - 110016
Regd. Office : B-9, Qutub Institutional Area, Katwaria Sarai, New Delhi- 110016

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Coordinate of 765/400 Kv Jhatikra Sub-Station Plot Area (POWERGRID)

SR NO	B.POINT	EASTING-X	NORTHING-Y	LATITUDE (N)	LONGITUDE (E)
1	A	689232.392	3158035.549	28°32'7.243"	76°56'2.570"
2	B	689364.57	3158035.531	28°32'7.174"	76°56'7.425"
3	C	689368.792	3158097.022	28°32'9.185"	76°56'7.609"
4	D	689415.243	3158096.574	28°32'9.124"	76°56'9.357"
5	E	689386.773	3158034.153	28°32'7.130"	76°56'8.233"
6	F	689641.102	3158044.451	28°32'7.310"	76°56'17.617"
7	G	689639.355	3157919.468	28°32'3.262"	76°56'17.469"
8	H	689503.237	3157917.612	28°32'3.268"	76°56'12.467"
9	J	689504.418	3157735.536	28°31'57.357"	76°56'12.395"
10	K	689771.771	3157737.973	28°32'57.282"	76°56'22.216"
11	L	689778.869	3157765.79	28°31'58.187"	76°56'22.490"
12	M	689900.563	3157711.542	28°31'56.369"	76°56'26.944"
13	N	689901.0603	3157741.711	28°31'57.343"	76°56'26.999"
14	O	689967.0067	3157746.493	28°31'57.471"	76°56'29.429"
15	P	689978.0585	3157324.205	28°31'43.760"	76°56'29.582"
16	Q	689370.2115	3157277.619	28°31'42.553"	76°56'7.196"
17	R	689237.725	3157298.39	28°31'43.305"	76°56'2.317"
18	S	689239.9108	3157727.085	28°31'57.203"	76°56'2.645"
19	T	689180.861	3157726.433	28°31'57.235"	76°56'0.475"
20	U	689180.1245	3157734.4	28°31'57.495"	76°56'0.479"
21	V	689239.9514	3157735.188	28°31'57.496"	76°56'2.650"
22	W	689240.256	3157795.909	28°31'59.444"	76°56'2.722"
23	X	689173.352	3157800.362	28°31'59.642"	76°56'0.261"
24	Y	689168.833	3157862.695	28°32'1.658"	76°56'0.114"
25	Z	689232.745	3157856.001	28°32'1.430"	76°56'2.464"

14/12

Ch. M. S. (SAS)

Ch. M. S. (SAS)
Power Grid

(4)
ANNE - ~~ME~~

LILO Of 400kV D/C(Quad) Both circuit of Mundka -Bamnoli Transmission Line

Detailed Location Coordinates				
LOOP-IN				
S.N.o	Location No.	Angle of deviation		Section lentgh(mtr)
		N	E	
1	Gantry-IN	689243	3158096	138
2	AP01-IN	689245	3158230	391
3	AP02-IN	689278	3158621	680
4	AP03-IN	689688	3159162	1040
5	AP04-IN	690511	3159803	630
6	AP05-IN	690743	3160407	620
7	AP06-IN	691075	3160928	267
8	AP07-IN	691312	3161219	780
9	AP08-IN	691352	3161699	320
10	AP09-IN	691323	3161940	1370
11	AP10-IN	691456	3162231	
12	AP11-IN	692644	3162928	186
13	TAPP.TWR	692779	3163053	
				6422

LOOP-OUT				
S.N.o	Location No.	Angle of deviation		Section lentgh(mtr)
		N	E	
1	Gantry-OUT	689291	3158097	90
2	AP01-OUT	689292	3158187	368
3	AP02-OUT	689339	3158550	306
4	AP03-OUT	689616	3158682	1340
5	AP04-OUT	690145	3158955	
6	AP05-OUT	691367	3159495	299
7	AP06-OUT	691486	3159768	1560
8	AP07-OUT	692019	3161226	796
9	AP08-OUT	692639	3161724	337
10	AP09-OUT	692950	3161856	126
11	TAPP.TWR	693072	3161824	
				5222

SUBMITTED BY:

14/12
[Signature]

[Signature]
(R-s. Chauhan)
Ch. mgr. (G.S.)
19/1/12