

Minutes of the Technical Committee Meeting held on
22.1.2013 65/L

Item No 4/13

AGENDA FOR THE TECHNICAL COMMITTEE

SUBJECT: "RELAXATION OF GROUND COVERAGE AND SET BACK (PART) FOR CONSTRUCTION OF PROPOSED 33KV ESS ON THE FRONT SETBACK OF HANDLOOM HOUSE COMPLEX AT JANPATH, NEW DELHI."

BCKGROUND

A Plot measuring about 7204.47 was allotted to Ministry of Textile, Govt. of India at Janpath Lane in the year, 1999 for the construction of Handloom House. A NDMC ESS was existing on this plot and was supplying electricity to the adjoining Areas. Plans for construction of Handloom House were sanctioned by NDMC with the condition that "Built up space required for construction of 33 KVA/ 11 KVA ESS shall be provided by Handloom House Complex for which drawings shall be got approved from N.D.M.C."

At present CPWD is constructing the Handloom House Complex which is on the completion stage. The Permissible Ground Coverage of 25% has almost been achieved though there is sufficient FAR left to achieve the permissible FAR i.e. 150 in this premises.

PROPOSAL

The ESS is required by N.D.M.C. for which Handloom Complex has left an open area of 520 sqm. as per plans enclosed. A conceptual plan for the construction of same has been prepared by the Electrical Deptt. N.D.M.C. (Copy enclosed). The proposed Ground Coverage for the construction of ESS by N.D.M.C. is 197.46 sqm. The details are as under:-

Plot Area : 8363.26 sqm.
Net Plot Area : 7204.47 sqm.

GROUND COVERAGE

Permissible Ground Coverage : 25% or
Achieved Ground Coverage : 24.91% or 1794.54 sqm.
Proposed Ground Coverage of ESS : 197.46 sqm.
Total Ground Coverage : 27.65% or 1991.96 sqm.
(which needs relaxation)

FAR

Permissible FAR : 150 or
Achieved FAR : 95.93 or 6911 27 sqm.
Proposed FAR of ESS : 394.92 sqm.
Total FAR : 101.41 or 7306.19 sqm.

item No. 4/13

Dr. P. K. S. /
15.1.13

S. P. Kaur
AD (M.P.S)

64/L

JUSTIFICATION FOR RELAXATION IN GROUND COVERAGE AND SETBACK(PART)

ESS (Double Storied) is utmost requirement of Electrical Deptt. N.D.M.C. to accommodate 33KV switchgear and power transformers to meet out the electric load of the Handloom House Complex and adjoining areas.

ESS has been proposed along the front boundary wall of the Handloom Complex due to lack of space available as Handloom Complex is already near completion stage. However, space of 9 mtr. is available between the Handloom Complex and the proposed ESS.

RECOMMENDATIONS

It is recommended that Ground Coverage and setback (part) for construction of 33KV ESS at Handloom House Complex, Janpath, New Delhi be relaxed.

Full

(A.M.ATHALE)
CHIEF ARCHITECT

F1(25)/2005/MP/Pt-II

The background was explained by Director (Plg) GIS & Zone- D. Thereafter, Dy. Chief Architect (NDMC) presented the proposal. After detailed deliberations the Technical Committee opined that in the first instance NDMC may explore the possibility of earmarking the proposed ESS in the rear setback of the complex and bring the proposal in the next Technical Committee meeting with detailed justification. Accordingly the Agenda Item was deferred.

Action: Chief Architect (NDMC)
Director (Plg.) GIS & Zone- 'D'

1st

22.1.2013

4/13

8/2/13

11/2/13

Minutes of the Tech-Committee meeting held on 22.1.13.

Item No 5/13.

DELHI DEVELOPMENT AUTHORITY

AGENDA FOR THE TECHNICAL COMMITTEE

Sub: Proposed change of landuse of an area measuring 4447.49 sqm. (1.099 Acres) of land from 'Public & Semi-Public Facilities' to 'Government (Government Office)' near Gurudwara Bangla Sahib Road, New Delhi for construction of Unique Identification Authority of India (UIDAI) Headquarter building in Planning Zone 'D'.

File No. F.20(11)2012/MP

1. BACKGROUND

- i. The Unique Identification Authority of India (UIDAI), Govt. of India, Planning Commission vide its D.O. letter No. D-11018/01/2009-UIDAI dated 12.11.2012 has requested DDA for change of landuse of the plot under reference of an area measuring 4447.49 sqm. (1.099 acres) of land near Gurudwara Bangla Sahib Road, New Delhi for construction of Unique Identification Authority of India (UIDAI) Headquarter building in Planning Zone 'D'. This reference was examined and vide this office letter dated 07.12.2012, UIDAI was requested to submit the detailed information of the site for further examination by DDA.
- ii. Subsequently, Ministry of Urban Development, Govt. of India vide its letter dated 26.12.2012 forwarded a copy of L&DO letter dated 11.12.2012 to examine the case from the point of change of landuse and process the same appropriately.
- iii. UIDAI has recently submitted the details of the site on 09.01.2013 for processing the change of landuse by DDA.

2. EXAMINATION

- i. The site under reference measuring 4447.49 sqm. (1.099 acres) i.e. proposed 'UIDAI (Unique Identification Development Authority of India) Head Quarter' building is located on Bangla Sahib Road and very close to Kali Mata Mandir located on Bangla Sahib Road. (Location of the site u/r is at Annexure -A).
- ii. The site falls outside the Lutyens Bungalow Zone (LBZ).
- iii. The land use of the site is 'Public & Semi-Public Facilities' as per MPD-2021 & approved Zonal Development Plan of Zone -D prepared under MPD-2001.
- iv. As per the L&DO letter dated 14.02.2012, 26.03.2012 and UIDAI D.O. letter dated 12.11.2012, the parcel of land measuring 4447.49 sqm. (1.099 acres) near Gurudwara Bangla Sahib was allotted to UIDAI as per LDO Plan No. 2628 for construction of UIDAI Headquarter building.
- v. L&DO vide letter no. F.No. L-IIA/27(116)/10/439 dated 11.12.2012 has requested Delhi Division, Ministry of Urban Development, Govt. of India to take up the matter with DDA for getting the change of landuse of the plot u/r allotted to UIDAI from PSP to Integrated Office Complex.
- vi. UIDAI vide letter dated 09.01.2013 had provided certain information on an area of plot, part layout showing the boundaries. The boundary description as per plan submitted by UIDAI of the site is as follows:
 - a) Videsh Sanchar Bhawan building on the North;
 - b) Baird Road & Bangla Sahib Road on the East.
 - c) Road and Convent of Jesus and Mary School on the South;
 - d) Service Road on the West.
- vii. Presently, the site is approachable by approx. 18m wide road as per survey plan submitted by UIDAI.
- viii. The request for change of landuse was forwarded by UIDAI vide letter dated 12.11.2012 and also by Ministry of Urban Development (Delhi Division), Govt. of India vide letter dated 26.12.2012.

Item no 5/13

S.P. Kaur
16.1.13

S.P. Kaur
AD (MP)

28/C

3. PROPOSAL

In view of the above request of the UIDAI vide letter dated 12.11.2012 & letter dated 26.12.2012 from Ministry of Urban Development, Govt. of India, the following proposed change of landuse for construction of UIDAI Headquarter building on Bangla Sahib Road is proposed under section 11 (A) of DD Act, 1957:

"The proposed change of landuse of an area measuring 4447.49 sqm. (1.099 acres) of land from 'Public & Semi-Public Facilities' to 'Government (Government Office)' near Gurudwara Bangla Sahib Road, New Delhi for construction of Unique Identification Authority of India (UIDAI) Headquarter building in Planning Zone 'D'." The boundary description of the same is as follows:

- Videsh Sanchar Bhawan building on the North;
- Baird Road & Bangla Sahib Road on the East.
- Road and Convent of Jesus and Mary School on the South;
- Service Road on the West.

(Refer location map at Annexure 'A')

4. RECOMMENDATION

The proposal at Para-3 is put up for consideration of the Technical Committee, DDA.

item no 5/13

S.P. Kaur
16.1.13

S.P. Kaur
AD(MP)I

Handwritten: Saksharadee Dev
(Sabyasachi Das)
Dir (PLS) D Zone

F20(11)/2012/MP

The proposal was presented by Director (Plg) GIS & Zone- 'D'. The Technical Committee recommended the proposal for Change of Land Use of an area measuring 4447.49 sq mt (1.099 Acres) from 'Public & Semi- Public facilities' to Government (Government Office)' near Gurudwara Bangla Sahib Road' for further processing under Section 11 (A) of DD Act 1957.

It was informed that the road in front of the plot is only 18 mtrs and NDMC may be requested to explore the possibility of widening of this road.

Action: Chief Architect (NDMC)
Director (Plg.) GIS & Zone- 'D'

DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
SERIAL
This Proposal was Considered in
Technical Committee

DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
This Proposal was Considered in
1st Technical Committee
on 22.1.2013
5/13
11.2.13
Dy. Director
Master Plan

27/c

ANNEXURE - 'A'

VIDESH SANCHAR BHAWAN BUILDING

SERVICE ROAD

SERVICE ROAD

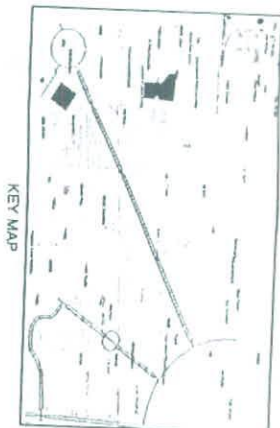
BANGLA SAHIB ROAD

BAIRD ROAD

ROAD

CONVENT & JESUS MARY

PROPOSED UIDAI
HEADQUARTER BUILDING
AREA - 4447.49 Sq. M. (1.099 Acre)



KEY MAP



**DELHI
DEVELOPMENT
AUTHORITY**

PROPOSED CHANGE OF LANDUSE
OF AN AREA MEASURING 4447.49
Sq. m. (1.099 Acres) OF LAND FROM
'PUBLIC & SEMIPUBLIC FACILITIES'
TO 'GOVERNMENT (GOVERNMENT
OFFICE)' NEAR GURUDWARA
BANGLA SAHIB ROAD, NEW DELHI
FOR CONSTRUCTION OF UNIQUE
IDENTIFICATION AUTHORITY OF
INDIA (UIDAI) HEADQUARTER
BUILDING IN PLANNING ZONE 'D'.

NORTH - VIDESH SANCHAR BHAWAN
BUILDING
SOUTH - ROAD & CONVENT OF JESUS
& MARY SCHOOL
EAST - BAIRD ROAD & BANGLA
SAHIB ROAD
WEST - SERVICE ROAD.

FILE NO.: F.20/11/2012/M.P

LOCATION MAP
PROPOSED UIDAI
HEADQUARTER BUILDING
ON BANGLA SAHIB ROAD

SCALE: NOT TO SCALE

PLG. ASTT.

ASTT. DIR. DIR.(PLG.)



ZONE 'D' UNIT

282/1

L A I D L N I A B L E

Item No. 06/2013/Tc.
Draft Agenda for Technical Committee

DELHI DEVELOPMENT AUTHORITY

No. F.1(L-05)PE/2010/Plg./

Sub: Follow up action on the decision of the Technical Committee Meeting held on 22.11.2012 in the case of Regularization of existing Health Care, Educational Cultural & Religious (including Spiritual) institute existing prior to 01/01/2006 on self owned land not including Gram Sabha or Ridge Land – regarding change of land use of H.L. Beri Memorial Educational Society (Regd.) and other cases in Planning Zone 'L'.

The Agenda on the above mentioned subject was discussed in the Technical Committee meeting held on 22.11.2012 and Technical Committee decided following:

"The proposal was presented by Director(Plg.)/Dwarka. It was explained that there are 33 such case files in Zone 'L' and only two qualify; the remaining 31 cases do not qualify due to incomplete documents or other deficiencies. Technical Committee desired that the details of remaining 31 cases also be put up in next Technical Committee for better appreciation of issues in totality, hence item was deferred."

1.0 BACKGROUND:

As per the DDA Authority Resolution No.25/2008 dt. 3.4.2008 and subsequent public notices issued in the leading newspaper of 1.5.2008, total 33 applications were received in Planning Zone - L from the Institutes. Names of these 33 Institutes appear in the ANNEXURE-VII of the Notified Zonal Development Plan of Zone 'L'.

2.0 EXAMINATION:

2.1 After scrutiny of these applications, following institutes were issued clearance from the land use point of view after the approval of Chairman, DDA/Hon'ble LG, Delhi:

1. Radha Soami Satsang Beas, Village Deendarpur (Zone K-I)
2. Radha Soami Satsang Beas, Sector-23, Dwarka (Zone K-II)
3. Radha Soami Satsang Beas, Village Massoodabd (Zone-L)
4. Osho Dhyani Mandir, Village Pandwala Khurd (Zone-L)

2.2 In case of H L Beri Memorial Educational Society (Regd.), the land under reference is falling in the green belt land use, it required change of land use for plot area of 4000 sq. mtr. as per the MPD-2021 norms under Section-11A of DD Act. As per the procedure laid down by the MOUD vide letter No.K-12011/23/2009-DDIB dt. 8/3/208 while approving the Zonal Development Plan; the file was submitted to the Hon'ble L.G./ Chairman, DDA before processing the change of land use. Chairman, DDA/ Hon'ble L.G. approved the further processing of change of land use of this case on 22/6/2012 in file No. F.1(L-05)PE/2010/Plg..

2.3 The Details of 33 cases falling in Zone L are given in tabular format in ANNEXURE-I. These 33 cases can be divided broadly in four categories, as under;

Category-I: Cases/applications where land use clearance certificate has been issued as per the approval of Chairman, DDA/Hon'ble LG.

Category-II: Where applications/cases required change of land use as per the procedure laid down by M/o UD, vide letter dt. 8.3.2008 and already approved by Chairman, DDA/Hon'ble LG.

Category-III: The cases where CLU is required but the Institutes have failed to submit mandatory documents/NOC from various deptt. like Archeological Survey of India, Forest Deptt. etc, despite several reminders. Detailed scrutiny is given in ANNEXURE-I. Majority of these files are at various stage for rejection and are under submission to the Chairman, DDA/Hon'ble LG.

Category-IV: CLU is not required but Institutes have failed to submit the mandatory documents/NOC from various deptt. like Archeological Survey of India, Forest Deptt. etc, despite several reminders.

2.4 As per the approved Zonal Development Plan of Zone L the regularisation of Cultural, Religious (including Spiritual), Educational and Healthcare institutions shall be subject to fulfillment of the Conditions as given in chapter no. 2.8.7 of the Zonal Development Plan (report) / Government directions issued from time to time. User indicated in the Zonal Development Plan will not give automatic right to the owners to use their property / land for the designated use. This may also be seen by Technical Committee of on privately owned land such Change of Landuse can be allowed.

3.0 PROPOSAL:

As per the procedure laid down by the Authority vide Resolution letter dt. 3.4.2008 and the procedure prescribed in the para-2.87 of the Zonal Development Plan approved by the M/o UD, the scrutiny for 33 cases has been carried out and the details are given in the ANNEXURE-I. As per the scrutiny, following aspects have been examined:

- 3 - 2807

- i) Land use as per MPD/ZDP
- ii) Status of documents/NOC submission/Land ownership
- iii) Whether the plot area is as per MPD 2021 norms.

After the detailed scrutiny and as per the decision of the Technical Committee dt 20.11.12, 33 cases have been divided into following categories:

Category-I: List of Institutes to whom clearance has been given with respect to land use compatibility in Zone-L.

- i) Radha Soami Satsang Beas
- ii) Osho Dhyani Mandir

Category-II: The list of Institutes for which Change of land use is required and all the documents are submitted.

- i) H L Beri Memorial Educational Society (Regd.) -
Processing of CLU already approved by Hon'ble LG on file.
- ii) Ganga International School
Institute needs to establish land use for 8000 sqm. of land as per the MPD 2021 standard for H.S.S.

Category-III: The list of institutes for which change of land use required but complete set of documents and NOC have not been submitted.

Under this category, there are 11 cases. The details are given in ANNEXURE-III/Category-3.

Category-IV: Change of land use is not required but complete documents/NOC have not been submitted.

There are 16 cases at various stages of submission to the higher authorities for rejection due to non-compliance of requirement of mandatory documents from various Deptt. like Forest Deptt., Archeological Survey of India, etc despite several reminders.

In view of above, the matter is placed before the Technical Committee for its consideration in following manner:

- a) The cases where land use clearance has been given with respect to land use compatibility, applicability of land use conversion charges and other charges as decided by the Government from time to time.
- b) The cases where processing of change of land use under Section 11A of Delhi Development Act is approved by the Chairman, DDA/Hon'ble LG on

279/V - 4 -

file to be referred to the Authority for further processing and referring to the Ministry after the approval of the Authority.

- c) Cases where the Institutes have failed to submit documents or NOC despite repeated reminders should be put up for rejection.
- d) Cases where land use clearance with respect to land use compatibility has been issued to be referred to the Ministry of Urban Development for permission to add as an Addendum in the notified Zonal Development Plan.

4.0 RECOMMENDATION:

The proposal submitted in para-3 is placed before the Technical Committee for consideration.

5.0 FOLLOW UP ACTION:

The approval of the Technical Committee shall be submitted to the Authority for its consideration:

Devasishine
14/01/13
Asstt. Director(Plg.)/Dwk

[Signature]
14/01/13
Dy. Director(Plg.)/Dwk

[Signature]
Director(Plg.)/Dwk

F1(L-05)PE/2010/Plg/

The matter was presented by Director (Plg.) Dwarka, Zone K & L. It was informed that there are a number of cases where permission has been requested by the institutions who are occupying the land as tenants. The provision of permission to the tenants needs to be examined legally. After detailed deliberations, it was felt that in the first instance, legal opinion may be obtained on the issue of Change of Land Use of land occupied by tenants before further processing of such cases. Accordingly, the Agenda Item was deferred.

Action: Director (Plg) Dwarka

DEVELOPMENT CONTROL AUTHORITY
Dwarka Zone K & L
22-1-13
1st
Meeting held on: 22.1.13
Vice item No. 6/13
Asstt. Director: *[Signature]* 20.2.13
Dy. Director: *[Signature]* 20/2/13
Master Plan



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

F. 1(01)/2013/MP /37

Dated 07.02.2013

Sub: Minutes of the 1st Technical Committee Meeting held on 22.01.2013

Item No. 1/13

Confirmation of the 7th Technical Committee meeting held on 20.12.2012

F1(13)/2012/MP

The minutes were circulated vide letter No. F1(13)/2012/MP/16 dated 14.01.2013 to all the members and no comments/observations have been received. Hence the same were confirmed.

It was observed by Director (Plg) GIS and Zone- 'D' that as per policy, Planning & Architecture Wings - Unit are required to upload the Minutes, Agenda (Including Drawings) on the DDA Website.

VC, DDA directed that the action should be taken by the concerned Units to upload the Minutes, Agenda (Including Drawings) on the DDA Website.

It was decided that in future the ATR of the last two Technical Committee meetings minutes be included in agenda of Technical Committee meeting. Further it was decided that the ATR for the Technical Committee meetings held in 2012 shall be put up in the next Technical Committee for information.

Action: All Director (Plg)
S.R. Arch. (HUPW)

Item No.2/13

Allotment of 20 Ha land for the proposed Water Treatment Plant along Bandh at Sector- III new Village Tiggipur, Zone P-II

F3(26)/2008/MP

The proposal was explained by Director (Plg) Zone- P-I & P-II. The proposal for subdivision of 21 Ha. land with planning permission to acquire land directly from GNCTD by Delhi Jal Board was approved with following conditions:

- i) The issues related to allotment of alternative plots etc. will be dealt by DJB/ GNCTD.
- ii) DJB will make arrangement on its own for connectivity with the existing road network.

The officers from DJB and L & B Deptt., GNCTD will identify the land based on drawings provided by Planning Deptt. of DDA. If required Land Management and Planning wings of DDA will assist GNCTD in identification of Land.

Action: Commissioner (Land Management)
Director (Plg) Zone- 'P-I' & 'P-II'
Executive Engineer (Project), DJB

Item No.3/13

Public & Semi- Public facilities Area -3, Rohini - Regarding Utilization of MTNL Plot for Health Facilities also

F3(01)/2013/MP

The proposal was explained by Director (Plg) Rohini. It was informed that the building has already constructed at the site and MTNL desires to utilize the building for multi activity/ multipurpose use including Health Care Facilities. The Technical Committee recommended the proposal for approval as a special case under Sub clause 8(2) – 'Permission of Use Premises in Use Zones' subject to conditions that:

- (i) MTNL will restrict the Health Care facility to Hospital upto 100 Beds Category 'D' with necessary safeguards.
- (ii) To obtain sanction for revised building plans from the Building section of the concerned local body along with necessary clearances from CFO, DPCC etc.
- (iii) The Land Disposal wing of DDA to examine levy of additional FAR, Conversion Charges etc. as per the policy separately.

**Action: ADGM (New Buiss.)MTNL,
Director (IL) L and
Director (Plg.) Rohini**

Item No.4/13

Relaxation of Ground coverage and setback (Part) for construction of proposed 33KV ESS on the Front setback of Handloom House complex at Janpath New Delhi.

F1(25)/2005/MP/Pt-II

The background was explained by Director (Plg) GIS & Zone- D. Thereafter, Dy. Chief Architect (NDMC) presented the proposal. After detailed deliberations the Technical Committee opined that in the first instance NDMC may explore the possibility of earmarking the proposed ESS in the rear setback of the complex and bring the proposal in the next Technical Committee meeting with detailed justification. Accordingly the Agenda Item was deferred.

**Action: Chief Architect (NDMC)
Director (Plg.) GIS & Zone- 'D'**

Item No.5/13

Proposal Change of Land Use of an area measuring 4447.49 sq mt (1.099 Acres) of land from 'Public & Semi- Public facilities' to Government (Government Office)' near Gurudwara Bangla Shaib Road New Delhi for construction of Unique Identification Authority of India (UIDAI) Headquarter building in Planning Zone- 'D'

F20(11)/2012/MP

The proposal was presented by Director (Plg) GIS & Zone- 'D'. The Technical Committee recommended the proposal for Change of Land Use of an area measuring 4447.49 sq mt (1.099 Acres) from 'Public & Semi- Public facilities' to Government (Government Office)' near Gurudwara Bangla Sahib Road' for further processing under Section 11 (A) of DD Act 1957.

It was informed that the road in front of the plot is only 18 mtrs and NDMC may be requested to explore the possibility of widening of this road.

**Action:Chief Architect (NDMC)
Director (Plg.) GIS & Zone- 'D'**

LAI D ON TABLE ITEMS:

Item No.6/13

Follow up action on the decision of the Technical Committee meeting held on 22.11.2012 in the case of Regularisation of existing Health Care, Educational, Cultural and Religious (including Spiritual) Institute existing prior to 01.01.2006 on self owned land not including Gram Sabha or Ridge Land – regarding Change of Land Use of H.L. Beri Memorial Educational Society (Regd.) and other cases in Planning Zone- 'L'

F1(L-05)PE/2010/Plg/

The matter was presented by Director (Plg.) Dwarka, Zone K & L. It was informed that there are a number of cases where permission has been requested by the institutions who are occupying the land as tenants. The provision of permission to the tenants needs to be examined legally. After detailed deliberations, it was felt that in the first instance, legal opinion may be obtained on the issue of Change of Land Use of land occupied by tenants before further processing of such cases. Accordingly, the Agenda Item was deferred.

Action: Director (Plg) Dwarka

Meeting ended with vote of thanks to the Chair.


(I.P. PARATE) 7/2/13
Director (MPR&T C)

Copy to:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Commissioner (Plg) DDA
4. Commissioner (LM) DDA
5. Commissioner (LD) DDA
6. Chief Planner, TCPO
7. Chief Architect, HUPW DDA
8. Chief Architect, NDMC
9. Chief Engineer (G), DMRC
10. Dy. Chief Engineer (G), DMRC
11. Chief Engineer (Elect) DDA
12. Addl. Commr.(Plg.) (Infrastructure & UE)
13. Addl. Commr.(Plg.)TB&C, DDA
14. Addl. Commr.(Plg.)UE&P, DDA
15. Addl. Commr.(Plg.) AP & MPPR.
16. Addl. Commr. (Landscape), DDA
17. Chief Town Planner, SDMC.
18. Secretary, DUAC
19. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
20. Asstt. Commr. of Police (Traffic) Delhi
21. Land & Development Officer, (L&DO)
22. Commissioner (LM) w.r.t. Item No. 2/13
23. Director (Plg) incharge Zone ('PI' & 'PII') . Item No. 2/13
24. Executive Engineer (Project), DJB w.r.t Item No. 2/13
25. Director (Plg) (Rohini) Zone (M &N) 03/13
26. ADGM *New (Buiss) MTNL w.r.t. . Item No. 3/13
27. Director (IL) land w.r.t Item No. 3/13
28. Director (Plg) GIS & zone- D w.r.t Item No 04/13 & 05/13
29. Chief Architect w.r.t. Item No 04/13 & 05/13
30. Director (Plg) Dwarka w.r.t Item No 6/13

List of participants of 1st meeting for the year 2013 of Technical Committee on
22.01.2013

DELHI DEVELOPMENT AUTHORITY

S/Sh./Ms.

1. Sanjay Kumar Srivastava, Vice Chairman, DDA
2. Ashok Khurana, EM DDA
3. J.B. Kshir Sagar Commissioner (Plg), DDA
4. R.K. Jain Addl. Commissioner (UE & MP), DDA
5. P.M. Parate, Addl. Commr. (Plg) TB & C, DDA
6. S.P. Pathak, Addl. Commr (Plg.) MPR & AP, DDA
7. Savita Bhandari, Addl. Commr (Landscape), DDA
8. Vinod Dhar, Chief Architect, (HUPW) DDA
9. Sandeep Mehta, C.E. (Elect.), DDA
10. I.P. Parate, Dir. (Plg.) MPR & TC, DDA
11. Vinod Sakle, Director (Plg.) Rohini, DDA
12. P.S. Uttarwar Director (Dwarka), DDA
13. Director (Plg) incharge Zone ('PI' & 'PII')
14. Director (Plg) GIS & zone- D
15. P.K. Behra, Dir (Plg) F&H, DDA
16. K. Sri Rangan Dy. Director (Dwarka),

17. L&D.O.:

Sunil Kumar Jain, Building Officer

18. MCD:

P. Dinesh, Sr. Town Planner (North MCD)

19. NDMC:

Rajiv Sood, Dy. Chief Architect,

20. DMRC:

P.S. Chauhan, C.E. (PD)
A.K. Roy Dy. C.E. (PD)
Rajpal Singh Dy. C.E. (PD)
H.P. Mukkhi Manager (Land)

21. DJB:

Mukul Bhandula E.E. (Project) –W (IX)
V.V. Jain (A.E).

OFFICE OF THE DIR (Pig.)
MPR&TC, D.D.A. N. DELHI-2
By No. 31/1/13

DEPARTMENT OF ENVIRONMENT

Govt. of NCT Delhi

6TH Level, C-Wing, Delhi Secretariat

I P Estate, New Delhi

Telefax: 23392029

DD (MP)'S Office
Diary No. 656
Date: 4/2/13

F.10(100)/Env/2012

1451

Dated:

29/1/13

To,

Director (MPR&TC),
Delhi Development Authority,
Master Plan Section,
6th Floor, Vikas Minar, New Delhi – 110002

Sub.: Amendment under Item No. 56/12 in minutes of the 7th Technical Committee Meeting held on 20.12.2012 – regd.

Madam,

This has reference to the minutes of the 7th Technical Committee Meeting held on 20.12.2012.

On perusal of the minutes, it has been observed that slight wrong information has been recorded in the first paragraph under item no. 56/12 i.e. 'Proposal of 1.22 ha (12232.4 sqm) of land for Relay / Receiving sub-station (RSS) in the District Park at Dhaula Kuan for construction of Mukundpur – Yamuna Vihar Corridor (Line7) of DMRC'.

Hence, in the line no. 2 in para 1st under item no. 56/12, it may be corrected that "Environmental Clearance is required for Category 'A' projects, which is accorded by Expert Appraisal Committee of Ministry of Environment and Forests, Govt. of India. Further, Metro Rail projects i.e. metro stations do not obtain Environmental Clearance. However, clearance / EIA is required for commercial / residential developments of DMRC from SEAC (State Level Expert Appraisal Committee)."

P1 put up in the
next technical committee
Jmt
1/2/13

Dy Dir (P) MP

Submanis
14/2/13

AD(MP) J

Yours Faithfully

Dr. Chetna Anand
Scientist (Environment)

Department of Environment
Govt. of Delhi
Level-6, Wing-C,
Delhi Sectt., New Delhi



The Director (MPR & TC) DDA,
Delhi Development Authority
MASTER PLAN SECTION
6th floor Vikas Minara
New Delhi, 110002

SPEED POST

Recd Central Dy. No. 13
Dated 3-11-13
R&D Section Vikas Minara
Delhi Development Authority
Delhi Sectt.

On Indian Government Station
मद्रास गवर्नमेन्ट स्टेशन

AGENDA FOR TECHNICAL COMMITTEE

SUB: Public & Semi-Public Facilities Area-3 Rohini- Regarding Utilization of MTNL Plot for Health Facilities also.
(File No. F3 (01) 2013/MP)

1.0 BACKGROUND:

In the approved Layout Plan of Public & Semi-Public Facilities Area-3, Rohini, there is a plot measuring 1.19 ha. earmarked for Head Office-cum-Vehicle Repair (TEL). The said plot was allotted by DDA to MTNL. The proposal is for utilization of the allotted plot on the request of MTNL for Administrative Office, Automobile Workshop & Healthcare Facilities which are permissible in Public & Semi-Public Facilities as a separate use premise in MPD-2021..

2.0 EXAMINATION:

- i) The MTNL has requested for 'Change of landuse' for plot measuring 1.19 ha. allotted for Administrative offices and Automobile Workshop near Sec.6, Rohini to use it for Healthcare Facilities.
- ii) The landuse of land under reference is Public & Semi-Public Facilities as per MPD-2021 and Zonal Development Plan of Zone-'H'.
- iii) As per approved Layout Plan of Public & Semi-Public Facilities Area-3, Rohini, the plot under reference is earmarked for Head office-cum-Vehicle Repair (TEL). As per sanctioned Plan submitted by MTNL, the proposed FAR is 100 with achieved FAR of 96.99. In the sanctioned Plan Administrative and Automobile Workshop were proposed and sanctioned by Building Section, DDA whereas the building is already constructed. The MTNL intends to utilize the constructed building with the intention to open Healthcare Facility with revised use details as under:
 - a) Area for Auto-Workshop Facility at Ground Floor= 995.365 Sqm.
 - b) Area for Health-Care Facilities (Gnd Floor +1st Floor +2nd Floor +3rd Floor)= 5742.439 Sqm.
 - c) Area for Administrative office (4th Floor+ 5th Floor= 6th Floor)= 4858 Sqm.
- iv) In the Master Plan for Delhi-2021 the required landuse for MTNL Head office and Healthcare Facilities proposed by MTNL is Public & Semi-Public Facilities. In this case the landuse permissibility is already there as per MPD and ZDP of Zone 'H'. However, Multiple Uses on one plot is not allowed in MPD-2021.
- v) In the MPD-2021 the Administrative office, Automobile Workshop Facility and Healthcare Facilities are three different "Use Premises". The MTNL has requested for landuse change of MTNL Plot for Healthcare Centre.
- vi) Since the landuse for all the activities proposed by MTNL required is Public & Semi-Public Facilities and which is in conformity in the current case, it is proposed that the matter be processed under sub-clause 8(2) permission of "Use Premise" in Use Zone i.e. the plot under reference of MTNL be allowed to be utilized for Administrative office, Automobile Workshop and Healthcare Facilities upto Hospital 'D' category (100 Beds).

3.0 PROPOSAL:

It is proposed to utilize plot measuring 1.19 ha. Land allotted to MTNL for Head Office-cum-Vehicle Repair (TEL) and Healthcare Facilities in approved Layout Plan of Public & Semi-Public Facilities Area-3 as permitted under Sub-clause 8(2) permission of use premise in the use zone of 'Development Code' of MPD-2021 by Authority. Since the MTNL Building is constructed, the component of Healthcare Facilities sanction/completion will be processed by the concerned Building Section of the Local Body.

4.0 RECOMMENDATION:

Proposal contained in para 3 above is placed before the Technical Committee for consideration and approval.

Vinod Sakle
(Vinod Sakle)
Director (Plg.) Rohini,
Zone-M & N

P.C. Soni
(P.C. Soni)
Dy. Dir. (Plg.) Rohini

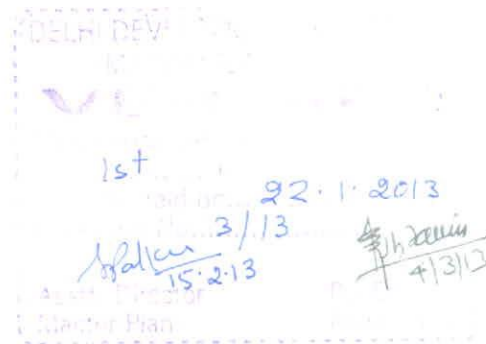
Alka Arya
(Alka Arya)
Asstt. Dir. (Plg.) Rohini

item No. 3/13

15.1.13
S.A. Kaur
AD (MP)

The proposal was explained by Director (Plg) Rohini. It was informed that the building has already constructed at the site and MTNL desires to utilize the building for multi activity/ multipurpose use including Health Care Facilities. The Technical Committee recommended the proposal for approval as a special case under Sub clause 8(2) – 'Permission of Use Premises in Use Zones' subject to conditions that:

- (i) MTNL will restrict the Health Care facility to Hospital upto 100 Beds Category 'D' with necessary safeguards.
- (ii) To obtain sanction for revised building plans from the Building section of the concerned local body along with necessary clearances from CFO, DPCC etc.
- (iii) The Land Disposal wing of DDA to examine levy of additional FAR, Conversion Charges etc. as per the policy separately.





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

F. 1(01)/2013/MP/37

Dated 07.02.2013

Sub: Minutes of the 1st Technical Committee Meeting held on 22.01.2013

Item No. 1/13

Confirmation of the 7th Technical Committee meeting held on 20.12.2012

F1(13)/2012/MP

The minutes were circulated vide letter No. F1(13)/2012/MP/16 dated 14.01.2013 to all the members and no comments/observations have been received. Hence the same were confirmed.

It was observed by Director (Plg) GIS and Zone- 'D' that as per policy, Planning & Architecture Wings - Unit are required to upload the Minutes, Agenda (Including Drawings) on the DDA Website.

VC, DDA directed that the action should be taken by the concerned Units to upload the Minutes, Agenda (Including Drawings) on the DDA Website.

It was decided that in future the ATR of the last two Technical Committee meetings minutes be included in agenda of Technical Committee meeting. Further it was decided that the ATR for the Technical Committee meetings held in 2012 shall be put up in the next Technical Committee for information.

Action: All Director (Plg)
S.R. Arch. (HUPW)

Item No.2/13

Allotment of 20 Ha land for the proposed Water Treatment Plant along Bandh at Sector- III new Village Tiggipur, Zone P-II

F3(26)/2008/MP

The proposal was explained by Director (Plg) Zone- P-I & P-II. The proposal for subdivision of 21 Ha. land with planning permission to acquire land directly from GNCTD by Delhi Jal Board was approved with following conditions:

- i) The issues related to allotment of alternative plots etc. will be dealt by DJB/ GNCTD.
- ii) DJB will make arrangement on its own for connectivity with the existing road network.

The officers from DJB and L& B Deptt., GNCTD will identify the land based on drawings provided by Planning Deptt. of DDA. If required Land Management and Planning wings of DDA will assist GNCTD in identification of Land.

Action: Commissioner (Land Management)
Director (Plg) Zone- 'P-I' & 'P-II'
Executive Engineer (Project), DJB

Item No.3/13

Public & Semi- Public facilities Area -3, Rohini - Regarding Utilization of MTNL Plot for Health Facilities also

F3(01)/2013/MP

The proposal was explained by Director (Plg. Rohini. It was informed that the building has already constructed at the site and MTNL desires to utilize the building for multi activity/ multipurpose use including Health Care Facilities. The Technical Committee recommended the proposal for approval as a special case under Sub clause 8(2) – 'Permission of Use Premises in Use Zones' subject to conditions that:

- (i) MTNL will restrict the Health Care facility to Hospital upto 100 Beds Category 'D' with necessary safeguards.
- (ii) To obtain sanction for revised building plans from the Building section of the concerned local body along with necessary clearances from CFO, DPCC etc.
- (iii) The Land Disposal wing of DDA to examine levy of additional FAR, Conversion Charges etc. as per the policy separately.

Action: ADGM (New Buiss.)MTNL,
Director (IL) L and
Director (Plg.) Rohini

Item No.4/13

Relaxation of Ground coverage and setback (Part) for construction of proposed 33KV ESS on the Front setback of Handloom House complex at Janpath New Delhi.

F1(25)/2005/MP/Pt-II

The background was explained by Director (Plg) GIS & Zone- D. Thereafter, Dy. Chief Architect (NDMC) presented the proposal. After detailed deliberations the Technical Committee opined that in the first instance NDMC may explore the possibility of earmarking the proposed ESS in the rear setback of the complex and bring the proposal in the next Technical Committee meeting with detailed justification. Accordingly the Agenda Item was deferred.

Action: Chief Architect (NDMC)
Director (Plg.) GIS & Zone- 'D'

Item No.5/13

Proposal Change of Land Use of an area measuring 4447.49 sq mt (1.099 Acres) of land from 'Public & Semi- Public facilities' to Government (Government Office)' near Gurudwara Bangla Shaib Road New Delhi for construction of Unique Identification Authority of India (UIDAI) Headquarter building in Planning Zone- 'D'

F20(11)/2012/MP

The proposal was presented by Director (Plg) GIS & Zone- 'D'. The Technical Committee recommended the proposal for Change of Land Use of an area measuring 4447.49 sq mt (1.099 Acres) from 'Public & Semi- Public facilities' to Government (Government Office)' near Gurudwara Bangla Sahib Road' for further processing under Section 11 (A) of DD Act 1957.

It was informed that the road in front of the plot is only 18 mtrs and NDMC may be requested to explore the possibility of widening of this road.

Action: Chief Architect (NDMC)
Director (Plg.) GIS & Zone- 'D'

LAI D ON TABLE ITEMS:

Item No.6/13

Follow up action on the decision of the Technical Committee meeting held on 22.11.2012 in the case of Regularisation of existing Health Care, Educational, Cultural and Religious (including Spiritual) Institute existing prior to 01.01.2006 on self-owned land not including Gram Sabha or Ridge Land – regarding Change of Land Use of H.L. Beri Memorial Educational Society (Regd.) and other cases in Planning Zone- 'L'

F1(L-05)PE/2010/Plg/

The matter was presented by Director (Plg.) Dwarka, Zone K & L. It was informed that there are a number of cases where permission has been requested by the institutions who are occupying the land as tenants. The provision of permission to the tenants needs to be examined legally. After detailed deliberations, it was felt that in the first instance, legal opinion may be obtained on the issue of Change of Land Use of land occupied by tenants before further processing of such cases. Accordingly, the Agenda Item was deferred.

Action: Director (Plg) Dwarka

Meeting ended with vote of thanks to the Chair.

[Signature]
(I.P. PARATE) 7/2/13

Director (MPR&T C)

Copy to:

- ✓ 1. Vice Chairman, DDA
- ✓ 2. Engineer Member, DDA
- ✓ 3. Commissioner (Plg) DDA *8/2/13*
- ✓ 4. Commissioner (LM) DDA
- ✓ 5. Commissioner (LD) DDA
6. Chief Planner, TCPO
7. Chief Architect, HUPW DDA *8/2/13*
- ✓ 8. Chief Architect, NDMC
- ✓ 9. Chief Engineer (G), DMRC
- ✓ 10. Dy. Chief Engineer (G), DMRC
- ✓ 11. Chief Engineer (Elect) DDA
- ✓ 12. Addl. Commr. (Plg.) (Infrastructure & UE) *8/2/13*
- ✓ 13. Addl. Commr. (Plg.) TB&C, DL
- ✓ 14. Addl. Commr. (Plg.) UE&P, DD
- ✓ 15. Addl. Commr. (Plg.) AP & MPI *8/2/13*
- ✓ 16. Addl. Commr. (Landscape), DA *8/2/13*
- ✓ 17. Chief Town Planner, SDMC
- ✓ 18. Secretary, DUAC
- ✓ 19. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
- ✓ 20. Asstt. Commr. of Police (Traffic) Delhi
21. Land & Development Officer (L&DO)
22. Commissioner (LM) w.r.t. Item No. 2/13
23. Director (Plg) incharge Zone 'PI' & 'PII' . Item No. 2/13
- ✓ 24. Executive Engineer (Project) DJB w.r.t Item No. 2/13
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- ✓ 26. ADGM *New (Buiss) MTNL w.r.t. Item No. 3/13
- ✓ 27. Director (IL) land w.r.t Item No. 3/13
28. Director (Plg) GIS & zone- D w.r.t Item No 04/13 & 05/13 *8/2/13*
29. Chief Architect w.r.t. Item No 04/13 & 05/13
- ✓ 30. Director (Plg) Dwarka w.r.t Item No 6/13

List of participants of 1st meeting for the year 2013 of Technical Committee on
22.01.2013

DELHI DEVELOPMENT AUTHORITY

S/Sh./Ms.

1. Sanjay Kumar Srivastava, Vice Chairman, DDA
2. Ashok Khurana, EM DDA
3. J.B. Kshir Sagar Commissioner (Plg), DDA
4. R.K. Jain Addl. Commissioner (UE & MP), DDA
5. P.M. Parate, Addl. Commr. (Plg) TB & C, DDA
6. S.P. Pathak, Addl. Commr (Plg.) MPR & AP, DDA
7. Savita Bhandari, Addl. Commr (Landscape), DDA
8. Vinod Dhar, Chief Architect, (HUPW) DDA
9. Sandeep Mehta, C.E. (Elect.), DDA
10. I.P. Parate, Dir. (Plg.) MPR & TC, DDA — *Bob 8/2/13*
11. Vinod Sakle, Director (Plg.) Rohini, DDA
12. P.S. Uttarwar Director (Dwarka), DDA
13. Director (Plg) incharge Zone ('PI' & 'PII')
14. Director (Plg) GIS & zone- D
15. P.K. Behra, Dir (Plg) F&H, DDA — *M 8.2.13*
16. K. Sri Rangan Dy. Director (Dwarka);

✓ 17. **L&D.O.:**

Sunil Kumar Jain, Building Officer

18. **MCD:**

P. Dinesh, Sr. Town Planner (North MCD)

19. **NDMC:**

Rajiv Sood, Dy. Chief Architect,

20. **DMRC:**

P.S. Chauhan, C.E. (PD)

A.K. Roy Dy. C.E. (PD)

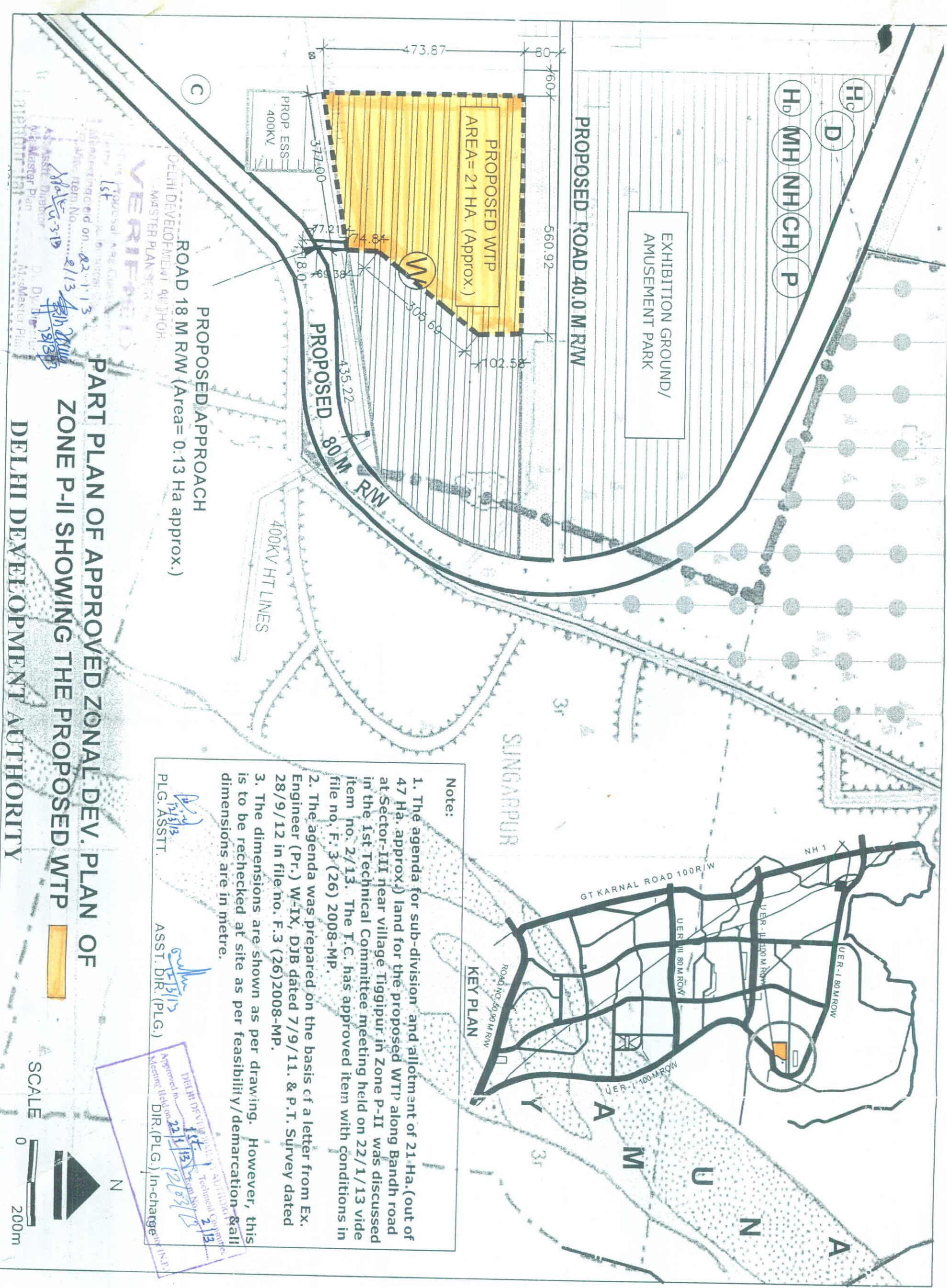
Rajpal Singh Dy. C.E. (PD)

H.P. Mukkhi Manager (Land)

21. **DJB:**

Mukul Bhandula E.E. (Project) -W (IX)

V.V. Jain (A.E.)



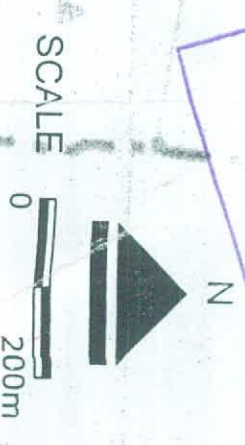
Note:

1. The agenda for sub-division and allotment of 21 Ha. (out of 47 Ha. approx.) land for the proposed WTP along Bandh road at Sector-III near village Tigripur in Zone P-II was discussed in the 1st Technical Committee meeting held on 22/1/13 vide item no. 2/13. The T.C. has approved item with conditions in file no. F.3 (26) 2008-MP.
2. The agenda was prepared on the basis of a letter from Ex. Engineer (Pr.) W-IX, DJB dated 7/9/11. & P.T. Survey dated 28/9/12 in file no. F.3 (26) 2008-MP.
3. The dimensions are shown as per drawing. However, this is to be rechecked at site as per feasibility/demarcation. All dimensions are in metre.

VERIFIED
 Date: 22/1/13
 By: [Signature]
 Asst. Dir. (PLG.)

**PART PLAN OF APPROVED ZONAL DEV. PLAN OF
 ZONE P-II SHOWING THE PROPOSED WTP**

DELHI DEVELOPMENT AUTHORITY



DELHI DEVELOPMENT AUTHORITY
 Approved on: 22/1/13
 By: [Signature]
 Asst. Dir. (PLG.) In-charge



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

F. 1(01)/2013/MP /

Dated .01.2013

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**Action: All Director (Plg)
S.R. Arch. (HUPW)**

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Action: Commissioner (Land Management)
Director (Plg) Zone- 'P-I' & 'P-II'
Executive Engineer (Project), DJB

Item No.3/13

Public & Semi- Public facilities Area -3, Rohini - Regarding Utilization of MTNL Plot for Health Facilities also

F3(01)/2013/MP

The proposal was explained by Director (Plg) Rohini. It was informed that the building has already constructed at the site and MTNL desires to utilize the building for multi activity/ multipurpose use including Health Care Facilities. The Technical Committee recommended the proposal for approval as a special case under Sub clause 8(2) – 'Permission of Use Premises in Use Zones' subject to conditions that:

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- (iii) The Land Disposal wing of DDA to examine levy of additional FAR, Conversion Charges etc. as per the policy separately.

Action: ADGM (New Buiss.)MTNL,
Director (IL) L and
Director (Plg.) Rohini

Item No.4/13

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F1(25)/2005/MP/Pt-II

The background was explained by Director (Plg) GIS & Zone- D. Thereafter, Dy. Chief Architect (NDMC) presented the proposal. After detailed deliberations the Technical Committee opined that in the first instance NDMC may explore the

possibility of earmarking the proposed ESS in the rear setback of the complex and bring the proposal in the next Technical Committee meeting with detailed justification. Accordingly the Agenda Item was deferred.

**Action: Chief Architect (NDMC)
Director (Plg.) GIS & Zone- 'D'**

Item No.5/13

Proposal Change of Land Use of an area measuring 4447.49 sq mt (1.099 Acres) of land from 'Public & Semi- Public facilities' to Government (Government Office)' near Gurudwara Bangla Shaib Road New Delhi for construction of Unique Identification Authority of India (UIDAI) Headquarter building in Planning Zone- 'D'

F20(11)/2012/MP

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**Action: Chief Architect (NDMC)
Director (Plg.) GIS & Zone- 'D'**

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The matter was presented by Director (Plg.) Dwarka, Zone K & L. It was informed that there are a number of cases where permission has been requested by the institutions who are occupying the land as tenants. The provision of permission to the tenants needs to be examined legally. After detailed deliberations, it was felt that in the first instance, legal opinion may be

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Action: Director (Plg) Dwarka

Meeting ended with vote of thanks to the Chair.

(I.P. PARATE)
Director (MPR&T C)

Copy to:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Commissioner (Plg) DDA
4. Commissioner (LM) DDA
5. Commissioner (LD) DDA
6. Chief Planner, TCPO
7. Chief Architect, HUPW DDA
8. Chief Architect, NDMC
9. Chief Engineer (G), DMRC
10. Dy. Chief Engineer (G), DMRC
11. Chief Engineer (Elect) DDA
12. Addl. Commr.(Plg.)UE&P, DDA
13. Addl. Commr.(Plg.)TB&C, DDA
14. Addl. Commr.(Plg.)AP, DDA
15. Addl. Commr.(Plg.) (MPPR).
16. Addl. Commr. (Landscape), DDA
17. Chief Town Planner, SDMC.
18. Secretary, DUAC
19. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
20. Asstt. Commr. of Police (Traffic) Delhi
21. Land & Development Officer, (L&DO)
22. Commissioner (LM) w.r.t. Item No. 2/13
23. Director (Plg) incharge Zone ('PI' & 'PII') . Item No. 2/13
24. Executive Engineer (Project), DJB w.r.t Item No. 2/13
25. Director (Plg) (Rohini) Zone (M &N) 03/13
26. ADGM *New Buiss) MTNL w.r.t. . Item No. 3/13
27. Director (IL) land w.r.t Item No. 3/13
28. Director (Plg) GIS & zone- D w.r.t Item No 04/13 & 05/13
29. Chief Architect w.r.t. Item No 04/13 & 05/13
30. Director (Plg) Dwarka w.r.t Item No 6/13

List of participants of 7th meeting for the year 2012 of Technical Committee on
20.12.2012

DELHI DEVELOPMENT AUTHORITY

S/Sh./Ms.

1. Sanjay Kumar Srivastava, Vice Chairman, DDA
2. Ashok Khurana, EM DDA
3. J.B. Kshir Sagar Commissioner (Plg), DDA
4. R.K. Jain Addl. Commissioner (UE & MP), DDA
5. P.M. Parate, Addl. Commr. (Plg) TB & C, DDA
6. S.P. Pathak, Addl. Commr (Plg.) MPR & AP, DDA
7. Savita Bhandari, Addl. Commr (Landscape), DDA
8. Vinod Dhar, Chief Architect, (HUPW) DDA
9. Sandeep Mehta, C.E. (Elect.), DDA
10. I.P. Parate, Dir. (Plg.) MPR & TC, DDA
11. Vinod Sakle, Director (Plg.) Rohini, DDA
12. P.S. Uttarwar Director (Dwarka), DDA
13. Director (Plg) incharge Zone ('PI' & 'PII')
14. Director (Plg) GIS & zone- D
15. P.K. Behra, Dir (Plg) F&H, DDA
16. K. Sri Rangan Dy. Director (Dwarka),

17. L&D.O.:

Sunil Kumar Jain, Building Officer

18. MCD:

P. Dinesh, Sr. Town Planner (North MCD)

19. NDMC:

Rajiv Sood, Dy. Chief Architect,

20. DMRC:

P.S. Chauhan, C.E. (PD)
A.K. Roy Dy. C.E. (PD)
Rajpal Singh Dy. C.E. (PD)
H.P. Mukkhi Manager (Land)

21. DJB:

Mukul Bhandula E.E. (Project) –W (IX)
V.V. Jain (A.E).

17/a

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


F.1(1)/2013/MP/20

Date 18.01.2013

MEETING NOTICE

The 1st **Technical Committee meeting of DDA** will be held under the Chairmanship of Vice Chairman, DDA on Tuesday i.e. **22.01.2013 at 10.30 AM in the Conference Hall, 5th Floor, Vikas Minar, IP Estate, New Delhi - 110002.** The lists of Items alongwith Agendas are enclosed.

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


(I.P. PARATE)
Director (MPR/TC)

Copy to:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Finance Member, DDA
4. Commissioner (Plg)
5. Commissioner (LD)
6. Commissioner (LM)
7. Chief Planner, TCPO
8. Chief Architect, HUPW DDA
9. Chief Architect, NDMC
10. Chief Engineer (Property Development), DMRC
11. Chief Engineer (Elect.), DDA
12. Addl. Commr. (Plg) Area Planning
13. Addl. Commr. (Plg) MPPR
14. Addl. Commr. (Plg.) UE & MP
15. Addl. Commr. (Plg.) TB & C, DDA
16. Addl. Commr. Landscape
17. Secretary, DUAC
18. Chief Town Planner, SDMC
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.

- | | |
|--|---------------|
| I. Director (Plg) incharge Zone ('PI' & 'PII') | 02/13 |
| II. Director (Plg) (Rohini) Zone (M & N) | 03/13 |
| III. Director (Plg) GIS & zone- D | 04/13 & 05/13 |

INDEX

1st Technical Committee Meeting to be held on 22.01.2013

S.NO.	ITEM NO.	SUBJECT	PAGE NO.
1.	1/13	Confirmation of the 7 th Technical Committee meeting held on 20.12.2012 F1(13)/2012/MP	1 to 6
2.	2/13	Allotment of 20 Ha land for the proposed Water Treatment Plant along Bandh at Sector- III new Village Tiggipur, Zone P-II F3(26)/2008/MP	7 to 8
3.	3/13	Public & Semi- Public facilities Area -3, Rohini - Regarding Utilization of MTNL Plot for Health Facilities also F3(01)/2013/MP	9
4.	4/13	Relaxation of Ground coverage and setback (Part) for construction of proposed 33KV ESS on the Front setback of Handloom House complex at Janpath New Delhi F1(25)/2005/MP/Pt-II	10 to 12
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ITEM NO 1/13/7C

Dated 14.01.2013

F.1(13)/2012/MP/16

Sub:- Minutes of the 7th Technical Committee Meeting held on 20.12.2012

Item No.50/12

Confirmation of the 6th Technical Committee meeting held on 20.11.2012

F1(12)/2012/MP

The minutes were circulated vide letter No. F.1(12)2012/MP/319 dated 04.12.2012 to all the members and no comments/observations have been received. Hence the same were confirmed.

Item No.51/12

Proposal for Change of Land Use of 0.36 ha (3680 sq.mt) from 'Industrial / Manufacturing' to "Public & Semi- Public (Graveyard)" at Shahzadabagh

F17(1)2001/MP/Pt-II

The proposal was explained by Asstt Director (Plg) Zone A & B. It was explained that the identified land at Shahzadabagh is under the ownership of DUSIB. The representative of DUSIB informed that proposal is agreed to in principle and is to be placed before Delhi Urban Shelter Improvement Board shortly. In view of the above, the Technical Committee approved the proposal for Change of Land Use of 3680 sq.mt from 'Industrial / Manufacturing' to "Public & Semi- Public (Graveyard)" at Shahzadabagh for further processing under Section 11-A of DD Act. The DUSIB formal approval may be communicated at the earliest.

Action: CEO (DUSIB)
Director (Plg) Zone- 'A' & 'B'

Item No.52/12

Partial Modification of Layout Plan and processing of Change of Land Use for allotment of Land to DMRC for MRTS Project Ph.-III in Sector-1, Dwarka for 66 K.V. ESS

F20(12)2012/MP

The proposal was explained by Director (Plg) Dwarka. The Technical Committee recommended partial modification in the Layout Plan of Sector-1, Dwarka for accommodating 66 K.V. ESS for MRTS Project Ph.-III (8594.25 sqmt) to be processed under sub / clause 8(2) permission of use premises in use zones of MPD-2021. All the HT Lines shall be underground.

Action: Director (Plg.) Dwarka

Item No.53/12

Change of Land Use of a piece of land measuring 3.64 ha (9.0 acres) opposite Guru Gobind Singh Hospital, F-Block, Raghubir Nagar for construction of building to accommodate various Institutions relating to Health & family Welfare Department.

F.3(8)2009/MP

The proposal was presented by Director (Plg) Zone- C&G. It was explained that the proposal was earlier discussed in the Technical Committee meeting held on 13.02.2012 in which it was decided that the status of Land ownership and category of Hospital be confirmed and put up in the next Technical Committee meeting. As per information provided by Dr. Banerjee, Chief Medical officer (Plg), Directorate of Health Services, Govt. of NCT of Delhi, the land was allotted to Secretary Medical, GNCTD for taking up other Health / Medical related projects. The proposal is to construct an integrated office building to accommodate institutions of the Health Department.

The Technical Committee recommended option No. 2 as proposed in the Agenda for Change of Land Use of land measuring 3.64 ha (9.0 acres) from 'Residential to Government (Integrated Office Complex)' for further processing under Section 11 A of DD Act.

Action: Director (Plg.) C&G

Item No.54/12

Change of Land Use of DTC Bus Depot at IP Ash Pond opposite Millennium Park, Ring road on the land measuring 51.06 acre. Out of 61.59 acre allotted to DTC by IPGCL

F.3(73)2003/MP/Pt-III

The proposal was presented by Dy. Director (Plg) Zone-E&O. The site was given on temporary basis to the DTC for the duration of the CWG-2010 for purpose of developing secured bus parking without any permanent structures. The structures were supposed to be completely removed post CWG. After detailed deliberations, the Technical Committee decided:

- i. DTC shall remove all the permanent structures and use the area only for bus Parking.
- ii. The pavements will be semi-permeable so as to allow ground water recharge
- iii. The activities as proposed by DTC in the Agenda are not permitted in Zone 'O'. The structures required for security, maintenance shall be restricted to the minimum and shall not be of permanent nature.
- iv. The DTC should submit, the clearances from MoEF, Yamuna Standing Committee / Central Water Commission at the earliest but not later than one month in view of the Hon'ble High Court decision.

Action: Dy. General Manager (DTC) /
Chairman DTC

LAI D ON TABLE ITEMS:

Item No.55/12

Proposal for Change of Land Use from 'Recreational (District Park)' to 'Public & Semi- Public (Cremation Ground)' in Harkesh Nagar

F19(01)2006/MP

The proposal was presented by Director (Plg) Zone- F&H. After detailed discussions, the Technical Committee approved the proposal for Change of Land Use from 'Recreational (District Park)' to 'Public & Semi- Public (Cremation Ground)' for an area measuring 4000sqm in Harkesh Nagar for further processing under Section 11 A of DD Act with the following conditions as proposed in the Agenda:

- (i) No existing trees shall be cut and same shall be retained in the scheme.
- (ii) Parking shall be provided within the Plot.
- (iii) NOC from South Delhi Municipal Corporation (SDMC) and the status of land and feasibility shall be confirmed from the Land Management & Engineering Department

Action: Director (Plg) F&H

Item No.56/12

Proposal of 1.22 ha (12232.4 sqm) of land for Relay / Receiving sub-station (RSS) in the District Park at Dhaula Kuan for construction of Mukandpur-Yamuna Vihar Corridor (Line7) of DMRC

F20(13)2012/MP

The proposal was presented by Director (Plg) Zone- F&H. The representative of Department of Environment, Govt. of NCT of Delhi informed that environmental clearance is not required for category 'A' projects which includes DMRC Projects like stations and Depots. However, clearance / EIA is required for commercial / residential developments of DMRC from SEAL (State Level Expert Appraisal Committee)

After detailed deliberations, the land measuring 0.9 ha was approved for Change of Land Use from 'Recreational': City Park, District Park, Community Park (Reserve Forests) to 'Utility' (Relay / Receiving sub-station) at Dhaula Kuan for construction of RSS for Mukandpur- Yamuna Vihar Corridor (Line7) of DMRC for further processing under section 11(A) of DD Act with the following conditions:

- (i) DMRC shall obtain clearances from Forest Department and other concerned statutory Bodies since the land is falling within the reserved Forest area.
- (ii) DMRC shall obtain necessary clearances from statutory authorities concerned for cutting of trees, if required, as per the statutory requirement.
- (iii) No construction shall be allowed till final Notification of Change of Land Use is notified by the Ministry of Urban Development, Govt. of India.

Action: Action: Director (Plg)F&H

-4-

ANY OTHER ITEM

Proposed Change of Land Use of an area measuring 2.2 ha (2,27,978.52 sqm) in Planning Zone-'O' from 'Recreational' to 'Transportation (Depot)'.

F21(02)2012/MP

Chief Engineer, DMRC informed that the necessary clearances have been submitted and thus this issue may please be discussed under any other Item with the permission of the Chair.

It was informed that the proposal was discussed in the Technical Committee meeting held on 11.10.2012 vide Item No. 37/12. As per the Minutes of the meeting DMRC was to provide the approval of the Yamuna Standing Committee and Central Water Commission before putting up the proposal for the consideration for the Technical Committee. Chief Engineer, DMRC informed that DMRC vide letter No DMRC/Land /15/DDA/1201/938 dated 29.11.2012 has forwarded copy of the Minutes of the 80th meeting of Yamuna Standing Committee, CWC held on 06.03.2012. As per Minutes of the meeting of the YSC, CWC the said plot is beyond the flood embankments and surrounded by the habited area and out of present flood plains of river Yamuna; also as per the MoEF Notification dated 14.09.2006, the Metro project are not included in the list of the project which requires environment clearances. As per the Minutes, Committee decided to clear the proposal subject to the following conditions, which were agreed to by the DMRC:

1. This clearance is issued to facilitate Delhi Metro Rail Corporation Ltd. to secure all the mandatory clearances including Change of Land Use before award of work and the project shall be completed within the scheduled time.
2. Except for the approved plan by DDA, no other structures shall be constructed by Delhi Metro Rail Corporation Ltd. without the specific clearance from Yamuna Standing Committee, CWC under this project.

After discussions, the Technical Committee recommended the proposed Change of Land Use of an area measuring 2.2 ha (227,978.52 sqmt) In Planning Zone-'O' from 'Recreational' to 'Transportation (Depot)' for further processing under section 11(A) of DD Act with the following conditions:

- (i) DMRC shall submit the complete plan and DPR of maintenance Depot to DDA for approval.
- (ii) After the Change of Land Use is processed the proposal shall be re-submitted by DMRC to Yamuna Standing Committee for final approval.
- (iii) The Development Controls for Depot given in MPD-2021 shall not be applicable in this case.

Meeting ended with vote of thanks to the Chair.

Plat
(I.P. PARATE)
Director (MPR&T C)
14/1/13

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 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, DDA
13. Addl. Commr.(Plg.)TB&C, DDA
14. Addl. Commr.(Plg.)AP, DDA
15. Addl. Commr.(Plg.) (MPPR).
16. Addl. Commr. (Landscape), DDA
17. Chief Town Planner, SDMC.
18. Secretary, DUAC
19. Secretary, Health Govt. of NCT of Delhi
20. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
21. Dy. Commr. of Police (Traffic) Delhi
22. Land & Development Officer, (L&DO)
23. Chief Executive Officer, DUSIB, w.r.t. Item No. 51/12.
24. CMO (Plg), Dte. of Health Services, GNCTD, w.r.t Item No. 53/12.
25. Dy General Manager, DTC , w.r.t. Item No. 54/12.
26. Dir. (Environment) Govt. of NCT of Delhi, w.r.t. Item No. 54/12.

- 6 -

List of participants of 7th meeting for the year 2012 of Technical Committee on 20.12.2012

DELHI DEVELOPMENT AUTHORITY
S/Sh./Ms.

1. Sanjay Kumar Srivastava, Vice Chairman, DDA
2. Ashok Khurana, EM DDA
3. J.B. Kshir Sagar Commissioner (Plg), DDA
4. R.K. Jain Addl. Commissioner (UE & MP), DDA
5. P.M. Parate, Addl. Commr. (Plg) TB & C, DDA
6. S.P. Pathak, Addl. Commr (Plg.) MPR & AP, DDA
7. Savita Bhandari, Addl. Commr (Landscape), DDA
8. Vinod Dhar, Chief Architect, DDA
9. Sandeep Mehta, C.E. (Elect.), DDA
10. I.P. Parate, Dir. (Plg.) MPR & TC, DDA
11. S.B. Khodankar, Dir. (Plg.) MP & DC, DDA
12. P.S. Uttarwar Director (Dwarka), DDA
13. P.K. Behra, Dir (Plg) F&H, DDA
14. A.K. Manna, Director (C&G), DDA
15. K. Sri Rangan Dy. Director (Dwarka),

16. L&D.O.:

Ravindra Singh, Building Officer

17. CPWD:

Ashok Dhiman Architect

18. PWD:

D.P. Jindal (AE)

19. SDMC:

Shamsher Singh, (CTP)

20. DMRC:

P.S. Chauhan, C.E. (PD)

Rajpal Singh, Dy. CE (PD)

A.K. Roy Dy. C.E. (PD)

21. DTC:

A.K. Chawla, Dy. Chief GM (C)

M.A. Khan, Manager (AVIC)

SPECIAL INVITEES:

22. S.D. Sharma, Dy. Director, DUSIB
23. Asstt. Architect, DUSIB
24. Kanhaiya Lal, Asstt. Architect, DUSIB
25. Dr. Arun Banarjee, CMO (Hos & Cell) DHS, GNCTD
26. Om Prakash EE(EV)
27. Dr. Chetna, Scientist (Deptt. of Environment), GNCTD
28. Suresh Goel Consulting Architect (SGA)
29. Ravi Jain, Architect (SGA)

DELHI DEVELOPMENT AUTHORITY

Sub: Allotment of 20 Ha. land for the proposed Water Treatment Plant along Bandh at Sector -III near Village Tiggipur, Zone P-II.

(File no. F.3(26) 2008/MP)

1. Background:-

A letter received from Ex. Engg. (Pr.) W-IX, Delhi Jal Board address to Comm (EM), DDA dated 07.09.11 referring meeting held in the chamber of Hon'ble VC, DDA with CEO, DJB on dated, 18.8.11 for acquisition of proposed 20 Ha. land for construction of WTP in the approved ZDP of Zone P-II at village-Tiggipur mentioning that the acquisition done by DDA only which was agreed by VC, DDA. Further DJB requested that acquisition process of the 20 Ha. land may be initiated and same may be handed over to DJB at the earliest.

2. Examination

In ZDP of Zone P-II a land approx. 47 Ha. has been proposed as per Zonal Plan/ MPID-2021 provisions along bandh near village-Tiggipur, as the present demand is 20 Ha. only. The land under reference got surveyed and 21 Ha of land out of 47 Ha. land has been ear-marked for allotment to DJB (refer annexure -I). The land of approved/notified ZDP of Zone P-II is unacquired/private vested with GNCTD. the proposed site has following boundaries:

East : Existing village road.
North: 80 mt (approx.) wide green belt.
West: 60 mt wide green belt.
South: 400 KV HT Line.

This area is part of Zone P-II & outside the Narela sub-city (Zone P-I) DDA is not acquiring any land in this area for development & UER etc. at present.

3. Proposal

- (i) Sub division of proposed 47 Ha. land earmarked for WTP (having utility land use) in approved zone P-II along bandh at sector -III near village Tiggipur.
- (ii) Planning permission for proposed 21 Ha. (approx.) as shown on the part plan of approved ZDP of Zone P-II is proposed for DJB for construction of WTP.
- (iii) DJB will acquire land directly from GNCTD and related issues of allotment of alternative plots etc. will be dealt by GNCTD, as per present policy in this regard & to be dealt by Land Deptt., DDA (pl. refer para 1).
- (iv) DJB will make arrangement for its own for connectivity with the existing road network.

4. Recommendation

The proposal at para 3 above is put up for consideration for Technical Committee.

G. M. 18/12/12
Asstt Director (Plg.)
Zone P-I & P-II

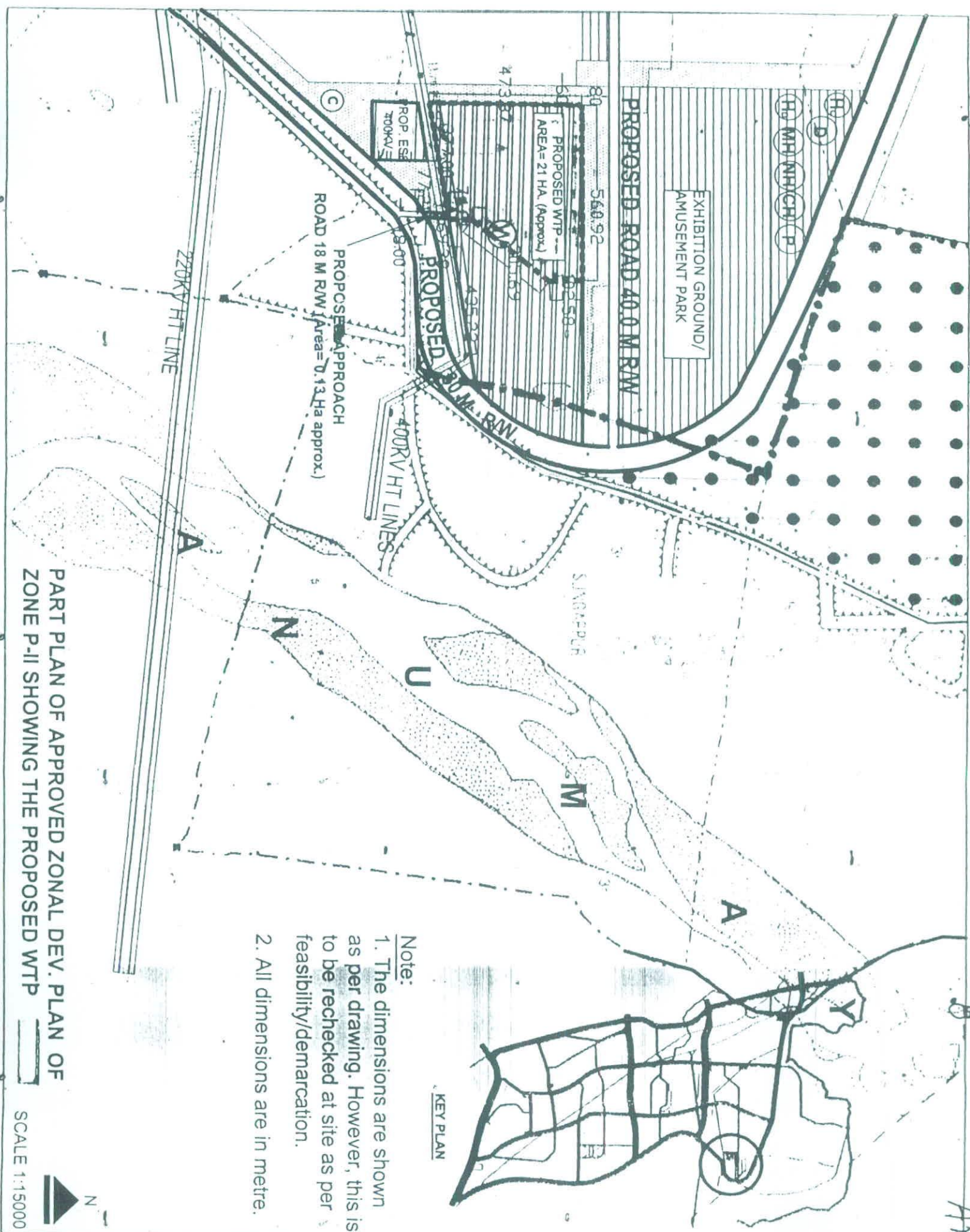
18/12/12
Director (Plg.) In-charge
Zone P-I & P-II

Plan No 2/13

18/12/12
S. K. K. S.
AD (MP)

Area 20 2/13

$\frac{1.1 \cdot 10^3}{5.6 \cdot 10^4}$
 $AD(ng) \cdot s$



SUB: Public & Semi-Public Facilities Area-3 Rohini- Regarding Utilization of MTNL Plot for Health Facilities also.
(File No. F3(01)/2013/MP)

1.0 BACKGROUND:

In the approved Layout Plan of Public & Semi-Public Facilities Area-3, Rohini, there is a plot measuring 1.19 ha. earmarked for Head Office-cum-Vehicle Repair (TEL). The said plot was allotted by DDA to MTNL. The proposal is for utilization of the allotted plot on the request of MTNL for Administrative Office, Automobile Workshop & Healthcare Facilities which are permissible in Public & Semi -Public Facilities as a separate use premise in MPD-2021..

2.0 EXAMINATION:

- i) The MTNL has requested for 'Change of landuse' for plot measuring 1.19 ha. allotted for Administrative offices and Automobile Workshop near Sec.6, Rohini to use it for Healthcare Facilities.
- ii) The landuse of land under reference is Public & Semi-Public Facilities as per MPD-2021 and Zonal Development Plan of Zone-'H'.
- iii) As per approved Layout Plan of Public & Semi-Public Facilities Area-3, Rohini, the plot under reference is earmarked for Head office-cum-Vehicle Repair (TEL). As per sanctioned Plan submitted by MTNL, the proposed FAR is 100 with achieved FAR of 96.99. In the sanctioned Plan Administrative and Automobile Workshop were proposed and sanctioned by Building Section, DDA whereas the building is already constructed. The MTNL intends to utilize the constructed building with the intention to open Healthcare Facility with revised use details as under:
 - a) Area for Auto-Workshop Facility at Ground Floor= 995.365 Sqm.
 - b) Area for Health-Care Facilities (Gnd Floor +1st Floor +2nd Floor +3rd Floor)= 5742.439 Sqm.
 - c) Area for Administrative office (4th Floor+ 5th Floor= 6th Floor)= 4858 Sqm.
- iv) In the Master Plan for Delhi-2021 the required landuse for MTNL Head office and Healthcare Facilities proposed by MTNL is Public & Semi-Public Facilities. In this case the landuse permissibility is already there as per MPD and ZDP of Zone 'H'. However, Multiple Uses on one plot is not allowed in MPD-2021.
- v) In the MPD-2021 the Administrative office, Automobile Workshop Facility and Healthcare Facilities are three different "Use Premises". The MTNL has requested for landuse change of MTNL Plot for Healthcare Centre.
- vi) Since the landuse for all the activities proposed by MTNL required is Public & Semi-Public Facilities and which is in conformity in the current case, it is proposed that the matter be processed under sub-clause 8(2) permission of "Use Premise" in Use Zone i.e. the plot under reference of MTNL be allowed to be utilized for Administrative office, Automobile Workshop and Healthcare Facilities upto Hospital 'D' category (100 Beds).

3.0 PROPOSAL:

It is proposed to utilize plot measuring 1.19 ha. Land allotted to MTNL for Head Office-cum-Vehicle Repair (TEL) and Healthcare Facilities in approved Layout Plan of Public & Semi-Public Facilities Area-3 as permitted under Sub-clause 8(2) permission of use premise in the use zone of 'Development Code' of MPD-2021 by Authority. Since the MTNL Building is constructed, the component of Healthcare Facilities sanction/completion will be processed by the concerned Building Section of the Local Body.

4.0 RECOMMENDATION:

Proposal contained in para 3 above is placed before the Technical Committee for consideration and approval.

Vinod Sakle
(Vinod Sakle) 01/01/2013
Director (Plg.) Rohini,
Zone-M & N

P.C. Soni
(P.C. Soni)
Dy. Dir. (Plg.) Rohini

Alka Arya
(Alka Arya)
Asstt. Dir. (Plg.) Rohini

Item No. 3/13.
Health
7.5.1.13
S.A. Kumar
AD (MP)

AGENDA FOR THE TECHNICAL COMMITTEE

SUBJECT: "RELAXATION OF GROUND COVERAGE AND SET BACK (PART) FOR CONSTRUCTION OF PROPOSED 33KV ESS ON THE FRONT SETBACK OF HANDLOOM HOUSE COMPLEX AT JANPATH, NEW DELHI."

File No. FI(25)2005/MP/Part II

BCKGROUND

A Plot measuring about 7204.47 was allotted to Ministry of Textile, Govt. of India at Janpath Lane in the year 1999 for the construction of Handloom House. A NDMC ESS was existing on this plot and was supplying electricity to the adjoining Areas. Plans for construction of Handloom House were sanctioned by NDMC with the condition that "Built up space required for construction of 33 KVA/ 11 KVA ESS shall be provided by Handloom House Complex for which drawings shall be got approved from N.D.M.C."

At present CPWD is constructing the Handloom House Complex which is on the completion stage. The Permissible Ground Coverage of 25% has almost been achieved though there is sufficient FAR left to achieve the permissible FAR i.e. 150 in this premises.

PROPOSAL

The ESS is required by N.D.M.C. for which Handloom Complex has left an open area of 520 sqm. as per plans enclosed. A conceptual plan for the construction of same has been prepared by the Electrical Deptt. N.D.M.C. (Copy enclosed). The proposed Ground Coverage for the construction of ESS by N.D.M.C. is 197.46 sqm. The details are as under:-

Plot Area : 8363.26 sqm.
Net Plot Area : 7204.47 sqm.

GROUND COVERAGE

Permissible Ground Coverage : 25% or
Achieved Ground Coverage : 24.91% or 1794.54 sqm.
Proposed Ground Coverage of ESS : 197.46 sqm.
Total Ground Coverage : 27.65% or 1991.96 sqm.
(which needs relaxation)

FAR

Permissible FAR : 150 or
Achieved FAR : 95.93 or 6911.27 sqm.
Proposed FAR of ESS : 394.92 sqm.
Total FAR : 101.41 or 7306.19 sqm.

item No. 4/13

15.1.13

S.P. Kaur
AD(MP)

JUSTIFICATION FOR RELAXATION IN GROUND COVERAGE AND SETBACK(PART)

ESS (Double Storied) is utmost requirement of Electrical Deptt. N.D.M.C. to accommodate 33KV switchgear and power transformers to meet out the electric load of the Handloom House Complex and adjoining areas.

ESS has been proposed along the front boundary wall of the Handloom Complex due to lack of space available as Handloom Complex is already near completion stage. However, space of 9 mtr. is available between the Handloom Complex and the proposed ESS.

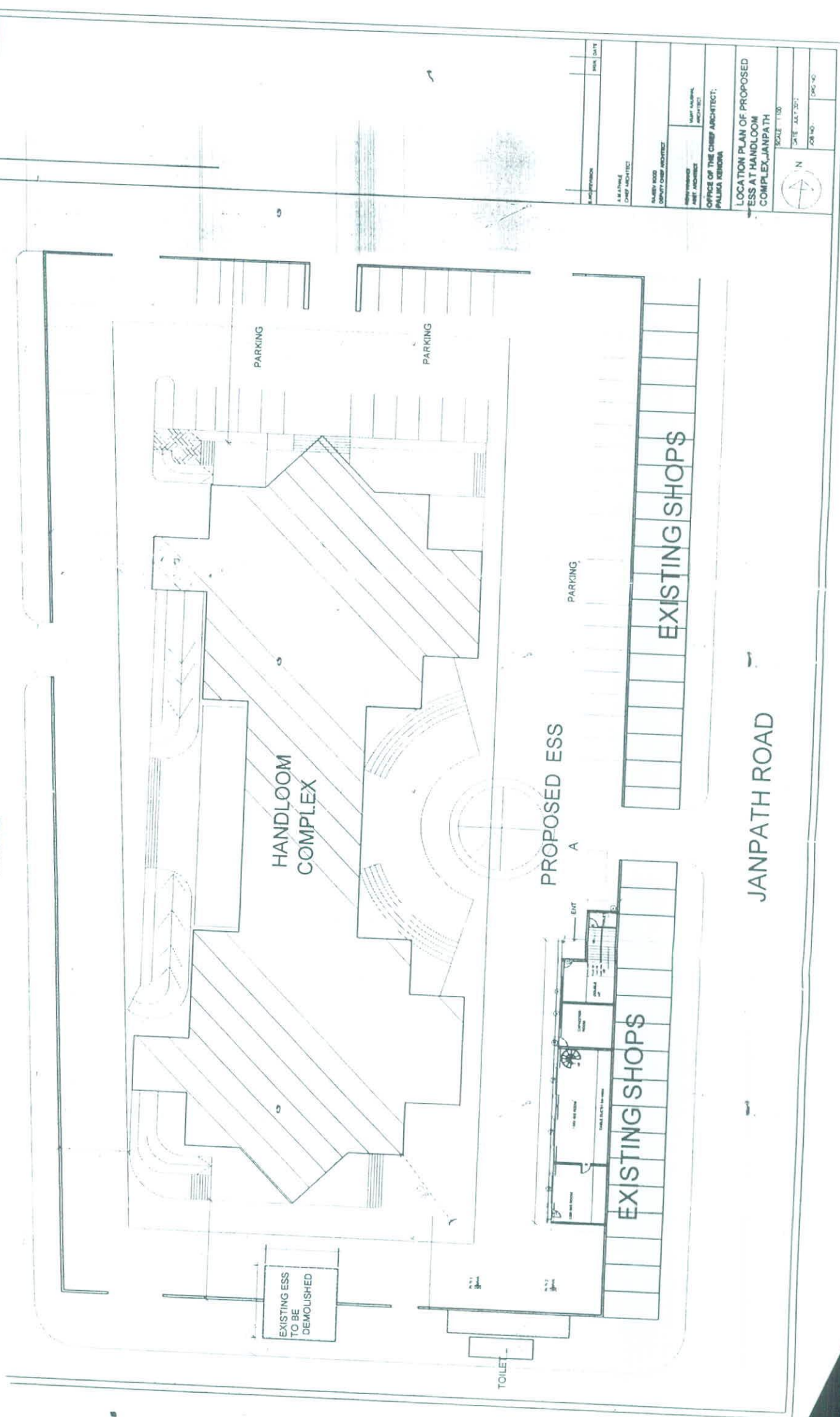
RECOMMENDATIONS

It is recommended that Ground Coverage and setback (part) for construction of 33KV ESS at Handloom House Complex, Janpath, New Delhi be relaxed.

Full


(A.M.ATHALE)
CHIEF ARCHITECT

ROAD 11.5 MT WIDE



DELHI DEVELOPMENT AUTHORITY

AGENDA FOR THE TECHNICAL COMMITTEE

Sub: Proposed change of landuse of an area measuring 4447.49 sqm. (1.099 Acres) of land from 'Public & Semi-Public Facilities' to 'Government (Government Office)' near Gurudwara Bangla Sahib Road, New Delhi for construction of Unique Identification Authority of India (UIDAI) Headquarter building in Planning Zone 'D'.
File No. F.20(11)2012/MP

1. BACKGROUND

- i. The Unique Identification Authority of India (UIDAI), Govt. of India, Planning Commission vide its D.O. letter No. D-11018/01/2009-UIDAI dated 12.11.2012 has requested DDA for change of landuse of the plot under reference of an area measuring 4447.49 sqm. (1.099 acres) of land near Gurudwara Bangla Sahib Road, New Delhi for construction of Unique Identification Authority of India (UIDAI) Headquarter building in Planning Zone 'D'. This reference was examined and vide this office letter dated 07.12.2012, UIDAI was requested to submit the detailed information of the site for further examination by DDA.
- ii. Subsequently, Ministry of Urban Development, Govt. of India vide its letter dated 26.12.2012 forwarded a copy of L&DO letter dated 11.12.2012 to examine the case from the point of change of landuse and process the same appropriately.
- iii. UIDAI has recently submitted the details of the site on 09.01.2013 for processing the change of landuse by DDA.

2. EXAMINATION

- i. The site under reference measuring 4447.49 sqm. (1.099 acres) i.e. proposed 'UIDAI (Unique Identification Development Authority of India) Head Quarter' building is located on Bangla Sahib Road and very close to Kali Mata Mandir located on Bangla Sahib Road. (Location of the site u/r is at Annexure -A).
- ii. The site falls outside the Lutyens Bungalow Zone (LBZ).
- iii. The land use of the site is 'Public & Semi-Public Facilities' as per MPD-2021 & approved Zonal Development Plan of Zone -D prepared under MPD-2001.
- iv. As per the L&DO letter dated 14.02.2012, 26.03.2012 and UIDAI D.O. letter dated 12.11.2012, the parcel of land measuring 4447.49 sqm. (1.099 acres) near Gurudwara Bangla Sahib was allotted to UIDAI as per LDO Plan No. 2628 for construction of UIDAI Headquarter building.
- v. L&DO vide letter no. F.No. L-IIA/27(116)/10/439 dated 11.12.2012 has requested Delhi Division, Ministry of Urban Development, Govt. of India to take up the matter with DDA for getting the change of landuse of the plot u/r allotted to UIDAI from PSP to Integrated Office Complex.
- vi. UIDAI vide letter dated 09.01.2013 had provided certain information on an area of plot, part layout showing the boundaries. The boundary description as per plan submitted by UIDAI of the site is as follows:
 - a) Videsh Sanchar Bhawan building on the North;
 - b) Baird Road & Bangla Sahib Road on the East.
 - c) Road and Convent of Jesus and Mary School on the South;
 - d) Service Road on the West.
- vii. Presently, the site is approachable by approx. 18m wide road as per survey plan submitted by UIDAI.
- viii. The request for change of landuse was forwarded by UIDAI vide letter dated 12.11.2012 and also by Ministry of Urban Development (Delhi Division), Govt. of India vide letter dated 26.12.2012.

in NOS/13

Palku
16.1.13R. Kaur
AD (MP)

3. PROPOSAL

In view of the above request of the UIDAI vide letter dated 12.11.2012 & letter dated 26.12.2012 from Ministry of Urban Development, Govt. of India, the following proposed change of landuse for construction of UIDAI Headquarter building on Bangla Sahib Road is proposed under section 11 (A) of DD Act, 1957:

"The proposed change of landuse of an area measuring 4447.49 sqm. (1.099 acres) of land from 'Public & Semi-Public Facilities' to 'Government (Government Office)' near Gurudwara Bangla Sahib Road, New Delhi for construction of Unique Identification Authority of India (UIDAI) Headquarter building in Planning Zone 'D'." The boundary description of the same is as follows:

- a) Videsh Sanchar Bhawan building on the North;
- b) Baird Road & Bangla Sahib Road on the East.
- c) Road and Convent of Jesus and Mary School on the South;
- d) Service Road on the West.

(Refer location map at Annexure 'A')

4. RECOMMENDATION

The proposal at Para-3 is put up for consideration of the Technical Committee, DDA.

Itan No 5/13

S.P.K. 16.1.13

S.P. Kaur

AD(MP)1

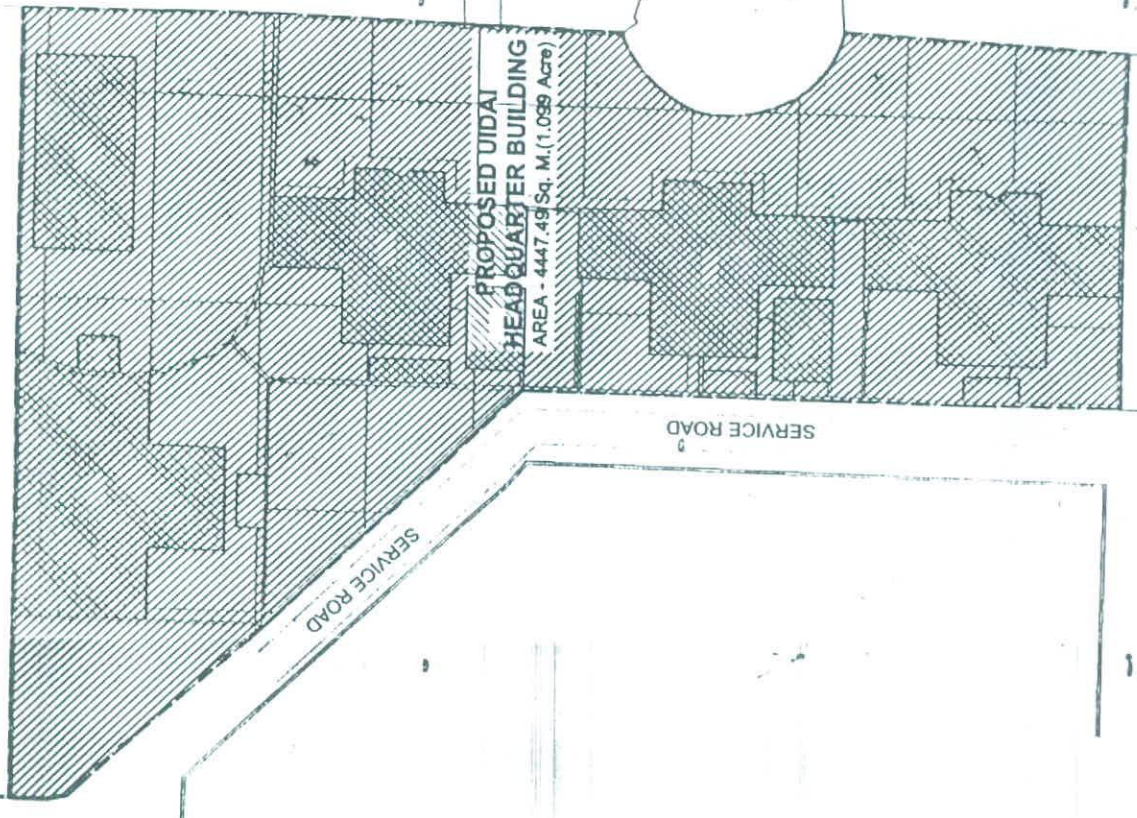
Lakshmi Devi
(Sabyasachi Das)
Dir (Pls) D Zone

-15- 27/c

Annexure - I

ANNEXURE - 'A'

VIDESH SANCHAR BHAWAN BUILDING



BANGLA SAHIB ROAD

BAIRD ROAD

ROAD

CONVENT & JESUS MARY



DELHI
DEVELOPMENT
AUTHORITY

PROPOSED CHANGE OF LANDUSE
OF AN AREA MEASURING 4447.49
Sq. m. (1.039 Acre) OF LAND FROM
"PUBLIC & SEMI-PUBLIC FACILITIES"
TO "GOVERNMENT GOVERNMENT
OFFICE NEARBY GURUDWARA
BANGLA SAHIB ROAD, NEW DELHI
FOR CONSTRUCTION OF UNIQUE
IDENTIFICATION AUTHORITY OF
INDIA (UIDAI), HEADQUARTER
BUILDING IN PLANNING ZONE 'D'.

NORTH - VIDESH SANCHAR BHAWAN
BUILDING
SOUTH - ROAD & CONVENT OF JESUS
& MARY SCHOOL
EAST - BAIRD ROAD & BANGLA
SAHIB ROAD
WEST - SERVICE ROAD

FILE NO.: F.20(11)2012MP

LOCATION MAP
PROPOSED UDAI
HEADQUARTER BUILDING
ON BANGLA SAHIB ROAD

SCALE: NOT TO SCALE



PLG. ASTT. DIR (PLG.)
ASTT. DIR. DIR (PLG.)
ZONE 'D' UNIT

DELHI DEVELOPMENT AUTHORITY

No. F.1(L-05)PE/2010/Plg./

Sub: Follow up action on the decision of the Technical Committee Meeting held on 22.11.2012 in the case of Regularization of existing Health Care, Educational Cultural & Religious (including Spiritual) institute existing prior to 01/01/2006 on self owned land not including Gram Sabha or Ridge Land – regarding change of land use of H.L. Beri Memorial Educational Society (Regd.) and other cases in Planning Zone 'L'.

The Agenda on the above mentioned subject was discussed in the Technical Committee meeting held on 22.11.2012 and Technical Committee decided following:

"The proposal was presented by Director(Plg.)/Dwarka. It was explained that there are 33 such case files in Zone 'L' and only two qualify; the remaining 31 cases do not qualify due to incomplete documents or other deficiencies. Technical Committee desired that the details of remaining 31 cases also be put up in next Technical Committee for better appreciation of issues in totality, hence item was deferred."

1.0 BACKGROUND:

As per the DDA Authority Resolution No.25/2008 dt. 3.4.2008 and subsequent public notices issued in the leading newspaper of 1.5.2008, total 33 applications were received in Planning Zone - L from the Institutes. Names of these 33 Institutes appear in the ANNEXURE-VII of the Notified Zonal Development Plan of Zone 'L'.

2.0 EXAMINATION:

2.1. After scrutiny of these applications, following institutes were issued clearance from the land use point of view after the approval of Chairman, DDA/Hon'ble LG, Delhi:

1. Radha Soami Satsang Beas, Village Deendarpur (Zone K-I)
2. Radha Soami Satsang Beas, Sector-23, Dwarka (Zone K-II)
3. Radha Soami Satsang Beas, Village Massoodabd (Zone-L)
4. Osho Dhyani Mandir, Village Pandwala Khurd (Zone-L)

2.2 In case of H L Beri Memorial Educational Society (Regd.), the land under reference is falling in the green belt land use, it required change of land use for plot area of 4000 sq. mtr. as per the MPD-2021 norms under Section-11A of DD Act. As per the procedure laid down by the MOUD vide letter No.K-12011/23/2009-DDIB dt. 8/3/2008 while approving the Zonal Development Plan; the file was submitted to the Hon'ble L.G./ Chairman, DDA before processing the change of land use. Chairman, DDA/ Hon'ble L.G. approved the further processing of change of land use of this case on 22/6/2012 in file No. F.1(L-05)PE/2010/Plg..

2.3 The Details of 33 cases falling in Zone L are given in tabular format in ANNEXURE-I. These 33 cases can be divided broadly in four categories, as under;

Category-I: Cases/applications where land use clearance certificate has been issued as per the approval of Chairman, DDA/Hon'ble LG.

Category-II: Where applications/cases required change of land use as per the procedure laid down by M/o UD, vide letter dt. 8.3.2008 and already approved by Chairman, DDA/Hon'ble LG.

Category-III: The cases where CLU is required but the Institutes have failed to submit mandatory documents/NOC from various deptt. like Archeological Survey of India, Forest Deptt. etc, despite several reminders. Detailed scrutiny is given in ANNEXURE-I. Majority of these files are at various stage for rejection and are under submission to the Chairman, DDA/Hon'ble LG

Category-IV: CLU is not required but Institutes have failed to submit the mandatory documents/NOC from various deptt. like Archeological Survey of India, Forest Deptt. etc, despite several reminders.

2.4 As per the approved Zonal Development Plan of Zone L the regularisation of Cultural, Religious (including Spiritual), Educational and Healthcare institutions shall be subject to fulfillment of the Conditions as given in chapter no. 2.8.7 of the Zonal Development Plan (report) / Government directions issued from time to time. User indicated in the Zonal Development Plan will not give automatic right to the owners to use their property / land for the designated use. This may also be seen by Technical Committee of on privately owned land such Change of Landuse can be allowed.

3.0 PROPOSAL:

As per the procedure laid down by the Authority vide Resolution letter dt. 3.4.2008 and the procedure prescribed in the para-2.87 of the Zonal Development Plan approved by the M/o UD, the scrutiny for 33 cases has been carried out and the details are given in the ANNEXURE-I. As per the scrutiny, following aspects have been examined:

- 3 -
- i) Land use as per MPD/ZDP
 - ii) Status of documents/NOC submission/Land ownership
 - iii) Whether the plot area is as per MPD 2021 norms.

After the detailed scrutiny and as per the decision of the Technical Committee dt 20.11.12, 33 cases have been divided into following categories:

Category-I: List of Institutes to whom clearance has been given with respect to land use compatibility in Zone-L.

- i) Radha Soami Satsang Beas
- ii) Osho Dhyani Mandir

Category-II: The list of Institutes for which Change of land use is required and all the documents are submitted.

- i) H L Beri Memorial Educational Society (Regd.) -
Processing of CLU already approved by Hon'ble LG on file.
- ii) Ganga International School
Institute needs to establish land use for 8000 sqm. of land as per the MPD 2021 standard for H.S.S..

Category-III: The list of institutes for which change of land use required but complete set of documents and NOC have not been submitted.

Under this category, there are 11 cases. The details are given in ANNEXURE-III/Category-3.

Category-IV: Change of land use is not required but complete documents/NOC have not been submitted.

There are 16 cases at various stages of submission to the higher authorities for rejection due to non-compliance of requirement of mandatory documents from various Deptt. like Forest Deptt., Archeological Survey of India, etc despite several reminders.

In view of above, the matter is placed before the Technical Committee for its consideration in following manner:

- a) The cases where land use clearance has been given with respect to land use compatibility, applicability of land use conversion charges and other charges as decided by the Government from time to time.
- b) The cases where processing of change of land use under Section 11A of Delhi Development Act is approved by the Chairman, DDA/Hon'ble LG on

file to be referred to the Authority for further processing and referring to the Ministry after the approval of the Authority.

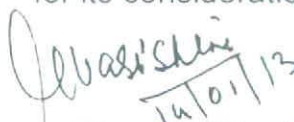
- c) Cases where the Institutes have failed to submit documents or NOC despite repeated reminders should be put up for rejection.
- d) Cases where land use clearance with respect to land use compatibility has been issued to be referred to the Ministry of Urban Development for permission to add as an Addendum in the notified Zonal Development Plan.

4.0 RECOMMENDATION:

The proposal submitted in para-3 is placed before the Technical Committee for consideration.

5.0 FOLLOW UP ACTION:

The approval of the Technical Committee shall be submitted to the Authority for its consideration:


14/01/13
Asstt. Director(Plg.)/Dwk


Dy. Director(Plg.)/Dwk


Director(Plg.)/Dwk

List of applications of pre-existing institutions rendering cultural, religious(including spiritual)healthcare and educational services in response to the public notice issued by M.P. Section, DDA on 01.05.2008 and as per the letter of Ministry of Urban Development dated 08.03.2008 are being processed. Following is the status of cases in **Zone - L**

List of 33 cases falling in Planning Zone-L

Annexure-I

ZONE - L Cat.-1 (Clearance given with respect to Land Use compatibility)

S. No.	File No.	Name & Address of Institutions	Land use as per MPD/ZDP	Status of documents/NO submission	Whether the plot area is as per MPD-2021 norms	Remarks
(1)	(2)	(3)	(4)	(5)		(7)
1.	F1(L-01) PE/2010/Plg	Radha Soami Satsang Beas, Village Deendarpur Najafgarh, New Delhi.	Built up Residential	Documents submitted from Archeological dept. not submitted	Plot area as per MPD-2021 norms	Clearance certificate issued with respect to land use compatibility as per the approval of L.G./Chairman,DDA in file no. F1(L-01)PE/2010/Plg(Copy Annexed-I-4)

2	F1(L-23) PE/2010/Plg	Osho Dhyan Mandir, Village Pandwala Khurd, near Najafgarh, New Delhi	Facility Corridor for PSP Comm. Etc)	All documents completed	Plot area as per MPD-2021 norms	Clearance certificate issued with respect to land use compatibility as per the approval of L.G./Chairman, DD4 in file no. F1(L-23)/PE/2010/Plg(Copy Annexed-I-B)
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ZONE - L **Cat.-2** (CLU required & all the documents are submitted by the institute)

S. No.	File No.	Name & Address of Institutions	Land use as per MPD/ZDP	Status of documents/NOC submission	Whether the plot area is as per MPD-2021 norms	Remarks
(1)	(2)	(3)	(4)	(5)		(7)
1.	F1(L-05) PE/2010/Plg	H.L. Beri Memorial Society, 58/11 PVC Mkt. Tikri Kalan, Delhi-41	Use as per ZDP- Agriculture/Green Belt	documentation completed	Plot area as per MPD-2021 norms	Change of land use from Agriculture/Green Belt to PSP for 4000 sq.m. area as per MPD 2021 norms discussed in T.C. Meeting held on dt. 20/11/2012. As per the decision of T.C. agenda for 33 cases in Zone-L is being

							submitted to T.C..
2.	F1(L-04)/ PE/2010/Pig	Ganga School, Village Kudna, Najafgarh, New Delhi	International Hiran	Use as per ZDP-Partly residential./proposed 45 m road with green belt/PSP(community level).	documentation completed	Plot area as per MPD-2021 norms	Institute needs to earmark plot measuring 8000 sq.m. as per MPD 2021 norms to ascertain the land use as per ZDP. Matter submitted in file.

ZONE - L **Cat.-3** (CLU required but complete set of documents/ NOC not submitted)

S. No.	File No.	Name & Address of Institutions.	Land use as per MPD/ZDP	Status of documents, NOC submission	Whether the plot area is as per MPD-2021 norms	Remarks
(1)	(2)	(3)	(4)	(5)		(7)
1.	F1(L-11) PE/2010/Plg	BVM Public School, Ajay Park, Naya Bazar, New Delhi-43	Built-up Residential	All completed NOC Archeological deptt. not submitted	Plot area as per MPD-2021 norms	Documents incomplete. To be processed for rejection

2.	F1(L-13) PE/2010/Plg	New Holy Faith Public School, RZ-50, Krishna Nagar, Main Surakhpur Road, Najafgarh, New Delhi	Built-up Residential	All documents completed from NOC Archeological Deptt. not submitted	not covered under MPD - 2021 norms	Documents incomplete. To be processed for rejection
3.	F1(L-15) PE/2010/Plg	New Krishna Model Public School, Village Rawata, New Delhi	Use as per ZDP- Agriculture/Green Belt	Documents submitted NOC from Archeological Survey of India & Forest Deptt. GNCTD not Submitted	Plot area as per MPD-2021 norms	Documents incomplete. To be processed for rejection
4.	F1(L-17) PE/2010/Plg	Mata Daan Kaur Public School, Village Mundhela Kalan, New Delhi	Use as per ZDP- Agriculture/Green Belt	All documents completed NOC from Archeological Survey of India/ Forest Deptt. GNCTD not Submitted	Plot area as per MPD-2021 norms	Documents incomplete. To be processed for rejection
5.	F1(L-18) PE/2010/Plg	Shri Krishna Public School, Paprawat Road, Najafgarh New Delhi	Built-up Residential	Documents submitted NOC from Archeological Survey of India & Forest Deptt. GNCTD not Submitted	not covered under MPD - 2021 norms	Documents incomplete. To be processed for rejection

6.	F1(L-20) PE/2010/Plg	Dagar Public School, Village Issapur, New Delhi	Use as per ZDP- Agriculture/Green Belt or vill. Abadi area	All documents completed from NOC Archeological Survey of India not Submitted	not covered under MPD - 2021 norms	Documents incomplete. To be processed for rejection
7.	F1(L-21) PE/2010/Plg	KRD International School, Village Issapur, opp. Airforce Station, New Delhi	Use as per ZDP- Agriculture/Green Belt	All documents completed from Recognition Education Deptt submitted has not clearly shown the category of school.	Not clear	Documents incomplete. To be processed for rejection
8.	F1(L-24) PE/2010/Plg	Arya Kumar Convent School, Plot No.-4, Roshanpura, Najafgarh, New Delhi	Built-up Residential	Documents submitted from NOC Archeological Survey of India & Revenue Deptt, GNCTD not Submitted	not covered under MPD - 2021 norms	Documents incomplete. To be processed for rejection
9.	F1(L-28) PE/2010/Plg	Mata Nand Kaur Public School, Village Dhansa, New Delhi	Use as per ZDP- Agriculture/Green Belt	Documents submitted from NOC Archeological Survey of India & Forest Deptt, GNCTD not Submitted	Plot area as per MPD-2021 norms	Documents incomplete. To be processed for rejection
10.	F1(L-33) PE/2010/Plg	Sri Ram International School, Prem Nursery, Gopal Nagar, Najafgarh, New Delhi	Built-up Residential	Documents completed / submitted	Plot area as per MPD-2021 norms	Documents incomplete. To be processed for rejection

ZONE - L **Cat.- 4** (CLU not required but complete set of documents/NOC not submitted)

S. No.	File No.	Name & Address of Institutions	Land use as per MPD/ZDP	Status of documents/NOC submission	Whether the plot area is as per MPD-2021 norms	Remarks
(1)	(2)	(3)	(4)	(5)		(7)
1.	F1(L-02) PE/2010/Plg	Sant Nirankari Mandal, Sant Nirankari Colony, Delhi-9	Residential/Partial Facility Corridor(PSP/Comm. Etc)	All documents completed NOC from Forest deptt. not submitted	Plot area as per MPD-2021 norms	Documents incomplete. To be processed for rejection
2.	F1(L-10) PE/2010/Plg	Prince Public School, Tikri Kalan, New Delhi	Residential	Documents submitted NOC from Forest Deptt. & Archeological deptt. not submitted	not covered under MPD - 2021 norms	Documents incomplete. To be processed for rejection
3.	F1(L-12) PE/2010/Plg	Rao Convent School, Pandwala Khurd, Najafgarh, New Delhi	Use as per ZDP- PSP (Comm. Lvl)	All documents completed NOC from Archeological deptt. not submitted	Plot area as per MPD-2021 norms	Documents incomplete. To be processed for rejection

-18-

(7)

4.	F1(L-03)/PE/2010/ Plg	Mother India Public School, D-19, Gopal Nagar, Najafgarh, New Delhi	Land use not clear as per ZDP.	Documents completed / submitted	not submitted	not covered under MPD - 2021 norms	File was submitted to AC(Plg)/Comm.(Plg) for rejection as per Col-5 & 6. The file has been received back from AC(Plg) with remarks that matter is being put up for appropriate orders of L.G./Chairman, DDA in the policy file. Further action may be taken up accordingly.
5.	F1(L-06)/PE/2010/ Plg	Dew Soft Educational Trust, Village Bakkargarh, New Delhi	Use as per ZDP- Agriculture/Green Belt	Documents completed / submitted	not submitted	not covered under MPD - 2021 norms	File submitted to V.C./L.G. for rejection as per the comments given in Col-5 & 6
6.	F1(L-08) PE/2010/Plg	Chhotu Ram Tokh Ram Memo. Society, H.No.-203, NR Pole No. 49-A, Village Kair, New Delhi	Land use not clear as per ZDP.	Documents completed / submitted	not submitted	not covered under MPD - 2021 norms	File submitted to V.C./L.G. for rejection as per the comments given in Col-5 & 6
7.	F1(L-14) PE/2010/Plg	Chander Motor Training School, V & PO Dichaon Kalan, Najafgarh, New Delhi	Land use not clear as per ZDP.	Documents completed / submitted	not submitted	not covered under MPD - 2021 norms	File submitted to V.C./L.G. for rejection as per the comments given in Col-5 & 6

8.	F1(L-19) PE/2010/Plg	Hollywood Public School, RZ-288, Durga Vihar, Ph-I, Najafgarh, New Delhi	Built-up Residential	Documents completed / submitted	not	not covered under MPD - 2021 norms	File submitted to V.C./L.G. for rejection as per the comments given in Col-5 & 6
9.	F1(L-22) PE/2010/Plg	Evergreen Public School, Vinobha Enclave, near CRPF Camp, New Delhi	Land use not clear as per ZDP.	Documents completed	not	not covered under MPD - 2021 norms	File submitted to V.C./L.G. for rejection as per the comments given in Col-5 & 6
10.	F1(L-25) PE/2010/Plg	D.C. Convent School, RZ - 115, Shiv Enclave, Dichaon Road, Najafgarh, New Delhi-43	Land use not clear as per ZDP.	Documents completed / submitted	not	Plot area as per MPD-2021 norms	File submitted to V.C./L.G. for rejection as per the comments given in Col-5 & 6
11.	F1(L-26) PE/2010/Plg	Adarsh Jain Dhammic Shiksha Sadan, Thana Road, Najafgarh, New Delhi	Land use not clear as per ZDP.	Documents completed / submitted	not	Plot area as per MPD-2021 norms	File submitted to V.C./L.G. for rejection as per the comments given in Col-5 & 6
12.	F1(L-27) PE/2010/Plg	Aryaman Public School, RZ-127, West Krishna Nagar, New Delhi	Built-up Residential	Documents completed / submitted	not	Not clear	File submitted to V.C./L.G. for rejection as per the comments given in Col-5 & 6
13.	F1(L-29) PE/2010/Plg	Rao Mohar Singh Memorial Public School, Roshan Pura, Paprawat Road, Najafgarh, New Delhi-43	Built-up Residential	Documents completed / submitted	not	Plot area as per MPD-2021 norms	File submitted to V.C./L.G. for rejection as per the comments given in Col-5 & 6

14.	F1(L-31) PE/2010/Plg	Adarsh Public School, Shyam Enclave, Deendarpur, Najafgarh, New Delhi	Built-up Residential	Documents completed / submitted	not covered under MPD - 2021 norms	File submitted to V.C./L.G. for rejection as per the comments given in Col-5 & 6
15.	F1(L-32) PE/2010/Plg	Rathore Sahu Samaj Dharmarth Sansthan, C-190, Pushpanjali Enclave, Pitampura, New Delhi-34	Land use not clear as per ZDP.	Documents completed / submitted	Not clear	File submitted to V.C./L.G. for rejection as per the comments given in Col-5 & 6
16.	F1(L-07) PE/2010/Plg	Col.Child School(Middle) Palace,Jharoda,CRPF Road,Najafgarh, New Delhi	Land use not clear as per ZDP.	Documents submitted NOC from Forest deptt. & Archeological deptt. not submitted	not covered under MPD - 2021 norms	Documents incomplete. To be processed for rejection
17.	F1(L-09) PE/2010/Plg	The Dev Public School, 58/2, Surya Kunj(Saraswati Kunj), Najafgarh, New Delhi	Land use not clear as per ZDP.	Documents submitted from Archeological deptt. not submitted	not covered under MPD - 2021 norms	Documents incomplete. To be processed for rejection
18.	F1(L-16) PE/2010/Plg	Midfields Secondary School, Dabar Enclave, Raota Mor, New Delhi	Land use not clear as per ZDP.	Documents submitted from Archeological Survey of India/ Forest Deptt. & Revenue Deptt.GNCTD not Submitted	not covered under MPD - 2021 norms	Documents incomplete. To be processed for rejection
19.	F1(L-30) PE/2010/Plg	MBD Sec. Public School, Plot No-1, Main Goyala Dairy Vihar, Road, Shyam Najafgarh, New Delhi-43	Land use not clear as per ZDP.	Documents submitted from Archeological Survey of India.GNCTD not Submitted	Plot area as per MPD-2021 norms	Documents incomplete. To be processed for rejection

DELHI DEVELOPMENT AUTHORITY

Dwarka Planning Office
Manglapuri, Palam, New Delhi

F. No. 231/PE/2010/Plg./

Date

The Secretary,
Osho Dhyan Mandir,
44, Jhatikra Road, Pandwala Khurd,
Near Najafgarh, New Delhi - 110043

Sub.: Regarding Bonafide Pre-existing institution existing prior to 1.1.2006 and providing Cultural, Religious (including spiritual), Healthcare and Educational Services to the community in Delhi - issue of clearance certificate.

Sir,

Reference your application dated 27.06.2008 along with supporting documents for the institution existing prior to 1.1.2006 situated in Revenue Village Pandwala Khurd, Delhi. In this regard, I am directed to inform that:-

1. The land use of the site under reference is Public, Semi-Public where religious (spiritual) activities are compatible use/activities. The clearance is being accorded to the above mentioned institute only from the angle of permissible land use as per the approved Zonal Plan of Zone -L. Further, as per the MoUD letter dated 08/03/2010, in case of the religious (including spiritual) Institutions, the structures as existed on 1/1/2006 would be permitted to be regularized as per MPD norms subject to the condition that the remaining area would be kept as 'green' area with no construction to be permitted in future.
2. The clearance does not extend to regularization of any buildings standing at the site for which separate approvals will have to be sought from the concerned regulatory agency viz. MCD etc. under the relevant building bye-laws and Master Plan norms.
3. If at any stage, it comes to the notice of DDA that the site for which this clearance certificate is being issued includes any notified Forest land or Ridge land or publicly owned land or is falling in an ASI prohibited Zone, the clearance being given will be liable to be withdrawn/render this letter/clearance invalid.
4. The land under the institution shall be used only for that specific purpose and will not be allowed to be diverted for any other use.
5. Conversion and other charges as decided by the Govt. from time to time shall be payable by the institution. As per directions of Ministry final regularization shall necessitate requisite payment of penalty/levy/additional FAR charges etc. by the institution.

This is issued with the approval of Competent Authority.

Yours faithfully,


Dy. Director (Plg.) Dwarka

Copy to:

1. Principal Secretary (Revenue), GNCTD, Delhi.
2. Chief Conservator of Forest, GNCTD w.r.t. letter No. F.8(335)/Forest/Plg./2011-12/347-349 dated 27/4/2012 issued in this regard by your Deptt.
3. Addl. Commr. (Engg.), MCD.
4. Chief Town Planner, MCD.
5. Superintending Archaeologist, ASI w.r.t. letter No. F.No.12/339/2011-NOC dated 20/4/2012 issued in this regard by your department.
6. Pdt. Secretary to Govt. of Delhi.

-15-

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ANNEXURE-1-A

DELHI DEVELOPMENT AUTHORITY
DWARKA PLANNING OFFICE
MANGLA PURI, PALAM, NEW DELHI

No:F.1(L-01)PE/2010/Plg. 4994

Dated: 29/6/12

To

Sh. Yuvraj Narain Gorwaney,
Zonal Secretary, Zone-II/NCR,
Radha Soami Satsang Beas,
Maharaj Jagat Singh Medical Relief Society,
Bhati, New Delhi - 110 074.

Sub. Regarding Bonafide Pre-existing institution existing prior to 1.01.2006 and providing Cultural, Religious (including spiritual), Healthcare and Educational Services to the community in Delhi - Issue of clearance certificate.

Ref. F-1(L-01)PE/2010/Plg./440 dt. 13.06.2012.

Sir,

In continuation to the above referred letter on this subject, it is clarified that the request made by Radha Soami Satsang Beas vide letter dt. 14.06.2012 and based on records available in this office, the request is acceded to and it is clarified that the clearance certificate stands corrected and issued in the name of Maharaj Jagat Singh Medical Relief Society under the aegis of Radha Soami Satsang Beas for religious activities only as per MPD-2021 and this clearance does not extend to regularization of any building structure at site.

This is issued with the approval of Commissioner (Plg.)II

Dr. K. Srirangan)
Dy. Director (Plg.) Dwk.

Copy to:

1. Principal Commissioner-cum Secretary (Revenue)GNCTD, 5 Sham Nath Marg, Delhi.
2. Chief Conservator of Forest, GNCTD w.r.t. letter No. 8(335)/Forest/Plg./2011-12/347-349 dt. 27.4.2012 issued in this regard by your department.
3. Addl. Commimssioner (Engg.)/MCD.
4. Chief Town Planner/MCD.
5. Superintendent, Archaeologist, ASI w.r.t. letter F.No.12/75/2012- NOC/1189 dated 15.5.2012
6. Pvt. Secretary to L.G., Delhi for information w.r.t. the orders of Hon'ble LG. dated 27.4.2012 & 29.11.11 on the subject.
7. OSD to V.C., DDA for information.
8. Under Secretary (DDIB) MOUD, Nirman Bhawan, New Delhi
9. Dy.Dir. (MP),DDA for information and record.

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

F.1(1)/2013/MP/20

Date 18.01.2013

MEETING NOTICE

The 1st **Technical Committee meeting of DDA** will be held under the Chairmanship of Vice Chairman, DDA on Tuesday i.e. **22.01.2013 at 10.30 AM in the Conference Hall, 5th Floor, Vikas Minar, IP Estate, New Delhi - 110002.** The lists of Items alongwith Agendas are enclosed.

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


(I.P. PARATE)
Director (MPR/TC)

Copy to:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Finance Member, DDA
4. Commissioner (Plg)
5. Commissioner (LD)
6. Commissioner (LM)
7. Chief Planner, TCPO
8. Chief Architect, HUPW DDA
9. Chief Architect, NDMC
10. Chief Engineer (Property Development), DMRC
11. Chief Engineer (Elect.), DDA
12. Addl. Commr. (Plg) Area Planning
13. Addl. Commr. (Plg) MPPR
14. Addl. Commr. (Plg.) UE & MP
15. Addl. Commr. (Plg.) TB & C, DDA
16. Addl. Commr. Landscape
17. Secretary, DUAC
18. Chief Town Planner, SDMC
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.

- | | |
|--|---------------|
| I. Director (Plg) incharge Zone ('PI' & 'PII') | 02/13 |
| II. Director (Plg) (Rohini) Zone (M & N) | 03/13 |
| III. Director (Plg) GIS & zone- D | 04/13 & 05/13 |

NOO:

1. Chief Security Officer, Vikas Minar
2. Dy. Director (Horticulture) South, Vikas Minar
3. A.E. (Maintenance), Civil, Vikas Minar
4. AE. (Maintenance), Electrical, Vikas Minar
5. Reception, Vikas Minar

31.30 PM
RECEIVED
21.1.13
Town Planning Department
South Delhi Municipal Corporation
Civic Centre, New Delhi

DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
6th FLOOR, VIKAS MINAR
I.P Estate, New Delhi - 110002
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It is requested to make it convenient to attend the meeting.


(I.P. PARATE)
Director (MPR/TC)

Copy to:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Finance Member, DDA
4. Commissioner (Plg) 18/1/13
5. Commissioner (LD)
6. Commissioner (LM)
7. Chief Planner, TCPO 18/1/13
8. Chief Architect, HUPW DDA 18/1/13
9. Chief Architect, NDMC
10. Chief Engineer (Property Development), DMRC
11. Chief Engineer (Elect.), DDA
12. Addl. Commr. (Plg) Area Planning 18/1/13
13. Addl. Commr. (Plg) MPPR
14. Addl. Commr. (Plg.) UE & MP 18/1/13
- ✓ 15. Addl. Commr. (Plg.) TB & C, DDA 18/1/13
16. Addl. Commr. Landscape 18/1/13
17. Secretary, DUAC
18. Chief Town Planner, SDMC
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.

- | | |
|--|---------------|
| I. Director (Plg) incharge Zone ('PI' & 'PII') | 02/13 |
| II. Director (Plg) (Rohini) Zone (M & N) | 03/13 |
| III. Director (Plg) GIS & zone- D | 04/13 & 05/13 |

NOO:

1. Chief Security Officer, Vikas Minar
2. Dy. Director (Horticulture) South, Vikas Minar
3. A.E. (Maintenance), Civil, Vikas Minar
4. AE. (Maintenance), Electrical, Vikas Minar
5. Reception, Vikas Minar

DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
6th FLOOR, VIKAS MINAR
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F.1(1)/2013/MP/20

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The 1st **Technical Committee meeting of DDA** will be held under the Chairmanship of Vice Chairman, DDA on Tuesday i.e. **22.01.2013 at 10.30 AM in the Conference Hall, 5th Floor, Vikas Minar, IP Estate, New Delhi, 110002.** The lists of Items alongwith Agendas are enclosed.

It is requested to make it convenient to attend the meeting


(I.P. PARATE)
Director (MPR/TC)

Copy to:

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

(13)
Regd
18/1/13
at 11 AM

Special Invitees

For item No.

- | | |
|--|---------------|
| I. Director (Plg) incharge Zone ('PI' & 'PII') | 02/13 |
| II. Director (Plg) (Rohini) Zone (M & N) | 03/13 |
| III. Director (Plg) GIS & zone- D | 04/13 & 05/13 |

NOO:

sd/18/1/13
18/1/13

1. Chief Security Officer, Vikas Minar
2. Dy. Director (Horticulture) South, Vikas Minar
3. A.E. (Maintenance), Civil, Vikas. Minar
4. AE. (Maintenance), Electrical, Vikas Minar
5. Reception, Vikas Minar

By Hand
18-1-13

By Hand
18-1-13

18-1-13

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

F.1(1)/2013/MP/20

Date 18.01.2013

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Special Invitees

For item No.

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|------|---|---------------|
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| III. | Director (Plg) GIS & zone- D | 04/13 & 05/13 |

NOO:

1. Chief Security Officer, Vikas Minar
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DELHI DEVELOPMENT AUTHORITY
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F.1(1)/2013/MP/20

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(I.P. PARATE)
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INDEX

1st Technical Committee Meeting to be held on 22.01.2013

S.NO.	ITEM NO.	SUBJECT	PAGE NO.
1.	1/13	Confirmation of the 7 th Technical Committee meeting held on 20.12.2012 F1(13)/2012/MP	1 to 6
2.	2/13	Allotment of 20 Ha land for the proposed Water Treatment Plant along Bandh at Sector- III new Village Tiggipur, Zone P-II F3(26)/2008/MP	7 to 8
3.	3/13	Public & Semi- Public facilities Area -3, Rohini - Regarding Utilization of MTNL Plot for Health Facilities also F3(01)/2013/MP	9
4.	4/13	Relaxation of Ground coverage and setback (Part) for construction of proposed 33KV ESS on the Front setback of Handloom House complex at Janpath New Delhi F1(25)/2005/MP/Pt-II	10 to 12
5.	5/13	Proposal Change of Land Use of an area measuring 4447.49 sq mt (1.099 Acres) of land from 'Public & Semi- Public facilities' to Government (Government Office)' near Gurudwara Bangla Shaib Road New Delhi for construction of Unique Identification Authority of India (UIDAI) Headquarter building in Planning Zone- 'D' F20(11)/2012/MP	13 to 15



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

F.1(13)/2012/MP/16

Dated 14.01.2013

Sub:- Minutes of the 7th Technical Committee Meeting held on 20.12.2012

Item No.50/12

Confirmation of the 6th Technical Committee meeting held on 20.11.2012

F1(12)/2012/MP

The minutes were circulated vide letter No. F.1(12)/2012/MP/319 dated 04.12.2012 to all the members and no comments/observations have been received. Hence the same were confirmed.

Item No.51/12

Proposal for Change of Land Use of 0.36 ha (3680 sq.mt) from 'Industrial / Manufacturing' to "Public & Semi- Public (Graveyard)" at Shahzadabagh

F17(1)2001/MP/Pt-II

The proposal was explained by Asstt Director (Plg) Zone A & B. It was explained that the identified land at Shahzadabagh is under the ownership of DUSIB. The representative of DUSIB informed that proposal is agreed to in principle and is to be placed before Delhi Urban Shelter Improvement Board shortly. In view of the above, the Technical Committee approved the proposal for Change of Land Use of 3680 sq.mt from 'Industrial / Manufacturing' to "Public & Semi- Public (Graveyard)" at Shahzadabagh for further processing under Section 11-A of DD Act. The DUSIB formal approval may be communicated at the earliest.

Action: CEO (DUSIB)
Director (Plg) Zone- 'A' & 'B'

Item No.52/12

Partial Modification of Layout Plan and processing of Change of Land Use for allotment of Land to DMRC for MRTS Project Ph.-III in Sector-1, Dwarka for 66 K.V. ESS

F20(12)2012/MP

The proposal was explained by Director (Plg) Dwarka. The Technical Committee recommended partial modification in the Layout Plan of Sector-1, Dwarka for accommodating 66 K.V. ESS for MRTS Project Ph-III (8594.25 sqmt) to be processed under sub / clause 8(2) permission of use premises in use zones of MPD-2021. All the HT Lines shall be underground.

Action: Director (Plg.) Dwarka

Item No.53/12

Change of Land Use of a piece of land measuring 3.64 ha (9.0 acres) opposite Guru Gobind Singh Hospital, F-Block, Raghubir Nagar for construction of building to accommodate various Institutions relating to Health & family Welfare Department.

F.3(8)2009/MP

The proposal was presented by Director (Plg) Zone- C&G. It was explained that the proposal was earlier discussed in the Technical Committee meeting held on 13.02.2012 in which it was decided that the status of Land ownership and category of Hospital be confirmed and put up in the next Technical Committee meeting. As per information provided by Dr. Banerjee, Chief Medical officer (Plg), Directorate of Health Services, Govt. of NCT of Delhi, the land was allotted to Secretary Medical, GNCTD for taking up other Health / Medical related projects. The proposal is to construct an integrated office building to accommodate institutions of the Health Department.

The Technical Committee recommended option No. 2 as proposed in the Agenda for Change of Land Use of land measuring 3.64 ha (9.0 acres) from 'Residential to Government (Integrated Office Complex)' for further processing under Section 11 A of DD Act.

Action: Director (Plg.) C&G

Item No.54/12

Change of Land Use of DTC Bus Depot at IP Ash Pond opposite Millennium Park, Ring road on the land measuring 51.06 acre. Out of 61.59 acre allotted to DTC by IPGCL

F.3(73)2003/MP/Pt-III

The proposal was presented by Dy. Director (Plg) Zone-E&O. The site was given on temporary basis to the DTC for the duration of the CWG-2010 for purpose of developing secured bus parking without any permanent structures. The structures were supposed to be completely removed post CWG. After detailed deliberations, the Technical Committee decided:

- i. DTC shall remove all the permanent structures and use the area only for bus Parking.
- ii. The pavements will be semi-permeable so as to allow ground water recharge.
- iii. The activities as proposed by DTC in the Agenda are not permitted in Zone 'O'. The structures required for security, maintenance shall be restricted to the minimum and shall not be of permanent nature.
- iv. The DTC should submit, the clearances from MoEF, Yamuna Standing Committee / Central Water Commission at the earliest but not later than one month in view of the Hon'ble High Court decision.

Action: Dy. General Manager (DTC) /
Chairman DTC

LAI D ON TABLE ITEMS:

Item No.55/12

Proposal for Change of Land, Use from 'Recreational (District Park)' to 'Public & Semi- Public (Cremation Ground)' in Harkesh Nagar

F19(01)2006/MP

The proposal was presented by Director (Plg) Zone- F&H. After detailed discussions, the Technical Committee approved the proposal for Change of Land Use from 'Recreational (District Park)' to 'Public & Semi- Public (Cremation Ground)' for an area measuring 4000sqm in Harkesh Nagar for further processing under Section 11 A of DD Act with the following conditions as proposed in the Agenda:

- (i) No existing trees shall be cut and same shall be retained in the scheme.
- (ii) Parking shall be provided within the Plot.
- (iii) NOC from South Delhi Municipal Corporation (SDMC) and the status of land and feasibility shall be confirmed from the Land Management & Engineering Department

Action: Director (Plg) F&H

Item No.56/12

Proposal of 1.22 ha (12232.4 sqm) of land for Relay / Receiving sub-station (RSS) in the District Park at Dhaula Kuan for construction of Mukandpur-Yamuna Vihar Corridor (Line7) of DMRC

F20(13)2012/MP

The proposal was presented by Director (Plg) Zone- F&H. The representative of Department of Environment, Govt. of NCT of Delhi informed that environmental clearance is not required for category 'A' projects which includes DMRC Projects like stations and Depots. However, clearance / EIA is required for commercial / residential developments of DMRC from SEAL (State Level Expert Appraisal Committee)

After detailed deliberations, the land measuring 0.9 ha was approved for Change of Land Use from 'Recreational': City Park, District Park, Community Park (Reserve Forests) to 'Utility' (Relay / Receiving sub-station) at Dhaula Kuan for construction of RSS for Mukandpur- Yamuna Vihar Corridor (Line7) of DMRC for further processing under section 11(A) of DD Act with the following conditions:

- (i) DMRC shall obtain clearances from Forest Department and other concerned statutory Bodies since the land is falling within the reserved Forest area.
- (ii) DMRC shall obtain necessary clearances from statutory authorities concerned for cutting of trees, if required, as per the statutory requirement.
- (iii) No construction shall be allowed till final Notification of Change of Land Use is notified by the Ministry of Urban Development, Govt. of India.

Action: Action: Director (Plg)F&H

-4-

ANY OTHER ITEM

Proposed Change of Land Use of an area measuring 2.2 ha (2,27,978.52 sqm) in Planning Zone-'O' from 'Recreational' to 'Transportation (Depot)'.

F21(02)2012/MP

Chief Engineer, DMRC informed that the necessary clearances have been submitted and thus this issue may please be discussed under any other Item with the permission of the Chair.

It was informed that the proposal was discussed in the Technical Committee meeting held on 11.10.2012 vide Item No. 37/12. As per the Minutes of the meeting DMRC was to provide the approval of the Yamuna Standing Committee and Central Water Commission before putting up the proposal for the consideration for the Technical Committee. Chief Engineer, DMRC informed that DMRC vide letter No DMRC/Land /15/DDA/1201/938 dated 29.11.2012 has forwarded copy of the Minutes of the 80th meeting of Yamuna Standing Committee, CWC held on 06.03.2012. As per Minutes of the meeting of the YSC, CWC the said plot is beyond the flood embankments and surrounded by the habited area and out of present flood plains of river Yamuna; also as per the MoEF Notification dated 14.09.2006, the Metro project are not included in the list of the project which requires environment clearances. As per the Minutes, Committee decided to clear the proposal subject to the following conditions, which were agreed to by the DMRC:

1. This clearance is issued to facilitate Delhi Metro Rail Corporation Ltd. to secure all the mandatory clearances including Change of Land Use before award of work and the project shall be completed within the scheduled time.
2. Except for the approved plan by DDA, no other structures shall be constructed by Delhi Metro Rail Corporation Ltd. without the specific clearance from Yamuna Standing Committee, CWC under this project.

After discussions, the Technical Committee recommended the proposed Change of Land Use of an area measuring 2.2 ha (227,978.52 sqmt) In Planning Zone-'O' from 'Recreational' to 'Transportation (Depot)' for further processing under section 11(A) of DD Act with the following conditions:

- (i) DMRC shall submit the complete plan and DPR of maintenance Depot to DDA for approval.
- (ii) After the Change of Land Use is processed the proposal shall be re-submitted by DMRC to Yamuna Standing Committee for final approval.
- (iii) The Development Controls for Depot given in MPD-2021 shall not be applicable in this case.

Meeting ended with vote of thanks to the Chair.

[Signature]
(I.P. PARATE)
Director (MPR&T C)

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 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, DDA
13. Addl. Commr. (Plg.) TB&C, DDA
14. Addl. Commr. (Plg.) AP, DDA
15. Addl. Commr. (Plg.) (MPPR).
16. Addl. Commr. (Landscape), DDA
17. Chief Town Planner, SDMC.
18. Secretary, DUAC
19. Secretary, Health Govt. of NCT of Delhi
20. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
21. Dy. Commr. of Police (Traffic) Delhi
22. Land & Development Officer, (L&DO)
23. Chief Executive Officer, DUSIB, w.r.t. Item No. 51/12.
24. CMO (Plg), Dte. of Health Services, GNCTD, w.r.t Item No. 53/12.
25. Dy General Manager, DTC, w.r.t. Item No. 54/12.
26. Dir. (Environment) Govt. of NCT of Delhi, w.r.t. Item No. 54/12.

- 6 -

List of participants of 7th meeting for the year 2012 of Technical Committee on
20.12.2012

DELHI DEVELOPMENT AUTHORITY

S/Sh./Ms.

1. Sanjay Kumar Srivastava, Vice Chairman, DDA
2. Ashok Khurana, EM DDA
3. J.B. Kshir Sagar Commissioner (Plg), DDA
4. R.K. Jain Addl. Commissioner (UE & MP), DDA
5. P.M. Parate, Addl. Commr. (Plg) TB & C, DDA
6. S.P. Pathak, Addl. Commr (Plg.) MPR & AP, DDA
7. Savita Bhandari, Addl. Commr (Landscape), DDA
8. Vinod Dhar, Chief Architect, DDA
9. Sandeep Mehta, C.E. (Elect.), DDA
10. I.P. Parate, Dir. (Plg.) MPR & TC, DDA
11. S.B. Khodankar, Dir. (Plg.) MP & DC, DDA
12. P.S. Uttarwar Director (Dwarka), DDA
13. P.K. Behra, Dir (Plg) F&H, DDA
14. A.K. Manna, Director (C&G), DDA
15. K. Sri Rangan Dy. Director (Dwarka),

16. L&D.O.:

Ravindra Singh, Building Officer

17. CPWD:

Ashok Dhiman Architect

18. PWD:

D.P. Jindal (AE)

19. SDMC:

Shamsher Singh, (CTP)

20. DMRC:

P.S. Chauhan, C.E. (PD)

Rajpal Singh, Dy. CE (PD)

A.K. Roy Dy. C.E. (PD)

21. DTC:

A.K. Chawla, Dy. Chief GM (C)

M.A. Khan, Manager (AVIC)

SPECIAL INVITEES:

22. S.D. Sharma, Dy. Director, DUSIB
23. Asstt. Architect, DUSIB
24. Kanhaiya Lal, Asstt. Architect, DUSIB
25. Dr. Arun Banarjee, CMO (Hos & Cell) DHS, GNCTD
26. Om Prakash EE(EV)
27. Dr. Chetna, Scientist (Deptt. of Environment), GNCTD
28. Suresh Goel Consulting Architect (SGA)
29. Ravi Jain, Architect (SGA)

DELHI DEVELOPMENT AUTHORITY

Sub: Allotment of 20 Ha. land for the proposed Water Treatment Plant along Bandh at Sector -III near Village Tiggipur, Zone P-II.

(File no. F.3(26) 2008/MP)

1. Background:-

A letter received from Ex. Engg. (Pr.) W-IX, Delhi Jal Board address to Comm (LM), DDA dated 07.09.11 referring meeting held in the chamber of Hon'ble VC, DDA with CEO, DJB on dated, 18.8.11 for acquisition of proposed 20 Ha. land for construction of WTP in the approved ZDP of Zone P-II at village-Tiggipur mentioning that the acquisition done by DDA only which was agreed by VC, DDA. Further DJB requested that acquisition process of the 20 Ha. land may be initiated and same may be handed over to DJB at the earliest.

2. Examination

In ZDP of Zone P-II a land approx. 47 Ha. has been proposed as per Zonal Plan/MPD-2021 provisions along bandh near village-Tiggipur, as the present demand is 20Ha. only. The land under reference got surveyed and 21 Ha of land out of 47 Ha. land has been ear-marked for allotment to DJB (refer annexure -I). The land of approved/notified ZDP of Zone P-II is unacquired/private vested with GNCTD. the proposed site has following boundaries:

East : Existing village road.
North: 80 mt (approx.) wide green belt.
West: 60 mt wide green belt.
South: 400 KV HT Line.

This area is part of Zone P-II & outside the Narela sub-city (Zone P-I) DDA is not acquiring any land in this area for development & UER etc. at present.

3. Proposal

- (i) Sub division of proposed 47 Ha. land earmarked for WTP (having utility land use) in approved zone P-II along bandh at sector -III near village Tiggipur.
- (ii) Planning permission for proposed 21 Ha. (approx.) as shown on the part plan of approved ZDP of Zone P-II is proposed for DJB for construction of WTP.
- (iii) DJB will acquire land directly from GNCTD and related issues of allotment of alternative plots etc. will be dealt by GNCTD, as per present policy in this regard & to be dealt by Land Deptt., DDA (pl. refer para 1).
- (iv) DJB will make arrangement for its own for connectivity with the existing road network.

4. Recommendation

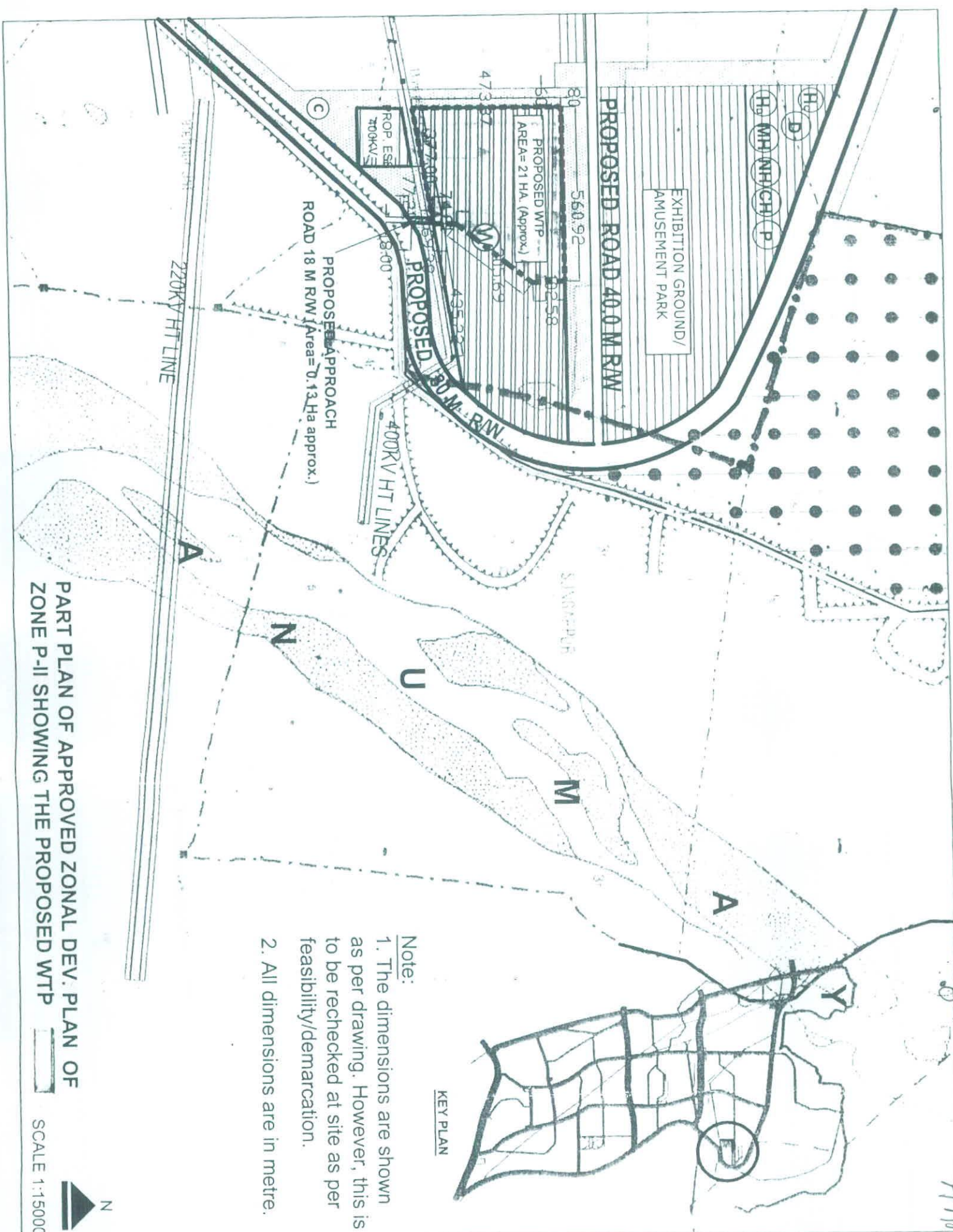
The proposal at para 3 above is put up for consideration for Technical Committee.

G. S. 18/11/12
Asstt Director (Plg.)
Zone P-I & P-II

In 12/12/12
Director (Plg.) In-charge
Zone P-I & P-II

Plan No 2/13
1.1.13
S.P. 1000
AD (MP)

$\frac{1}{1.1-13}$
 5-f. Low
 AD (mg) - 5



SUB: Public & Semi-Public Facilities Area-3 Rohini- Regarding Utilization of MTNL Plot for Health Facilities also.
(File No. F3(01)/2013/MP)

1.0 BACKGROUND:

In the approved Layout Plan of Public & Semi-Public Facilities Area-3, Rohini, there is a plot measuring 1.19 ha. earmarked for Head Office-cum-Vehicle Repair (TEL). The said plot was allotted by DDA to MTNL. The proposal is for utilization of the allotted plot on the request of MTNL for Administrative Office, Automobile Workshop & Healthcare Facilities which are permissible in Public & Semi -Public Facilities as a separate use premise in MPD-2021..

2.0 EXAMINATION:

- i) The MTNL has requested for 'Change of landuse' for plot measuring 1.19 ha. allotted for Administrative offices and Automobile Workshop near Sec.6, Rohini to use it for Healthcare Facilities.
- ii) The landuse of land under reference is Public & Semi-Public Facilities as per MPD-2021 and Zonal Development Plan of Zone-'H'.
- iii) As per approved Layout Plan of Public & Semi-Public Facilities Area-3, Rohini, the plot under reference is earmarked for Head office-cum-Vehicle Repair (TEL). As per sanctioned Plan submitted by MTNL, the proposed FAR is 100 with achieved FAR of 96.99. In the sanctioned Plan Administrative and Automobile Workshop were proposed and sanctioned by Building Section, DDA whereas the building is already constructed. The MTNL intends to utilize the constructed building with the intention to open Healthcare Facility with revised use details as under:

- a) Area for Auto-Workshop Facility at Ground Floor= 995.365 Sqm.
- b) Area for Health-Care Facilities (Gnd Floor +1st Floor +2nd Floor +3rd Floor)= 5742.439 Sqm.
- c) Area for Administrative office (4th Floor+ 5th Floor= 6th Floor)= 4858 Sqm.

- iv) In the Master Plan for Delhi-2021 the required landuse for MTNL Head office and Healthcare Facilities proposed by MTNL is Public & Semi-Public Facilities. In this case the landuse permissibility is already there as per MPD and ZDP of Zone 'H'. However, Multiple Uses on one plot is not allowed in MPD-2021.
- v) In the MPD-2021 the Administrative office, Automobile Workshop Facility and Healthcare Facilities are three different "Use Premises". The MTNL has requested for landuse change of MTNL Plot for Healthcare Centre.
- vi) Since the landuse for all the activities proposed by MTNL required is Public & Semi-Public Facilities and which is in conformity in the current case, it is proposed that the matter be processed under sub-clause 8(2) permission of "Use Premise" in Use Zone i.e. the plot under reference of MTNL be allowed to be utilized for Administrative office, Automobile Workshop and Healthcare Facilities upto Hospital 'D' category (100 Beds).

3.0 PROPOSAL:

It is proposed to utilize plot measuring 1.19 ha. Land allotted to MTNL for Head Office-cum-Vehicle Repair (TEL) and Healthcare Facilities in approved Layout Plan of Public & Semi-Public Facilities Area-3 as permitted under Sub-clause 8(2) permission of use premise in the use zone of 'Development Code' of MPD-2021 by Authority. Since the MTNL Building is constructed, the component of Healthcare Facilities sanction/completion will be processed by the concerned Building Section of the Local Body.

4.0 RECOMMENDATION:

Proposal contained in para 3 above is placed before the Technical Committee for consideration and approval.

Item No. 3/13.

Walter
15.1.13
S.A. Kaur
AD(MP)

Vinod Sakle
(Vinod Sakle)
Director(Plg.) Rohini,
Zone-M & N

P.C. Soni
(P.C. Soni)
Dy. Dir.(Plg.) Rohini

Alka Arya
(Alka Arya)
Asstt. Dir.(Plg.) Rohini

AGENDA FOR THE TECHNICAL COMMITTEE

SUBJECT: "RELAXATION OF GROUND COVERAGE AND SET BACK (PART) FOR CONSTRUCTION OF PROPOSED 33KV ESS ON THE FRONT SETBACK OF HANDLOOM HOUSE COMPLEX AT JANPATH, NEW DELHI."

File No. FI (25) 2005/MP/Part II

BCKGROUND

A Plot measuring about 7204.47 was allotted to Ministry of Textile, Govt. of India at Janpath Lane in the year 1999 for the construction of Handloom House. A NDMC ESS was existing on this plot and was supplying electricity to the adjoining Areas. Plans for construction of Handloom House were sanctioned by NDMC with the condition that "Built up space required for construction of 33 KVA/ 11 KVA ESS shall be provided by Handloom House Complex for which drawings shall be got approved from N.D.M.C."

At present CPWD is constructing the Handloom House Complex which is on the completion stage. The Permissible Ground Coverage of 25% has almost been achieved though there is sufficient FAR left to achieve the permissible FAR i.e. 150 in this premises.

PROPOSAL

The ESS is required by N.D.M.C. for which Handloom Complex has left an open area of 520 sqm. as per plans enclosed. A conceptual plan for the construction of same has been prepared by the Electrical Deptt. N.D.M.C. (Copy enclosed). The proposed Ground Coverage for the construction of ESS by N.D.M.C. is 197.46 sqm. The details are as under:-

Plot Area	: 8363.26 sqm.
Net Plot Area	: 7204.47 sqm.

GROUND COVERAGE

Permissible Ground Coverage	: 25% or
Achieved Ground Coverage	: 24.91% or 1794.54 sqm.
Proposed Ground Coverage of ESS	: 197.46 sqm.
Total Ground Coverage	: 27.65% or 1991.96 sqm. (which needs relaxation)

FAR

Permissible FAR	: 150 or
Achieved FAR	: 95.93 or 6911 27 sqm.
Proposed FAR of ESS	: 394.92 sqm.
Total FAR	: 101.41 or 7306.19 sqm.

item No. 4/13

15.1.13

S.P. Kanwar
AD(MP)

-11-

JUSTIFICATION FOR RELAXATION IN GROUND COVERAGE AND SETBACK(PART)

ESS (Double Storied) is utmost requirement of Electrical Deptt. N.D.M.C. to accommodate 33KV switchgear and power transformers to meet out the electric load of the Handloom House Complex and adjoining areas.

ESS has been proposed along the front boundary wall of the Handloom Complex due to lack of space available as Handloom Complex is already near completion stage. However, space of 9 mtr. is available between the Handloom Complex and the proposed ESS.

RECOMMENDATIONS

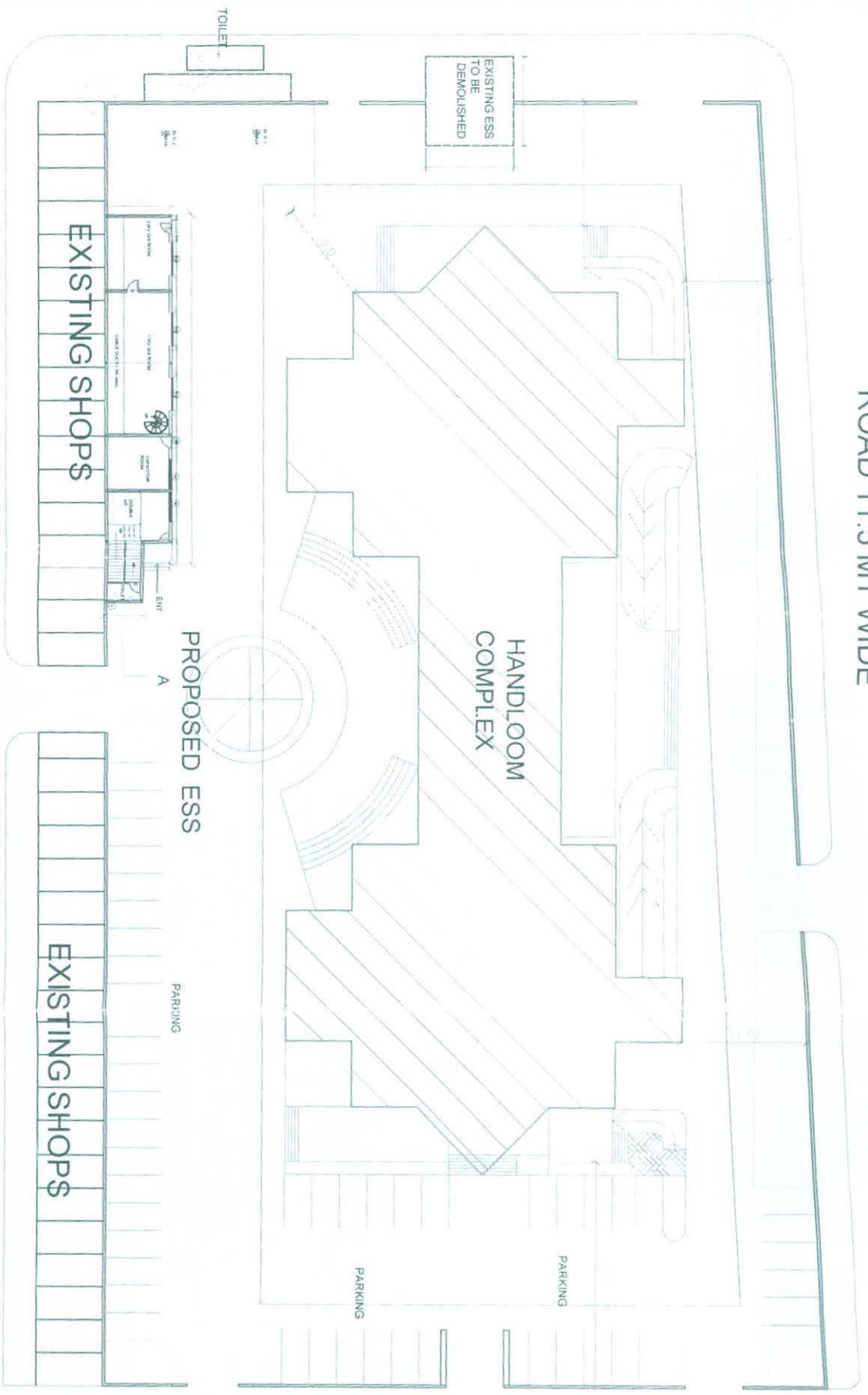
It is recommended that Ground Coverage and setback (part) for construction of 33KV ESS at Handloom House Complex, Janpath, New Delhi be relaxed.

P.L.


(A.M.ATHALE)
CHIEF ARCHITECT

-12- *Amelle*

ROAD 11.5 MT WIDE



DEPARTMENT OF ARCHITECTURE AND ENVIRON N.D.M.C.	
S.NO	NOTES

SCALE: 1:100	
DATE: MAY 2012	
DRAWING NO: 128	
PROJECT NO: 128	
LOCATION PLAN OF PROPOSED ESS AT HANDLOOM COMPLEX, JANPATH	
OFFICE OF THE CHIEF ARCHITECT: PALIKA KENDRA	
DESIGNER: CHIEF ARCHITECT	
DRAWN BY: VISHAL KUMAR ARCHITECT	
CHECKED BY: VISHAL KUMAR ARCHITECT	
DATE: 10/05/2012	

N	
128	
128	

DELHI DEVELOPMENT AUTHORITY

AGENDA FOR THE TECHNICAL COMMITTEE

Sub: Proposed change of landuse of an area measuring 4447.49 sqm. (1.099 Acres) of land from 'Public & Semi-Public Facilities' to 'Government (Government Office)' near Gurudwara Bangla Sahib Road, New Delhi for construction of Unique Identification Authority of India (UIDAI) Headquarter building in Planning Zone 'D'.

File No. F.20(11)2012/MP

1. BACKGROUND

- i. The Unique Identification Authority of India (UIDAI), Govt. of India, Planning Commission vide its D.O. letter No. D-11018/01/2009-UIDAI dated 12.11.2012 has requested DDA for change of landuse of the plot under reference of an area measuring 4447.49 sqm. (1.099 acres) of land near Gurudwara Bangla Sahib Road, New Delhi for construction of Unique Identification Authority of India (UIDAI) Headquarter building in Planning Zone 'D'. This reference was examined and vide this office letter dated 07.12.2012, UIDAI was requested to submit the detailed information of the site for further examination by DDA.
- ii. Subsequently, Ministry of Urban Development, Govt. of India vide its letter dated 26.12.2012 forwarded a copy of L&DO letter dated 11.12.2012 to examine the case from the point of change of landuse and process the same appropriately.
- iii. UIDAI has recently submitted the details of the site on 09.01.2013 for processing the change of landuse by DDA.

2. EXAMINATION

- i. The site under reference measuring 4447.49 sqm. (1.099 acres) i.e. proposed 'UIDAI (Unique Identification Development Authority of India) Head Quarter' building is located on Bangla Sahib Road and very close to Kali Mata Mandir located on Bangla Sahib Road. (Location of the site u/r is at Annexure -A).
- ii. The site falls outside the Lutyens Bungalow Zone (LBZ).
- iii. The land use of the site is 'Public & Semi-Public Facilities' as per MPD-2021 & approved Zonal Development Plan of Zone -D prepared under MPD-2001.
- iv. As per the L&DO letter dated 14.02.2012, 26.03.2012 and UIDAI D.O. letter dated 12.11.2012, the parcel of land measuring 4447.49 sqm. (1.099 acres) near Gurudwara Bangla Sahib was allotted to UIDAI as per LDO Plan No. 2628 for construction of UIDAI Headquarter building.
- v. L&DO vide letter no. F.No. L-IIA/27(116)/10/439 dated 11.12.2012 has requested Delhi Division, Ministry of Urban Development, Govt. of India to take up the matter with DDA for getting the change of landuse of the plot u/r allotted to UIDAI from PSP to Integrated Office Complex.
- vi. UIDAI vide letter dated 09.01.2013 had provided certain information on an area of plot, part layout showing the boundaries. The boundary description as per plan submitted by UIDAI of the site is as follows:
 - a) Videsh Sanchar Bhawan building on the North;
 - b) Baird Road & Bangla Sahib Road on the East.
 - c) Road and Convent of Jesus and Mary School on the South;
 - d) Service Road on the West.
- vii. Presently, the site is approachable by approx. 18m wide road as per survey plan submitted by UIDAI.
- viii. The request for change of landuse was forwarded by UIDAI vide letter dated 12.11.2012 and also by Ministry of Urban Development (Delhi Division), Govt. of India vide letter dated 26.12.2012.

u no 5/13

16.1.13

P. Kaur
AD (MP)

3. PROPOSAL

In view of the above request of the UIDAI vide letter dated 12.11.2012 & letter dated 26.12.2012 from Ministry of Urban Development, Govt. of India, the following proposed change of landuse for construction of UIDAI Headquarter building on Bangla Sahib Road is proposed under section 11 (A) of DD Act, 1957:

"The proposed change of landuse of an area measuring 4447.49 sqm. (1.099 acres) of land from 'Public & Semi-Public Facilities' to 'Government (Government Office)' near Gurudwara Bangla Sahib Road, New Delhi for construction of Unique Identification Authority of India (UIDAI) Headquarter building in Planning Zone 'D'." The boundary description of the same is as follows:

- a) Videsh Sanchar Bhawan building on the North;
- b) Baird Road & Bangla Sahib Road on the East.
- c) Road and Convent of Jesus and Mary School on the South;
- d) Service Road on the West.

(Refer location map at Annexure 'A')

4. RECOMMENDATION

The proposal at Para-3 is put up for consideration of the Technical Committee, DDA.

Item No 5/13

S.P.K. /
16.1.13

S.P. Kaur

AD(MP)I

Kochiyasachi Das
(Sabyasachi Das)
Dir (pls) D3 one

-15-27/c

Annexure - I

ANNEXURE - 'A'

VIDESH SANCHAR BHAWAN BUILDING

SERVICE ROAD

SERVICE ROAD

PROPOSED UIDAI
HEADQUARTER BUILDING
AREA - 4447.49 Sq. M. (1.099 Acre)

ROAD

CONVENT & JESUS MARY

BAIRD ROAD

BANGLA SAHIB ROAD



KEY MAP



DELHI
DEVELOPMENT
AUTHORITY

PROPOSED CHANGE OF LANDUSE
OF AN AREA MEASURING 4447.49
Sq. m. (1.099 Acres) OF LAND FROM
PUBLIC & SEMI-PUBLIC FACILITIES
TO GOVERNMENT (GOVERNMENT
OFFICE) NEAR GURUDWARA
BANGLA SAHIB ROAD, NEW DELHI
FOR CONSTRUCTION OF UNIQUE
IDENTIFICATION, AUTHORITY OF
INDIA (UIDAI), HEADQUARTER
BUILDING IN PLANNING ZONE 'D'.

- NORTH - VIDESH SANCHAR BHAWAN BUILDING
- SOUTH - ROAD & CONVENT OF JESUS & MARY SCHOOL
- EAST - BAIRD ROAD & BANGLA SAHIB ROAD
- WEST - SERVICE ROAD.

FILE NO.: F-20(1)2012/NP

LOCATION MAP

PROPOSED UIDAI
HEADQUARTER BUILDING
ON BANGLA SAHIB ROAD

SCALE: NOT TO SCALE

PLG. ASTT.

ASTT. DIR. (DIR./PLG.)



ZONE 'D' UNIT

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

F.1(1)/2013/MP/20

Date 18.01.2013

MEETING NOTICE

The 1st **Technical Committee meeting of DDA** will be held under the Chairmanship of Vice Chairman, DDA on Tuesday i.e. **22.01.2013 at 10.30 AM in the Conference Hall, 5th Floor, Vikas Minar, IP Estate, New Delhi - 110002.** The lists of Items alongwith Agendas are enclosed.

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


(I.P. PARATE)
Director (MPR/TC)

Copy to:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Finance Member, DDA
4. Commissioner (Plg)
5. Commissioner (LD)
6. Commissioner (LM)
7. Chief Planner, TCPO
8. Chief Architect, HUPW DDA
9. Chief Architect, NDMC
10. Chief Engineer (Property Development), DMRC
11. Chief Engineer (Elect.), DDA
12. Addl. Commr. (Plg) Area Planning
13. Addl. Commr. (Plg) MPPR
14. Addl. Commr. (Plg.) UE & MP
15. Addl. Commr. (Plg.) TB & C, DDA
16. Addl. Commr. Landscape
17. Secretary, DUAC
18. Chief Town Planner, SDMC
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.

- | | |
|--|---------------|
| I. Director (Plg) incharge Zone ('PI' & 'PII') | 02/13 |
| II. Director (Plg) (Rohini) Zone (M & N) | 03/13 |
| III. Director (Plg) GIS & zone- D | 04/13 & 05/13 |

INDEX

1st Technical Committee Meeting to be held on 22.01.2013

S.NO.	ITEM NO.	SUBJECT	PAGE NO.
1.	1/13	Confirmation of the 7 th Technical Committee meeting held on 20.12.2012 F1(13)/2012/MP	1 to 6
2.	2/13	Allotment of 20 Ha land for the proposed Water Treatment Plant along Bandh at Sector- III new Village Tiggipur, Zone P-II F3(26)/2008/MP	7 to 8
3.	3/13	Public & Semi- Public facilities Area -3, Rohini - Regarding Utilization of MTNL Plot for Health Facilities also F3(01)/2013/MP	9
4.	4/13	Relaxation of Ground coverage and setback (Part) for construction of proposed 33KV ESS on the Front setback of Handloom House complex at Janpath New Delhi F1(25)/2005/MP/Pt-II	10 to 12
5.	5/13	Proposal Change of Land Use of an area measuring 4447.49 sq mt (1.099 Acres) of land from 'Public & Semi- Public facilities' to Government (Government Office)' near Gurudwara Bangla Shaib Road New Delhi for construction of Unique Identification Authority of India (UIDAI) Headquarter building in Planning Zone- 'D' F20(11)/2012/MP	13 to 15



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

ITEM NO 1/13/7C

F.1(13)/2012/MP/16

Dated 14.01.2013

Sub:- Minutes of the 7th Technical Committee Meeting held on 20.12.2012

Item No.50/12

Confirmation of the 6th Technical Committee meeting held on 20.11.2012

F1(12)/2012/MP

The minutes were circulated vide letter No. F.1(12)2012/MP/319 dated 04.12.2012 to all the members and no comments/observations have been received. Hence the same were confirmed.

Item No.51/12

Proposal for Change of Land Use of 0.36 ha (3680 sq.mt) from 'Industrial / Manufacturing' to "Public & Semi- Public (Graveyard)' at Shahzadabagh

F17(1)2001/MP/Pt-II

The proposal was explained by Asstt Director (Plg) Zone A & B. It was explained that the identified land at Shahzadabagh is under the ownership of DUSIB. The representative of DUSIB informed that proposal is agreed to in principle and is to be placed before Delhi Urban Shelter Improvement Board shortly. In view of the above, the Technical Committee approved the proposal for Change of Land Use of 3680 sq.mt from 'Industrial / Manufacturing' to "Public & Semi- Public (Graveyard)' at Shahzadabagh for further processing under Section 11-A of DD Act. The DUSIB formal approval may be communicated at the earliest.

Action: CEO (DUSIB)
Director (Plg) Zone- 'A' & 'B'

Item No.52/12

Partial Modification of Layout Plan and processing of Change of Land Use for allotment of Land to DMRC for MRTS Project Ph.-III in Sector-1, Dwarka for 66 K.V. ESS

F20(12)2012/MP

The proposal was explained by Director (Plg) Dwarka. The Technical Committee recommended partial modification in the Layout Plan of Sector-1, Dwarka for accommodating 66 K.V. ESS for MRTS Project Ph-III (8594.25 sqmt) to be processed under sub / clause 8(2) permission of use premises in use zones of MPD-2021. All the HT Lines shall be underground.

Action: Director (Plg.) Dwarka

Item No.53/12

Change of Land Use of a piece of land measuring 3.64 ha (9.0 acres) opposite Guru Gobind Singh Hospital, F-Block, Raghubir Nagar for construction of building to accommodate various Institutions relating to Health & family Welfare Department.

F.3(8)2009/MP

The proposal was presented by Director (Plg) Zone- C&G. It was explained that the proposal was earlier discussed in the Technical Committee meeting held on 13.02.2012 in which it was decided that the status of Land ownership and category of Hospital be confirmed and put up in the next Technical Committee meeting. As per information provided by Dr. Banerjee, Chief Medical officer (Plg), Directorate of Health Services, Govt. of NCT of Delhi, the land was allotted to Secretary Medical, GNCTD for taking up other Health / Medical related projects. The proposal is to construct an integrated office building to accommodate institutions of the Health Department.

The Technical Committee recommended option No. 2 as proposed in the Agenda for Change of Land Use of land measuring 3.64 ha (9.0 acres) from 'Residential to Government (Integrated Office Complex)' for further processing under Section 11 A of DD Act.

Action: Director (Plg.) C&G

Item No.54/12

Change of Land Use of DTC Bus Depot at IP Ash Pond opposite Millennium Park, Ring road on the land measuring 51.06 acre. Out of 61.59 acre allotted to DTC by IPGCL

F.3(73)2003/MP/Pt-III

The proposal was presented by Dy. Director (Plg) Zone-E&O. The site was given on temporary basis to the DTC for the duration of the CWG-2010 for purpose of developing secured bus parking without any permanent structures. The structures were supposed to be completely removed post CWG. After detailed deliberations, the Technical Committee decided:

- i. DTC shall remove all the permanent structures and use the area only for bus Parking.
- ii. The pavements will be semi-permeable so as to allow ground water recharge.
- iii. The activities as proposed by DTC in the Agenda are not permitted in Zone 'O'. The structures required for security, maintenance shall be restricted to the minimum and shall not be of permanent nature.
- iv. The DTC should submit, the clearances from MoEF, Yamuna Standing Committee / Central Water Commission at the earliest but not later than one month in view of the Hon'ble High Court decision.

Action: Dy. General Manager (DTC) /
Chairman DTC

LAI D ON TABLE ITEMS:

Item No.55/12

Proposal for Change of Land Use from 'Recreational (District Park)' to 'Public & Semi- Public (Cremation Ground)' in Harkesh Nagar

F19(01)2006/MP

The proposal was presented by Director (Plg) Zone- F&H. After detailed discussions, the Technical Committee approved the proposal for Change of Land Use from 'Recreational (District Park)' to 'Public & Semi- Public (Cremation Ground)' for an area measuring 4000sqm in Harkesh Nagar for further processing under Section 11 A of DD Act with the following conditions as proposed in the Agenda:

- (i) No existing trees shall be cut and same shall be retained in the scheme.
- (ii) Parking shall be provided within the Plot.
- (iii) NOC from South Delhi Municipal Corporation (SDMC) and the status of land and feasibility shall be confirmed from the Land Management & Engineering Department

Action: Director (Plg) F&H

Item No.56/12

Proposal of 1.22 ha (12232.4 sqm) of land for Relay / Receiving sub-station (RSS) in the District Park at Dhaula Kuan for construction of Mukandpur-Yamuna Vihar Corridor (Line7) of DMRC

F20(13)2012/MP

The proposal was presented by Director (Plg) Zone- F&H. The representative of Department of Environment, Govt. of NCT of Delhi informed that environmental clearance is not required for category 'A' projects which includes DMRC Projects like stations and Depots. However, clearance / EIA is required for commercial / residential developments of DMRC from SEAL (State Level Expert Appraisal Committee)

After detailed deliberations, the land measuring 0.9 ha was approved for Change of Land Use from 'Recreational': City Park, District Park, Community Park (Reserve Forests) to 'Utility' (Relay / Receiving sub-station) at Dhaula Kuan for construction of RSS for Mukandpur- Yamuna Vihar Corridor (Line7) of DMRC for further processing under section 11(A) of DD Act with the following conditions:

- (i) DMRC shall obtain clearances from Forest Department and other concerned statutory Bodies since the land is falling within the reserved Forest area.
- (ii) DMRC shall obtain necessary clearances from statutory authorities concerned for cutting of trees, if required, as per the statutory requirement.
- (iii) No construction shall be allowed till final Notification of Change of Land Use is notified by the Ministry of Urban Development, Govt. of India.

Action: Action: Director (Plg)F&H

-4-

ANY OTHER ITEM

Proposed Change of Land Use of an area measuring 2.2 ha (2,27,978.52 sqm) in Planning Zone-'O' from 'Recreational' to 'Transportation (Depot)'.

F21(02)2012/MP

Chief Engineer, DMRC informed that the necessary clearances have been submitted and thus this issue may please be discussed under any other Item with the permission of the Chair.

It was informed that the proposal was discussed in the Technical Committee meeting held on 11.10.2012 vide Item No. 37/12. As per the Minutes of the meeting DMRC was to provide the approval of the Yamuna Standing Committee and Central Water Commission before putting up the proposal for the consideration for the Technical Committee. Chief Engineer, DMRC informed that DMRC vide letter No DMRC/Land /15/DDA/1201/938 dated 29.11.2012 has forwarded copy of the Minutes of the 80th meeting of Yamuna Standing Committee, CWC held on 06.03.2012. As per Minutes of the meeting of the YSC, CWC the said plot is beyond the flood embankments and surrounded by the habited area and out of present flood plains of river Yamuna; also as per the MoEF Notification dated 14.09.2006, the Metro project are not included in the list of the project which requires environment clearances. As per the Minutes, Committee decided to clear the proposal subject to the following conditions, which were agreed to by the DMRC:

1. This clearance is issued to facilitate Delhi Metro Rail Corporation Ltd. to secure all the mandatory clearances including Change of Land Use before award of work and the project shall be completed within the scheduled time.
2. Except for the approved plan by DDA, no other structures shall be constructed by Delhi Metro Rail Corporation Ltd. without the specific clearance from Yamuna Standing Committee, CWC under this project.

After discussions, the Technical Committee recommended the proposed Change of Land Use of an area measuring 2.2 ha (227,978.52 sqmt) In Planning Zone-'O' from 'Recreational' to 'Transportation (Depot)' for further processing under section 11(A) of DD Act with the following conditions:

- (i) DMRC shall submit the complete plan and DPR of maintenance Depot to DDA for approval.
- (ii) After the Change of Land Use is processed the proposal shall be re-submitted by DMRC to Yamuna Standing Committee for final approval.
- (iii) The Development Controls for Depot given in MPD-2021 shall not be applicable in this case.

Meeting ended with vote of thanks to the Chair.

[Signature]
(I.P. PARATE)
Director (MPR&T C) 14/1/13

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 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, DDA
13. Addl. Commr.(Plg.)TB&C, DDA
14. Addl. Commr.(Plg.)AP, DDA
15. Addl. Commr.(Plg.) (MPPR).
16. Addl. Commr. (Landscape), DDA
17. Chief Town Planner, SDMC.
18. Secretary, DUAC
19. Secretary, Health Govt. of NCT of Delhi
20. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
21. Dy. Commr. of Police (Traffic) Delhi
22. Land & Development Officer, (L&DO)
23. Chief Executive Officer, DUSIB, w.r.t. Item No. 51/12.
24. CMO (Plg), Dte. of Health Services, GNCTD, w.r.t Item No. 53/12.
25. Dy General Manager, DTC , w.r.t. Item No. 54/12.
26. Dir. (Environment) Govt. of NCT of Delhi, w.r.t. Item No. 54/12.

- 6 -

List of participants of 7th meeting for the year 2012 of Technical Committee on
20.12.2012

DELHI DEVELOPMENT AUTHORITY

S/Sh./Ms.

1. Sanjay Kumar Srivastava, Vice Chairman, DDA
2. Ashok Khurana, EM DDA
3. J.B. Kshir Sagar Commissioner (Plg), DDA
4. R.K. Jain Addl. Commissioner (UE & MP), DDA
5. P.M. Parate, Addl. Commr. (Plg) TB & C, DDA
6. S.P. Pathak, Addl. Commr (Plg.) MPR & AP, DDA
7. Savita Bhandari, Addl. Commr (Landscape), DDA
8. Vinod Dhar, Chief Architect, DDA
9. Sandeep Mehta, C.E. (Elect.), DDA
10. I.P. Parate, Dir. (Plg.) MPR & TC, DDA
11. S.B. Khodankar, Dir. (Plg.) MP & DC, DDA
12. P.S. Uttarwar Director (Dwarka), DDA
13. P.K. Behra, Dir (Plg) F&H, DDA
14. A.K. Manna, Director (C&G), DDA
15. K. Sri Rangan Dy. Director (Dwarka),

16. L&D.O.:

Ravindra Singh, Building Officer

17. CPWD:

Ashok Dhiman Architect

18. PWD:

D.P. Jindal (AE)

19. SDMC:

Shamsher Singh, (CTP)

20. DMRC:

P.S. Chauhan, C.E. (PD)

Rajpal Singh, Dy. CE (PD)

A.K. Roy Dy. C.E. (PD)

21. DTC:

A.K. Chawla, Dy. Chief GM (C)

M.A. Khan, Manager (AVIC)

SPECIAL INVITEES:

22. S.D. Sharma, Dy. Director, DUSIB

23. Asstt. Architect, DUSIB

24. Kanhaiya Lal, Asstt. Architect, DUSIB

25. Dr. Arun Banarjee, CMO (Hos & Cell) DHS, GNCTD

26. Om Prakash EE(EV)

27. Dr. Chetna, Scientist (Deptt. of Environment), GNCTD

28. Suresh Goel Consulting Architect (SGA)

29. Ravi Jain, Architect (SGA)

DELHI DEVELOPMENT AUTHORITY

Sub: Allotment of 20 Ha. land for the proposed Water Treatment Plant along Bandh at Sector -III near Village Tiggipur, Zone P-II.

(File no. F.3(26) 2008/MP)

1. Background:-

A letter received from Ex. Engg. (Pr.) W-IX, Delhi Jal Board address to Comm (EM), DDA dated 07.09.11 referring meeting held in the chamber of Hon'ble VC, DDA with CEO, DJB on dated, 18.8.11 for acquisition of proposed 20 Ha. land for construction of WTP in the approved ZDP of Zone P-II at village-Tiggipur mentioning that the acquisition done by DDA only which was agreed by VC, DDA. Further DJB requested that acquisition process of the 20 Ha. land may be initiated and same may be handed over to DJB at the earliest.

2. Examination

In ZDP of Zone P-II a land approx. 47 Ha. has been proposed as per Zonal Plan/MPD-2021 provisions along bandh near village-Tiggipur, as the present demand is 20 Ha. only. The land under reference got surveyed and 21 Ha of land out of 47 Ha. land has been ear-marked for allotment to DJB (refer annexure -I). The land of approved/notified ZDP of Zone P-II is unacquired/private vested with GNCTD. the proposed site has following boundaries:

East : Existing village road.
North: 80 mt (approx.) wide green belt.
West: 60 mt wide green belt.
South: 400 KV HT Line.

This area is part of Zone P-II & outside the Narela sub-city (Zone P-I) DDA is not acquiring any land in this area for development & UER etc. at present.

3. Proposal

- (i) Sub division of proposed 47 Ha. land earmarked for WTP (having utility land use) in approved zone P-II along bandh at sector -III near village Tiggipur.
- (ii) Planning permission for proposed 21 Ha. (approx.) as shown on the part plan of approved ZDP of Zone P-II is proposed for DJB for construction of WTP.
- (iii) DJB will acquire land directly from GNCTD and related issues of allotment of alternative plots etc. will be dealt by GNCTD, as per present policy in this regard & to be dealt by Land Deptt., DDA (pl. refer para 1).
- (iv) DJB will make arrangement for its own for connectivity with the existing road network.

4. Recommendation

The proposal at para 3 above is put up for consideration for Technical Committee.

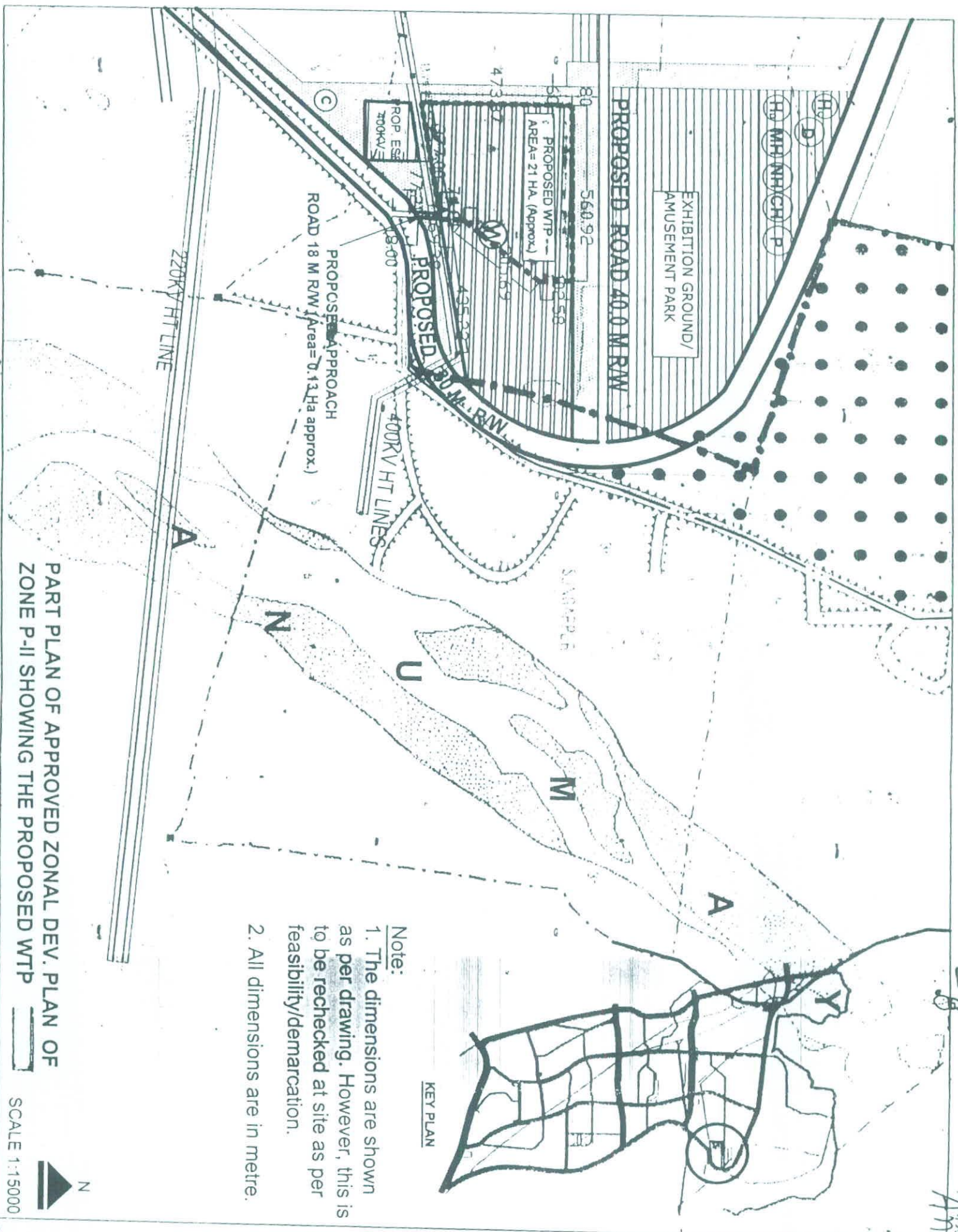
G. S. 18/12/12
Asstt Director (Plg.)
Zone P-I & P-II

19/12/12
Director (Plg.) In-charge
Zone P-I & P-II

Plan No. 2/13

18/12/12
S. P. 1000
AD (MP)

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 Add (MS) 5



SUB: Public & Semi-Public Facilities Area-3 Rohini- Regarding Utilization of MTNL Plot for Health Facilities also.
(File No. F3(01)/2013/MP)

1.0 BACKGROUND:

In the approved Layout Plan of Public & Semi-Public Facilities Area-3, Rohini, there is a plot measuring 1.19 ha. earmarked for Head Office-cum-Vehicle Repair (TEL). The said plot was allotted by DDA to MTNL. The proposal is for utilization of the allotted plot on the request of MTNL for Administrative Office, Automobile Workshop & Healthcare Facilities which are permissible in Public & Semi -Public Facilities as a separate use premise in MPD-2021..

2.0 EXAMINATION:

- i) The MTNL has requested for 'Change of landuse' for plot measuring 1.19 ha. allotted for Administrative offices and Automobile Workshop near Sec.6, Rohini to use it for Healthcare Facilities.
- ii) The landuse of land under reference is Public & Semi-Public Facilities as per MPD-2021 and Zonal Development Plan of Zone-'H'.
- iii) As per approved Layout Plan of Public & Semi-Public Facilities Area-3, Rohini, the plot under reference is earmarked for Head office-cum-Vehicle Repair (TEL). As per sanctioned Plan submitted by MTNL, the proposed FAR is 100 with achieved FAR of 96.99. In the sanctioned Plan Administrative and Automobile Workshop were proposed and sanctioned by Building Section, DDA whereas the building is already constructed. The MTNL intends to utilize the constructed building with the intention to open Healthcare Facility with revised use details as under:
 - a) Area for Auto-Workshop Facility at Ground Floor= 995.365 Sqm.
 - b) Area for Health-Care Facilities (Gnd Floor +1st Floor +2nd Floor +3rd Floor)= 5742.439 Sqm.
 - c) Area for Administrative office (4th Floor+ 5th Floor+ 6th Floor)= 4858 Sqm.
- iv) In the Master Plan for Delhi-2021 the required landuse for MTNL Head office and Healthcare Facilities proposed by MTNL is Public & Semi-Public Facilities. In this case the landuse permissibility is already there as per MPD and ZDP of Zone 'H'. However, Multiple Uses on one plot is not allowed in MPD-2021.
- v) In the MPD-2021 the Administrative office, Automobile Workshop Facility and Healthcare Facilities are three different "Use Premises". The MTNL has requested for landuse change of MTNL Plot for Healthcare Centre.
- vi) Since the landuse for all the activities proposed by MTNL required is Public & Semi-Public Facilities and which is in conformity in the current case, it is proposed that the matter be processed under sub-clause 8(2) permission of "Use Premise" in Use Zone i.e. the plot under reference of MTNL be allowed to be utilized for Administrative office, Automobile Workshop and Healthcare Facilities upto Hospital 'D' category (100 Beds).

3.0 PROPOSAL:

It is proposed to utilize plot measuring 1.19 ha. Land allotted to MTNL for Head Office-cum-Vehicle Repair (TEL) and Healthcare Facilities in approved Layout Plan of Public & Semi-Public Facilities Area-3 as permitted under Sub-clause 8(2) permission of use premise in the use zone of 'Development Code' of MPD-2021 by Authority. Since the MTNL Building is constructed, the component of Healthcare Facilities sanction/completion will be processed by the concerned Building Section of the Local Body.

4.0

RECOMMENDATION:

Proposal contained in para 3 above is placed before the Technical Committee for consideration and approval.

Vinod Sakle
(Vinod Sakle) 01/01/2013
Director (Plg.) Rohini,
Zone-M & N

P.C. Soni
(P.C. Soni)
Dy. Dir. (Plg.) Rohini

Alka Arya
(Alka Arya)
Asstt. Dir. (Plg.) Rohini

Item No. 3/13.

TS. 1.13
S.A. Kaur
AD (MP)

AGENDA FOR THE TECHNICAL COMMITTEE

SUBJECT: "RELAXATION OF GROUND COVERAGE AND SET BACK (PART) FOR CONSTRUCTION OF PROPOSED 33KV ESS ON THE FRONT SETBACK OF HANDLOOM HOUSE COMPLEX AT JANPATH, NEW DELHI."

File No. FI (25) 2005/MP/Part II

BCKGROUND

A Plot measuring about 7204.47 was allotted to Ministry of Textile, Govt. of India at Janpath Lane in the year 1999 for the construction of Handloom House. A NDMC ESS was existing on this plot and was supplying electricity to the adjoining Areas. Plans for construction of Handloom House were sanctioned by NDMC with the condition that "Built up space required for construction of 33 KVA/ 11 KVA ESS shall be provided by Handloom House Complex for which drawings shall be got approved from N.D.M.C.".

At present CPWD is constructing the Handloom House Complex which is on the completion stage. The Permissible Ground Coverage of 25% has^o almost been achieved though there is sufficient FAR left to achieve the permissible FAR i.e. 150 in this premises.

PROPOSAL

The ESS is required by N.D.M.C. for which Handloom Complex has left an open area of 520 sqm. as per plans enclosed. A conceptual plan for the construction of same has been prepared by the Electrical Deptt. N.D.M.C. (Copy enclosed). The proposed Ground Coverage for the construction of ESS by N.D.M.C. is 197.46 sqm. The details are as under:-

Plot Area : 8363.26 sqm.
Net Plot Area : 7204.47 sqm.

GROUND COVERAGE

Permissible Ground Coverage : 25% or
Achieved Ground Coverage : 24.91% or 1794.54 sqm.
Proposed Ground Coverage of ESS : 197.46 sqm.
Total Ground Coverage : 27.65% or 1991.96 sqm.
(which needs relaxation)

FAR

Permissible FAR : 150 or
Achieved FAR : 95.93 or 6911.27 sqm.
Proposed FAR of ESS : 394.92 sqm.
Total FAR : 101.41 or 7306.19 sqm.

Item No. 4/13

12/1/13

S.P. Kanu
AD(MP)

JUSTIFICATION FOR RELAXATION IN GROUND COVERAGE AND SETBACK(PART)

ESS (Double Storied) is utmost requirement of Electrical Deptt. N.D.M.C. to accommodate 33KV switchgear and power transformers to meet out the electric load of the Handloom House Complex and adjoining areas.

ESS has been proposed along the front boundary wall of the Handloom Complex due to lack of space available as Handloom Complex is already near completion stage. However, space of 9 mtr. is available between the Handloom Complex and the proposed ESS.

RECOMMENDATIONS

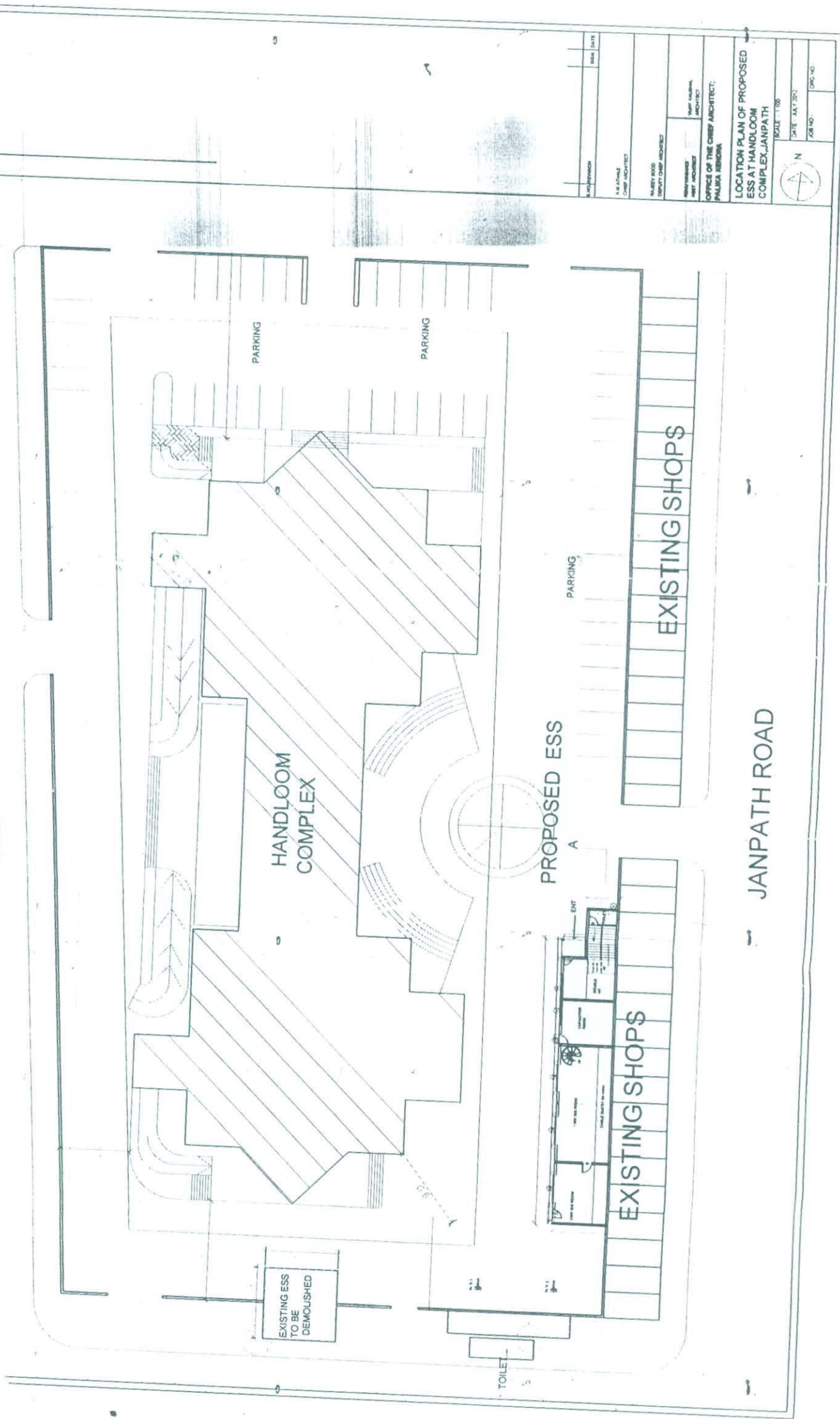
It is recommended that Ground Coverage and setback (part) for construction of 33KV ESS at Handloom House Complex, Janpath, New Delhi be relaxed.

Full


(A.M.ATHALE)
CHIEF ARCHITECT

Appendix I

ROAD 11.5 MT WIDE



JANPATH ROAD

DELHI DEVELOPMENT AUTHORITY

AGENDA FOR THE TECHNICAL COMMITTEE

Sub: Proposed change of landuse of an area measuring 4447.49 sqm. (1.099 Acres) of land from 'Public & Semi-Public Facilities' to 'Government (Government Office)' near Gurudwara Bangla Sahib Road, New Delhi for construction of Unique Identification Authority of India (UIDAI) Headquarter building in Planning Zone 'D'.
File No. F.20(11)2012/MP

1. BACKGROUND

- i. The Unique Identification Authority of India (UIDAI), Govt. of India, Planning Commission vide its D.O. letter No. D-11018/01/2009-UIDAI dated 12.11.2012 has requested DDA for change of landuse of the plot under reference of an area measuring 4447.49 sqm. (1.099 acres) of land near Gurudwara Bangla Sahib Road, New Delhi for construction of Unique Identification Authority of India (UIDAI) Headquarter building in Planning Zone 'D'. This reference was examined and vide this office letter dated 07.12.2012, UIDAI was requested to submit the detailed information of the site for further examination by DDA.
- ii. Subsequently, Ministry of Urban Development, Govt. of India vide its letter dated 26.12.2012 forwarded a copy of L&DO letter dated 11.12.2012 to examine the case from the point of change of landuse and process the same appropriately.
- iii. UIDAI has recently submitted the details of the site on 09.01.2013 for processing the change of landuse by DDA.

2. EXAMINATION

- i. The site under reference measuring 4447.49 sqm. (1.099 acres) i.e. proposed 'UIDAI (Unique Identification Development Authority of India) Head Quarter' building is located on Bangla Sahib Road and very close to Kali Mata Mandir located on Bangla Sahib Road. (Location of the site u/r is at Annexure -A).
- ii. The site falls outside the Lutyens Bungalow Zone (LBZ).
- iii. The land use of the site is 'Public & Semi-Public Facilities' as per MPD-2021 & approved Zonal Development Plan of Zone -D prepared under MPD-2001.
- iv. As per the L&DO letter dated 14.02.2012, 26.03.2012 and UIDAI D.O. letter dated 12.11.2012, the parcel of land measuring 4447.49 sqm. (1.099 acres) near Gurudwara Bangla Sahib was allotted to UIDAI as per LDO Plan No. 2628 for construction of UIDAI Headquarter building.
- v. L&DO vide letter no. F.No. L-IIA/27(116)/10/439 dated 11.12.2012 has requested Delhi Division, Ministry of Urban Development, Govt. of India to take up the matter with DDA for getting the change of landuse of the plot u/r allotted to UIDAI from PSP to Integrated Office Complex.
- vi. UIDAI vide letter dated 09.01.2013 had provided certain information on an area of plot, part layout showing the boundaries. The boundary description as per plan submitted by UIDAI of the site is as follows:
 - a) Videsh Sanchar Bhawan building on the North;
 - b) Baird Road & Bangla Sahib Road on the East.
 - c) Road and Convent of Jesus and Mary School on the South;
 - d) Service Road on the West.
- vii. Presently, the site is approachable by approx. 18m wide road as per survey plan submitted by UIDAI.
- viii. The request for change of landuse was forwarded by UIDAI vide letter dated 12.11.2012 and also by Ministry of Urban Development (Delhi Division), Govt. of India vide letter dated 26.12.2012.

nos/13

P. Kaur
16.1.13P. Kaur
D(MP)

3. PROPOSAL

In view of the above request of the UIDAI vide letter dated 12.11.2012 & letter dated 26.12.2012 from Ministry of Urban Development, Govt. of India, the following proposed change of landuse for construction of UIDAI Headquarter building on Bangla Sahib Road is proposed under section 11 (A) of DD Act, 1957:

"The proposed change of landuse of an area measuring 4447.49 sqm. (1.099 acres) of land from 'Public & Semi-Public Facilities' to 'Government (Government Office)' near Gurudwara Bangla Sahib Road, New Delhi for construction of Unique Identification Authority of India (UIDAI) Headquarter building in Planning Zone 'D'." The boundary description of the same is as follows:

- a) Videsh Sanchar Bhawan building on the North;
- b) Baird Road & Bangla Sahib Road on the East.
- c) Road and Convent of Jesus and Mary School on the South;
- d) Service Road on the West.

(Refer location map at Annexure 'A')

4. RECOMMENDATION

The proposal at Para-3 is put up for consideration of the Technical Committee, DDA.

Item No 5/13

S.P.K. / 16.1.13

S. P. Kaur

AD(MP)1

Subhash Chandra Das
(Sabyasachi Das)
Dir (Plg) Zone

-15-27c

Annexure - I

ANNEXURE - 'A'

VIDESH SANCHAR BHAWAN BUILDING

SERVICE ROAD

SERVICE ROAD

PROPOSED UIDAI
HEADQUARTER BUILDING
AREA - 4447.49 Sq. M. (1.099 Acre)

ROAD

CONVENT & JESUS MARY

BAIRD ROAD

BANGLA SAHIB ROAD



KEY MAP



DELHI
DEVELOPMENT
AUTHORITY

PROPOSED CHANGE OF LANDUSE
OF AN AREA MEASURING 4447.49
Sq. m. (1.099 Acre) OF LAND FROM
PUBLIC & SEMI-PUBLIC FACILITIES
TO GOVERNMENT GOVERNMENT
OFFICE NEAR GURUDWARA
BANGLA SAHIB ROAD, NEW DELHI
FOR CONSTRUCTION OF UNIQUE
IDENTIFICATION AUTHORITY OF
INDIA (UIDAI), HEADQUARTER
BUILDING IN PLANNING ZONE 'D'.

NORTH -
VIDESH SANCHAR BHAWAN
ROAD & CONVENT OF JESUS
MARY SCHOOL
EAST -
BANGLA SAHIB ROAD
WEST -
SERVICE ROAD.

FILE NO.: F-20/11/2012/MAP

LOCATION MAP

PROPOSED UIDAI
HEADQUARTER BUILDING
ON BANGLA SAHIB ROAD

SCALE: NOT TO SCALE

PLG. ASTT.

ASTT. DIR. (PLG.)



ZONE 'D' UNIT

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

F.1(1)/2013/MP/20

Date 18.01.2013

MEETING NOTICE

The 1st **Technical Committee meeting of DDA** will be held under the Chairmanship of Vice Chairman, DDA on Tuesday i.e. **22.01.2013 at 10.30 AM in the Conference Hall, 5th Floor, Vikas Minar, IP Estate, New Delhi - 110002.** The lists of Items alongwith Agendas are enclosed.

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


(I.P. PARATE)
Director (MPR/TC)

Copy to:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Finance Member, DDA
4. Commissioner (Plg)
5. Commissioner (LD)
6. Commissioner (LM)
7. Chief Planner, TCPO
8. Chief Architect, HUPW DDA
9. Chief Architect, NDMC
10. Chief Engineer (Property Development), DMRC
11. Chief Engineer (Elect.), DDA
12. Addl. Commr. (Plg) Area Planning
13. Addl. Commr. (Plg) MPPR
14. Addl. Commr. (Plg.) UE & MP
15. Addl. Commr. (Plg.) TB & C, DDA
16. Addl. Commr. Landscape
17. Secretary, DUAC
18. Chief Town Planner, SDMC
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.

- | | |
|--|---------------|
| I. Director (Plg) incharge Zone ('PI' & 'PII') | 02/13 |
| II. Director (Plg) (Rohini) Zone (M & N) | 03/13 |
| III. Director (Plg) GIS & zohe- D | 04/13 & 05/13 |



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

ITEM NO 1/13/72

F.1(13)/2012/MP/16

Dated 14.01.2013

Sub:- Minutes of the 7th Technical Committee Meeting held on 20.12.2012

Item No.50/12

Confirmation of the 6th Technical Committee meeting held on 20.11.2012

F1(12)/2012/MP

The minutes were circulated vide letter No. F.1(12)2012/MP/319 dated 04.12.2012 to all the members and no comments/observations have been received. Hence the same were confirmed.

Item No.51/12

Proposal for Change of Land Use of 0.36 ha (3680 sq.mt) from 'Industrial / Manufacturing' to "Public & Semi- Public (Graveyard)' at Shahzadabagh

F17(1)2001/MP/Pt-II

The proposal was explained by Asstt Director (Plg) Zone A & B. It was explained that the identified land at Shahzadabagh is under the ownership of DUSIB. The representative of DUSIB informed that proposal is agreed to in principle and is to be placed before Delhi Urban Shelter Improvement Board shortly. In view of the above, the Technical Committee approved the proposal for Change of Land Use of 3680 sq.mt from 'Industrial / Manufacturing' to "Public & Semi- Public (Graveyard)' at Shahzadabagh for further processing under Section 11-A of DD Act. The DUSIB formal approval may be communicated at the earliest.

Action: CEO (DUSIB)
Director (Plg) Zone- 'A' & 'B'

Item No.52/12

Partial Modification of Layout Plan and processing of Change of Land Use for allotment of Land to DMRC for MRTS Project Ph.-III in Sector-1, Dwarka for 66 K.V. ESS

F20(12)2012/MP

The proposal was explained by Director (Plg) Dwarka. The Technical Committee recommended partial modification in the Layout Plan of Sector-1, Dwarka for accommodating 66 K.V. ESS for MRTS Project Ph-III (8594.25 sqmt) to be processed under sub / clause 8(2) permission of use premises in use zones of MPD-2021. All the HT Lines shall be underground.

Action: Director (Plg.) Dwarka

Item No.53/12

Change of Land Use of a piece of land measuring 3.64 ha (9.0 acres) opposite Guru Gobind Singh Hospital, F-Block, Raghubir Nagar for construction of building to accommodate various Institutions relating to Health & family Welfare Department.

F.3(8)2009/MP

The proposal was presented by Director (Plg) Zone- C&G. It was explained that the proposal was earlier discussed in the Technical Committee meeting held on 13.02.2012 in which it was decided that the status of Land ownership and category of Hospital be confirmed and put up in the next Technical Committee meeting. As per information provided by Dr. Banerjee, Chief Medical officer (Plg), Directorate of Health Services, Govt. of NCT of Delhi, the land was allotted to Secretary Medical, GNCTD for taking up other Health / Medical related projects. The proposal is to construct an integrated office building to accommodate institutions of the Health Department.

The Technical Committee recommended option No. 2 as proposed in the Agenda for Change of Land Use of land measuring 3.64 ha (9.0 acres) from 'Residential to Government (Integrated Office Complex)' for further processing under Section 11 A of DD Act.

Action: Director (Plg.) C&G

Item No.54/12

Change of Land Use of DTC Bus Depot at IP Ash Pond opposite Millennium Park, Ring road on the land measuring 51.06 acre. Out of 61.59 acre allotted to DTC by IPGCL

F.3(73)2003/MP/Pt-III

The proposal was presented by Dy. Director (Plg) Zone-E&O. The site was given on temporary basis to the DTC for the duration of the CWG-2010 for purpose of developing secured bus parking without any permanent structures. The structures were supposed to be completely removed post CWG. After detailed deliberations, the Technical Committee decided:

- i. DTC shall remove all the permanent structures and use the area only for bus Parking.
- ii. The pavements will be semi-permeable so as to allow ground water recharge.
- iii. The activities as proposed by DTC in the Agenda are not permitted in Zone 'O'. The structures required for security, maintenance shall be restricted to the minimum and shall not be of permanent nature.
- iv. The DTC should submit, the clearances from MoEF, Yamuna Standing Committee / Central Water Commission at the earliest but not later than one month in view of the Hon'ble High Court decision.

Action: Dy. General Manager (DTC) /
Chairman DTC

LAI D ON TABLE ITEMS:

Item No.55/12

Proposal for Change of Land, Use from 'Recreational (District Park)' to 'Public & Semi- Public (Cremation Ground)' in Harkesh Nagar

F19(01)2006/MP

The proposal was presented by Director (Plg) Zone- F&H. After detailed discussions, the Technical Committee approved the proposal for Change of Land Use from 'Recreational (District Park)' to 'Public & Semi- Public (Cremation Ground)' for an area measuring 4000sqm in Harkesh Nagar for further processing under Section 11. A of DD Act with the following conditions as proposed in the Agenda:

- (i) No existing trees shall be cut and same shall be retained in the scheme.
- (ii) Parking shall be provided within the Plot.
- (iii) NOC from South Delhi Municipal Corporation (SDMC) and the status of land and feasibility shall be confirmed from the Land Management & Engineering Department

Action: Director (Plg) F&H

Item No.56/12

Proposal of 1.22 ha (12232.4 sqm) of land for Relay / Receiving sub-station (RSS) in the District Park at Dhaula Kuan for construction of Mukandpur-Yamuna Vihar Corridor (Line7) of DMRC

F20(13)2012/MP

The proposal was presented by Director (Plg) Zone- F&H. The representative of Department of Environment, Govt. of NCT of Delhi informed that environmental clearance is not required for category 'A' projects which includes DMRC Projects like stations and Depots. However, clearance / EIA is required for commercial / residential developments of DMRC from SEAL (State Level Expert Appraisal Committee)

After detailed deliberations, the land measuring 0.9 ha was approved for Change of Land Use from 'Recreational': City Park, District Park, Community Park (Reserve Forests) to 'Utility' (Relay / Receiving sub-station) at Dhaula Kuan for construction of RSS for Mukandpur- Yamuna Vihar Corridor (Line7) of DMRC for further processing under section 11(A) of DD Act with the following conditions:

- (i) DMRC shall obtain clearances from Forest Department and other concerned statutory Bodies since the land is falling within the reserved Forest area.
- (ii) DMRC shall obtain necessary clearances from statutory authorities concerned for cutting of trees, if required, as per the statutory requirement.
- (iii) No construction shall be allowed till final Notification of Change of Land Use is notified by the Ministry of Urban Development, Govt. of India.

Action: Action: Director (Plg)F&H

-4-

ANY OTHER ITEM

Proposed Change of Land Use of an area measuring 2.2 ha (2,27,978.52 sqm) in Planning Zone-'O' from 'Recreational' to 'Transportation (Depot)'.

F21(02)2012/MP

Chief Engineer, DMRC informed that the necessary clearances have been submitted and thus this issue may please be discussed under any other Item with the permission of the Chair.

It was informed that the proposal was discussed in the Technical Committee meeting held on 11.10.2012 vide Item No. 37/12. As per the Minutes of the meeting DMRC was to provide the approval of the Yamuna Standing Committee and Central Water Commission before putting up the proposal for the consideration for the Technical Committee. Chief Engineer, DMRC informed that DMRC vide letter No. DMRC/Land /15/DDA/1201/938 dated 29.11.2012 has forwarded copy of the Minutes of the 80th meeting of Yamuna Standing Committee, CWC held on 06.03.2012. As per Minutes of the meeting of the YSC, CWC the said plot is beyond the flood embankments and surrounded by the habited area and out of present flood plains of river Yamuna; also, as per the MoEF Notification dated 14.09.2006, the Metro project are not included in the list of the project which requires environment clearances. As per the Minutes, Committee decided to clear the proposal subject to the following conditions, which were agreed to by the DMRC:

1. This clearance is issued to facilitate Delhi Metro Rail Corporation Ltd. to secure all the mandatory clearances including Change of Land Use before award of work and the project shall be completed within the scheduled time.
2. Except for the approved plan by DDA, no other structures shall be constructed by Delhi Metro Rail Corporation Ltd. without the specific clearance from Yamuna Standing Committee, CWC under this project.

After discussions, the Technical Committee recommended the proposed Change of Land Use of an area measuring 2.2 ha (227,978.52 sqmt) In Planning Zone-'O' from 'Recreational' to 'Transportation (Depot)' for further processing under section 11(A) of DD Act with the following conditions:

- (i) DMRC shall submit the complete plan and DPR of maintenance Depot to DDA for approval.
- (ii) After the Change of Land Use is processed the proposal shall be re-submitted by DMRC to Yamuna Standing Committee for final approval.
- (iii) The Development Controls for Depot given in MPD-2021 shall not be applicable in this case.

Meeting ended with vote of thanks to the Chair.

JPare
(I.P. PARATE)
Director (MPR&T C)

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 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, DDA
13. Addl. Commr.(Plg.)TB&C, DDA
14. Addl. Commr.(Plg.)AP, DDA
15. Addl. Commr.(Plg.) (MPPR).
16. Addl. Commr. (Landscape), DDA
17. Chief Town Planner, SDMC.
18. Secretary, DUAC
19. Secretary, Health Govt. of NCT of Delhi
20. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
21. Dy. Commr. of Police (Traffic) Delhi
22. Land & Development Officer, (L&DO)
23. Chief Executive Officer, DUSIB, w.r.t. Item No. 51/12.
24. CMO (Plg), Dte. of Health Services, GNCTD, w.r.t Item No. 53/12.
25. Dy General Manager, DTC , w.r.t. Item No. 54/12.
26. Dir. (Environment) Govt. of NCT of Delhi, w.r.t. Item No. 54/12.

List of participants of 7th meeting for the year 2012 of Technical Committee on 20.12.2012

DELHI DEVELOPMENT AUTHORITY

S/Sh./Ms.

1. Sanjay Kumar Srivastava, Vice Chairman, DDA
2. Ashok Khurana, EM DDA
3. J.B. Kshir Sagar Commissioner (Plg), DDA
4. R.K. Jain Addl. Commissioner (UE & MP), DDA
5. P.M. Parate, Addl. Commr. (Plg) TB & C, DDA
6. S.P. Pathak, Addl. Commr (Plg.) MPR & AP, DDA
7. Savita Bhandari, Addl. Commr (Landscape), DDA
8. Vinod Dhar, Chief Architect, DDA
9. Sandeep Mehta, C.E. (Elect.), DDA
10. I.P. Parate, Dir. (Plg.) MPR & TC, DDA
11. S.B. Khodankar, Dir. (Plg.) MP & DC, DDA
12. P.S. Uttarwar Director (Dwarka), DDA
13. P.K. Behra, Dir (Plg) F&H, DDA
14. A.K. Manna, Director (C&G), DDA
15. K. Sri Rangan Dy. Director (Dwarka),

16. L&D.O.:

Ravindra Singh, Building Officer

17. CPWD:

Ashok Dhiman Architect

18. PWD:

D.P. Jindal (AE)

19. SDMC:

Shamsher Singh, (CTP)

20. DMRC:

P.S. Chauhan, C.E. (PD)

Rajpal Singh, Dy. CE (PD)

A.K. Roy Dy. C.E. (PD)

21. DTC:

A.K. Chawla, Dy. Chief GM (C)

M.A. Khan, Manager (AVIC)

SPECIAL INVITEES:

22. S.D. Sharma, Dy. Director, DUSIB

23. Asstt. Architect, DUSIB

24. Kanhaiya Lal, Asstt. Architect, DUSIB

25. Dr. Arun Banarjee, CMO (Hos & Cell) DHS, GNCTD

26. Om Prakash EE(EV)

27. Dr. Chetna, Scientist (Deptt. of Environment), GNCTD

28. Suresh Goel Consulting Architect (SGA)

29. Ravi Jain, Architect (SGA)

DELHI DEVELOPMENT AUTHORITY

Sub: Allotment of 20 Ha. land for the proposed Water Treatment Plant along Bandh at Sector -III near Village Tiggipur, Zone P-II.

(File no. F.3(26) 2008/MP)

1. Background:-

A letter received from Ex. Engg. (Pr.) W-IX, Delhi Jal Board address to Comm (EM), DDA dated 07.09.11 referring meeting held in the chamber of Hon'ble VC, DDA with CEO, DJB on dated, 18.8.11 for acquisition of proposed 20 Ha. land for construction of WTP in the approved ZDP of Zone P-II at village-Tiggipur mentioning that the acquisition done by DDA only which was agreed by VC, DDA. Further DJB requested that acquisition process of the 20 Ha. land may be initiated and same may be handed over to DJB at the earliest.

2. Examination

In ZDP of Zone P-II a land approx. 47 Ha. has been proposed as per Zonal Plan/MPD-2021 provisions along bandh near village-Tiggipur, as the present demand is 20 Ha. only. The land under reference got surveyed and 21 Ha of land out of 47 Ha. land has been ear-marked for allotment to DJB (refer annexure -I). The land of approved/notified ZDP of Zone P-II is unacquired/private vested with GNCTD. the proposed site has following boundaries:

East : Existing village road.
North: 80 mt (approx.) wide green belt.
West: 60 mt wide green belt.
South: 400 KV HT Line.

This area is part of Zone P-II & outside the Narela sub-city (Zone P-I) DDA is not acquiring any land in this area for development & UER etc. at present.

3. Proposal

- (i) Sub division of proposed 47 Ha. land earmarked for WTP (having utility land use) in approved zone P-II along bandh at sector -III near village Tiggipur.
- (ii) Planning permission for proposed 21 Ha. (approx.) as shown on the part plan of approved ZDP of Zone P-II is proposed for DJB for construction of WTP.
- (iii) DJB will acquire land directly from GNCTD and related issues of allotment of alternative plots etc. will be dealt by GNCTD, as per present policy in this regard & to be dealt by Land Dept., DDA (pl. refer para 1).
- (iv) DJB will make arrangement for its own for connectivity with the existing road network.

4. Recommendation

The proposal at para 3 above is put up for consideration for Technical Committee.

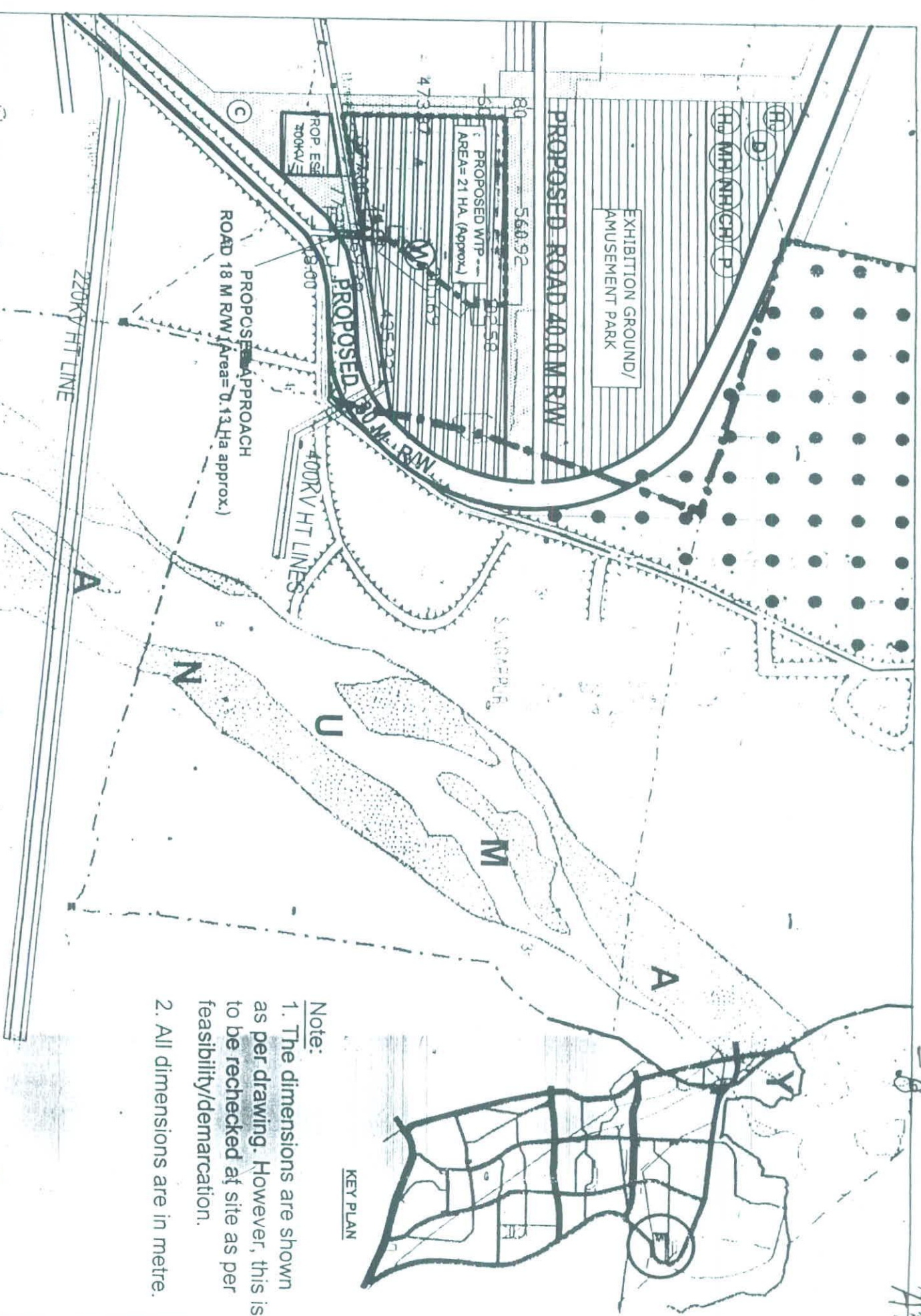
G. M. 18/12/12
Asstt Director (Plg.)
Zone P-I & P-II

12/12/12
Director (Plg.) In-charge
Zone P-I & P-II

plan no 2/13

18/12/12
S. P. Singh
AD (M)

Amex 2/13
 4/11/13
 S. f. L. & W.
 AD (MS) 5



KEY PLAN

Note:

1. The dimensions are shown as per drawing. However, this is to be rechecked at site as per feasibility/demarcation.
2. All dimensions are in metre.

PART PLAN OF APPROVED ZONAL DEV. PLAN OF
 ZONE P-II SHOWING THE PROPOSED WTP

SCALE 1:15000

SUB: Public & Semi-Public Facilities Area-3 Rohini- Regarding Utilization of MTNL Plot for Health Facilities also.
(File No. F3(01)/2013/MP)

1.0 BACKGROUND:

In the approved Layout Plan of Public & Semi-Public Facilities Area-3, Rohini, there is a plot measuring 1.19 ha. earmarked for Head Office-cum-Vehicle Repair (TEL). The said plot was allotted by DDA to MTNL. The proposal is for utilization of the allotted plot on the request of MTNL for Administrative Office, Automobile Workshop & Healthcare Facilities which are permissible in Public & Semi -Public Facilities as a separate use premise in MPD-2021..

2.0 EXAMINATION:

- i) The MTNL has requested for 'Change of landuse' for plot measuring 1.19 ha. allotted for Administrative offices and Automobile Workshop near Sec.6, Rohini to use it for Healthcare Facilities.
- ii) The landuse of land under reference is Public & Semi-Public Facilities as per MPD-2021 and Zonal Development Plan of Zone-'H'.
- iii) As per approved Layout Plan of Public & Semi-Public Facilities Area-3, Rohini, the plot under reference is earmarked for Head office-cum-Vehicle Repair (TEL). As per sanctioned Plan submitted by MTNL, the proposed FAR is 100 with achieved FAR of 96.99. In the sanctioned Plan Administrative and Automobile Workshop were proposed and sanctioned by Building Section, DDA whereas the building is already constructed. The MTNL intends to utilize the constructed building with the intention to open Healthcare Facility with revised use details as under:
 - a) Area for Auto-Workshop Facility at Ground Floor= 995.365 Sqm.
 - b) Area for Health-Care Facilities (Gnd Floor +1st Floor +2nd Floor +3rd Floor)= 5742.439 Sqm.
 - c) Area for Administrative office (4th Floor+ 5th Floor= 6th Floor)= 4858 Sqm.
- iv) In the Master Plan for Delhi-2021 the required landuse for MTNL Head office and Healthcare Facilities proposed by MTNL is Public & Semi-Public Facilities. In this case the landuse permissibility is already there as per MPD and ZDP of Zone 'H'. However, Multiple Uses on one plot is not allowed in MPD-2021.
- v) In the MPD-2021 the Administrative office, Automobile Workshop Facility and Healthcare Facilities are three different "Use Premises". The MTNL has requested for landuse change of MTNL Plot for Healthcare Centre.
- vi) Since the landuse for all the activities proposed by MTNL required is Public & Semi-Public Facilities and which is in conformity in the current case, it is proposed that the matter be processed under sub-clause 8(2) permission of "Use Premise" in Use Zone i.e. the plot under reference of MTNL be allowed to be utilized for Administrative office, Automobile Workshop and Healthcare Facilities upto Hospital 'D' category (100 Beds).

3.0 PROPOSAL:

It is proposed to utilize plot measuring 1.19 ha. Land allotted to MTNL for Head Office-cum-Vehicle Repair (TEL) and Healthcare Facilities in approved Layout Plan of Public & Semi-Public Facilities Area-3 as permitted under Sub-clause 8(2) permission of use premise in the use zone of 'Development Code' of MPD-2021 by Authority. Since the MTNL Building is constructed, the component of Healthcare Facilities sanction/completion will be processed by the concerned Building Section of the Local Body.

4.0 RECOMMENDATION:

Proposal contained in para 3 above is placed before the Technical Committee for consideration and approval.

(Signature)
(Vinod Sakle)
Director (Plg.) Rohini,
Zone-M & N

(Signature)
(P.C. Soni)
Dy. Dir. (Plg.) Rohini

(Signature)
(Alka Arya)
Asstt. Dir. (Plg.) Rohini

Item No. 3/13.

(Signature)
7.5.13
S. A. Kumar
AD (MP)

AGENDA FOR THE TECHNICAL COMMITTEE

SUBJECT: "RELAXATION OF GROUND COVERAGE AND SET BACK (PART) FOR CONSTRUCTION OF PROPOSED 33KV ESS ON THE FRONT SETBACK OF HANDLOOM HOUSE COMPLEX AT JANPATH, NEW DELHI."

File No. FI (25) 2005/MP/Part II

BCKGROUND

A Plot measuring about 7204.47 was allotted to Ministry of Textile, Govt. of India at Janpath Lane in the year 1999 for the construction of Handloom House. A NDMC ESS was existing on this plot and was supplying electricity to the adjoining Areas. Plans for construction of Handloom House were sanctioned by NDMC with the condition that "Built up space required for construction of 33 KVA/ 11 KVA ESS shall be provided by Handloom House Complex for which drawings shall be got approved from N.D.M.C."

At present CPWD is constructing the Handloom House Complex which is on the completion stage. The Permissible Ground Coverage of 25% has almost been achieved though there is sufficient FAR left to achieve the permissible FAR i.e. 150 in this premises.

PROPOSAL

The ESS is required by N.D.M.C. for which Handloom Complex has left an open area of 520 sqm. as per plans enclosed. A conceptual plan for the construction of same has been prepared by the Electrical Deptt. N.D.M.C. (Copy enclosed). The proposed Ground Coverage for the construction of ESS by N.D.M.C. is 197.46 sqm. The details are as under:-

item No. 4/13

Plot Area	: 8363.26 sqm.
Net Plot Area	: 7204.47 sqm.

GROUND COVERAGE

S.P. Kanu
AD(MP)

Permissible Ground Coverage	: 25% or
Achieved Ground Coverage	: 24.91% or 1794.54 sqm.
Proposed Ground Coverage of ESS	: 197.46 sqm.
Total Ground Coverage	: 27.65% or 1991.96 sqm. (which needs relaxation)

FAR

Permissible FAR	: 150 or
Achieved FAR	: 95.93 or 6911.27 sqm.
Proposed FAR of ESS	: 394.92 sqm.
Total FAR	: 101.41 or 7306.19 sqm.

JUSTIFICATION FOR RELAXATION IN GROUND COVERAGE AND SETBACK(PART)

ESS (Double Storied) is utmost requirement of Electrical Deptt. N.D.M.C. to accommodate 33KV switchgear and power transformers to meet out the electric load of the Handloom House Complex and adjoining areas.

ESS has been proposed along the front boundary wall of the Handloom Complex due to lack of space available as Handloom Complex is already near completion stage. However, space of 9 mtr. is available between the Handloom Complex and the proposed ESS.

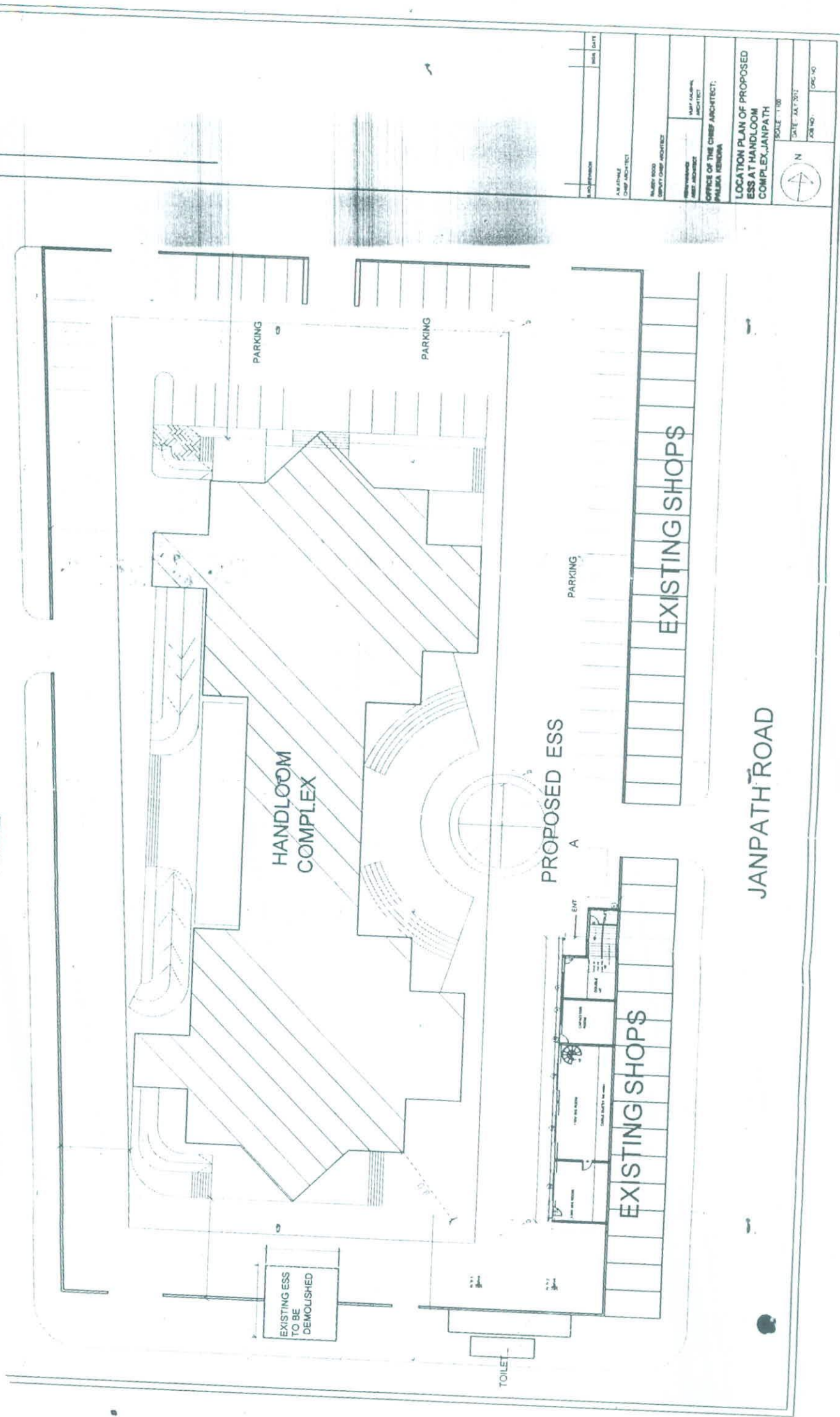
RECOMMENDATIONS

It is recommended that Ground Coverage and setback (part) for construction of 33KV ESS at Handloom House Complex, Janpath, New Delhi be relaxed.

Full


(A.M.ATHALE)
CHIEF ARCHITECT

ROAD 11.5 MT WIDE



DELHI DEVELOPMENT AUTHORITY

AGENDA FOR THE TECHNICAL COMMITTEE

Sub: Proposed change of landuse of an area measuring 4447.49 sqm. (1.099 Acres) of land from 'Public & Semi-Public Facilities' to 'Government (Government Office)' near Gurudwara Bangla Sahib Road, New Delhi for construction of Unique Identification Authority of India (UIDAI) Headquarter building in Planning Zone 'D'.
File No. F.20(11)2012/MP

1. BACKGROUND

- i. The Unique Identification Authority of India (UIDAI), Govt. of India, Planning Commission vide its D.O. letter No. D-11018/01/2009-UIDAI dated 12.11.2012 has requested DDA for change of landuse of the plot under reference of an area measuring 4447.49 sqm. (1.099 acres) of land near Gurudwara Bangla Sahib Road, New Delhi for construction of Unique Identification Authority of India (UIDAI) Headquarter building in Planning Zone 'D'. This reference was examined and vide this office letter dated 07.12.2012, UIDAI was requested to submit the detailed information of the site for further examination by DDA.
- ii. Subsequently, Ministry of Urban Development, Govt. of India vide its letter dated 26.12.2012 forwarded a copy of L&DO letter dated 11.12.2012 to examine the case from the point of change of landuse and process the same appropriately.
- iii. UIDAI has recently submitted the details of the site on 09.01.2013 for processing the change of landuse by DDA.

2. EXAMINATION

- i. The site under reference measuring 4447.49 sqm. (1.099 acres) i.e. proposed 'UIDAI (Unique Identification Development Authority of India) Head Quarter' building is located on Bangla Sahib Road and very close to Kali Mata Mandir located on Bangla Sahib Road. (Location of the site u/r is at Annexure -A).
- ii. The site falls outside the Lutyens Bungalow Zone (LBZ).
- iii. The land use of the site is 'Public & Semi-Public Facilities' as per MPD-2021 & approved Zonal Development Plan of Zone -D prepared under MPD-2001.
- iv. As per the L&DO letter dated 14.02.2012, 26.03.2012 and UIDAI D.O. letter dated 12.11.2012, the parcel of land measuring 4447.49 sqm. (1.099 acres) near Gurudwara Bangla Sahib was allotted to UIDAI as per LDO Plan No. 2628 for construction of UIDAI Headquarter building.
- v. L&DO vide letter no. F.No. L-IIA/27(116)/10/439 dated 11.12.2012 has requested Delhi Division, Ministry of Urban Development, Govt. of India to take up the matter with DDA for getting the change of landuse of the plot u/r allotted to UIDAI from PSP to Integrated Office Complex.
- vi. UIDAI vide letter dated 09.01.2013 had provided certain information on an area of plot, part layout showing the boundaries. The boundary description as per plan submitted by UIDAI of the site is as follows:
 - a) Videsh Sanchar Bhawan building on the North;
 - b) Baird Road & Bangla Sahib Road on the East.
 - c) Road and Convent of Jesus and Mary School on the South;
 - d) Service Road on the West.
- vii. Presently, the site is approachable by approx. 18m wide road as per survey plan submitted by UIDAI.
- viii. The request for change of landuse was forwarded by UIDAI vide letter dated 12.11.2012 and also by Ministry of Urban Development (Delhi Division), Govt. of India vide letter dated 26.12.2012.

u nos/13

P. Kaur
16.1.13P. Kaur
D (MP)

3. PROPOSAL

In view of the above request of the UIDAI vide letter dated 12.11.2012 & letter dated 26.12.2012 from Ministry of Urban Development, Govt. of India, the following proposed change of landuse for construction of UIDAI Headquarter building on Bangla Sahib Road is proposed under section 11 (A) of DD Act, 1957:

"The proposed change of landuse of an area measuring 4447.49 sqm. (1.099 acres) of land from 'Public & Semi-Public Facilities' to 'Government (Government Office)' near Gurudwara Bangla Sahib Road, New Delhi for construction of Unique Identification Authority of India (UIDAI) Headquarter building in Planning Zone 'D'." The boundary description of the same is as follows:

- a) Videsh Sanchar Bhawan building on the North;
- b) Baird Road & Bangla Sahib Road on the East.
- c) Road and Convent of Jesus and Mary School on the South;
- d) Service Road on the West.

(Refer location map at Annexure 'A')

4. RECOMMENDATION

The proposal at Para-3 is put up for consideration of the Technical Committee, DDA.

Itan No 5/13

S.P.K. 16.1.13

S. P. Kaur

AD(MP)I

Kalyan Singh
(Sabyasachi Das)
Dir (Plg) D Zone

-15-27/c

Annexure - I

ANNEXURE - 'A'

VIDESH SANCHAR BHAWAN BUILDING

SERVICE ROAD

SERVICE ROAD

PROPOSED UIDAI
HEADQUARTER BUILDING
AREA - 4447.48 Sq. M. (1.099 Acre)

ROAD

CONVENT & JESUS MARY

BAIRD ROAD

BANGLA SAHIB ROAD



KEY MAP



**DELHI
DEVELOPMENT
AUTHORITY**

PROPOSED CHANGE OF LANDUSE
OF AN AREA MEASURING 4447.48
Sq. m. (1.099 Acre) OF LAND FROM
PUBLIC & SEMI-PUBLIC FACILITIES
TO "GOVERNMENT (GOVERNMENT
OFFICE) NEAR" GURUDWARA
BANGLA SAHIB ROAD, NEW DELHI
FOR CONSTRUCTION OF UNIQUE
IDENTIFICATION AUTHORITY OF
INDIA (UIDAI), HEADQUARTER
BUILDING IN PLANNING ZONE 'D'.

NORTH -
VIDESH SANCHAR BHAWAN
BUILDING
ROAD & CONVENT OF JESUS
MARY SCHOOL
EAST -
BAIRD ROAD & BANGLA
SAHIB ROAD
WEST -
SERVICE ROAD.


FILE NO.: F.20(11)2012A/P

LOCATION MAP
PROPOSED UIDAI
HEADQUARTER BUILDING
ON BANGLA SAHIB ROAD

SCALE: NOT TO SCALE

PLG. ASTT.

ASTT. DIR. DIR. (PLG.)



N

ZONE 'D' UNIT

-15-

2771C

ANNEXURE-1-A

DELHI DEVELOPMENT AUTHORITY
DWARKA PLANNING OFFICE
MANGLA PURI, PALAM, NEW DELHI

No: F.1(L-01)PE/2010/Plg. /440

Dated: 29/6/12

To

Sh. Yuvraj Narain Gorwaney,
Zonal Secretary, Zone-II/NCR,
Radha Soami Satsang Beas,
Maharaj Jagat Singh Medical Relief Society,
Bhati, New Delhi - 110 074.

Sub: Regarding Bonafide Pre-existing institution existing prior to 1.01.2006 and providing Cultural, Religious (including spiritual), Healthcare and Educational Services to the community in Delhi - Issue of clearance certificate.

Ref: F-1(L-01)PE/2010/Plg./440 dt. 13.06.2012.

Sir,

In continuation to the above referred letter on this subject, it is clarified that the request made by Radha Soami Satsang Beas vide letter dt. 14.06.2012 and based on records available in this office, the request is acceded to and it is clarified that the clearance certificate stands corrected and issued in the name of Maharaj Jagat Singh Medical Relief Society under the aegis of Radha Soami Satsang Beas for religious activities only as per MPD-2021 and this clearance does not extend to regularization of any building structure at site.

This is issued with the approval of Commissioner (Plg.)II

Dr. K. Srirangan)
Dy. Director (Plg.) Dwk.

Copy to:

1. Principal Commissioner-cum Secretary (Revenue)GNCTD, 5 Sham Nath Marg, Delhi.
2. Chief Conservator of Forest, GNCTD w.r.t. letter No. 8(335)/Forest/Plg./2011-12/347-349 dt. 27.4.2012 issued in this regard by your department.
3. Addl. Commimssioner (Engg.)/MCD.
4. Chief Town Planner/MCD.
5. Superintendent, Archaeologist, ASI w.r.t. letter F.No.12/75/2012- NOC/1189 dated 15.5.2012
6. Pvt Secretary to L.G., Delhi for information w.r.t. the orders of Hon'ble LG. dated 27.4.2012 & 29.11.11 on the subject.
7. OSD to V.C., DDA for information.
8. Under Secretary (DDIB) MOUD, Nirman Bhawan, New Delhi.
9. Dy.Dir. (MP),DDA for information and record..

- 14 -

ANNEXURE - I - B

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

13/PE/2010/Plg./

Date 23/12/11

The Secretary,
Osho Dhyan Mandir,
44, Jhatikra Road, Pandwala Khurd,
Near Najafgarh, New Delhi - 110043

Sub.: Reagrding Bonafide Pre-existing institution existing prior to 1.1.2006 and providing Cultural, Religious (including spiritual), Healthcare and Educational Services to the community in Delhi - issue of clearance certificate.

Sir,

Reference your application dated 27.06.2008 along with supporting documents for the institution existing prior to 1.1.2006 situated in Revenue Village Pandwala Khurd, Delhi. In this regard, I am directed to inform that:-

- 1 The land use of the site, under reference is Public, Semi-Public where religious (spiritual) activities are compatible use/activities. The clearance is being accorded to the above mentioned institute only from the angle of permissible land use as per the approved Zonal Plan of Zone -L. Further, as per the MoUD letter dated 08/03/2010, in case of the religious (including spiritual) Institutions, the structures as existed on 1/1/2006 would be permitted to be regularized as per MPD norms subject to the condition that the remaining area would be kept as 'green' area with no construction to be permitted in future.
- 2 The clearance does not extend to regularization of any buildings standing at the site for which separate approvals will have to be sought from the concerned regulatory agency viz. MCD etc. under the relevant building bye-laws and Master Plan norms.
- 3 If at any stage, it comes to the notice of DDA that the site for which this clearance certificate is being issued includes any notified Forest land or Ridge land or publicly owned land or is falling in an ASI prohibited Zone, the clearance being given will be liable to be withdrawn/render this letter/clearance invalid.
- 4 The land under the institution shall be used only for that specific purpose and will not be allowed to be diverted for any other use.
- 5 Conversion and other charges as decided by the Govt. from time to time shall be payable by the institution. As per directions of Ministry final regularization shall necessitate requisite payment of penalty/levy/additional FAR charges etc. by the institution.

This is issued with the approval of Competent Authority.

Yours faithfully


Dy. Director (Plg.) Dwarka

Copy to:

1. Principal Secretary (Revenue), GNCTD, Delhi.
2. Chief Conservator of Forest, GNCTD w.r.t. letter No. F.8(335)/Forest/Plg./2011-12/347-349 dated 27/4/2012 issued in this regard by your Deptt.
3. Addl. Commr. (Engg.), MCD.
4. Chief Town Planner, MCD.
5. Superintending Archaeologist, ASI w.r.t. letter No. F.No.12/339/2011-NOC dated 20/4/2012 issued in this regard by your department.
6. Pdt. Secretary, L.O. Delhi for information.

-5-

(1)

List of applications of pre-existing institutions rendering cultural, religious(including spiritual)healthcare and educational services in response to the public notice issued by M.P. Section, DDA on 01.05.2008 and as per the letter of Ministry of Urban Development dated 08.03.2008 are being processed. Following is the status of cases in **Zone - L**

List of 33 cases falling in Planning Zone-L

Annexure-I

ZONE - L Cat.-1 (Clearance given with respect to Land Use compatibility)

S. No.	File No.	Name & Address of Institutions	Land use as per MPD/ZDP	Status of documents/NOC submission	Whether the plot area is as per MPD-2021 norms	Remarks
(1)	(2)	(3)	(4)	(5)		(7)
1.	FI(L-01) PE/2010/Plg	Radha Soami Satsang Beas, Village Deendarpur Najafgarh, New Delhi.	Built up Residential	Documents submitted from Archeological dept. not submitted	Plot area as per MPD-2021 norms	Clearance certificate issued with respect to land use compatibility as per the approval of L.G./Chairman,DDA in file no. FI(L-01)PE/2010/Plg(Copy Annexed-I-A)

2.	F1(L-23) PE/2010/Plg	Osho Dhyani Mandir, Village Pandwala Khurd, near Najafgarh, New Delhi	Facility Corridor for PSP Comm. Etc)	All documents completed	Plot area as per MPD-2021 norms	Clearance certificate issued with respect to land use compatibility as per the approval of L.G./Chairman, DD-4 in file no. F1(L-23)/PE/2010 Plg (copy Annexed-I-B)
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ZONE - L **Cat.-2** (CLU required & all the documents are submitted by the institute)

S. No.	File No.	Name & Address of Institutions	Land use as per MPD/ZDP	Status of documents/NOC submission	Whether the plot area is as per MPD-2021 norms	Remarks
(1)	(2)	(3)	(4)	(5)		(7)
1.	F1(L-05) PE/2010/Plg	H.L. Beri Memorial Society, 58/11 PVC Mkt. Tikri Kalan, Delhi-41	Use as per ZDP- Agriculture/Green Belt	documentation completed	Plot area as per MPD-2021 norms	Change of land use from Agriculture/Green Belt to PSP for 4000 sq.m. area as per MPD 2021 norms discussed in T.C. Meeting held on dt. 20/11/2012. As per the decision of T.C. agenda for 33 cases in Zone-L is being

							submitted to T.C..
2.	F1(L-04)/ PE/2010/Plg	Ganga School, Village Kudna, Najafgarh, New Delhi	International Hiran	Use as per ZDP-Partly residential, proposed 45 m road with green belt/PSP (community level).	documentation completed	Plot area as per MPD-2021 norms	<i>Institute needs to earmark plot measuring 8000 sq.m. as per MPD 2021 norms to ascertain the land use as per ZDP. Matter submitted in file.</i>

ZONE - L Cat.-3 (CLU required but complete set of documents/ NOC not submitted)

S. No.	File No.	Name & Address of Institutions.	Land use as per MPD/ZDP	Status of documents/NOC submission	Whether the plot area is as per MPD-2021 norms	Remarks
(1)	(2)	(3)	(4)	(5)	(6)	(7)
1.	F1(L-11) PE/2010/Plg	BVM Public School, Ajay Park, Naya Bazar, New Delhi- 43	Built-up Residential	All completed NOC Archeological deptt. not submitted	Plot area as per MPD-2021 norms	Documents incomplete. To be processed for rejection

2.	F1(L-13) PE/2010/Plg	New Holy Faith Public School, RZ-50, Krishna Nagar, Main Surakhpur Road, Najafgarh, New Delhi	Built-up Residential	All documents completed from NOC Archeological deptt. not submitted	not covered under MPD - 2021 norms	Documents incomplete. To be processed for rejection
3.	F1(L-15) PE/2010/Plg	New Krishna Model Public School, Village Rawata, New Delhi	Use as per ZDP- Agriculture/Green Belt	Documents submitted from NOC Archeological Survey of India & Forest Deptt. GNCTD not Submitted	Plot area as per MPD-2021 norms	Documents incomplete. To be processed for rejection
4.	F1(L-17) PE/2010/Plg	Mata Daan Kaur Public School, Village Mundhela Kalan, New Delhi	Use as per ZDP- Agriculture/Green Belt	All documents completed from NOC Archeological Survey of India/ Forest Deptt. GNCTD not Submitted	Plot area as per MPD-2021 norms	Documents incomplete. To be processed for rejection
5.	F1(L-18) PE/2010/Plg	Shri Krishna Public School, Paprawat Road, Najafgarh New Delhi	Built-up Residential	Documents submitted from NOC Archeological Survey of India & Forest Deptt. GNCTD not Submitted	not covered under MPD - 2021 norms	Documents incomplete. To be processed for rejection

6.	F1(L-20) PE/2010/Plg	Dagar Public School, Village Issapur, New Delhi	Use as per ZDP- Agriculture/Green Belt or vill. Abadi area	All documents completed from NOC Archeological Survey of India not Submitted	not covered under MPD - 2021 norms	Documents incomplete. To be processed for rejection
7.	F1(L-21) PE/2010/Plg	KRD International School, Village Issapur, opp. Airforce Station, New Delhi	Use as per ZDP- Agriculture/Green Belt	All documents completed from Recognition Education Deptt submitted has clearly shown the category of school.	Not clear	Documents incomplete. To be processed for rejection
8.	F1(L-24) PE/2010/Plg	Arya Kumar Convent School, Plot No.-4, New Roshanpura, Najafgarh, New Delhi	Built-up Residential	Documents submitted from NOC Archeological Survey of India & Revenue Deptt. GNCTD not Submitted	not covered under MPD - 2021 norms	Documents incomplete. To be processed for rejection
9.	F1(L-28) PE/2010/Plg	Mata Nand Kaur Public School, Village Dhansa, New Delhi	Use as per ZDP- Agriculture/Green Belt	Documents submitted from NOC Archeological Survey of India & Forest Deptt. GNCTD not Submitted	Plot area as per MPD-2021 norms	Documents incomplete. To be processed for rejection
10.	F1(L-33) PE/2010/Plg	Sri Ram International School, Prem Nursery, Gopal Nagar, Najafgarh, New Delhi	Built-up Residential	Documents not completed / submitted	Plot area as per MPD-2021 norms	Documents incomplete. To be processed for rejection

ZONE - L **Cat.- 4** (CLU not required but complete set of documents/NOC not submitted)

S. No.	File No.	Name & Address of Institutions	Land use as per MPD/ZDP	Status of documents/NOC submission	Whether the plot area is as per MPD-2021 norms	Remarks
(1)	(2)	(3)	(4)	(5)		(7)
1.	F1(L-02) PE/2010/Plg	Sant Nirankari Mandal, Sant Nirankari Colony, Delhi-9	Residential/Partial Facility Corridor(PSP/Comm. Etc)	All documents completed NOC from Forest deptt. not submitted	Plot area as per MPD-2021 norms	Documents incomplete. To be processed for rejection
2.	F1(L-10) PE/2010/Plg	Prince Public School, Tikri Kalan, New Delhi	Residential	Documents submitted NOC from Forest Deptt. & Archeological deptt. not submitted	not covered under MPD - 2021 norms	Documents incomplete. To be processed for rejection
3.	F1(L-12) PE/2010/Plg	Rao Convent School, Pandwala Khurd, Najaigarh, New Delhi	Use as per ZDP- PSP (Comm. Lvi)	All documents completed NOC from Archeological deptt. not submitted	Plot area as per MPD-2021 norms	Documents incomplete. To be processed for rejection

4.	F1(L-03)/PE/2010/Plg	Mother India Public School, D-19, Gopal Nagar, Najafgarh, New Delhi	Land use not clear as per ZDP.	Documents not completed / submitted	not covered under MPD - 2021 norms	File was submitted to AC(Plg)/Comm.(Plg) for rejection as per Col-5 & 6. The file has been received back from AC(Plg) with remarks that matter is being put up for appropriate orders of L.G./Chairman, DDA in the policy file. Further action may be taken up accordingly.
5.	F1(L-06)/PE/2010/Plg	Dew Soft Educational Trust, Village Bakkargarh, New Delhi	Use as per ZDP. Agriculture/Green Belt	Documents not completed / submitted	not covered under MPD - 2021 norms	File submitted to V.C./L.G. for rejection as per the comments given in Col-5 & 6
6.	F1(L-08) PE/2010/Plg	Chhotu Ram Tokh Ram Memo. Society, H.No.-203, NR Pole No. 49-A, Village Kair, New Delhi	Land use not clear as per ZDP.	Documents not completed / submitted	not covered under MPD - 2021 norms	File submitted to V.C./L.G. for rejection as per the comments given in Col-5 & 6
7.	F1(L-14) PE/2010/Plg	Chander Motor Training School, V & PO Dichaon Kalan, Najafgarh, New Delhi	Land use not clear as per ZDP.	Documents not completed / submitted	not covered under MPD - 2021 norms	File submitted to V.C./L.G. for rejection as per the comments given in Col-5 & 6

8.	F1(L-19) PE/2010/Plg	Hollywood Public School, RZ-288, Durga Vihar, Ph-I, Najafgarh, New Delhi	Built-up Residential	Documents completed / submitted	not completed	not covered under MPD - 2021 norms	File submitted to V.C./L.G. for rejection as per the comments given in Col-5 & 6
9.	F1(L-22) PE/2010/Plg	Evergreen Public School, Vinobha Enclave, near CRPF Camp, New Delhi	Land use not clear as per ZDP.	Documents completed / submitted	not completed	not covered under MPD - 2021 norms	File submitted to V.C./L.G. for rejection as per the comments given in Col-5 & 6
10.	F1(L-25) PE/2010/Plg	D.C. Convent School, RZ - 115, Shiv Enclave, Dichaon Road, Najafgarh, New Delhi-43	Land use not clear as per ZDP.	Documents completed / submitted	not completed	Plot area as per MPD-2021 norms	File submitted to V.C./L.G. for rejection as per the comments given in Col-5 & 6
11.	F1(L-26) PE/2010/Plg	Adarsh Jain Dharmic Shiksha Sadan, Thana Road, Najafgarh, New Delhi	Land use not clear as per ZDP.	Documents completed / submitted	not completed	Plot area as per MPD-2021 norms	File submitted to V.C./L.G. for rejection as per the comments given in Col-5 & 6
12.	F1(L-27) PE/2010/Plg	Aryaman Public School, RZ-127, West JKrishna Nagar, New Delhi	Built-up Residential	Documents completed / submitted	not completed	Not clear	File submitted to V.C./L.G. for rejection as per the comments given in Col-5 & 6
13.	F1(L-29) PE/2010/Plg	Rao Mohar Singh Memorial Public School, Roshan Pura, Paprawat Road, Najafgarh, New Delhi-43	Built-up Residential	Documents completed / submitted	not completed	Plot area as per MPD-2021 norms	File submitted to V.C./L.G. for rejection as per the comments given in Col-5 & 6

14.	F1(L-31) PE/2010/Plg	Adarsh Public School, Shyam Enclave, Deendarpur, Najafgarh, New Delhi	Built-up Residential	Documents completed / submitted	not completed / submitted	not covered under MPD - 2021 norms	File submitted to V.C./L.G. for rejection as per the comments given in Col-5 & 6
15.	F1(L-32) PE/2010/Plg	Rathore Sahu Samaj Dharmarth Sansthan, C-190, Pushpanjali Enclave, Pitampura, New Delhi-34	Land use not clear as per ZDP.	Documents completed / submitted	not completed / submitted	Not clear	File submitted to V.C./L.G. for rejection as per the comments given in Col-5 & 6
16.	F1(L-07) PE/2010/Plg	Col.Child School(Middle) Naveen Palace, Jharoda, CRPF Road, Najafgarh, New Delhi	Land use not clear as per ZDP.	Documents submitted	NOC from Forest deptt. & Archeological deptt. not submitted	not covered under MPD - 2021 norms	Documents incomplete. To be processed for rejection
17.	F1(L-09) PE/2010/Plg	The Dev Public School, 58/2, Surya Kunj(Saraswati Kunj), Najafgarh, New Delhi	Land use not clear as per ZDP.	Documents submitted	NOC from Archeological deptt. not submitted	not covered under MPD - 2021 norms	Documents incomplete. To be processed for rejection
18.	F1(L-16) PE/2010/Plg	Midfields Secondary School, Dabar Enclave, Raota Mor, New Delhi	Land use not clear as per ZDP.	Documents submitted	NOC from Archeological Survey of India/ Forest Deptt. & Revenue Deptt.GNCTD not Submitted	not covered under MPD - 2021 norms	Documents incomplete. To be processed for rejection
19.	F1(L-30) PE/2010/Plg	MBD Sec. Public School, Plot No -1, Main Goyala Dairy Road, Shyam Vihar, Najafgarh, New Delhi-43	Land use not clear as per ZDP.	Documents submitted	NOC from Archeological Survey of India.GNCTD not Submitted	Plot area as per MPD-2021 norms	Documents incomplete. To be processed for rejection

file to be referred to the Authority for further processing and referring to the Ministry after the approval of the Authority.

- c) Cases where the Institutes have failed to submit documents or NOC despite repeated reminders should be put up for rejection.
- d) Cases where land use clearance with respect to land use compatibility has been issued to be referred to the Ministry of Urban Development for permission to add as an Addendum in the notified Zonal Development Plan.

4.0 RECOMMENDATION:

The proposal submitted in pafo-3 is placed before the Technical Committee for consideration.

5.0 FOLLOW UP ACTION:

The approval of the Technical Committee shall be submitted to the Authority for its consideration:


Asstt. Director(Plg.)/Dwk


Dy. Director(Plg.)/Dwk


Director(Plg.)/Dwk

- i) Land use as per MPD/ZDP
- ii) Status of documents/NOC submission/Land ownership
- iii) Whether the plot area is as per MPD 2021 norms.

After the detailed scrutiny and as per the decision of the Technical Committee dt 20.11.12, 33 cases have been divided into following categories:

Category-I: List of Institutes to whom clearance has been given with respect to land use compatibility in Zone-L.

- i) Radha Soami Satsang Beas
- ii) Osho Dhyani Mandir

Category-II: The list of Institutes for which Change of land use is required and all the documents are submitted.

- i) H L Beri Memorial Educational Society (Regd.) -
Processing of CLU already approved by Hon'ble LG on file.
- ii) Ganga International School
Institute needs to establish land use for 8000 sqm. of land as per the MPD 2021 standard for H.S.S..

Category-III: The list of institutes for which change of land use required but complete set of documents and NOC have not been submitted.

Under this category, there are 11 cases. The details are given in ANNEXURE-III/Category-3.

Category-IV: Change of land use is not required but complete documents/NOC have not been submitted.

There are 16 cases at various stages of submission to the higher authorities for rejection due to non-compliance of requirement of mandatory documents from various Deptt. like Forest Deptt., Archeological Survey of India, etc despite several reminders.

In view of above, the matter is placed before the Technical Committee for its consideration in following manner:

- a) The cases where land use clearance has been given with respect to land use compatibility, applicability of land use conversion charges and other charges as decided by the Government from time to time.
- b) The cases where processing of change of land use under Section 11A of Delhi Development Act is approved by the Chairman, DDA/Hon'ble LG on

2.2 In case of H L Beri Memorial Educational Society (Regd.), the land under reference is falling in the green belt land use, it required change of land use for plot area of 4000 sq. mtr. as per the MPD-2021 norms under Section-11A of DD Act. As per the procedure laid down by the MOUD vide letter No.K-12011/23/2009-DDIB dt. 8/3/208 while approving the Zonal Development Plan; the file was submitted to the Hon'ble L.G./ Chairman, DDA before processing the change of land use. Chairman, DDA/ Hon'ble L.G. approved the further processing of change of land use of this case on 22/6/2012 in file No. F.1(L-05)PE/2010/Plg..

2.3 The Details of 33 cases falling in Zone L are given in tabular format in ANNEXURE-I. These 33 cases can be divided broadly in four categories, as under;

Category-I: Cases/applications where land use clearance certificate has been issued as per the approval of Chairman, DDA/Hon'ble LG.

Category-II: Where applications/cases required change of land use as per the procedure laid down by M/o UD, vide letter dt. 8.3.2008 and already approved by Chairman, DDA/Hon'ble LG.

Category-III: The cases where CLU is required but the Institutes have failed to submit mandatory documents/NOC from various deptt. like Archeological Survey of India, Forest Deptt. etc, despite several reminders. Detailed scrutiny is given in ANNEXURE-I. Majority of these files are at various stage for rejection and are under submission to the Chairman, DDA/Hon'ble LG.

Category-IV: CLU is not required but Institutes have failed to submit the mandatory documents/NOC from various deptt. like Archeological Survey of India, Forest Deptt. etc, despite several reminders.

2.4 As per the approved Zonal Development Plan of Zone L the regularisation of Cultural, Religious (including Spiritual), Educational and Healthcare institutions shall be subject to fulfillment of the Conditions as given in chapter no. 2.8.7 of the Zonal Development Plan (report) / Government directions issued from time to time. User indicated in the Zonal Development Plan will not give automatic right to the owners to use their property / land for the designated use. This may also be seen by Technical Committee of on privately owned land such Change of Landuse can be allowed.

3.0 PROPOSAL:

As per the procedure laid down by the Authority vide Resolution letter dt. 3.4.2008 and the procedure prescribed in the para-2.87 of the Zonal Development Plan approved by the M/o UD, the scrutiny for 33 cases has been carried out and the details are given in the ANNEXURE-I. As per the scrutiny, following aspects have been examined:

LAI D ON TABLE

Item No. 06/2013/TC
Draft Agenda for Technical Committee

DELHI DEVELOPMENT AUTHORITY

No. F.1(L-05)PE/2010/Plg./

Sub: Follow up action on the decision of the Technical Committee Meeting held on 22.11.2012 in the case of Regularization of existing Health Care, Educational Cultural & Religious (including Spiritual) institute existing prior to 01/01/2006 on self owned land not including Gram Sabha or Ridge Land – regarding change of land use of H.L. Beri Memorial Educational Society (Regd.) and other cases in Planning Zone 'L'.

The Agenda on the above mentioned subject was discussed in the Technical Committee meeting held on 22.11.2012 and Technical Committee decided following:

"The proposal was presented by Director(Plg.)/Dwarka. It was explained that there are 33 such case files in Zone 'L' and only two qualify; the remaining 31 cases do not qualify due to incomplete documents or other deficiencies. Technical Committee desired that the details of remaining 31 cases also be put up in next Technical Committee for better appreciation of issues in totality, hence item was deferred."

1.0 BACKGROUND:

As per the DDA Authority Resolution No.25/2008 dt. 3.4.2008 and subsequent public notices issued in the leading newspaper of 1.5.2008, total 33 applications were received in Planning Zone - L from the Institutes. Names of these 33 Institutes appear in the ANNEXURE-VII of the Notified Zonal Development Plan of Zone 'L'.

2.0 EXAMINATION:

2.1 After scrutiny of these applications, following institutes were issued clearance from the land use point of view after the approval of Chairman, DDA/Hon'ble LG, Delhi:

1. Radha Soami Satsang Beas, Village Deendarpur (Zone K-I)
2. Radha Soami Satsang Beas, Sector-23, Dwarka (Zone K-II)
3. Radha Soami Satsang Beas, Village Massoodabd (Zone-L)
4. Osho Dhyan Mandir, Village Pandwala Khurd (Zone-L)

L A I D O N T A B L E

Item No. 06/2013/TC
Draft Agenda for Technical Committee

DELHI DEVELOPMENT AUTHORITY

No. F.1(L-05)PE/2010/Plg./

Sub: Follow up action on the decision of the Technical Committee Meeting held on 22.11.2012 in the case of Regularization of existing Health Care, Educational Cultural & Religious (including Spiritual) institute existing prior to 01/01/2006 on self owned land not including Gram Sabha or Ridge Land – regarding change of land use of H.L. Beri Memorial Educational Society (Regd.) and other cases in Planning Zone 'L'.

The Agenda on the above mentioned subject was discussed in the Technical Committee meeting held on 22.11.2012 and Technical Committee decided following:

"The proposal was presented by Director(Plg.)/Dwarka. It was explained that there are 33 such case files in Zone 'L' and only two qualify; the remaining 31 cases do not qualify due to incomplete documents or other deficiencies. Technical Committee desired that the details of remaining 31 cases also be put up in next Technical Committee for better appreciation of issues in totality, hence item was deferred."

1.0 BACKGROUND:

As per the DDA Authority Resolution No.25/2008 dt. 3.4.2008 and subsequent public notices issued in the leading newspaper of 1.5.2008, total 33 applications were received in Planning Zone - L from the Institutes. Names of these 33 Institutes appear in the ANNEXURE-VII of the Notified Zonal Development Plan of Zone 'L'.

2.0 EXAMINATION:

2.1 After scrutiny of these applications, following institutes were issued clearance from the land use point of view after the approval of Chairman, DDA/Hon'ble LG, Delhi:

1. Radha Soami Satsang Beas, Village Deendarpur (Zone K-I)
2. Radha Soami Satsang Beas, Sector-23, Dwarka (Zone K-II)
3. Radha Soami Satsang Beas, Village Massoodabd (Zone-L)
4. Osho Dhyani Mandir, Village Pandwala Khurd (Zone-L)

2.2 In case of H L Beri Memorial Educational Society (Regd.), the land under reference is falling in the green belt land use, it required change of land use for plot area of 4000 sq. mtr. as per the MPD-2021 norms under Section-11A of DD Act. As per the procedure laid down by the MOUD vide letter No.K-12011/23/2009-DDIB dt. 8/3/2008 while approving the Zonal Development Plan; the file was submitted to the Hon'ble L.G./ Chairman, DDA before processing the change of land use. Chairman, DDA/ Hon'ble L.G. approved the further processing of change of land use of this case on 22/6/2012 in file No. F.1(L-05)PE/2010/Plg..

2.3 The Details of 33 cases falling in Zone L are given in tabular format in ANNEXURE-I. These 33 cases can be divided broadly in four categories, as under;

Category-I: Cases/applications where land use clearance certificate has been issued as per the approval of Chairman, DDA/Hon'ble LG.

Category-II: Where applications/cases required change of land use as per the procedure laid down by M/o UD, vide letter dt. 8.3.2008 and already approved by Chairman, DDA/Hon'ble LG.

Category-III: The cases where CLU is required but the Institutes have failed to submit mandatory documents/NOC from various deptt. like Archeological Survey of India, Forest Deptt. etc, despite several reminders. Detailed scrutiny is given in ANNEXURE-I. Majority of these files are at various stage for rejection and are under submission to the Chairman, DDA/Hon'ble LG.

Category-IV: CLU is not required but Institutes have failed to submit the mandatory documents/NOC from various deptt. like Archeological Survey of India, Forest Deptt. etc, despite several reminders.

2.4 As per the approved Zonal Development Plan of Zone L the regularisation of Cultural, Religious (including Spiritual), Educational and Healthcare institutions shall be subject to fulfillment of the Conditions as given in chapter no. 2 8.7 of the Zonal Development Plan (report) / Government directions issued from time to time. User indicated in the Zonal Development Plan will not give automatic right to the owners to use their property / land for the designated use. This may also be seen by Technical Committee of on privately owned land such Change of Landuse can be allowed.

3.0 PROPOSAL:

As per the procedure laid down by the Authority vide Resolution letter dt. 3.4.2008 and the procedure prescribed in the para-2.87 of the Zonal Development Plan approved by the M/o UD, the scrutiny for 33 cases has been carried out and the details are given in the ANNEXURE-I. As per the scrutiny, following aspects have been examined:

- i) Land use as per MPD/ZDP
- ii) Status of documents/NOC submission/Land ownership
- iii) Whether the plot area is as per MPD 2021 norms.

After the detailed scrutiny and as per the decision of the Technical Committee dt 20.11.12, 33 cases have been divided into following categories:

Category-I: List of Institutes to whom clearance has been given with respect to land use compatibility in Zone-L.

- i) Radha Soami Satsang Beas
- ii) Osho Dhyan Mandir

Category-II: The list of Institutes for which Change of land use is required and all the documents are submitted.

- i) H L Beri Memorial Educational Society (Regd.) -
Processing of CLU already approved by Hon'ble LG on file.
- ii) Ganga International School
Institute needs to establish land use for 8000 sqm. of land as per the MPD 2021 standard for H.S.S..

Category-III: The list of institutes for which change of land use required but complete set of documents and NOC have not been submitted.

Under this category, there are 11 cases. The details are given in ANNEXURE-III/Category-3.

Category-IV: Change of land use is not required but complete documents/NOC have not been submitted.

There are 16 cases at various stages of submission to the higher authorities for rejection due to non-compliance of requirement of mandatory documents from various Deptt. like Forest Deptt., Archeological Survey of India, etc despite several reminders.

In view of above, the matter is placed before the Technical Committee for its consideration in following manner:

- a) The cases where land use clearance has been given with respect to land use compatibility, applicability of land use conversion charges and other charges as decided by the Government from time to time.
- b) The cases where processing of change of land use under Section 11A of Delhi Development Act is approved by the Chairman, DDA/Hon'ble LG on

file to be referred to the Authority for further processing and referring to the Ministry after the approval of the Authority.

- c) Cases where the Institutes have failed to submit documents or NOC despite repeated reminders should be put up for rejection.
- d) Cases where land use clearance with respect to land use compatibility has been issued to be referred to the Ministry of Urban Development for permission to add as an Addendum in the notified Zonal Development Plan.

4.0 RECOMMENDATION:

The proposal submitted in para-3 is placed before the Technical Committee for consideration.

5.0 FOLLOW UP ACTION:

The approval of the Technical Committee shall be submitted to the Authority for its consideration:


Asstt. Director(Plg.)/Dwk


Dy. Director(Plg.)/Dwk


Director(Plg.)/Dwk

List of applications of pre-existing institutions rendering cultural, religious(including spiritual)healthcare and educational services in response to the public notice issued by M.P. Section, DDA on 01.05.2008 and as per the letter of Ministry of Urban Development dated 08.03.2008 are being processed .Following is the status of cases in **Zone - L**

List of 33 cases falling in Planning Zone-L

Annexure- I

ZONE - L **Cat.-1** (Clearance given with respect to Land Use compatibility)

S. No.	File No.	Name & Address of Institutions	Land use as per MPD/ZDP	Status of documents/NOC submission	Whether the plot area is as per MPD-2021 norms	Remarks
(1)	(2)	(3)	(4)	(5)		(7)
1.	F1(L-01) PE/2010/Plg	Radha Soami Satsang Beas, Village Deendarpur Najafgarh, New Delhi.	Built up Residential	Documents submitted from Archeological deptt. not submitted	Plot area as per MPD-2021 norms	Clearance certificate issued with respect to land use compatibility as per the approval of L.G./Chairman, DDA in file no. F1(L-01)PE/2010/Plg(Copy Annexed-I-4)

S. No.	File No.	Name & Address of Institutions	Land use as per MPD/ZDP	Status of documents/NOC submission	Whether the plot area is as per MPD-2021 norms	Remarks
1.	FI(L-23) PE/2010/Plg	Osho Dhyani Mandir, Village Pandwala Khurd, near Najafgarh, New Delhi	Facility Corridor for PSP Comm. Etc)	All documents completed	Plot area as per MPD-2021 norms	(Clearance certificate issued with respect to land use compatibility as per the approval of L.G./Chairman, DD-4 in file no. FI(L-23)/PE/2010/Plg(Copy Annexed-I-B)

ZONE - L **Cat.-2** (CLU required & all the documents are submitted by the institute)

S. No.	File No.	Name & Address of Institutions	Land use as per MPD/ZDP	Status of documents/NOC submission	Whether the plot area is as per MPD-2021 norms	Remarks
(1)	(2)	(3)	(4)	(5)	(6)	(7)
1.	FI(L-05) PE/2010/Plg	H.L. Beri Memorial Edu. Society, 58/11 PVC Mkt. Tikri Kalan, Delhi-41	Use as per ZDP- Agriculture/Green Belt	documentation completed	Plot area as per MPD-2021 norms	Change of land use from Agriculture/Green Belt to PSP for 4000 sq.m. area as per MPD 2021 norms discussed in T.C. Meeting held on dt. 20/11/2012. As per the decision of T.C. agenda for 33 cases in Zone-L is being

							submitted to T.C.
2.	FI(L-04) PE/2010/Plg	Ganga School, Village Kudna, Najafgarh, New Delhi	International Hiran	Use as per ZDP-Partly residential, proposed 45 m road with green belt/PSP (community level).	documentation completed	Plot area as per MPD-2021 norms	Institute needs to earmark plot measuring 8000 sq. m. as per MPD 2021 norms to ascertain the land use as per ZDP Matter submitted in file.

ZONE - L **Cat.-3** (CLU required but complete set of documents/ NOC not submitted)

S. No.	File No.	Name & Address of Institutions.	Land use as per MPD/ZDP	Status of documents/NOC submission	Whether the plot area is as per MPD-2021 norms	Remarks
(1)	(2)	(3)	(4)	(5)		(7)
I.	FI(L-11) PE/2010/Plg	BVM Public School, Ajay Park, Naya Bazar, New Delhi-43	Built-up Residential	All completed NOC Archeological deptt. not submitted	Plot area as per MPD-2021 norms	Documents incomplete. To be processed for rejection

2.	F1(L-13) PE/2010/Plg	New Holy Faith Public School, RZ-50, Krishna Nagar, Main Surakhpur Road, Najafgarh, New Delhi	Built-up Residential	All documents completed NOC from Archeological deptt. not submitted	not covered under MPD - 2021 norms	Documents incomplete. To be processed for rejection
3.	F1(L-15) PE/2010/Plg	New Krishna Model Public School, Village Rawata, New Delhi	Use as per ZDP- Agriculture/Green Belt	Documents submitted from NOC Archeological Survey of India & Forest Deptt. GNCTD not Submitted	Plot area as per MPD-2021 norms	Documents incomplete. To be processed for rejection
4.	F1(L-17) PE/2010/Plg	Mata Daan Kaur Public School, Village Mundhela Kalan, New Delhi	Use as per ZDP- Agriculture/Green Belt	All documents completed NOC from Archeological Survey of India/ Forest Deptt. GNCTD not Submitted	Plot area as per MPD-2021 norms	Documents incomplete. To be processed for rejection
5.	F1(L-18) PE/2010/Plg	Shri Krishna Public School, Paprawat Road, Najafgarh New Delhi	Built-up Residential	Documents submitted from NOC Archeological Survey of India & Forest Deptt. GNCTD not Submitted	not covered under MPD - 2021 norms	Documents incomplete. To be processed for rejection

6.	FI(L-20) PE/2010/Plg	Dagar Public School, Village Issapur, New Delhi	Use as per ZDP- Agriculture/Green Belt or vill. Abadi area	All documents completed NOC from Archeological Survey of India not Submitted	not covered under MPD - 2021 norms	Documents incomplete. To be processed for rejection
7.	FI(L-21) PE/2010/Plg	KRD International School, Village Issapur, opp. Airforce Station, New Delhi	Use as per ZDP- Agriculture/Green Belt	All documents completed Recognition from Education Deptt submitted has not clearly shown the category of school.	Not clear	Documents incomplete. To be processed for rejection
8.	FI(L-24) PE/2010/Plg	Arya Kumar Convent School, Plot No.-4, New Roshanpura, Najafgarh, Delhi	Built-up Residential	Documents submitted NOC from Archeological Survey of India & Revenue Deptt.GNCTD not Submitted	not covered under MPD - 2021 norms	Documents incomplete. To be processed for rejection
9.	FI(L-28) PE/2010/Plg	Mata Nand Kaur Public School, Village Dhansa, New Delhi	Use as per ZDP- Agriculture/Green Belt	Documents submitted NOC from Archeological Survey of India & Forest Deptt.GNCTD not Submitted	Plot area as per MPD-2021 norms	Documents incomplete. To be processed for rejection
10.	FI(L-33) PE/2010 Plg	Sri Ram International School, Prem Nursery, Gopal Nagar, Najafgarh, New Delhi	Built-up Residential	Documents not completed / submitted	Plot area as per MPD-2021 norms	Documents incomplete. To be processed for rejection

ZONE - L **Cat.- 4** (CLU not required but complete set of documents/NOC not submitted)

S. No.	File No.	Name & Address of Institutions	Land use as per MPD/ZDP	Status of documents/NOC submission	Whether the plot area is as per MPD-2021 norms	Remarks
(1)	(2)	(3)	(4)	(5)		(7)
1.	F1(L-02) PE/2010/Plg	Sant Nirankari Mandal, Sant Nirankari Colony, Delhi-9	Residential/Partial Facility Corridor(PSP/Comm. Etc)	All documents completed NOC from Forest deptt. not submitted	Plot area as per MPD-2021 norms	Documents incomplete. To be processed for rejection
2.	F1(L-10) PE/2010/Plg	Prince Public School, Tikri Kalan, New Delhi	Residential	Documents submitted NOC from Forest Deptt. & Archeological deptt. not submitted	not covered under MPD - 2021 norms	Documents incomplete. To be processed for rejection
3.	F1(L-12) PE/2010/Plg	Rao Convent School, Pandwala Khurd, Najafgarh, New Delhi	Use as per ZDP- PSP (Comm. Lvl)	All documents completed NOC from Archeological deptt. not submitted	Plot area as per MPD-2021 norms	Documents incomplete. To be processed for rejection

4.	F1(L-03)/PE/2010 Plg	Mother India Public School, D-19, Gopal Nagar, Najafgarh, New Delhi	Land use not clear as per ZDP.	Documents completed / submitted	not covered under MPD - 2021 norms	File was submitted to AC(Plg)/Comm.(Plg) for rejection as per Col-5 & 6. The file has been received back from AC(Plg) with remarks that matter is being put up for appropriate orders of L.G./Chairman, DDA in the policy file. Further action may be taken up accordingly.
5.	F1(L-06)/PE/2010/Plg	Dew Soft Educational Trust, Village Bakkargarh, New Delhi	Use as per ZDP-Agriculture/Green Belt	Documents completed / submitted	not covered under MPD - 2021 norms	File submitted to V.C./L.G. for rejection as per the comments given in Col-5 & 6
6.	F1(L-08) PE/2010/Plg	Chhotu Ram Tokh Ram Memo. Society, H.No.-203, NR Pole No. 49-A, Village Kair, New Delhi	Land use not clear as per ZDP.	Documents completed / submitted	not covered under MPD - 2021 norms	File submitted to V.C./L.G. for rejection as per the comments given in Col-5 & 6
7.	F1(L-14) PE/2010/Plg	Chander Motor Training School, V & PO Dichaon Kalan, Najafgarh, New Delhi	Land use not clear as per ZDP.	Documents completed / submitted	not covered under MPD - 2021 norms	File submitted to V.C./L.G. for rejection as per the comments given in Col-5 & 6

8.	F1(L-19) PE/2010/Plg	Hollywood Public School, RZ-288, Durga Vihar, Ph-1, Najafgarh, New Delhi	Built-up Residential	Documents completed / submitted	not completed	not covered under MPD - 2021 norms	File submitted to V.C./L.G. for rejection as per the comments given in Col-5 & 6
9.	F1(L-22) PE/2010/Plg	Evergreen Public School, Vinobha Enclave, near CRPF Camp, New Delhi	Land use not clear as per ZDP.	Documents completed	not completed	not covered under MPD - 2021 norms	File submitted to V.C./L.G. for rejection as per the comments given in Col-5 & 6
10.	F1(L-25) PE/2010/Plg	D.C. Convent School, RZ - 115, Shiv Enclave, Dichaon Road, Najafgarh, New Delhi-43	Land use not clear as per ZDP.	Documents completed / submitted	not completed	Plot area as per MPD-2021 norms	File submitted to V.C./L.G. for rejection as per the comments given in Col-5 & 6
11.	F1(L-26) PE/2010/Plg	Adarsh Jain Dharmic Shiksha Sadan, Thana Road, Najafgarh, New Delhi	Land use not clear as per ZDP.	Documents completed / submitted	not completed	Plot area as per MPD-2021 norms	File submitted to V.C./L.G. for rejection as per the comments given in Col-5 & 6
12.	F1(L-27) PE/2010/Plg	Aryaman Public School, RZ-127, West JKrishna Nagar, New Delhi	Built-up Residential	Documents completed / submitted	not completed	Not clear	File submitted to V.C./L.G. for rejection as per the comments given in Col-5 & 6
13.	F1(L-29) PE/2010/Plg	Rao Mohar Singh Memorial Public School, Roshan Pura, Paprawat Road, Najafgarh, New Delhi-43	Built-up Residential	Documents completed / submitted	not completed	Plot area as per MPD-2021 norms	File submitted to V.C./L.G. for rejection as per the comments given in Col-5 & 6

14.	F1(L-31) PE/2010/Plg	Adarsh Public School, Shyam Enclave, Deendarpur, Najafgarh, New Delhi	Built-up Residential	Documents completed / submitted	not completed / submitted	not covered under MPD - 2021 norms	File submitted to V.C./L.G. for rejection as per the comments given in Col-5 & 6
15.	F1(L-32) PE/2010/Plg	Rathore Sahu Samaj Dharmarth Sansthan, C-190, Pushpanjali Enclave, Pitampura, New Delhi-34	Land use not clear as per ZDP.	Documents completed / submitted	not completed / submitted	Not clear	File submitted to V.C./L.G. for rejection as per the comments given in Col-5 & 6
16.	F1(L-07) PE/2010/Plg	Col.Child School(Middle) Bloom Naveen Palace,Jharoda,CRPF Road,Najafgarh,New Delhi New Delhi	Land use not clear as per ZDP.	Documents submitted NOC from Forest deptt. & Archeological deptt. not submitted	Documents submitted NOC from Forest deptt. & Archeological deptt. not submitted	not covered under MPD - 2021 norms	Documents incomplete. To be processed for rejection
17.	F1(L-09) PE/2010/Plg	The Dev Public School, 58/2, Surya Kunj(Saraswati Kunj),Najafgarh,New Delhi	Land use not clear as per ZDP.	Documents submitted NOC Archeological deptt. not submitted	Documents submitted from Archeological deptt. not submitted	not covered under MPD - 2021 norms	Documents incomplete. To be processed for rejection
18.	F1(L-16) PE/2010/Plg	Midfields Secondry School, Dabar Enclave,Raota Mor,New Delhi	Land use not clear as per ZDP.	Documents submitted NOC Archeological Survey of India/ Forest Deptt. & Revenue Deptt.GNCTD not Submitted	Documents submitted from Archeological Survey of India,GNCTD not Submitted	not covered under MPD - 2021 norms	Documents incomplete. To be processed for rejection
19.	F1(L-30) PE/2010 Plg	MBD Sec. Public School, Plot No.-1,Main Goyala Dairy Vihar, Road,Shyam Najafgarh, New Delhi-43	Land use not clear as per ZDP.	Documents submitted NOC Archeological Survey of India,GNCTD not Submitted	Documents submitted from Archeological Survey of India,GNCTD not Submitted	Plot area as per MPD-2021 norms	Documents incomplete. To be processed for rejection

DELHI DEVELOPMENT AUTHORITY

Dwarka Planning Office
Manglapuri, Palam, New Delhi

F. 8(335)/PE/2010/Plg./ 347

Date 23/6/12

The Secretary,
Osho Dhyan Mandir,
44, Jhatikra Road, Pandwala Khurd,
Near Najafgarh, New Delhi - 110043

Sub.: Regarding Bonafide Pre-existing institution existing prior to 1.1.2006 and providing Cultural, Religious (including spiritual), Healthcare and Educational Services to the community in Delhi - issue of clearance certificate.

Sir,

Reference your application dated 27.06.2008 along with supporting documents for the institution existing prior to 1.1.2006 situated in Revenue Village Pandwala Khurd, Delhi. In this regard, I am directed to inform that:-

1. The land use of the site under reference is Public, Semi-Public where religious (spiritual) activities are compatible use/activities. The clearance is being accorded to the above mentioned institute only from the angle of permissible land use as per the approved Zonal Plan of Zone -L. Further, as per the MoUD letter dated 08/03/2010, in case of the religious (including spiritual) Institutions, the structures as existed on 1/1/2006 would be permitted to be regularized as per MPD norms subject to the condition that the remaining area would be kept as 'green' area with no construction to be permitted in future.
2. The clearance does not extend to regularization of any buildings standing at the site for which separate approvals will have to be sought from the concerned regulatory agency viz. MCD etc. under the relevant building bye-laws and Master Plan norms.
3. If at any stage, it comes to the notice of DDA that the site for which this clearance certificate is being issued includes any notified Forest land or Ridge land or publicly owned land or is falling in an ASI prohibited Zone, the clearance being given will be liable to be withdrawn/render this letter/clearance invalid.
4. The land under the institution shall be used only for that specific purpose and will not be allowed to be diverted for any other use.
5. Conversion and other charges as decided by the Govt. from time to time shall be payable by the institution. As per directions of Ministry final regularization shall necessitate requisite payment of penalty/levy/additional FAR charges etc. by the institution.

This is issued with the approval of Competent Authority.

Yours faithfully,


Dy. Director (Plg.) Dwarka

Copy to:

1. Principal Secretary (Revenue), GNCTD, Delhi.
2. Chief Conservator of Forest, GNCTD w.r.t. letter No. F.8(335)/Forest/Plg./2011-12/347-349 dated 27/4/2012 issued in this regard by your Deptt.
3. Addl. Commr. (Engg.), MCD.
4. Chief Town Planner, MCD.
5. Superintending Archaeologist, ASI w.r.t. letter No. F No 12/339/2011-NOC dated 20/4/2012 issued in this regard by your department.
6. Pdt. Secretary to Govt. of Delhi

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ANNEXURE-1-A

DELHI DEVELOPMENT AUTHORITY
DWARKA PLANNING OFFICE
MANGLA PURI, PALAM, NEW DELHI

No: F.1(L-01)PE/2010/Plg. 440

Dated: 29/6/12

To

Sh. Yuvraj Narain Gorwaney,
Zonal Secretary, Zone-II/NCR,
Radha Soami Satsang Beas,
Maharaj Jagat Singh Medical Relief Society,
Bhati, New Delhi - 110 074.

Sub: Regarding Bonafide Pre-existing institution existing prior to 1.01.2006 and providing Cultural, Religious (including spiritual), Healthcare and Educational Services to the community in Delhi - Issue of clearance certificate.

Ref: F-1(L-01)PE/2010/Plg./440 dt. 13.06.2012.

Sir,

In continuation to the above referred letter on this subject, it is clarified that the request made by Radha Soami Satsang Beas vide letter dt. 14.06.2012 and based on records available in this office, the request is acceded to and it is clarified that the clearance certificate stands corrected and issued in the name of Maharaj Jagat Singh Medical Relief Society under the aegis of Radha Soami Satsang Beas for religious activities only as per MPD-2021 and this clearance does not extend to regularization of any building structure at site.

This is issued with the approval of Commissioner (Plg.)II

Dr. K. Srinangan
Dy. Director (Plg.) Dwk.

Copy to:

1. Principal Commissioner-cum Secretary (Revenue)GNCTD, 5 Sham Nath Marg, Delhi.
2. Chief Conservator of Forest, GNCTD w.r.t. letter No. 8(335)/Forest/Plg./2011-12/347-349 dt. 27.4.2012 issued in this regard by your department.
3. Addl. Commimssioner (Engg.)/MCD.
4. Chief Town Planner/MCD.
5. Superintendent, Archaeologist, ASI w.r.t. letter F.No.12/75/2012-NOC/1189 dated 15.5.2012
6. Pvt Secretary to L.G., Delhi for information w.r.t. the orders of Hon'ble LG. dated 27.4.2012 & 29.11.11 on the subject.
7. OSD to V.C., DDA for information.
8. Under Secretary (DDIB) MOUD, Nirman Bhawan, New Delhi
9. Dy.Dir. (MP),DDA for information and record.

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Item No. 06/2013/TC
Draft Agenda for Technical Committee

DELHI DEVELOPMENT AUTHORITY

No. F.1(L-05)PE/2010/Plg./

Sub: Follow up action on the decision of the Technical Committee Meeting held on 22.11.2012 in the case of Regularization of existing Health Care, Educational Cultural & Religious (including Spiritual) institute existing prior to 01/01/2006 on self owned land not including Gram Sabha or Ridge Land – regarding change of land use of H.L. Beri Memorial Educational Society (Regd.) and other cases in Planning Zone 'L'.

The Agenda on the above mentioned subject was discussed in the Technical Committee meeting held on 22.11.2012 and Technical Committee decided following:

"The proposal was presented by Director(Plg.)/Dwarka. It was explained that there are 33 such case files in Zone 'L' and only two qualify; the remaining 31 cases do not qualify due to incomplete documents or other deficiencies. Technical Committee desired that the details of remaining 31 cases also be put up in next Technical Committee for better appreciation of issues in totality, hence item was deferred."

1.0 BACKGROUND:

As per the DDA Authority Resolution No.25/2008 dt. 3.4.2008 and subsequent public notices issued in the leading newspaper of 1.5.2008, total 33 applications were received in Planning Zone - L from the Institutes. Names of these 33 Institutes appear in the ANNEXURE-VII of the Notified Zonal Development Plan of Zone 'L'.

2.0 EXAMINATION:

2.1 After scrutiny of these applications, following institutes were issued clearance from the land use point of view after the approval of Chairman, DDA/Hon'ble LG, Delhi:

1. Radha Soami Satsang Beas, Village Deendarpur (Zone K-I)
2. Radha Soami Satsang Beas, Sector-23, Dwarka (Zone K-II)
3. Radha Soami Satsang Beas, Village Massoodabd (Zone-L)
4. Osho Dhyam Mandir, Village Pandwala Khurd (Zone-L)

2.2 In case of H L Beri Memorial Educational Society (Regd.), the land under reference is falling in the green belt land use, it required change of land use for plot area of 4000 sq. mtr. as per the MPD-2021 norms under Section-11A of DD Act. As per the procedure laid down by the MOUD vide letter No.K-12011/23/2009-DDIB dt. 8/3/2008 while approving the Zonal Development Plan; the file was submitted to the Hon'ble L.G./ Chairman, DDA before processing the change of land use. Chairman, DDA/ Hon'ble L.G. approved the further processing of change of land use of this case on 22/6/2012 in file No. F.1(L-05)PE/2010/Plg..

2.3 The Details of 33 cases falling in Zone L are given in tabular format in ANNEXURE-I. These 33 cases can be divided broadly in four categories, as under;

Category-I: Cases/applications where land use clearance certificate has been issued as per the approval of Chairman, DDA/Hon'ble LG.

Category-II: Where applications/cases required change of land use as per the procedure laid down by M/o UD, vide letter dt. 8.3.2008 and already approved by Chairman, DDA/Hon'ble LG.

Category-III: The cases where CLU is required but the Institutes have failed to submit mandatory documents/NOC from various deptt. like Archeological Survey of India, Forest Deptt. etc, despite several reminders. Detailed scrutiny is given in ANNEXURE-I. Majority of these files are at various stage for rejection and are under submission to the Chairman, DDA/Hon'ble LG.

Category-IV: CLU is not required but Institutes have failed to submit the mandatory documents/NOC from various deptt. like Archeological Survey of India, Forest Deptt. etc, despite several reminders.

2.4 As per the approved Zonal Development Plan of Zone L the regularisation of Cultural, Religious (including Spiritual), Educational and Healthcare institutions shall be subject to fulfillment of the Conditions as given in chapter no. 2.8.7 of the Zonal Development Plan (report) / Government directions issued from time to time. User indicated in the Zonal Development Plan will not give automatic right to the owners to use their property / land for the designated use. This may also be seen by Technical Committee of on privately owned land such Change of Landuse can be allowed.

3.0 PROPOSAL:

As per the procedure laid down by the Authority vide Resolution letter dt. 3.4.2008 and the procedure prescribed in the para-2.87 of the Zonal Development Plan approved by the M/o UD, the scrutiny for 33 cases has been carried out and the details are given in the ANNEXURE-I. As per the scrutiny, following aspects have been examined:

- i) Land use as per MPD/ZDP
- ii) Status of documents/NOC submission/Land ownership
- iii) Whether the plot area is as per MPD 2021 norms.

After the detailed scrutiny and as per the decision of the Technical Committee dt 20.11.12, 33 cases have been divided into following categories:

Category-I: List of Institutes to whom clearance has been given with respect to land use compatibility in Zone-L.

- i) Radha Soami Satsang Beas
- ii) Osho Dhyani Mandir

Category-II: The list of Institutes for which Change of land use is required and all the documents are submitted.

- i) H L Beri Memorial Educational Society (Regd.) -
Processing of CLU already approved by Hon'ble LG on file.
- ii) Ganga International School
Institute needs to establish land use for 8000 sqm. of land as per the MPD 2021 standard for H.S.S..

Category-III: The list of institutes for which change of land use required but complete set of documents and NOC have not been submitted.

Under this category, there are 11 cases. The details are given in ANNEXURE-III/Category-3.

Category-IV: Change of land use is not required but complete documents/NOC have not been submitted.

There are 16 cases at various stages of submission to the higher authorities for rejection due to non-compliance of requirement of mandatory documents from various Deptt. like Forest Deptt., Archeological Survey of India, etc despite several reminders.

In view of above, the matter is placed before the Technical Committee for its consideration in following manner:

- a) The cases where land use clearance has been given with respect to land use compatibility, applicability of land use conversion charges and other charges as decided by the Government from time to time.
- b) The cases where processing of change of land use under Section 11A of Delhi Development Act is approved by the Chairman, DDA/Hon'ble LG on

file to be referred to the Authority for further processing and referring to the Ministry after the approval of the Authority.

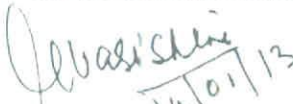
- c) Cases where the Institutes have failed to submit documents or NOC despite repeated reminders should be put up for rejection.
- d) Cases where land use clearance with respect to land use compatibility has been issued to be referred to the Ministry of Urban Development for permission to add as an Addendum in the notified Zonal Development Plan.

4.0 RECOMMENDATION:

The proposal submitted in para-3 is placed before the Technical Committee for consideration.

5.0 FOLLOW UP ACTION:

The approval of the Technical Committee shall be submitted to the Authority for its consideration:


14/01/13
Asstt. Director(Plg.)/Dwk


14/01/13
Dy. Director(Plg.)/Dwk


Director(Plg.)/Dwk

List of applications of pre-existing institutions rendering cultural, religious(including spiritual)healthcare and educational services in response to the public notice issued by M.P. Section, DDA on 01.05.2008 and as per the letter of Ministry of Urban Development dated 08.03.2008 are being processed .Following is the status of cases in **Zone - L**

List of 33 cases falling in Planning Zone-L

Annexure- I

ZONE - L Cat.-1 (Clearance given with respect to Land Use compatibility)

S. No.	File No.	Name & Address of Institutions	Land use as per MPD/ZDP	Status of documents/NOC submission	Whether the plot area is as per MPD-2021 norms	Remarks
(1)	(2)	(3)	(4)	(5)		(7)
1.	F1(L-01) PE/2010/Plg	Radha Soami Satsang Beas, Village Deendarpur Najafgarh, New Delhi.	Built up Residential	Documents submitted from Archeological deptt. not submitted	Plot area as per MPD-2021 norms	Clearance certificate issued with respect to land use compatibility as per the approval of L.G./Chairman,DDA in file no. F1(L-01)PE/2010/Plg(Copy Annexed-I-A)

2.	F1(L-23) PE/2010/P1g	Osho Dhyan Mandir, Village Pandwala Khurd, near Najafgarh, New Delhi	Facility Corridor for PSP Comm. Etc)	All documents completed	Plot area as per MPD-2021 norms	Clearance certificate issued with respect to land use compatibility as per the approval of L.G./Chairman, DD-4 in file no. F1(L- 23) PE/2010/P1g (Copy Annexed-I-B)

ZONE - L **Cat.-2** (CLU required & all the documents are submitted by the institute)

S. No.	File No.	Name & Address of Institutions	Land use as per MPD/ZDP	Status of documents/NOC submission	Whether the plot area is as per MPD-2021 norms	Remarks
(1)	(2)	(3)	(4)	(5)	(6)	(7)
1.	F1(L-05) PE/2010/P1g	H.L.Beri Memorial Edu. Society, 58/11 PVC Mkt. Tikri Kalan, Delhi-41	Use as per ZDP- Agriculture/Green Belt	documentation completed	Plot area as per MPD-2021 norms	Change of land use from Agriculture/Green Belt to PSP for 4000 sq.m. area as per MPD 2021 norms discussed in T.C.Meeting held on dt. 20/11/2012. As per the decision of T.C. agenda for 33 cases in Zone-L is being

							submitted to T.C..
2.	F1(L-04)/ PE/2010/Plg	Ganga School, Village Kudna, Najafgarh, New Delhi	International Hiran	Use as per ZDP-Partly residential/proposed 45 m road with green belt/PSP (community level).	documentation completed	Plot area as per MPD-2021 norms	Institute needs to earmark plot measuring 8000 sq. m. as per MPD 2021 norms to ascertain the land use as per ZDP. Matter submitted in file.

ZONE - L **Cat.-3** (CLU required but complete set of documents/ NOC not submitted)

S. No.	File No.	Name & Address of Institutions.	Land use as per MPD/ZDP	Status of documents/NOC submission	Whether the plot area is as per MPD-2021 norms	Remarks
(1)	(2)	(3)	(4)	(5)		(7)
1.	F1(L-11) PE/2010/Plg	BVM Public School, Ajay Park, Naya Bazar, New Delhi-43	Built-up Residential	All completed NOC Archeological deptt. not submitted	Plot area as per MPD-2021 norms	Documents incomplete. To be processed for rejection

2.	F1(L-13) PE/2010/Plg	New Holy Faith Public School, RZ-50, Krishna Nagar, Main Surakhpur Road, Najafgarh, New Delhi	Built-up Residential	All documents completed from NOC Archeological deptt. not submitted	not covered under MPD - 2021 norms	Documents incomplete. To be processed for rejection
3.	F1(L-15) PE/2010/Plg	New Krishna Model Public School, Village Rawata, New Delhi	Use as per ZDP- Agriculture/Green Belt	Documents submitted from NOC Archeological Survey of India & Forest Deptt. GNCTD not Submitted	Plot area as per MPD-2021 norms	Documents incomplete. To be processed for rejection
4.	F1(L-17) PE/2010/Plg	Mata Daan Kaur Public School, Village Mundhela Kalan, New Delhi	Use as per ZDP- Agriculture/Green Belt	All documents completed from NOC Archeological Survey of India/ Forest Deptt. GNCTD not Submitted	Plot area as per MPD-2021 norms	Documents incomplete. To be processed for rejection
5.	F1(L-18) PE/2010/Plg	Shri Krishna Public School, Paprawat Road, Najafgarh New Delhi	Built-up Residential	Documents submitted from NOC Archeological Survey of India & Forest Deptt. GNCTD not Submitted	not covered under MPD - 2021 norms	Documents incomplete. To be processed for rejection

6.	F1(L-20) PE/2010/Plg	Dagar Public School, Village Issapur, New Delhi	Use as per ZDP- Agriculture/Green Belt or vill. Abadi area	All documents completed NOC from Archeological Survey of India not Submitted	not covered under MPD - 2021 norms	Documents incomplete. To be processed for rejection
7.	F1(L-21) PE/2010/Plg	KRD International School, Village Issapur, opp. Airforce Station, New Delhi	Use as per ZDP- Agriculture/Green Belt	All documents completed Recognition from Education Deptt submitted has not clearly shown the category of school.	Not clear	Documents incomplete. To be processed for rejection
8.	F1(L-24) PE/2010/Plg	Arya Kumar Convent School, Plot No.-4, New Roshanpura, Najafgarh, Delhi	Built-up Residential	Documents submitted NOC from Archeological Survey of India & Revenue Deptt. GNCTD not Submitted	not covered under MPD - 2021 norms	Documents incomplete. To be processed for rejection
9.	F1(L-28) PE/2010/Plg	Mata Nand Kaur Public School, Village Dhansa, New Delhi	Use as per ZDP- Agriculture/Green Belt	Documents submitted NOC from Archeological Survey of India & Forest Deptt. GNCTD not Submitted	Plot area as per MPD-2021 norms	Documents incomplete. To be processed for rejection
10.	F1(L-33) PE/2010 Plg	Sri Ram International School, Prem Nursery, Gopal Nagar, Najafgarh, New Delhi	Built-up Residential	Documents not completed / submitted	Plot area as per MPD-2021 norms	Documents incomplete. To be processed for rejection

ZONE - L **Cat.- 4** (CLU not required but complete set of documents/NOC not submitted)

S. No.	File No.	Name & Address of Institutions	Land use as per MPD/ZDP	Status of documents/NOC submission	Whether the plot area is as per MPD-2021 norms	Remarks
(1)	(2)	(3)	(4)	(5)		(7)
1.	F1(L-02) PE/2010/Ptg	Sant Nirankari Mandal, Sant Nirankari Colony, Delhi-9	Residential/Partial Facility Corridor(PSP/Comm. Etc)	All documents completed NOC from Forest deptt. not submitted	Plot area as per MPD-2021 norms	Documents incomplete. To be processed for rejection
2.	F1(L-10) PE/2010/Ptg	Prince Public School, Tikri Kalan, New Delhi	Residential	Documents submitted NOC from Forest Deptt. & Archeological deptt. not submitted	not covered under MPD - 2021 norms	Documents incomplete. To be processed for rejection
3.	F1(L-12) PE/2010/Ptg	Rao Convent School, Pandwala Khurd, Najafgarh, New Delhi	Use as per ZDP- PSP (Comm. Lvl)	All documents completed NOC from Archeological deptt. not submitted	Plot area as per MPD-2021 norms	Documents incomplete. To be processed for rejection

4.	F1(L-03)/PE/2010 Plg	Mother India Public School, D-19, Gopal Nagar, Najafgarh, New Delhi	Land use not clear as per ZDP.	Documents not completed / submitted	not covered under MPD - 2021 norms	File was submitted to AC(Plg)/Comm.(Plg) for rejection as per Col-5 & 6. The file has been received back from AC(Plg) with remarks that matter is being put up for appropriate orders of L.G./Chairman, DDA in the policy file. Further action may be taken up accordingly.
5.	F1(L-06)/PE/2010/ Plg	Dew Soft Educational Trust, Village Bakkargarh, New Delhi	Use as per ZDP- Agriculture Green Belt	Documents not completed / submitted	not covered under MPD - 2021 norms	File submitted to V.C./L.G. for rejection as per the comments given in Col-5 & 6
6.	F1(L-08) PE/2010 Plg	Chhotu Ram Tokh Ram Memo. Society, H.No.-203, NR Pole No. 49-A, Village Kair, New Delhi	Land use not clear as per ZDP.	Documents not completed / submitted	not covered under MPD - 2021 norms	File submitted to V.C./L.G. for rejection as per the comments given in Col-5 & 6
7.	F1(L-14) PE/2010 Plg	Chander Motor Training School, V & PO Dichaon Kalan, Najafgarh, New Delhi	Land use not clear as per ZDP.	Documents not completed / submitted	not covered under MPD - 2021 norms	File submitted to V.C./L.G. for rejection as per the comments given in Col-5 & 6

8.	F1(L-19) PE/2010/Plg	Hollywood Public School, RZ-288, Durga Vihar, Ph-I, Najafgarh, New Delhi	Built-up Residential	Documents completed / submitted	not completed	not covered under MPD - 2021 norms	File submitted to V.C./L.G. for rejection as per the comments given in Col-5 & 6
9.	F1(L-22) PE/2010/Plg	Evergreen Public School, Vinobha Enclave, near CRPF Camp, New Delhi	Land use not clear as per ZDP.	Documents completed	not completed	not covered under MPD - 2021 norms	File submitted to V.C./L.G. for rejection as per the comments given in Col-5 & 6
10.	F1(L-25) PE/2010/Plg	D.C.Convent School, RZ - 115, Shiv Enclave, Dichaon Road, Najafgarh, New Delhi-43	Land use not clear as per ZDP.	Documents completed / submitted	not completed	Plot area as per MPD-2021 norms	File submitted to V.C./L.G. for rejection as per the comments given in Col-5 & 6
11.	F1(L-26) PE/2010/Plg	Adarsh Jain Dharmic Shiksha Sadan, Thana Road, Najafgarh, New Delhi	Land use not clear as per ZDP.	Documents completed / submitted	not completed	Plot area as per MPD-2021 norms	File submitted to V.C./L.G. for rejection as per the comments given in Col-5 & 6
12.	F1(L-27) PE/2010/Plg	Aryaman Public School, RZ-127, West JKrishna Nagar, New Delhi	Built-up Residential	Documents completed / submitted	not completed	Not clear	File submitted to V.C./L.G. for rejection as per the comments given in Col-5 & 6
13.	F1(L-29) PE/2010/Plg	Rao Mohar Singh Memorial Public School, Roshan Pura, Paprawal Road, Najafgarh, New Delhi-43	Built-up Residential	Documents completed / submitted	not completed	Plot area as per MPD-2021 norms	File submitted to V.C./L.G. for rejection as per the comments given in Col-5 & 6

14.	F1(L-31) PE/2010/Plg	Adarsh Public School, Shyam Enclave, Deendarpur, Najafgarh, New Delhi	Built-up Residential	Documents completed / submitted	not covered under MPD - 2021 norms	File submitted to I.C. L.G. for rejection as per the comments given in Col-5 & 6
15.	F1(L-32) PE/2010/Plg	Rathore Sahu Samaj Dharmarth Sansthan, C-190, Pushpanjali Enclave, Pitampura, New Delhi-34	Land use not clear as per ZDP.	Documents completed / submitted	Not clear	File submitted to I.C. L.G. for rejection as per the comments given in Col-5 & 6
16.	F1(L-07) PE/2010/Plg	Col.Child School(Middle) Bloom Naveen Palace,Jharoda.CRPF Road,Najafgarh, New Delhi	Land use not clear as per ZDP.	Documents submitted NOC from Forest deptt. & Archeological deptt. not submitted	not covered under MPD - 2021 norms	Documents incomplete. To be processed for rejection
17.	F1(L-09) PE/2010/Plg	The Dev Public School, 58/2, Surya Kunj(Saraswati Kunj),Najafgarh, New Delhi	Land use not clear as per ZDP.	Documents submitted from NOC Archeological deptt. not submitted	not covered under MPD - 2021 norms	Documents incomplete. To be processed for rejection
18.	F1(L-16) PE/2010/Plg	Midfields Secondary School, Dabar Enclave,Raota Mor, New Delhi	Land use not clear as per ZDP.	Documents submitted from NOC Archeological Survey of India/ Forest Deptt. & Revenue Deptt.GNCTD not Submitted	not covered under MPD - 2021 norms	Documents incomplete. To be processed for rejection
19.	F1(L-30) PE/2010/Plg	MBD Sec. Public School, Plot No.-1, Main Goyala Dairy Vihar, Road,Shyam Najafgarh, New Delhi-43	Land use not clear as per ZDP.	Documents submitted from NOC Archeological Survey of India,GNCTD not Submitted	Plot area as per MPD-2021 norms	Documents incomplete. To be processed for rejection

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

F.8(23)/PE/2010/Plg./ 483

Date 23/6/12

To

The Secretary,
Osho Dhyani Mandir,
44, Jhatikra Road, Pandwala Khurd,
Near Najafgarh, New Delhi - 110043

Sub.: Regarding Bonafide Pre-existing institution existing prior to 1.1.2006 and providing Cultural, Religious (including spiritual), Healthcare and Educational Services to the community in Delhi - issue of clearance certificate.

Sir,

Reference your application dated 27.06.2008 along with supporting documents for the institution existing prior to 1.1.2006 situated in Revenue Village Pandwala Khurd, Delhi. In this regard, I am directed to inform that:-

1. The land use of the site under reference is Public, Semi-Public where religious (spiritual) activities are compatible use/activities. The clearance is being accorded to the above mentioned institute only from the angle of permissible land use as per the approved Zonal Plan of Zone -L. Further, as per the MoUD letter dated 08/03/2010, in case of the religious (including spiritual) Institutions, the structures as existed on 1/1/2006 would be permitted to be regularized as per MPD norms subject to the condition that the remaining area would be kept as 'green' area with no construction to be permitted in future.
2. The clearance does not extend to regularization of any buildings standing at the site for which separate approvals will have to be sought from the concerned regulatory agency viz. MCD etc. under the relevant building bye-laws and Master Plan norms.
3. If at any stage, it comes to the notice of DDA that the site for which this clearance certificate is being issued includes any notified Forest land or Ridge land or publicly owned land or is falling in an ASI prohibited Zone, the clearance being given will be liable to be withdrawn/render this letter/clearance invalid.
4. The land under the institution shall be used only for that specific purpose and will not be allowed to be diverted for any other use.
5. Conversion and other charges as decided by the Govt. from time to time shall be payable by the institution. As per directions of Ministry final regularization shall necessitate requisite payment of penalty/levy/additional FAR charges etc. by the institution.

This is issued with the approval of Competent Authority.

Yours faithfully


Dy. Director (Plg.) Dwarka

Copy to:

1. Principal Secretary (Revenue), GNCTD, Delhi.
2. Chief Conservator of Forest, GNCTD w.r.t. letter No. F.8(335)/Forest/Plg./2011-12/347-349 dated 27/4/2012 issued in this regard by your Deptt.
3. Addl. Commr. (Engg.), MCD.
4. Chief Town Planner, MCD.
5. Superintending Archaeologist, ASI w.r.t. letter No. F.No.12/339/2011-NOC dated 20/4/2012 issued in this regard by your department.
6. Pdt. Secretary to Govt. of Delhi

-15-

2771C

ANNEXURE-1-A

DELHI DEVELOPMENT AUTHORITY
DWARKA PLANNING OFFICE
MANGLA PURI, PALAM, NEW DELHI

No: F.1(L-01)PE/2010/Plg. 4904

Dated: 29/6/12

To

Sh. Yuvraj Narain Gorwaney,
Zonal Secretary, Zone-II/NCR,
Radha Soami Satsang Beas,
Maharaj Jagat Singh Medical Relief Society,
Bhati, New Delhi - 110 074.

Sub: Regarding Bonafide Pre-existing institution existing prior to 1.01.2006 and providing Cultural, Religious (including spiritual), Healthcare and Educational Services to the community in Delhi - Issue of clearance certificate.

Ref: F-1(L-01)PE/2010/Plg./440 dt. 13.06.2012.

Sir,

In continuation to the above referred letter on this subject, it is clarified that the request made by Radha Soami Satsang Beas vide letter dt. 14.06.2012 and based on records available in this office, the request is acceded to and it is clarified that the clearance certificate stands corrected and issued in the name of Maharaj Jagat Singh Medical Relief Society under the aegis of Radha Soami Satsang Beas for religious activities only as per MPD-2021 and this clearance does not extend to regularization of any building structure at site.

This is issued with the approval of Commissioner (Plg.)II

Dr. K. Srirangan
Dy. Director (Plg.) Dwk.

Copy to:

1. Principal Commissioner-cum Secretary (Revenue)GNCTD, 5 Sham Nath Marg, Delhi.
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5. Superintendent, Archaeologist, ASI w.r.t. letter F.No.12/75/2012-NOC/1189 dated 15.5.2012
6. Pvt Secretary to L.G., Delhi for information w.r.t. the orders of Hon'ble LG. dated 27.4.2012 & 29.11.11 on the subject.
7. OSD to V.C., DDA for information.
8. Under Secretary (DDIB) MOUD, Nirman Bhawan, New Delhi
9. Dy.Dir. (MP),DDA for information and record.

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Item No. 06/2013/TC
Draft Agenda for Technical Committee

DELHI DEVELOPMENT AUTHORITY

No. F.1(L-05)PE/2010/Plg./

Sub: Follow up action on the decision of the Technical Committee Meeting held on 22.11.2012 in the case of Regularization of existing Health Care, Educational Cultural & Religious (including Spiritual) institute existing prior to 01/01/2006 on self owned land not including Gram Sabha or Ridge Land – regarding change of land use of H.L. Beri Memorial Educational Society (Regd.) and other cases in Planning Zone 'L'.

The Agenda on the above mentioned subject was discussed in the Technical Committee meeting held on 22.11.2012 and Technical Committee decided following:

"The proposal was presented by Director(Plg.)/Dwarka. It was explained that there are 33 such case files in Zone 'L' and only two qualify; the remaining 31 cases do not qualify due to incomplete documents or other deficiencies. Technical Committee desired that the details of remaining 31 cases also be put up in next Technical Committee for better appreciation of issues in totality, hence item was deferred."

1.0 BACKGROUND:

As per the DDA Authority Resolution No.25/2008 dt. 3.4.2008 and subsequent public notices issued in the leading newspaper of 1.5.2008, total 33 applications were received in Planning Zone - L from the Institutes. Names of these 33 Institutes appear in the ANNEXURE-VII of the Notified Zonal Development Plan of Zone 'L'.

2.0 EXAMINATION:

2.1 After scrutiny of these applications, following institutes were issued clearance from the land use point of view after the approval of Chairman, DDA/Hon'ble LG, Delhi:

1. Radha Soami Satsang Beas, Village Deendarpur (Zone K-I)
2. Radha Soami Satsang Beas, Sector-23, Dwarka (Zone K-II)
3. Radha Soami Satsang Beas, Village Massoodabd (Zone-L)
4. Osho Dhyam Mandir, Village Pandwala Khurd (Zone-L)

2.2 In case of H L Beri Memorial Educational Society (Regd.), the land under reference is falling in the green belt land use, it required change of land use for plot area of 4000 sq. mtr. as per the MPD-2021 norms under Section-11A of DD Act. As per the procedure laid down by the MOUD vide letter No.K-12011/23/2009-DDIB dt. 8/3/2008 while approving the Zonal Development Plan; the file was submitted to the Hon'ble L.G./ Chairman, DDA before processing the change of land use. Chairman, DDA/ Hon'ble L.G. approved the further processing of change of land use of this case on 22/6/2012 in file No. F.1(L-05)PE/2010/Plg..

2.3 The Details of 33 cases falling in Zone L are given in tabular format in ANNEXURE-I. These 33 cases can be divided broadly in four categories, as under;

Category-I: Cases/applications where land use clearance certificate has been issued as per the approval of Chairman, DDA/Hon'ble LG.

Category-II: Where applications/cases required change of land use as per the procedure laid down by M/o UD, vide letter dt. 8.3.2008 and already approved by Chairman, DDA/Hon'ble LG.

Category-III: The cases where CLU is required but the Institutes have failed to submit mandatory documents/NOC from various deptt. like Archeological Survey of India, Forest Deptt. etc, despite several reminders. Detailed scrutiny is given in ANNEXURE-I. Majority of these files are at various stage for rejection and are under submission to the Chairman, DDA/Hon'ble LG.

Category-IV: CLU is not required but Institutes have failed to submit the mandatory documents/NOC from various deptt. like Archeological Survey of India, Forest Deptt. etc, despite several reminders.

2.4 As per the approved Zonal Development Plan of Zone L the regularisation of Cultural, Religious (including Spiritual), Educational and Healthcare institutions shall be subject to fulfillment of the Conditions as given in chapter no. 2.8.7 of the Zonal Development Plan (report) / Government directions issued from time to time. User indicated in the Zonal Development Plan will not give automatic right to the owners to use their property / land for the designated use. This may also be seen by Technical Committee of on privately owned land such Change of Landuse can be allowed.

3.0 PROPOSAL:

As per the procedure laid down by the Authority vide Resolution letter dt. 3.4.2008 and the procedure prescribed in the para-2.87 of the Zonal Development Plan approved by the M/o UD, the scrutiny for 33 cases has been carried out and the details are given in the ANNEXURE-I. As per the scrutiny, following aspects have been examined:

- i) Land use as per MPD/ZDP
- ii) Status of documents/NOC submission/Land ownership
- iii) Whether the plot area is as per MPD 2021 norms.

After the detailed scrutiny and as per the decision of the Technical Committee dt 20.11.12, 33 cases have been divided into following categories:

Category-I: List of Institutes to whom clearance has been given with respect to land use compatibility in Zone-L.

- i) Radha Soami Satsang Beas
- ii) Osho Dhyan Mandir

Category-II: The list of Institutes for which Change of land use is required and all the documents are submitted.

- i) H L Beri Memorial Educational Society (Regd.) -
Processing of CLU already approved by Hon'ble LG on file.
- ii) Ganga International School
Institute needs to establish land use for 8000 sqm. of land as per the MPD 2021 standard for H.S.S..

Category-III: The list of institutes for which change of land use required but complete set of documents and NOC have not been submitted.

Under this category, there are 11 cases. The details are given in ANNEXURE-III/Category-3.

Category-IV: Change of land use is not required but complete documents/NOC have not been submitted.

There are 16 cases at various stages of submission to the higher authorities for rejection due to non-compliance of requirement of mandatory documents from various Deptt. like Forest Deptt., Archeological Survey of India, etc despite several reminders.

In view of above, the matter is placed before the Technical Committee for its consideration in following manner:

- a) The cases where land use clearance has been given with respect to land use compatibility, applicability of land use conversion charges and other charges as decided by the Government from time to time.
- b) The cases where processing of change of land use under Section 11A of Delhi Development Act is approved by the Chairman, DDA/Hon'ble LG on

file to be referred to the Authority for further processing and referring to the Ministry after the approval of the Authority.

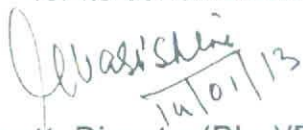
- c) Cases where the Institutes have failed to submit documents or NOC despite repeated reminders should be put up for rejection.
- d) Cases where land use clearance with respect to land use compatibility has been issued to be referred to the Ministry of Urban Development for permission to add as an Addendum in the notified Zonal Development Plan.

4.0 RECOMMENDATION:

- ! The proposal submitted in para-3 is placed before the Technical Committee for consideration.

5.0 FOLLOW UP ACTION:

The approval of the Technical Committee shall be submitted to the Authority for its consideration:


Asstt. Director(Plg.)/Dwk


Dy. Director(Plg.)/Dwk


Director(Plg.)/Dwk

List of applications of pre-existing institutions rendering cultural, religious(including spiritual)healthcare and educational services in response to the public notice issued by M.P. Section. DDA on 01.05.2008 and as per the letter of Ministry of Urban Development dated 08.03.2008 are being processed. Following is the status of cases in **Zone - L**

List of 33 cases falling in Planning Zone-L

Annexure-I

ZONE - L Cat.-1 (Clearance given with respect to Land Use compatibility)

S. No.	File No.	Name & Address of Institutions	Land use as per MPD/ZDP	Status of documents/NOC submission	Whether the plot area is as per MPD-2021 norms	Remarks
(1)	(2)	(3)	(4)	(5)		(7)
1.	F1(L-01) PE/2010/Plg	Radha Soami Satsang Beas, Village Deendarpur Najafgarh, New Delhi.	Built up Residential	Documents NOC submitted from Archeological deptt. not submitted	Plot area as per MPD-2021 norms	Clearance certificate issued with respect to land use compatibility as per the approval of L.G./Chairman.DDA in file no. F1(L-01) PE/2010/Plg(Copy Annexed-I-A)

2.	File No.	Name & Address of Institutions	Land use as per MPD/ZDP	Status of documents/NOC submission	Whether the plot area is as per MPD-2021 norms	Remarks
	F1(L-23) PE/2010/P1g	Osho Dhyan Mandir, Village Pandwala Khurd, near Najafgarh, New Delhi	Facility Corridor for PSP Comm. Etc)	All documents completed	Plot area as per MPD-2021 norms	Clearance certificate issued with respect to land use compatibility as per the approval of L.G./Chairman, DD4 in file no. F1(L-23)PE/2010/P1g(Copy Annexed-I-B)

Cat.-2 (CLU required & all the documents are submitted by the institute)

S. No.	File No.	Name & Address of Institutions	Land use as per MPD/ZDP	Status of documents/NOC submission	Whether the plot area is as per MPD-2021 norms	Remarks
(1)	(2)	(3)	(4)	(5)	(6)	(7)
1.	F1(L-05) PE/2010/P1g	H.L. Beri Memorial Society, 58/11 PVC Mkt. Tikri Kalan, Delhi-41	Use as per ZDP-Agriculture/Green Belt	documentation completed	Plot area as per MPD-2021 norms	Change of land use from Agriculture/Green Belt to PSP for 4000 sq.m. area as per MPD 2021 norms discussed in T.C. Meeting held on dt. 20/11/2012. As per the decision of T.C. agenda for 53 cases in Zone-L is being

					submitted to T.C..
2.	FI(L-04)/ PE/2010/Plg	Ganga School, Village Kudna, Najafgarh, New Delhi	International Hiran	Use as per ZDP-Partly residential, proposed 45 m road with green belt/PSP (community level).	documentation completed
				Plot area as per MPD-2021 norms	Institute needs to earmark plot measuring 8000 sq.m. as per MPD 2021 norms to ascertain the land use as per ZDP. Matter submitted in file.

ZONE - L Cat.-3 (CLU required but complete set of documents/ NOC not submitted)

S. No.	File No.	Name & Address of Institutions.	Land use as per MPD/ZDP	Status of documents/NOC submission	Whether the plot area is as per MPD-2021 norms	Remarks
(1)	(2)	(3)	(4)	(5)		(7)
1.	FI(L-11) PE/2010/Plg	BVM Public School, Ajay Park, Naya Bazar, New Delhi- 43	Built-up Residential	All completed NOC documents from Archeological deptt. not submitted	Plot area as per MPD-2021 norms	Documents incomplete. To be processed for rejection

2.	F1(L-13) PE/2010/Plg	New Holy Faith Public School, RZ-50, Krishna Nagar, Main Surakhpur Road, Najafgarh, New Delhi	Built-up Residential	All documents completed from Archeological deptt. not submitted	not covered under MPD - 2021 norms	Documents incomplete. To be processed for rejection
3.	F1(L-15) PE/2010/Plg	New Krishna Model Public School, Village Rawata, New Delhi	Use as per ZDP- Agriculture/Green Belt	Documents submitted from Archeological Survey of India & Forest Deptt. GNCTD not Submitted	Plot area as per MPD-2021 norms	Documents incomplete. To be processed for rejection
4.	F1(L-17) PE/2010/Plg	Mata Daan Kaur Public School, Village Mundhela Kalan, New Delhi	Use as per ZDP- Agriculture/Green Belt	All documents completed from Archeological Survey of India/ Forest Deptt. GNCTD not Submitted	Plot area as per MPD-2021 norms	Documents incomplete. To be processed for rejection
5.	F1(L-18) PE/2010/Plg	Shri Krishna Public School, Paprawat Road, Najafgarh New Delhi	Built-up Residential	Documents submitted from Archeological Survey of India & Forest Deptt. GNCTD not Submitted	not covered under MPD - 2021 norms	Documents incomplete. To be processed for rejection

6.	F1(L-20) PE/2010/Plg	Dagar Public School, Village Issapur, New Delhi	Use as per ZDP- Agriculture/Green Belt or vill. Abadi area	All documents completed from NOC Archeological Survey of India not Submitted	not covered under MPD - 2021 norms	Documents incomplete. To be processed for rejection
7.	F1(L-21) PE/2010/Plg	KRD International School, Village Issapur.opp. Airforce Station, New Delhi	Use as per ZDP- Agriculture/Green Belt	All documents completed from Recognition Education submitted has not clearly shown the category of school.	Not clear	Documents incomplete. To be processed for rejection
8.	F1(L-24) PE/2010/Plg	Arya Kumar Convent School, Plot No.-4, New Roshanpura, Najafgarh, Delhi	Built-up Residential	Documents submitted from NOC Archeological Survey of India & Revenue Deptt. GNCTD not Submitted	not covered under MPD - 2021 norms	Documents incomplete. To be processed for rejection
9.	F1(L-28) PE/2010/Plg	Mata Nand Kaur Public School, Village Dhansa, New Delhi	Use as per ZDP- Agriculture/Green Belt	Documents submitted from NOC Archeological Survey of India & Forest Deptt. GNCTD not Submitted	Plot area as per MPD-2021 norms	Documents incomplete. To be processed for rejection
10.	F1(L-33) PE/2010/Plg	Sri Ram International School, Prem Nursery, Gopal Nagar, Najafgarh, New Delhi	Built-up Residential	Documents completed / submitted not	Plot area as per MPD-2021 norms	Documents incomplete. To be processed for rejection

ZONE - L **Cat.- 4** (CLU not required but complete set of documents/NOC not submitted)

S. No.	File No.	Name & Address of Institutions	Land use as per MPD/ZDP	Status of documents/NOC submission	Whether the plot area is as per MPD-2021 norms	Remarks
(1)	(2)	(3)	(4)	(5)		(7)
1.	F1(L-02) PE/2010/Plg	Sant Nirankari Mandal, Sant Nirankari Colony, Delhi-9	Residential/Partial Facility Corridor(PSP/Comm. Etc)	All documents completed NOC from Forest deptt. not submitted	Plot area as per MPD-2021 norms	Documents incomplete. To be processed for rejection
2.	F1(L-10) PE/2010/Plg	Prince Public School, Tikri Kalan, New Delhi	Residential	Documents submitted NOC from Forest Deptt. & Archeological deptt. not submitted	not covered under MPD - 2021 norms	Documents incomplete. To be processed for rejection
3.	F1(L-12) PE/2010/Plg	Rao Convent School, Pandwala Khurd, Najafgarh, New Delhi	Use as per ZDP- PSP (Comm. Lvl)	All documents completed NOC from Archeological deptt. not submitted	Plot area as per MPD-2021 norms	Documents incomplete. To be processed for rejection

4.	F1(L-03)/PE/2010 Plg	Mother India Public School, D-19, Gopal Nagar, Najafgarh, New Delhi	Land use not clear as per ZDP.	Documents not completed / submitted	not covered under MPD - 2021 norms	File was submitted to AC(Plg)/Comm.(Plg) for rejection as per Col-5 & 6. The file has been received back from AC(Plg) with remarks that matter is being put up for appropriate orders of L.G./Chairman, DDA in the policy file. Further action may be taken up accordingly.
5.	F1(L-06)/PE/2010/ Plg	Dew Soft Educational Trust, Village Bakkargarh, New Delhi	Use as per ZDP-Agriculture/Green Belt	Documents not completed / submitted	not covered under MPD - 2021 norms	File submitted to V.C./L.G. for rejection as per the comments given in Col-5 & 6
6.	F1(L-08) PE/2010/Plg	Chhotu Ram Tokh Ram Memo. Society, H.No.-203, NR Pole No. 49-A, Village Kair, New Delhi	Land use not clear as per ZDP.	Documents not completed / submitted	not covered under MPD - 2021 norms	File submitted to V.C./L.G. for rejection as per the comments given in Col-5 & 6
7.	F1(L-14) PE/2010/Plg	Chander Motor Training School, V & PO Dichaon Kalan, Najafgarh, New Delhi	Land use not clear as per ZDP.	Documents not completed / submitted	not covered under MPD - 2021 norms	File submitted to V.C./L.G. for rejection as per the comments given in Col-5 & 6

8.	F1(L-19) PE/2010/Plg	Hollywood Public School, RZ-288, Durga Vihar, Ph-I, Najafgarh, New Delhi	Built-up Residential	Documents completed / submitted	not completed	not covered under MPD - 2021 norms	File submitted to V.C./L.G. for rejection as per the comments given in Col-5 & 6
9.	F1(L-22) PE/2010/Plg	Evergreen Public School, Vinobha Enclave, near CRPF Camp, New Delhi	Land use not clear as per ZDP.	Documents completed / submitted	not completed	not covered under MPD - 2021 norms	File submitted to V.C./L.G. for rejection as per the comments given in Col-5 & 6
10.	F1(L-25) PE/2010/Plg	D.C. Convent School, RZ - 115, Shiv Enclave, Dichaon Road, Najafgarh, New Delhi-43	Land use not clear as per ZDP.	Documents completed / submitted	not completed	Plot area as per MPD-2021 norms	File submitted to V.C./L.G. for rejection as per the comments given in Col-5 & 6
11.	F1(L-26) PE/2010/Plg	Adarsh Jain Dharmic Shiksha Sadan, Thana Road, Najafgarh, New Delhi	Land use not clear as per ZDP.	Documents completed / submitted	not completed	Plot area as per MPD-2021 norms	File submitted to V.C./L.G. for rejection as per the comments given in Col-5 & 6
12.	F1(L-27) PE/2010/Plg	Aryaman Public School, RZ-127, West Krishna Nagar, New Delhi	Built-up Residential	Documents completed / submitted	not completed	Not clear	File submitted to V.C./L.G. for rejection as per the comments given in Col-5 & 6
13.	F1(L-29) PE/2010/Plg	Rao Mohar Singh Memorial Public School, Roshan Pura, Paprawat Road, Najafgarh, New Delhi-43	Built-up Residential	Documents completed / submitted	not completed	Plot area as per MPD-2021 norms	File submitted to V.C./L.G. for rejection as per the comments given in Col-5 & 6

14.	F1(L-31) PE/2010/Plg	Adarsh Public School, Shyam Enclave, Deendarpur, Najafgarh, New Delhi	Built-up Residential	Documents completed / submitted	not covered under MPD - 2021 norms	File submitted to V.C./L.G. for rejection as per the comments given in Col-5 & 6
15.	F1(L-32) PE/2010/Plg	Rathore Sahu Samaj Dharmarth Sansthan, C-190, Pushpanjali Enclave, Pitampura, New Delhi-34	Land use not clear as per ZDP.	Documents completed / submitted	Not clear	File submitted to V.C./L.G. for rejection as per the comments given in Col-5 & 6
16.	F1(L-07) PE/2010/Plg	Col.Child School(Middle) Bloom Naveen Palace,Jharoda,CRPF Road,Najafgarh,New Delhi New Delhi	Land use not clear as per ZDP.	Documents submitted NOC from Forest deptt. & Archeological deptt. not submitted	not covered under MPD - 2021 norms	Documents incomplete. To be processed for rejection
17.	F1(L-09) PE/2010/Plg	The Dev Public School, 58/2, Surya Kunj(Saraswati Kunj),Najafgarh,New Delhi	Land use not clear as per ZDP.	Documents submitted from NOC Archeological deptt. not submitted	not covered under MPD - 2021 norms	Documents incomplete. To be processed for rejection
18.	F1(L-16) PE/2010/Plg	Midfields Secondary School, Dabar Enclave,Raota Mor,New Delhi	Land use not clear as per ZDP.	Documents submitted from NOC Archeological Survey of India/ Forest Deptt. & Revenue Deptt.GNCTD not Submitted	not covered under MPD - 2021 norms	Documents incomplete. To be processed for rejection
19.	F1(L-30) PE/2010/Plg	MBD Sec. Public School, Plot No.-1,Main Goyala Dairy Vihar, Road,Shyam Najafgarh, New Delhi-43	Land use not clear as per ZDP.	Documents submitted from NOC Archeological Survey of India.GNCTD not Submitted	Plot area as per MPD-2021 norms	Documents incomplete. To be processed for rejection

DELHI DEVELOPMENT AUTHORITY

Dwarka Planning Office
Manglapuri, Palam, New Delhi

F. 8(335)/PE/2010/Plg./ 4.3.1

Date: 27/6/12

The Secretary,
Osho Dhyan Mandir,
44, Jhatikra Road, Pandwala Khurd,
Near Najafgarh, New Delhi - 110043

Sub.: Reagrding Bonafide Pre-existing institution existing prior to 1.1.2006 and providing Cultural, Religious (including spiritual), Healthcare and Educational Services to the community in Delhi - issue of clearance certificate.

Sir,

Reference your application dated 27.06.2008 along with supporting documents for the institution existing prior to 1.1.2006 situated in Revenue Village Pandwala Khurd, Delhi. In this regard, I am directed to inform that:-

1. The land use of the site under reference is Public, Semi-Public where religious (spiritual) activities are compatible use/activities. The clearance is being accorded to the above mentioned institute only from the angle of permissible land use as per the approved Zonal Plan of Zone -L. Further, as per the MoUD letter dated 08/03/2010, in case of the religious (including spiritual) Institutions, the structures as existed on 1/1/2006 would be permitted to be regularized as per MPD norms subject to the condition that the remaining area would be kept as 'green' area with no construction to be permitted in future.
2. The clearance does not extend to regularization of any buildings standing at the site for which separate approvals will have to be sought from the concerned regulatory agency viz. MCD etc. under the relevant building bye-laws and Master Plan norms.
3. If at any stage, it comes to the notice of DDA that the site for which this clearance certificate is being issued includes any notified Forest land or Ridge land or publicly owned land or is falling in an ASI prohibited Zone, the clearance being given will be liable to be withdrawn/render this letter/clearance invalid.
4. The land under the institution shall be used only for that specific purpose and will not be allowed to be diverted for any other use.
5. Conversion and other charges as decided by the Govt. from time to time shall be payable by the institution. As per directions of Ministry final regularization shall necessitate requisite payment of penalty/levy/additional FAR charges etc. by the institution.

This is issued with the approval of Competent Authority.

Yours faithfully,


Dy. Director (Plg.) Dwarka

Copy to:

1. Principal Secretary (Revenue), GNCTD, Delhi.
2. Chief Conservator of Forest, GNCTD w.r.t. letter No. F.8(335)/Forest/Plg./2011-12/347-349 dated 27/4/2012 issued in this regard by your Deptt.
3. Addl. Commr. (Engg.), MCD.
4. Chief Town Planner, MCD.
5. Superintending Archaeologist, ASI w.r.t. letter No. F No 12/339/2011-NOC dated 20/4/2012 issued in this regard by your department.
6. Ptd. Secretary to Govt. of Delhi.

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2771C

ANNEXURE-1-A

DELHI DEVELOPMENT AUTHORITY
DWARKA PLANNING OFFICE
MANGLA PURI, PALAM, NEW DELHI

No: F.1(L-01)PE/2010/Plg. 440

Dated: 29/6/12

To

Sh. Yuvraj Narain Gorwaney,
Zonal Secretary, Zone-II/NCR,
Radha Soami Satsang Beas,
Maharaj Jagat Singh Medical Relief Society,
Bhati, New Delhi - 110 074.

Sub: Regarding Bonafide Pre-existing institution existing prior to 1.01.2006 and providing Cultural, Religious (including spiritual), Healthcare and Educational Services to the community in Delhi - Issue of clearance certificate.

Ref: F-1(L-01)PE/2010/Plg./440 dt. 13.06.2012.

Sir,

In continuation to the above referred letter on this subject, it is clarified that the request made by Radha Soami Satsang Beas vide letter dt. 14.06.2012 and based on records available in this office, the request is acceded to and it is clarified that the clearance certificate stands corrected and issued in the name of Maharaj Jagat Singh Medical Relief Society under the aegis of Radha Soami Satsang Beas for religious activities only as per MPD-2021 and this clearance does not extend to regularization of any building structure at site.

This is issued with the approval of Commissioner (Plg.)II

Dr. K. Srirangan)
Dy. Director (Plg.) Dwk.

Copy to:

1. Principal Commissioner-cum Secretary (Revenue)GNCTD, 5 Sham Nath Marg, Delhi.
2. Chief Conservator of Forest, GNCTD w.r.t. letter No. 8(335)/Forest/Plg./2011-12/347-349 dt. 27.4.2012 issued in this regard by your department.
3. Addl. Commimssioner (Engg.)/MCD.
4. Chief Town Planner/MCD.
5. Superintendent, Archaeologist, ASI w.r.t. letter F.No.12/75/2012-NOC/1189 dated 15.5.2012
6. Pvt Secretary to L.G., Delhi for information w.r.t. the orders of Hon'ble LG. dated 27.4.2012 & 29.11.11 on the subject.
7. OSD to V.C., DDA for information.
8. Under Secretary (DDIB) MOUD, Nirman Bhawan, New Delhi.
9. Dy.Dir. (MP),DDA for information and record.