

Minutes of the Technical Committee Meeting Held: On 19-12-2014. LAID ON TABLE

59/ Item No. 94/TC/14

Subject:-

1. Proposed Change of Landuse from "Public and Semi Public Facilities" to "Transportation" (Bus Depot - T2) for the site measuring 40031.86 sqmt (4.0 Hac.) in FC - 20, Sector - 32, Phase - IV, Rohini.
2. Modification in Layout Plan of Sector - 32, Phase - IV, Rohini regarding proposed Bus Depot & Temporary Bus Terminal with reference to proposed Change of Landuse and Sub-Division of remaining PSP Area, Pkt-11, FC-20.
3. Modification in Revised Layout Plan of Sector - 11 (Extn.), Rohini regarding change in Use premises from DTC Housing to DDA Housing.
4. Modification in Layout Plan of Sector - 26, Phase - IV, Rohini regarding change in Use premises from Bus terminal to Transportation.

File No. F.20 (31)/2014/MP

1. BACKGROUND:-

A meeting held under the Chairmanship of Hon'ble LG - Delhi on 11.11.2014 in which it was decided to explore / identify 10.0 acres (approx.) of land for Cluster Bus Depot in Rohini area for allotment to Transport Department, GNCTD. As a follow up to this decision, a Joint Site Inspection was carried out on 14/11/2014 with the representatives from DTC, DIMTS & DDA to identify land for Bus Depot in Rohini. Accordingly, a site measuring 10.0 acre / 4.00 hectare (approx.) in Pocket - 11, Block - C in Public & Semi Public Area (FC-20), Sector - 32, Rohini, Phase - IV adjacent 80m wide road (UER-III) has been identified.

Based on the joint inspection, Additional Commissioner / Secretary (STA), Transport Department, GNCTD vide letter no. F.58/PCO/DTC Sectt./2014/658 dt. 18/11/2014 has confirmed that the site measuring 4.0 Ha in Pkt-11 Block - C, PSP area (FC-20) Sector -32, Rohini, Phase - IV was found suitable to the Transport Department.

Upon consent from the Transport Department, Vice Chairman - DDA on 18/11/2014 (in file no. PPR/4032/2003 at p. 17/N & 18/N) had approved the above said site/s and accordingly an advance copy of Layout Plan of Sector - 32, Phase - IV, Rohini earmarked with the said proposed sites was released to Land Disposal Wing - DDA and Engineering Wing - DDA for further follow up action vide letter no. PPR/4032/2003/635 dated 18/11/2014.

2. EXAMINATION:-

A. Proposed Bus Depot at Sector - 32, Phase - IV, Rohini:

- (i) The land identified for Bus Depot is falling in Facility Centre (FC) - 20, Pocket - 11 in Sector - 32, Phase - IV, Rohini. The Layout Plan of Sector 32, Phase - IV, Rohini was approved in the 224<sup>th</sup> Screening Committee Meeting (SCM) held on 24/06/2003 and the proposed numbering for Public & Semi Public Facilities Pockets (FC) in various Sectors of Zone - "M", Rohini, Phase - III, IV & V was further approved in 303<sup>rd</sup> SCM held on 21/11/2011.
- (ii) It is observed that, DDA has already allotted land about 17.12 ha. in various Sectors in Rohini of Zone - "M" for Bus Terminal / Depot against 2.20 ha. However, based on the directions from Hon'ble High Court, more land needs to be provided for establishment of Bus Depot for promotion of Public Transport in Delhi.
- (iii) As per the Detail Total Station Survey furnished by Engineering Wing - DDA vide letter no. F.1 (160) AE (P)/RPD - 4/DDA/101 dated 23/01/2014, the total area of the Pocket - 11, PSP Area (FC-20), Sector - 32, Rohini is 5.9 ha approx. and out of which 5.1 ha. is available for development. In the said pocket a site measuring 4.0 ha approx. is proposed for Bus Depot. During the Joint Inspection, it was observed / pointed out that with in the identified site / land some built up structures also exist. In addition, a piece of land area measuring 0.8 Hectare (approx.) at intersection of UER-III (80M) & proposed 60m wide road has been reserved for

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58/1-46

proposed Grade Separator in future. This 0.8 ha. is also requested by the Transport Department on temporary basis for Bus Terminal as per prevailing terms & conditions w.r.t future need.

- (iv) Since, Vice Chairman - DDA on 18/11/2014 had already approved the said site/s in Layout Plan of Sector - 32, Phase - IV, Rohini in file bearing no. PPR/4032/2003, accordingly, modification (as para 2A (iii)) in the said Layout Plan requires to be rectified by Technical Committee-DDA.
- (v) After, considering the site for Bus Depot, the remaining portion of the PSP Area (Pkt-11) shall be of size 20m x 164.4m i.e. area measuring 3280 sqmt. Since this size & shape is not feasible for any single Zonal Level facility. Hence, the remaining PSP area needs to be Sub-divided for Facilities at the level of Neighbourhood / Zonal Level to make the land effective utilization.
- (vi) As per the Master Plan for Delhi - 2021 and Zonal Development Plan for Zone - "M", the Landuse of the said site is "Public and Semi Public Facilities". As per the Master Plan for Delhi - 2021, under Chapter - 17 Development Code for Sub-Clause 8(2) Permission of Use Premises in Use Zones, Bus Depot & Workshop are not permitted in Public and Semi Public Facilities area. Hence the site identified for Bus Depot requires Change of Landuse & further processed under Section - 11A of Delhi Development Act - 1957, whereas Bus Terminal use premise is permitted in PSP Use Zone. However, this area is reserved for future Grade Separator as per Zonal Development Plan of Zone - "M". Hence this land can be considered for temporary allotment to the Transport Department till the Grade Separator is constructed at this location.

**B. Institutional Housing at Sector - 11 (Extn.), Rohini:**

- (i) In the Revised Layout Plan Sector-XI (Extn.) Rohini, a site measuring 3.97 Ha has been earmarked for DTC (DU's 590). The landuse of said land is "Residential" & it is adjacent to Institutional Housing. As per the decision in the meeting held on 11/11/2014 and further discussion with Transport Department officials the land under reference is not suitable for bus depot. As such not feasible of Bus Depot as per the Transport Department, GNCTD.
- (ii) In view of above at Sr. No. 2B (i), the modification in Revised Layout Plan of Sector-11 Ext. Rohini is proposed for rectification to change in the name of Use Premise of the site measuring 3.97 ha. from "DTC (DU's 590)" to "DDA Housing (DU's as per Master Plan for Delhi-2021)".

**C. Bus Terminal at Sector - 26, Rohini:**

- (i) In the Modified Layout Plan of Sector - 26, Ph - IV, Rohini a site measuring 4.0 ha has been earmarked for Bus Terminal at the intersection of Bawana - Auchandi Marg (Proposed 60m wide Road) and Proposed 80m wide road (UER-III) and in this only 3 to 4 acres is available due to due to built-up & area reserved for proposed Grade Separator. Accordingly, the same is not sufficient for Bus Depot as conveyed by DTC representative in meeting on 11/11/2014 at Rajniwas.
- (ii) In view of above at Sr. No. 2C (i), the Modified Layout Plan of Sector - 26, Rohini is proposed for rectification to change in the name of Use Premise of the site measuring 4.0 ha. from "Bus Terminal" to "Transportation".

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- 47 - 57 | C

### 3. PROPOSAL:-

- a) The following area is proposed for Change of Landuse in Master Plan for Delhi (MPD) - 2021 and Zonal Development Plan of Zone - 'M'.

| Location   | Area                                    | Landuse<br>( As per<br>MPD-2021 &<br>ZDP of Zone<br>'M') | Landuse<br>Changed to           | Boundaries   |
|--|---|--|---------------------------------|--|
| Pkt - 11 in Public & Semi Public Facility Area (FC-20), Phase - IV, Sector - 32, Rohini on 80m wide road (UER-III) | 40031.66 sqmt.<br><br>(4.0 Ha. approx.) | Public Semi-Public Facilities                            | Transportation (T-2, Bus Depot) | North - Public & Semi Public Facilities<br>East - 80m wide road (UER-III)<br>South - Public & Semi Public Facilities & Built-up<br>West - 12m wide road & Residential PKT.- 02, Block - C, Sector - 32, Rohini |

- b) Based on the acceptance by the Transport Department - GNCTD and un-allotted status form IL Department - DDA w.r.t. plot in Sector - 32, Sector 11 (Extn.) & Sector - 26 Rohini earmarked for DTC, the modification in the following Layout Plans is placed for rectification & approval by Technical Committee Meeting - DDA.

- i. Sub-Division Plan of remaining Public & Semi Public Facilities Area of Pocket -11, FC-20, Sector -32, Rohini, Phase -V after considering the 4.0 ha (approx.) of land for Bus Depot (As in para 3(a) above) is being designed for Neighbourhood Level / Zonal Level Facilities which are as under:-

| TOTAL AREA OF THE POCKET |  | 5.90          | Ha. |
|--------------------------|--|---------------|-----|
| DETAILS OF PLOT:-        |  |               |     |
| PLOT NO.                 | USE  | AREA (IN SQM) |     |
| 1                        | DISPENSARY   | 1287.59       |     |
| 2                        | NIGHT SHELTER  | 1002.05       |     |
| 3                        | LOCAL / GOVERNMENT MAINTENANCE OFFICE                    | 1002.05       |     |
| 4                        | BUS DEPOT  | 40031.86      |     |
| 5                        | TO UTILISED FOR GRADE SEPARATOR (TEMPORARY BUS TERMINAL) | 8164.11       |     |
| 6                        | PSP (INCLUDING ALL BUILT-UP)                             | 7550.91       |     |
| TOTAL                    |  | 59053.18      |     |

- ii. Modification in the Layout Plan of Sector - 32, Phase - IV, Rohini regarding proposed Bus Depot measuring 40031.66 sqmt. (4.0 Ha. approx.), Temporary Bus Terminal (0.81 Ha.) and other Facilities.
- iii. Revised Layout Plan Sector - XI (Extn.) Rohini is proposed for rectification to change in the name of Use Premise of the site measuring 3.97 ha. from "DTC (DU's 590)" to "DDA Housing (DU's as per Master Plan for Delhi-2021)".
- iv. Modified Layout Plan of Sector - 26, Phase-IV, Rohini proposed for rectification to change in the name of Use Premise of the site measuring 4.0 ha. from "Bus Terminal" to "Transportation".

The drawing with above details is attached (Refer Annexure-'A' to 'B').

The above is placed before the Technical Committee for consideration please. After the approval by the Technical Committee the matter of Change of Landuse will be further process separately under Section 11 - A of Delhi Development Act, 1957.

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*[Signature]*

-48-56/

4. RECOMMENDATION:-

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

5. FOLLOW UP ACTION:-

After the approval by the Technical Committee, the same will be forwarded to concern Departments for actions as follows:

- |                                   |   |
|-----------------------------------|---|
| • Planning Department/Rohini, DDA | - For further processing of Change of Landuse of case u/r                                     |
| • Engineering Wing, DDA           | - For Feasibility/ Demarcation & Development  |
| • Land Management Wing, DDA       | - For acquisition/ possession of built-up areas coming in Pkt. 11, FC-20, Sector - 32, Rohini |
| • Land Disposal Wing, DDA         | - For appropriate action based on Feasibility/ Demarcation by Engineering Wing (Civil)/Rohini |
| • Electrical Wing, DDA            | - For Electrification of the area.  |

DECISION

The Item was presented by Director (Plg) Rohini. After detailed deliberation Technical Committee agreed to the proposal as given in para 3 of the Agenda including high end DDA housing in the layout plan of sector 11 extn. As given in para 3(iii), Technical Committee further recommended the proposed change of land use of an area measuring for 40031.86 sqm (4 ha) from public semi-public facilities to transportation (T-2, Bus Depot), to put up to Authority for modification to the MPD-2021 under section 11 A of DD Act 1957.

|   |                                 |
|---|---------------------------------|
| DELHI DEVELOPMENT AUTHORITY   |                                 |
| MASTER PLAN SECTION   |                                 |
| <b>VERIFIED</b>   |                                 |
| This Proposal was Considered in the.....15 <sup>th</sup> .....Technical Committee |                                 |
| Meeting held on...19.12.2014.....   |                                 |
| Agenda Item No.....94.1.2014.....   |                                 |
| <i>Sudhakar</i><br>Ht. Director   | <i>Sudhakar</i><br>Dy. Director |
| Master Plan   | Master Plan                     |

Action: Director (Plg) Rohini





Minutes of the Technical Committee  
Meeting Held on 19-12-2014.

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Item No:

95/Tc/14

- Sub: i) Modification in Layout Plan of Government land along 60m ROW road, Zone P-I Narela.  
ii) Change of Landuse for an area measuring 40,000 Sq.mt. from 'Government' to 'Utility' - Electricity (Power House sub-Station) in Zone P-I Narela.

File No: F.20(32)/2014-MP

1.0 Background:

- 1.1 This is regarding 400 kv Electric Sub- Station site measuring 40,000 Sq.m (4 Ha.) in Putkhurd in the Layout Plan of Government land along 60m ROW road, Zone P-I Narela.
- 1.2 A joint inspection of area was carried out with DTL representative by Narela Planning Office on 04/12/2014. During visit, a site was identified on proposed 60 mt. R/W Road in Zone P-I. The proposed site for 400 kv ESS falls in acquired land of Zone P-I. Based on acceptance by Delhi Transco limited (DTL), GNCTD, modification in the Layout Plan was considered and approved by VC, DDA on 09/12/2014.
- 1.3 The Landuse of site identified for 400 kv ESS is 'Government' as per MPD-2021 and Zonal Development Plan of Zone P-I. There is a need of Change of Landuse for identified site from 'Government' to 'Utility'- Electricity (Power House Sub- Station). Accordingly, the change of Landuse is required to be processed from 'Government' to 'Utility' (Power House Sub- Station) under section 11-A of Delhi Development Act, 1957.

2.0 Examination

- 2.1 The request for 400 kv ESS at Hamidpur was earlier received through letter date 23<sup>rd</sup> June.2014, from Principle Secretary (Power) GNCTD to VC, DDA. During the meeting taken by VC, DDA on 05/12/2014 with Principal Secretary (Power), GNCTD, it was decided that land be allotted to DTL and subsequently process of change of Landuse be taken up.
- 2.2 This aspect was deliberated in the meeting taken by the then Addl. Commissioner Planning (UE&P/LP) on 08/09/2014. The status of Land required for ESS at Hamidpur was informed that said land at Hamidpur is earmarked for sanitary land fill site. The DTL was requested to suggest some alternative site.
- 2.3 Based on acceptance by DTL, GNCTD and un-allotted status from IL branch DDA, modification in the layout plan of Government land along 60m road Zone P-I Narela earmarked for Recreational (Green), area measuring 4.0 Ha., for the Electric Substation was considered and approved by VC, DDA on 09/12/2014. Subsequently the Plan was released for allotment & demarcation to respective departments in DDA on 09/12/2014. This modification in the Layout plan as approved by VC, DDA on 09/12/2014 requires to be rectified by Technical Committee, DDA.
- 2.4 The change of landuse for an area measuring 40,000 Sq.mt. from 'Government' to 'Utility'- Electricity (Power House Sub- Station) is required to be processed under section 11-A of Delhi Development Act, 1957.

3.0 Proposal

- i) The modification in Layout plan Government land along 60m road Zone P-I Narela, with proposal as contained in Para 2.3 above is placed for rectification by Technical Committee, DDA.
- ii) The Landuse of the following area in MPD-2021 and Zone P-I is proposed for change as per description listed below:-



-52-

| Location  | Area          | Land Use (MPD-2021) | Land Use Changed to                              | Boundaries  |
|---|---------------|---------------------|--|---|
| The plot earmarked for Government Landuse at Government land along 60 m Road Zone P-I, Narela | 40,000 Sq.mt. | 'Government'        | 'Utility'- Electricity (Power House Sub-Station) | i) North-Residential<br>ii) South- 60 mt. Road R/W<br>iii) East - Govt. Landuse<br>iv) West - (Commercial) (Community Centre) |

The above proposal of Change of Landuse is for inviting objection suggestion under section 11-A of Delhi Development Act-1957.

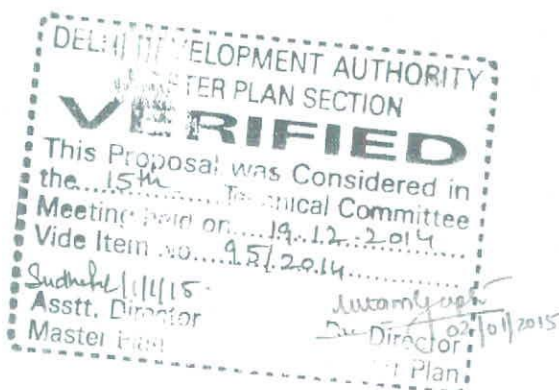
**4.0 Recommendation:**

The proposal contained in Para 3 above, is placed for consideration and approval by Technical Committee, DDA.

**DECISION**

The proposal was presented by Addl. Commissioner (Plg) UE&LP. After detailed deliberation Technical Committee agreed to the modification in the layout plan of government land alongwith 60mt RoW road in Zone-P-I and also recommended the proposal and change of land use for an area measuring 40,000 sqmt from government to utility for processing to the Authority under section 11 (A) of DD Act 1957.

**Action: Addl. Commissioner (Plg) UE &LP**





SITE MEASURING 40,000 SQM  
 IN LAYOUT PLAN OF GOVERNMENT  
 LAND ALONG 60 MIL ROW ROAD ZONE  
 P-1, NARELA FOR CHANGE OF LAND  
 USE TO UTILITY-ELECTRICITY  
 (POWER HOUSE SUB-STATION) IN  
 MPD-2021 & ZDP OF ZONE P-1

WEST : COMMERCIAL (COMMUNITY CENTRE)

THE LAYOUT PLAN OF GOVERNMENT LAND  
ALONG 50M ROW ROAD, ZONE P-1,  
NARELA WAS CONSIDERED IN 202 ND  
SCREENING COMMITTEE MEETING HELD ON  
16/06/2010 VIDE ITEM NO. 72-2010 AND  
APPROVED IN FILE NO.  
F 15 8/04/2009/NP/PT.

CHANGE OF LAND USE FOR AN  
AREA 40,000 SQ.M FROM  
GOVERNMENT TO UTILITY-  
ELECTRICITY (POWER HOUSE  
SUB STATION) IN MPD-2021 &  
ZDP OF ZONE P-I.

ZONE D1 (NARELA PROJECT & PILL AND LAND POOLING)



Yivar Sotelo 3/1/15  
A.C. (UEOLP) DIRECTOR

PROPOSED SITE FOR  
CHANGE OF LANDUSE TO  
UTILITY (ELECTRIC SUB  
STATION)  
AREA 40,000 SQ.M

COMMERCIAL  
(COMMUNITY CENTRE)

60 Mt. ROAD ROW

PROPOSED SITE FOR  
CHANGE OF LANDUSE TO  
UTILITY (ELECTRIC SUB  
STATION)





F.1 (16) 2014/MP/01

Date: 01.01.2015

**Sub: Minutes of the 15<sup>th</sup> Technical Committee held on 19-12-2014**

The 15<sup>th</sup> meeting of Technical Committee was held under the Chairmanship of VC, DDA on 19.12.2014.

The List of the participants is annexed at 'Annexure- A'

**Item No. 88/2014**

**Confirmation of Minutes**

**F1(14)2014/MP**

The Minutes of the 14<sup>th</sup> Technical Committee meeting held on 17.11.2014 were circulated to all the members. As no observations were received, the Minutes of the 14<sup>th</sup> Technical Committee meeting held on 17.11.2014 were confirmed as circulated.

**Item No. 89/2014**

**Proposal for modification in MPD-2021 w.r.t the Development Control Norms of Night Shelters**

**F3(80)2007/MP**

The proposal was presented by Director (Plg) MP&DC the representative of DUSIB provided the justification for enhancement of FAR due to increased space standard of 5 sqmt per person as given in the mission document under national urban livelihood mission and further requested for enhanced ground coverage up to 60 % considering that the building will be low rise and without lifts for economy. After detailed deliberation Technical Committee agreed to the proposal for enhancement of FAR from 120 to 200 and ground coverage from 30% to 60% subject to clearance from Fire Department and parking be as per requirement and recommended the proposal to be put up to the Authority for modification to the MPD-2021 under section 11 A of DD Act.

**Action: Director (Plg) MP&DC**

**Item No. 90/2014**

- (i) Modification in Layout Plan of Public & Semi Public Facilities area at Sector A-7, Narela in Zone P-I,
- (ii) Change of land use for an area measuring 19980 sqmt from Public & Semi Public Facilities (PS1- Hospital) to Transportation (Depot - Bus) in Public & Semi Public Facilities area at Sector A-7, Narela in Zone P-I.

**F20(29) 2014/MP/**

The proposal was presented by Addl. Commissioner (Plg) UE&LP. After detailed deliberation Technical Committee approved the modification in the layout plan of public semi-public facilities area at sector A7, Narela and also recommended the proposed change of land use of an area measuring 19980 sqmt from public semi-public facilities (PS-1- Hospital) to Transportation (Depot - Bus) to be put up to Authority for modification to the MPD-2021 under section 11 A of DD Act 1957.

**Action: Addl. Commissioner (Plg) UE&LP**

Item No. 91/2014

Case of Applicable Set-backs in an already approved layout plan, while presently allowing additional flats / additional blocks under the present MPD-2021 and related provisions contained therein

**F20(15) 2013/MP/**

The proposal was presented by Chief Town Planner (EDMC). After detailed deliberation Technical Committee observed that as per clause 3.0 Para 3(4) of Chapter 17, Development Code of MPD-2021 no relaxation is required. However, this will be subject to the fire safety clearance from Fire Department.

**Action: Chief Town Planner (EDMC)**

Item No. 92/2014

To determine the use of private property at C-27A, Greater Kailash Enclave- (in reference to the orders dated 08.08.2014 passed by Hon'ble High court in the matter of Ujagar Singh V/s South Delhi Municipal Corporation of Ors. ).

**F20(20) 93/MP**

The proposal was presented by Addl. Commissioner (Plg) AP. After detailed deliberation Technical Committee observed that a uniform policy needs to be prepared to deal the un-acquired pockets in developed urban area. A concept paper may be prepared and discussed in a separate meeting where officers from land management, Legal, Land Disposal, Architecture Department of DDA, etc. will be invited to arrive at a logical solution. This view may also be informed to the Hon'ble Court and seek time from Hon'ble court in the matter of Ujagar Singh V/s South Delhi Municipal Corporation and Ors. which is pending before Hon'ble High Court.

**Action: Addl. Commissioner (Plg) AP  
Director (Plg) Zone-F, H & D,**

Item No. 93/2014

Proposed modifications in Chapter 7 Industry of MPD-2021 w.r.t. activities permitted in Industrial Area and modifications notified by the Ministry of Urban Development, GOI from time to time

**F17(5)2007/MP**

The proposal was presented by Director (Plg) MP, it was explained that the various knowledge based industries will be permissible in planned industrial area on the 24 m RoW roads. Ex Director, DSIIDC has requested that all these activities be considered as the industrial activities and be permitted in

- (i) The existing industrial areas.
- (ii) The proposal of adding clause 2 (vi) – (i) of the Regulations to be added in the MPD-2021 in clause 7.6.2.1 below clause 6(b) was agreed upon.
- (iii) The issue regarding development control norm on industrial sheds was also discussed during the meeting. It was observed that DSIIDC may provide the layout plans and lease deeds of such industrial sheds for including the size of plots / area of sheds. A joint site inspection may also be taken up, so that the necessary amendment in the notified regulations can be considered.

DSIIDC officers were also requested to provide detailed justification for proposed modification to be incorporated in the Agenda

In view of above, the Item was deferred.

**Action: Ex. Director, DSIIDC**



Item No. 94/2014

- (i) Proposed change of land use from Public & Semi Public Facilities to Transportation (Bus Depot-T2) from the site measuring 40031.86 sqmt (4.0 Hac) in Facility Corridors-20, Sector 32, Phase -IV, Rohini.
- (ii) Modification in layout plan of Sector 32, phase -IV, Rohini regarding proposed Bus Depot & Temporary Bus Terminal with reference to proposed Change of land use and sub-division of remaining Public & Semi Public Facilities Area, Pkt-11, and Facility Corridors-20.
- (iii) Modification in Revised layout plan of sector 11 (Extn) Rohini regarding change in use premises from DTC Housing to DDA Housing.
- (iv) Modification in Layout Plan of Sector - 26, Phase IV, Rohini regarding change of land use premise from Bus terminal to Transportation.

F.20(31)2014/MP

The Item was presented by Director (Plg) Rohini. After detailed deliberation Technical Committee agreed to the proposal as given in para 3 of the Agenda including high end DDA housing in the layout plan of sector 11 extn. As given in para 3(iii), Technical Committee further recommended the proposed change of land use of an area measuring for 40031.86 sqm (4 ha) from public semi-public facilities to transportation (T-2, Bus Depot), to put up to Authority for modification to the MPD-2021 under section 11 A of DD Act 1957.

Action: Director (Plg) Rohini

Item No. 95/2014

- (i) Modification in layout plan of Government land alongwith 60mt RoW road, Zone P-I, Narela.
- (ii) Change of land use for an area measuring 40,000 sqmt from Government to Utility - Electricity (Power House Sub - Station) in Zone -P-I, Narela

F.20(32)2014/MP

The proposal was presented by Addl. Commissioner (Plg) UE&LP. After detailed deliberation Technical Committee agreed to the modification in the layout plan of government land alongwith 60mt RoW road in Zone-P-I and also recommended the proposal and change of land use for an area measuring 40,000 sqmt from government to utility for processing to the Authority under section 11 (A) of DD Act 1957.

Action: Addl. Commissioner (Plg) UE &LP

Item No. 96/2014

Proposed change of land use of an area measuring 4 hact from Public & Semi Public Facilities to Utility (U-3) for 400 KV. Sub-station at sector V, Dwarka

F.20(34)2014/MP

The proposal was presented by Director (Plg) Dwarka. After detailed deliberation Technical Committee recommended the proposal of change of land use for an area measuring 4 hact. from Public & Semi Public Facilities to Utility (U-3) for 400 KV. Sub-station at sector V, Dwarka for further processing to the Authority under section 11 (A) of DD Act 1957.

Technical Committee has further approved the proposal of route alignment in principle subject to the following:

- (i) NOC, from Hon'ble National Green Tribunal (NGT).
- (ii) NOC, from concerned land owning agency.
- (iii) NOC, from PWD / EDMC / DDA for alignment passing through the Right of Way.
- (iv) NOC, from Ridge Management Board, Central Empowerment and any other Agency if required.
- (v) Delhi Transco Limited (DTL) will ensure the recommended safe distance from the abutting properties.
- (vi) The possibility of laying underground HT lines, will be explored wherever Right of Way is less than 30 mt, due to inadequate space.

Action: Director (Plg) Dwarka  
DTL

Item No. 97/2014

- (i) Utilization Plan of Land Measuring 2.56 Ha along proposed road 60mt RoW in Revenue Estate of village Tuglakabad for setting up 400 Kv Electricity (Power House Sub Station).
- (ii) Change of landuse for an area measuring 2.56 ha from "Recreational Use" (Regional Park) to "Utility" (U-3) 400 Kv Electricity (Power House Sub Station) in Zone -J, South Delhi -II

F.20(33)2014/MP.

The proposal was presented by Director (Plg) Zone J. After detailed deliberation Technical Committee has approved the utilization plan of land measuring 2.56 hac along proposed 60 mt right of way road in Revenue estate of village Tuglakabad for setting up 400 kv electricity sub-station.

Technical Committee has further recommended the proposal of change of land use for an area measuring 2.56 hac from Recreational use (Regional Park) to Utility (U-3) for 400 KV. Electricity Sub-station in zone-J south Delhi for further processing to Authority under section 11(A) of DD Act 1957..

Action: Director (Plg) UC & Zone -J

Item No. 98/2014

Change of land use of an area measuring 25562 sqm (approx.) from "Recreational" (District Park) to "Utility" for proposed 400 KV ESS at DDA Park (56 Bigha) Shastri Nagar near to Inderlok Metro Station requested by Delhi Transco Limited

F.1(12)2002/MP.

The proposal was presented by Addl. Commissioner (Plg) AP. After detailed deliberation Technical Committee recommended the Change of land use of an area measuring 25562 sqm (approx.) from "Recreational" (District Park) to "Utility" for proposed 400 KV ESS at DDA Park (56 Bigha) Shastri Nagar near to Inderlok Metro Station requested by Delhi Transco Limited with the following conditions:

- (i) Ownership status shall be confirmed by land department before handing over the land to Delhi Transco Limited.
- (ii) NOC from Forest department and other concerned statutory bodies since the land is falling within the developed DDA park (56 Bigha) Shastri Nagar and the land use is 'Recreational' (District Park).
- (iii) NOC from statutory authorities concerned for cutting of trees, as per the statutory requirement and plant the required number of trees as per statutory requirements.



- (iv) NOC from Hon'ble National Green Tribunal (NGT).
- (v) NOC from concerned land owning agency.
- (vi) Delhi Transco Limited (DTL) will ensure the recommended safe distance from the abutting properties.

Action: Director (Plg) Zone E & O

Item No. 99/2014

Utilization of 1589 sq yard (1329 sqm) plot earmarked for Library cum senior citizen Inter action centre.


**F.1(34)2005/MP**

The proposal was presented by Addl. Commissioner (Plg) AP. After detailed deliberation Technical Committee agreed to the proposal for utilization of plot measuring 1329 sqmt for Community Hall Cum Senior Citizen Inter-action centre in the Layout Plan of Anand Niketan CHBS. With the following conditions:

- (i) The DDA should explore the possibility of filing a joint application with the society to seek leave of the Court to settle the case amicably out of court.
- (ii) Legal department to ascertain whether there is any pending directions of court regarding modifications can be carried out in the service personnel sites in CHBS.

Action: Director (Plg) AP-I

The meeting ended with vote of thanks to the Chair.

  
(S.B. Khodankar)  
Director (Plg.) MP&DC

**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 *8/2/15*
- 8. Chief Architect, HUPW DDA
- 9. Chief Architect, NDMC
- 10. Chief Engineer (Property Development), DMRC
- 11. Chief Engineer (Elect.), DDA
- 12. Chief Town Planner, MCD (SOUTH)
- 13. Chief Town Planner, MCD (NORTH)
- 14. Chief Town Planner, MCD (EAST)
- 15. Addl. Commr. (Landscape), DDA
- 16. Addl. Commr. (Plg.) MPR&DC, DDA
- 17. Addl. Commr. (Plg.) TB&C, DDA
- 18. Addl. Commr. (Plg.) AP, DDA
- 19. Addl. Commr. (Plg.) UE&LP, DDA
- 20. Secretary, DUAC
- 21. Sr. Architect (HQ-I) CPWD Nirman Bhawan
- 22. Dy. Commissioner of Police (Traffic) Delhi
- 23. Land & Development Officer (L&DO) *8/2/15*

List of participants of 15<sup>th</sup> meeting for the year 2014 of Technical Committee on 19.12.2014**DELHI DEVELOPMENT AUTHORITY**

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Commissioner (Plg), DDA
4. Addl. Commissioner (Plg) MPR&TC DDA
5. Addl. Commissioner (Plg) TB&C, DDA
6. Addl. Commissioner (Plg)AP, DDA
7. Addl. Commissioner (Plg)UE&LP, DDA
8. Director (Plg) A & B, DDA
9. Director (Plg) C & G, DDA
10. Director (Plg) UC & Zone J, DDA
11. Director (Plg) Dwarka, DDA
12. Director (Plg) VC, Sectt
13. Dy. Director (Plg) Zone – J, DDA
14. Dy. Director (Plg)Rohini, DDA
15. Dy. Director (Plg) Dwarka, DDA
16. Asstt. Director (Plg), Zone D, DDA
17. Asstt. Director (Plg),Dwarka, DDA

**OTHER ORGANIZATION**

S/Sh. /Ms.

1. Sunil Mehra, Chief Town Planner (EDMC).
2. ✓ Subodh Kumar PCO (STA) Transport Department, GNCTD
3. ✓ S.K. Singh, Dy. Commissioner (Indus Deptt) GNCTD
4. H.L. Malik Consultant, Industries, GNCTD
5. ✓ Yaspal Garg, Ex. Director, DSIIDC
6. RavinderSoni , ACP/Traffic, Delhi Police
7. ✓ Jeet Ram, Architect, DUSIB 21/1/15
8. ✓ M.K. Tyagi, Member (Engg) DUSIB 21/1/14
9. HarleenBehl, Sr. Architect (R&N), HUPW
10. Anil Rathore, Associate Architect, TCPO, MoUD
11. K.M.Lal DGM(+) Planning, DTL
12. Gurcharan Singh, Architect, NDMC
13. Y.K. Sachdeva, Asstt. Manager (Plg)Delhi Transco 21/1/15
14. Devesh Chand, B.O./ L&DO

Three Pages  
& Forward  
21/1/15

17 Seventeen  
Later  
Received  
21/1/15



# Minutes of the Technical Committee Meeting Held on 19-12-2014

ITEM No. 89/TC/14

Sub: Proposal for modification in MPD-2021 w.r.t. the Development Control Norms of Night Shelters.

File No.: F.3(80)/2007-MP

## 1.0 BACKGROUND

- As a follow up meeting held on 01.12.2014, under the chairmanship of Hon'ble Minister of Urban Development for which minutes of the meeting held on 22.11.2014 have been received under the chairmanship of UDM with the members of Parliament etc. of Delhi to review various issues regarding Delhi wherein issues of need to increase FAR for Night Shelter complexes to 200.
- Hon'ble High Court of Delhi in the matter of Court in its own motion v/s GNCTD and Ors. of WP(C)29/2010 has passed the order on 14.10.2014 for government departments to take the remedial measures to resolve the deficiencies in the provisions of night shelters.
- As there is land shortage in Delhi, the increase in FAR for Night Shelter as referred above will provide for accommodation of the more number of homeless population

Item No. 89/14.  
S.M.P.  
11/12/2014.  
A.S.M.D.I.

## PROVISIONS OF MASTER PLAN FOR DELHI-2021

The development control norms for Night Shelter are given under Para 4.4.3 Control for Building / Buildings within Residential Premises which are as given below:

### F. Night Shelter

|                      |   |           |
|----------------------|---|-----------|
| Min. Plot Size       | - | 1000 sqm. |
| Max. Ground Coverage | - | 30%       |
| Max. FAR             | - | 120       |
| Max. Height          | - | 26 m      |

## 3.0 PROPOSAL

Based on the above, the proposal for modification in MPD-2021 w.r.t. Increase in is as under:

| MPD-2021   |                     |                        |
|--|---------------------|------------------------|
| No. 4.4.3 Control for Building / Buildings within Residential Premises |                     |                        |
| F. Night Shelter   |                     |                        |
|  | Existing Provisions | Proposed Modifications |
| Min. Plot Size   | 1000 sqm.           | 1000 sqm.              |
| Max. Ground Coverage   | 30 %                | 30 %                   |
| Max. FAR   | 120                 | 200                    |
| Max. Height  | 26 m                | 26 m                   |

The proposal in Para 3.0 above is put up for consideration of the Technical Committee for further processing the proposed modifications under Section 11A of DD Act.1957.

The proposal was presented by Director (Plg) MP&DC the representative of DUSIB provided the justification for enhancement of FAR due to increased space standard of 5 sqmt per person as given in the mission document under national urban livelihood mission and further requested for enhanced ground coverage up to 60 % considering that the building will be low rise and without lifts for economy. After detailed deliberation Technical Committee agreed to the proposal for enhancement of FAR from 120 to 200 and ground coverage from 30% to 60% subject to clearance from Fire Department and parking be as per requirement and recommended the proposal to be put up to the Authority for modification to the MPD-2021 under section 11 A of DD Act.

## DECISION

12  
A.S.M.P.  
MP&DC

DELHI DEVELOPMENT AUTHORITY  
MASTER PLAN SECTION  
**VERIFIED**  
This Proposal was Considered in the 15<sup>th</sup> Technical Committee Meeting held on 19.12.2014. Vide Item No. 89/2014.

89/14/Tc

DELHI URBAN SHELTER IMPROVEMENT BOARD  
GOVT. OF NCT OF DELHI  
OFFICE OF THE MEMBER (ENGINEERING)

Punarwas Bhawan, I.P.Estate,  
ITO, New Delhi:110002  
Ph. 23370281

No.

Dt.

To

The Vice-Chairman, DDA,  
Vikas Sadan, New Delhi

Ref: Para 5 (3) of minutes of the meeting dt. 25/11/2014.

Sir,

DUSIB is constructing permanent night shelters to accommodate homeless people in Delhi for which present FAR available is 120. Ministry of Housing and Urban Poverty Alleviation recently has issued Mission Document & under National Urban Livelihood Mission vide which the requirement of space in night shelter has been increased to 5.00 sqm per person (copy enclosed). In order to fulfill the requirement of NULM and to accommodate more people in night shelters more area needs to be constructed in night shelters.

It is therefore, proposed that FAR for night shelters may be increased from 120 to 200.

  
(M.K. Tyagi)

Member (Engineering), DUSIB

Encl: (As above)

Copy to:

1. Secy. (UD), Govt. of NCT of Delhi, for kind information pl.
2. Member (Admn)

P70





## Scheme of Shelter For Urban Homeless (SUH)

10.1 The main objective of Scheme of Shelter for Urban Homeless (SUH) is to provide shelter and all other essential services to the poorest of the poor segment of urban societies. The shelters should be permanent all-weather 24 x 7 shelters for the urban homeless. For every one lakh urban population, provisions should be made for permanent community shelters for a minimum of one hundred persons. Depending upon local conditions each shelter could cater to between 50 and 100 persons.

10.2 Priority would be given to cities with population above one million in census of 2011, and other cities and towns identified by the Government of India/ State Governments to be of special social, historical or tourist importance.

10.3 For shelter planning purposes, a space of 50 sq. feet or 4.645 Sq. meters or say, 5 square meters per person may be taken as the minimum space to be provided.

10.4 The basic common facilities/amenities such as water, sanitation, electricity, kitchen/ cooking space, common recreation space may be provided at the shelters for dignified human living. Also linkage with Anganwadi, PHC, childcare facilities and other social assistance programme, etc. may be ensured.

10.5 **Linkages with entitlements:** Shelters should be a space for convergence and provisions of various entitlements of social security, food, education and health care systems. All homeless persons, in shelters should be given priority under various schemes, and Government programmes. This is because the homeless are unable to access many services due to lack of documentary proof such as address and birth proof etc.

10.6 **Location of Shelters:** Location should be close to homeless concentrations and work sites as far as practicable. They may be located close to the areas where the poorest congregate like railway stations, bus depots, terminals, markets, wholesale mandis etc. The Urban Development Projects Formulation and Implementation (UDPFI) guidelines and Master Plans may be suitably amended to permit construction of such shelters in public and semipublic use zones, industrial and recreational areas.

10.7 **Design of Shelters:** Where existing infrastructure / public buildings are being used, suitable refurbishment and augmentation to meet requisite services / space requirement should be done. Permanent shelters may be built of concrete or durable and weather proof alternate structures. The State Governments will be encouraged to adopt innovative designs for low cost and energy efficient buildings.

10.8 Each implementing Organisation shall set up a Shelter Management Committee (SMC).



# Minutes of the Technical Committee Meeting Held On 19-12-2014.

- Sub: i) Modification in Layout Plan of Public & Semi Public Facilities area at Sector A-7, Narela in Zone P-I.  
ii) Change of landuse for an area measuring 19980 Sq.mt. from Public Semi Public Facilities (PS1- Hospital) to Transportation (Depot-Bus) in Public Semi Public Facilities area at Sector A-7, Narela in Zone P-I.

(File No: F.20(29)/2014-MP)

## 1.0 Background:

- 1.1 In the meeting taken by Hon'ble L.G., Delhi on 11/11/2014, it was decided to identify 5.0 Acres (2 Ha.) of Land for Cluster Bus Depot by DDA in Narela for allotment to Transport Department, GNCTD.
- 1.2 Accordingly, the site was identified jointly with representative of Transport department, GNCTD on 12/11/14. The said site measuring 19980 Sq.mt. forms part of Intermediate Hospital category - A in the approved Layout Plan of Public Semi Public Facilities in Sector A-7, Narela & on Junction of UER-I (80 mt. R/W) and 40mt R/W & acceptable to Transport Department, GNCTD.
- 1.3 Based on acceptance by Transport Department, GNCTD and un-allotted status from IL branch DDA, modification in the Layout Plan was considered and approved by VC, DDA on 18/11/2014.
- 1.4 The Landuse of an area measuring 19980 Sq.mt. in Layout Plan of Public Semi Public Facilities in Sector A-7, Narela is "Public Semi Public Facilities" as per MPD-2021 and Zonal Development Plan of Zone P-I. Accordingly, the change of Landuse is required to be processed from Public Semi Public Facilities to Transportation under section 11-A of Delhi Development Act, 1957.

## 2.0 Examination

- 2.1 In the approved Layout Plan of Public & Semi Public Facilities in Sector A-7, Narela. There is an intermediate Hospital Category-A with area measuring 3.7555 ha. (Plot no.28). As per report of IL branch, DDA dated 13/11/2014, the said plot is un-allotted.
- 2.2 The land under reference was jointly inspected by the representative of Transport Department, GNCTD & DDA on 14/11/2014 and Land found suitable for construction of Cluster Bus Depot.
- 2.3 Based on acceptance by Transport Department, GNCTD and un-allotted status from IL branch DDA, modification in the Layout Plan for Plot no.28 earmarked for Intermediate Hospital Category-A measuring 3.7555 Ha., for the Bus-Depot with an area 19980 Sq.mt. and Hospital with area measuring 17575 Sq.mt. was considered and approved by VC, DDA on 18/11/2014. Based on approval, the Plan was released for allotment and demarcation to respective department in DDA on 18/11/2014. Subsequently the Plan was released for allotment & demarcation to respective departments in DDA on 18/11/2014. This modification in the Layout plan as approved by VC, DDA on 18/11/2014 requires to be rectified by Technical Committee, DDA.
- 2.4 The change of landuse for an area measuring 19980 Sq.mt. from Public Semi Public Facilities to Transportation is required to be processed under section 11-A of Delhi Development Act, 1957.

## 3.0 Proposal

- i) The modification in Layout plan of Public & Semi Public Facilities area at Sector A-7, Narela with proposal as contained in Para 2.3 above is placed for rectification by Technical Committee, DDA.
- ii) The Landuse of the following area in MPD-2021 and Zone P-I is proposed for change as per description listed below:-

Item No.  
90/14.  
Sushru  
11/12/2014  
A.D.(M.P.)



| Location   | Area         | Land Use (MPD-2021)                            | Land Use Changed to        | Boundaries   |
|--|--------------|--|----------------------------|--|
| The plot earmarked for Bus-Depot (earlier part of Intermediate Hospital category-A) at Public & Semi Public Facilities area at Sector A-7, Narela. | 19980 Sq.mt. | Public & Semi Public Facilities (PS1-Hospital) | Transportation (Depot-Bus) | i) North- Road 20mt.R/W & Public Semi Public Facilities area.<br>ii) South-40 mt. Green Belt & Road 80 mt.R/W (UER-I)<br>iii) East -Road 60 mt. R/W<br>iv) West -Public Semi Public Facilities (Hospital). |

The above proposal of Change of Landuse is for inviting objection suggestion under section 11-A of Delhi Development Act-1957.

Item No. 90/14.  
Sudhakar  
A.P. (M.T.) D.

**4.0 Recommendation:**

The proposal contained in Para 3 above, is placed for consideration and approval by Technical Committee, DDA.

**DECISION "**

The proposal was presented by Addl. Commissioner (Plg) UE&LP. After detailed deliberation Technical Committee approved the modification in the layout plan of public semi-public facilities area at sector A7, Narela and also recommended the proposed change of land use of an area measuring 19980 sqmt from public semi-public facilities (PS-1- Hospital) to Transportation (Depot - Bus) to be put up to Authority for modification to the MPD-2021 under section 11 A of DD Act 1957.

**Action: Addl. Commissioner (Plg) UE&LP**



Minutes of the Technical Committee  
Meeting Held on 19-12-2014

ITEM No. 41/TC/14

F.20(15)/2013-MP

Sub:- Case of "Applicable Set-backs" in an already approved layout plan, while presently allowing additional flats / additional blocks under the present MPD-2021 and related provisions contained therein.

Ref. is invited to letter No. TP/G/EDMC/3419/14 dt. 10.11.2014 (Annexure - 5)

1. Case of M/s Saraswati CGHS on Plot No. 97 at Patparganj for a revision in the layout plan :-

Saraswati CGHS has applied for revision in the layout plan on an area of 3.08 Acre, proposing one additional block (S+G+6 floors) and addition of more dwelling units on the already constructed blocks (4 Nos.) i.e. G+3+1 addl. floor.

Since the prevalent MPD-2021 provision asks for a different set of setbacks for such type of site for group housing, comments were sought from DDA vide a letter dt. 13.02.14. (Encl. - 1)

2. DDA's Reply :-

The Dy. Director (Plg.)/MP vide letter dt. 14.10.14 (Encl. -2) has suggested to put up this matter in the form of an agenda note before the Technical Committee of DDA for relaxation in the setbacks as per the provisions given in MPD-2021 at footnote iv. of Table 17.1 under sub-clause 8(3) Regulations for Building Controls within Use Premises.

3. High Court Order dt. 26.08.14 in W.P.(C) 495/2007 and CM Nos. 2875/2011 and 12052/2011 titled - "Subhash Kwatra Vs. The Registrar of Co-operative Societies and Ors. :-

The Saraswati CGHS is under an Administrator. The order of Hon'ble High Court dt. 26.08.2014, in the matter of Subhash Kwatra Vs The Registrar of Co-operative Societies and Ors., is relevant in this case and is therefore reproduced below -

ORDER

26.08.2014

Case received on transfer.

*Learned counsel for the Respondents seek time to place on record the detailed chronology of events as directed by order dated May 19, 2014. Advance copies thereof shall be furnished to the counsel for the remaining parties.*



Ms. Mini Pushkarna, learned counsel for East Delhi Municipal Corporation states that the matter with regard to the relaxation of setbacks, ground coverage and height in the new proposed tower being constructed has been referred to the DDA for relaxation of the rules and is currently pending with the DDA. DDA is accordingly directed to expedite the matter at its end and preferably to communicate its decision within two weeks from today.

Ms. Mini Pushkarna, learned counsel for the East Delhi Municipal Corporation further states that the proposal of the Petitioners for construction of 10 additional flats over the existing ones is not feasible in view of the fact that in a similar matter where such construction was envisaged the Hon'ble Supreme Court has stayed the construction.

List for further directions on 24<sup>th</sup> November, 2014.

A copy of this order be given dasti to Ms. Shobhana Taktar, learned counsel for the DDA as well as to Ms. Mini Pushkarna, learned counsel for East Delhi Municipal Corporation.

REVA KHETRAPAL, J

S.P. GARG, J

AUGUST 26, 2014 (Encl. - 3)

4. Technical Committee Consideration :-

The Chief Town Planner/EDMC had sought clarification in respect of "Applicable Set-backs" in this case, giving reference of a court matter. This court matter is listed for further direction on 24.11.14 in the High Court.

A decision is therefore required in this matter whether the earlier approved minimum setbacks of 9.0 mt. in front and 6.0 mt. & 3.0 mt. on sides in the layout plan "M/s Saraswati CGHS" shall be allowed for additional blocks / modification in the layout plan now submitted by the applicants, or else the set of set-backs which are stipulated under MPD-2021 (i.e. 15 mt., 9 mt., 9 mt., 9 mt.).

A decision on relaxation of set-backs may also be considered in all other matters of all such cases of already approved layout plans, where the MPD-2021 would otherwise require different (higher) set-back requirements.

Copies of earlier approved layout plan and present proposal for modification in the layout plan are placed on table.

DECISION

The proposal was presented by Chief Town Planner (EDMC). After detailed deliberation Technical Committee observed that as per clause 3.0 Para 3(4) of Chapter 17, Development Code of MPD- 2021 no relaxation is required. However, this will be subject to the fire safety clearance from Fire Department.

Action: Chief Town Planner (EDMC)

DELHI DEVELOPMENT AUTHORITY  
MASTER PLAN SECTION  
**VERIFIED**  
This Proposal was Considered in  
15<sup>th</sup> Technical Committee  
Meeting held on 14.11.2014  
File Item No. 91/2014  
Sudhakar 11/11/2015  
Asstt. Director  
Master Plan

- 17 -

Annexure - I  
DD (MP)'S OFFICE  
Diary No. 211  
Date 12/11/14

**EAST DELHI MUNICIPAL CORPORATION**  
**TOWN PLANNING DEPARTMENT**

2nd Floor, Udyog Sadan, Patparganj Industrial Area, Delhi-92

No:- TP/EDMC/3419/14

Date... 10/11/14

To

✓ The Dy. Director (Plg.) MP,  
Master Plan Section,  
6th Floor, Vikas Minar,  
I.P. Estate, New Delhi - 110002.

Recd Central Dy. No. 95  
Dated 11.11.14  
R&D Section, Vikas Minar  
Delhi Development Authority  
Dy. Secy. (R&D)

Sub:- Case of "Applicable Set-backs" in an already approved layout plan, while presently allowing additional flats / additional blocks under the present MPD-2021 and related provisions contained therein.

- Ref.- 1. Letter No. TP/EDMC/2385/14 dt. 13.02.14 of Chief Town Planner/EDMC addressed to the Director (MP), DDA.  
2. Letter of Dy. Director (Plg.) MP, DDA No. F20(15)/2013/MP/358 dt. 14.10.14.

Sir,

Vide a request of this office, a clarification in respect of "Applicable Set-backs" in the above cited case was sought vide letter written to the Director (MP), DDA dt. 13.02.14, giving reference of a court matter.

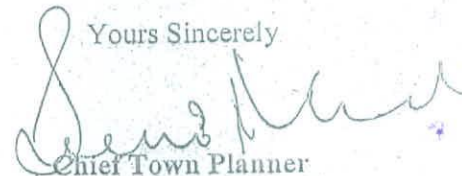
In response to the above mentioned letter, the Dy. Director (Plg.)/MP vide letter dt. 14.10.14 suggested to bring this matter in the form of an agenda note before the Technical Committee of DDA for relaxation in the setbacks under the provisions given in MPD-2021.

The required agenda note is enclosed herewith for putting up the same before the Technical Committee of DDA.

Put up in file  
12/11/14

UT-I

Yours Sincerely

  
Chief Town Planner



42 - 12 -

MOST URGENT

**EAST DELHI MUNICIPAL CORPORATION**

**TOWN PLANNING DEPARTMENT**

2<sup>nd</sup> Floor, Udyog Sadan, Patparganj Industrial Area, Delhi-92

No:- EDMC/2385/14

Date:-13/02/2014

To

The Director (MP),  
Delhi Development Authority,  
6<sup>th</sup> Floor, Vikas Minar,  
I.P. Estate, New Delhi-110002.

Subject:- Seeking clarification in respect of "Applicable Set-Backs" in the cases of allowing additional flats/additional blocks in already approved layout plans by the Competent Authority.

Sub-head:- WP(C) 495/2007, CM Nos.12052/2011 & 2875/2011 in the matter of "Subhash Kwatra v/s RCS & others". Copy of order dt. 28/01/2014 enclosed [Encl.-I] (Next Date of Hearing-18/02/2014).

Sir,

Vide order of the Hon'ble High Court in the above matter, the EDMC is to decide upon the layout plans submitted for construction of additional flats in the Saraswati C.G.H.S at I.P. Extension (Patparganj).

Scrutiny of the proposed/revised layout plan as submitted by the Administrator of the society is being carried out. It has been observed that the additional blocks, as proposed in the layout plan are falling in the area, violating the set-back lines, as otherwise required under the provisions of MPD-2021.

The proposed additional building blocks, since being affected under the set-backs, a clarification is being sought as to whether in the cases of already approved layout plans, where the set-backs requirements as per the provisions of earlier Master Plan at the time of approval of layout plan by the Competent Authority (*lesser set-backs than the present requirement*) shall continue to be applicable or else the set-backs for the plot, as now required vide provisions of MPD-2021, shall be applicable.

It is, therefore, requested to please provide clarification on this aspect, arising in a court matter. A copy of the letter dt. 04/02/2014, as sent by the Administrator, Saraswati C.G.H.S. Ltd. to this office, is also being enclosed for consideration and reference [Encl.-II].

Encl:- 2 Nos., as above

Yours Sincerely,

  
13/2/14  
Chief Town Planner

Copy to:-

1. The Administrator, Saraswati C.G.H.S. Ltd., Plot No.97, I.P. Extension, Patparganj,



OFFICE OF DY. DIRECTOR (PLG)MP  
MASTER PLAN SECTION,  
6<sup>TH</sup> FLOOR, VIKAS MINAR,  
I.P. ESTATE, NEW DELHI - 110002

No. F20(15)/2013/MP/358

Date: 14/10/2014

From: Rajesh Kumar Jain  
Dy. Director (MP)

To,

The Sr. Town Planner,  
North Delhi Municipal Corporation  
Town Planning Department  
E-Block, 13<sup>th</sup> Floor, Civic Centre,  
Minto Road New Delhi

Sub: Seeking clarifications in respect of "Applicable Set-Backs" in the cases of allowing additional flats/additional blocks in already approved layout plans by the Competent Authority.

Ref: Letter No. T.P./EDMC/3060/14 dated 01.08.2014 addressed to Director (Plg.) MP

Sir,

With reference to above cited subject and reference, EDMC may like to put up agenda for Technical Committee of DDA for relaxation in the setbacks as per the provisions given in MPD 2021 at foot note iv. of Table 17.1 under sub-clause 8(3) Regulations for Building Controls within Use Premises.

The agenda as above may be sent by EDMC in the proper format along with relevant documents and layout plans.

Yours Faithfully,

(Rajesh Kumar Jain)  
Dy. Director (Plg) MP

570/15  
16/10/14  
Restans to EDMC pl

CTP/EDMC

Pl. prepare Agenda  
for DDA

DTP

Cons (10)

ad. Rajesh Kumar Jain  
16/10/14

27/10/14

30/10/14

TP/4/4581  
20/10/14



IN THE HIGH COURT OF DELHI AT NEW DELHI

W.P.(C) 495/2007 and CM Nos.2875/2011 and 12052/2011

SUBHASH KWATRA ..... Petitioner

Through: Mr.A.K.Singla, Sr.Advocate with Mr.Sheetesh Khanna, Advocate.

versus

THE REGISTRAR OF COOPERATIVE

SOCIETIES ..... Respondent

Through: Mr.R.G.Srivastava, Advocate for DUAC.

Ms.Mini Pushkarna, Advocate for the EDMC.

Mr.V.K.Tandon, Advocate for Administrator.

Mr.Subas Acharya, Advocate for the Respondent Nos.4 to 6 and 8 to 13.

Ms.Ritagya, Advocate for DDA.

CORAM:

HON'BLE MS. JUSTICE REVA KHETRAPAL

HON'BLE MR. JUSTICE S.P.GARG

ORDER

26.08.2014

Case received on transfer.

Learned counsel for the Respondents seek time to place on record the detailed chronology of events as directed by order dated May 19, 2014. Advance copies thereof shall be furnished to the counsel for the

or the  
remaining parties.

Ms. Mini Pushkarna, learned counsel for East Delhi Municipal Corporation states that the matter with regard to the relaxation of setbacks, ground coverage and height in the new proposed tower being constructed has been referred to the DDA for relaxation of the rules and is currently pending with the DDA. DDA is accordingly directed to expedite the matter at its end and preferably to communicate its decision within two weeks from today.

Ms. Mini Pushkarna, learned counsel for the East Delhi Municipal Corporation further states that the proposal of the Petitioners for construction of 10 additional flats over the existing ones is not feasible in view of the fact that in a similar matter where such construction was envisaged the Hon'ble Supreme Court has stayed the construction.

List for further directions on 24th November, 2014.

A copy of this order be given dasti to Ms. Shobhana Takiar, learned counsel for the DDA as well as to Ms. Mini Pushkarna, learned counsel for East Delhi Municipal Corporation.

REVA KHETRAPAL, J

S.P. GARG, J

AUGUST 26, 2014

k

1-16



Minutes of the Technical Committee  
Meeting Held on 19-12-2014.

Item No.: 92/TC/14

No.: F.20 (20)93/MP

Subject: To determine the use of private property at C-27A, Greater Kailash Enclave.  
(In reference to the orders dated 08.08.2014 passed by Hon'ble High Court in the matter of Ujagar Singh V/s. South Delhi Municipal Corporation & Ors.)

1.0. BACKGROUND:

1.1. The Hon'ble High court of Delhi vide its order dated 08.08.2014 ordered that,

*"in the interest of justice, last & final opportunity is granted to the respondent no.- 3 / DDA to sort out the aspect of the land use of the subject land instead of ambiguously describing the same as 'Gross Residential', so that the petitioner's application for sanction of building plan can be processed by the respondent nos. 1 & 2/MCD at the earliest. For this purpose the issue raised herein shall be placed before the Screening Committee of DDA for a decision and thereafter before the competent authority for approval within two months from today. Thereafter, an affidavit of compliance shall be filed by the DDA intimating inter-alia the decision taken, with an advance copy to the counsels for the applicant/ MCD and the petitioners. It is further clarified that simply because DDA is inclined to approach the land acquisition collector for seeking acquisition of the subject land, shall not be treated as a ground to defer the decision of the Screening Committee and/or Competent Authority of DDA."*

1.2. In this regard, meeting was held under the chairmanship of VC DDA on 10.09.2014 which was attended by the CLM, CLA, AC (Plg.) AP&MPR, Director (LC), Director (Plg.) VC office, Director (Plg.) Zone-F&H and Dy. Director (NL-I) DDA. Copy of the background note about this case circulated with the meeting notice is placed as Annexure-A. The following decisions were taken:

*"After detailed deliberation, it was decided that the matter is to be placed before the Screening Committee of DDA for establishing the land use of the area under reference. As there are number of such un-acquired pockets which are coming in the schemes of DDA, a list of all such un-acquired pockets is to be prepared by Commissioner (LM) and a land policy is to be prepared by CLM and placed before the Authority for the consideration. The matter regarding conversion charges to be addressed by Land Costing department of DDA."*

Copy of the minutes of the meeting is placed as Annexure-B.

ITEM NO. 92/14  
ds

2.0. EXAMINATION:

A meeting was held in the chamber of VC,DDA on 28.4.05 which was attended by Pr. Commr., CLD, Chief Town Planner MCD, AC-II, Dir.(AP-I), Representative of Dir. Land Costing, JD-II and OSD to VC,DDA, to discuss the issue in respect of property at Plot No. C-27A, Greater Kailash Enclave. (Kh.No.944 at Vill. Bahapur). Minutes / Record Note of the Meeting are placed as Annexure-C. The following was discussed:

2.1. In the layout plan of EPRR CHBS Colony, Part-I, near Gr. Kailash, a plot was earmarked for the Primary School having an approximate area of 8000 sqm. The plot was lying vacant and a request was received to set up a Police Station urgently in the area during 1980s. DDA considered the request for allotment of this land for Police Station which was originally meant for Primary School, after seeking necessary No objection from MCD to convert the Primary School to Police Station vide letter no.D/891/GP/Educ/90 dt. 11.2.90. DDA has handed over the site to the Police Station meas. 1.9 acres on 20.11.90 leaving 14 biswas of land (593.4 sqm), which was privately owned land.

2.2. The points on which the clarification was sought by MCD vide letter dt. 8.4.03 were discussed in detail, as given below:

2.3.1: Whether the site is earmarked for Primary School or Police Station?

- i. As per the approved Zonal Development Plan by the Govt. Of India on 05.06.98, the area under reference including the privately owned plot measuring 593.43 sqm. Falls under residential use zone.
- ii. In the Sub-Zonal Plan of 'F-2&3' approved and notified in Dec'1973, the Land Use of the site under reference is indicated as Primary School.
- iii. In the Layout Plan of EPRR Colony, the site under reference including the adjoining area was indicated as the Primary School which has been subsequently modified for its use as Police Station and possession of the site of Police Station measuring 1.9 acres was handed over to the Police Department on 20.11.90.
- iv. As per the orders of High Court dt.13.8.93, the Change in Land Use from Primary School to Police Station was initiated under relevant section of the DD Act. The proposal was approved by the Authority vide Resolution No. 45/94 dt. 24.05.94. (Annexure-D)

ITEM No 92/14  
D.L.I



- v. With the approval of the MoUD vide letter dt.26.06.97 a Public Notice was issued on 14.08.97 for inviting objections/suggestions for the proposed change in Land Use from Primary School to Police Station. The objections/suggestions received in response to the public notice were processed and considered by Technical Committee in its meeting held on 13.01.98. Planning file was referred in Dec'99 to MoUD and was received back from the MoUD vide letter no. K-13011/32/93-DDIB dt. 24.02.2000.
- vi. MoUD vide letter no. K-13011/32/93-DDIB dt. 22.03.02 desired certain clarifications and subsequently it was noted that the Change of Land Use of site is not required as both, primary school and police station are permitted in Residential Land Use Zone and a letter was sent to MoUD On 15.05.02 to this effect.
- vii. The Petitioner, Ex. Capt. Hemraj, filed a civil writ petition in the court which was decided on 20.01.99 by Civil Judge, Delhi. A copy of the judgment had been forwarded by Dy. Commr. of Police vide letter no. 22410/A-III/L&B/PHQ dt.28.06.99 which shows that the dispute pertains to 14 biswas of land out of Kh.No.944, which is privately owned land.
- viii. As a follow up action of the judgment in Civil Writ on 20.01.99 which was conveyed by the Jt. Commr. of Police vide his letter dt.20.11.2000 that 14 biswas of land was required to be handed over to Capt. Hemraj, as per the Court decree and documents produced in the court.
- ix. VC, DDA on 28.11.02 accorded the approval that "As per the approved Zonal Dev. Plan, the land use of the area under reference (being a privately owned land measuring 593.4 sqm.) is gross residential wherein residential building as well as facilities are permitted conforming to the Layout Plan of that area. Since in this case the applicant has submitted the plans to MCD for residential building, from planning point of view we have no objection."
- x. A communication in this regard was sent to the MCD vide letter no. F.20(20)93/MP dt.11.12.02. (Annexure-E)

ITEM NO. 92/14  
JH

**2.3.2: Modification in Layout Plan for Khasra No.944.**

A possession plan indicating property under reference and the Police Station site was prepared which was sent to MCD vide this office letter no. F.20(20)93/MP/D-34 dt.26.02.03.

**2.3.3(a): Development Control Norms**

Development control norms as per MPD-2001 are applicable.

**(b): Whether the plot has been carved out from the planned area for Primary School.**

As given above, in original layout, the site was earmarked for Primary School, which was notified to Police Station and as per court orders dt.20.01.99 land measuring 593.43 sqm. was released to the applicant, Capt. Hemraj by Delhi Police.

**2.3.4: Whether an appeal is pending in the Court.**

The Legal Deptt. of the DDA intimated that the case stands disposed of vide order dt.20.01.99. However, MCD may also verify the same. As a follow up action of the decision of the Hon'ble Court the land of the petitioner was not acquired and in consultation with Police Deptt., the land was released.

**2.3.5: Whether any charges are to be paid by the applicant.**

The conversion charges are applicable on the land under reference.

Land Costing Department would examine the issue of conversion charges and DDA would write a letter to L&DO to find out the prevailing policy/practice about the levy of the conversion charges.

DDA would communicate to MCD the background of the case and the details of modification of the Primary School site to Police Station.

**2.3. ACTION TAKEN AFTER THE ABOVE MINUTES:**

- i) Director (Land Costing) was asked vide note dt.9.06.05 to examine the issue of conversion charges and to write a letter to L&DO to find out the prevailing policy/practice about the levy of the conversion charges. (Annexure-F)
- ii) Director (Land Costing) sent a letter to MoUD on 1.8.05 requesting to provide a copy of the prevailing policy in respect of the conversion charges applicable for change of land use in Urban area which are being followed by L&DO. (Annexure-G)

LETTER No 92/14  
26/2



- iii) P.R.O., L&DO replied vide letter dt.24.1.06. As per the contents of this letter, it appears that L&DO, somehow, mis-interpreted the matter and stated that GK-I was not under their jurisdiction and DDA may examine the case w.r.t. conversion of lease hold to free hold as per DDA's policy. (Annexure-H)

#### 2.4. ACTION TAKEN BY MCD.

In the meantime, MCD through its various letters kept asking the Plg. Section about the conversion charges. (Annexure-J)

Vide letter dt.13.08.08, MCD stated that the case in respect of incorporation of plot no. C-27A in the layout plan of Greater Kailash Enclave Part-I, New Delhi was considered by LOSC vide item no.53/08 dt 18.7.08 and the decision taken is reproduced as under:

*"The case was discussed in detail in view of the court order, DDA's reply and the status of the site with respect to the approved layout plan. The representative of DDA opined that the matter be again referred to DDA with detail background of the case for placing it before the Screening Committee of DDA. It was accordingly decided that the matter be referred to DDA."*

Planning Section was also asked by MCD to confirm whether it has assigned the plot number as C-27A while according approval to the carved out plot vis-a-vis regularising the possession in favour of Capt. Hemraj.

#### 2.5. IN THE 279<sup>TH</sup> SCREENING COMMITTEE, FOLLOWING WAS PROPOSED:

The ratification of proposal regarding the modification in the police station site in Greater Kailash Part-I & incorporating the privately owned un-acquired property bearing C-27A, as per the orders of the Hon'ble Court. The land for the police station measuring 7732.6 sqm was handed over by the Land Department leaving the privately owned land measuring 593.4 sqm. It is proposed to allow use of privately owned land as residential and remaining 7732.6 sqm as police station site.

Decision of Screening Committee:

*It was decided that the police station site be approved, and the same shall be conveyed to MCD. For the remaining piece of land, the Screening Committee has not taken any decision. It was decided to refer the case to the concerned Lands Management wing, who shall examine the case and incorporate all the facts and shall put it in file. (Annexure-K)*

ITEM No. 92/17  
AS-2

## 2.6. DELHI HIGH COURT

A WP(C) was filed vide No. WP(C) 1968/2012 by Sh. Ujagar Singh.

In the matter of Ujagar Singh Vs MCD & Ors., Hon'ble court pointed out that the DDA has informed the MCD that as per the approved plan of the area, the land use of the subject property is 'residential' and from the planning point of view, the DDA would have no objection if the plans for residential building submitted by the applicant are considered by the MCD and MCD was informed that in case felt necessary, it may also consider modification in the layout plan as per the procedure being followed by it.

The following orders dt. 10.04.2012 were passed by Hon'ble Court:

*In view of the submissions made by the counsel for respondent No.3/DDA that DDA has no objection, if the respondent No.1/MCD processes the application of the petitioner for sanction of the building plan of the subject plot, the respondent No.1 is directed to process the case of the petitioner without awaiting any further clarifications from the DDA. Needful shall be done as per law, as expeditiously as possible and preferably within four weeks from today, under written intimation to the petitioner.*

In view of above orders, it seems that the counsel for DDA never took the views from Plg. Section and was, perhaps, unaware about the decision taken by the Screening Committee in its meeting held on 19.06.2009.

Due to the obvious reasons, Chief Town Planner, South Delhi Municipal Corporation, has filed a review petition for Review of the orders dated 10.04.12.

- 2.7. The plot measuring 593.4 sqm owned by Sh. Ujagar Singh/ Petitioner is part of the approved layout plan of East Pakistan Railway Refugee Rehabilitation and Cooperative House Building society (CHBS) known as Greater Kailash Enclave.
- 2.8. The land use of the site as per MPD-2021 and as per ZDP Zone-'F' is "Residential".
- 2.9. In the Review Petition, Chief Town Planner SDMC has asked the following clarifications:
  - (i) The decision of concerned Land Management wing w.r.t. the remaining portion of the land; and,
  - (ii) Development Control Norms applicable to the site in question.



3.0. PROPOSAL:

In view of orders of Hon'ble High Court dated 08.08.2014, Meeting under the Chairmanship of Vice Chairman DDA dated 10.09.2014 and the detail examination, the matter is put up before the Technical Committee for determining the use of private property under reference.

4.0. FOLLOW UP ACTION:

- (i) After approval of the Technical Committee, the approved Minutes and Agenda along with the approved plan will be sent to Town Planning Department, South MCD, Land Disposal & Engineering Department of DDA.
- (ii) Land Costing Department, DDA to address conversion charges.
- (iii) Land Management wing of DDA to prepare a land policy w.r.t. un-acquired pockets.

DECISION

The proposal was presented by Addl. Commissioner (Plg) AP. After detailed deliberation Technical Committee observed that a uniform policy needs to be prepared to deal the un-acquired pockets in developed urban area. A concept paper may be prepared and discussed in a separate meeting where officers from land management, Legal, Land Disposal, Architecture Department of DDA, etc. will be invited to arrive at a logical solution. This view may also be informed to the Hon'ble Court and seek time from Hon'ble court in the matter of Ujagar Singh V/s South Delhi Municipal Corporation and Ors. which is pending before Hon'ble High Court.



Action: Addl. Commissioner (Plg) AP  
Director (Plg) Zone-F, H & D,

- 23 -



DELHI DEVELOPMENT AUTHORITY  
AREA PLANNING UNIT-I, ZONE-'F' & 'H'  
4<sup>th</sup> FLOOR, VIKAS MINAR  
NEW DELHI - 110002

Commr (Plg.)-I's Office  
Diary No M-798  
Date 11/09/14

No: F.20 (20)93/MP 10.174

Date: 10/09/2014

MEETING NOTICE

अतिरिक्त आयुक्त (प्लानिंग) एमपीओआर  
अयुक्त नं० M-583-A  
दिनांक 10/09/14

A meeting has been convened in the chamber of Vice-Chairman, DDA on 10.09.2014 at 5:00 pm, in pursuance of the orders passed by the Hon'ble High court in the matter of S. Ujagar Singh Vs. South Municipal Corporation of Delhi & Ors., on 08.08.2014. In the said orders, the Hon'ble Court has directed to place the issue before the Screening Committee of DDA for a decision and thereafter before the Competent Authority for approval within two months. Copy of Court orders is enclosed.

It is requested to make it convenient to attend the meeting on the above date and time.

*(Signature)*  
9/9/14

(A.K. Vasishth)

Dy. Director (Plg.) AP-I

Copy to:

1. Commissioner (Plg.)
2. Commissioner (LM)
3. Chief Legal Advisor, DDA
4. AC (Plg.) AP&MPR
5. Director (AP) I
6. Director (LC)
7. Director (Plg.) VC Office
8. PS to VC, DDA for kind information of latter.

1067/1001/1001  
1578/14  
M-266/Dis (AP) I  
12.9.14

*(Signature)* 12/9  
AC (AP)  
Ole

Pl. put up  
about minutes for  
approval of VC

DTO (F&H)  
*(Signature)*  
15/09/14

D. D. (Plg.) AP-I / I-3 zone

*(Signature)*  
Pl. link it with the concerned file.



DELHI DEVELOPMENT AUTHORITY  
AREA PLANNING UNIT-I, ZONE-'F' & 'H'  
4<sup>th</sup> FLOOR, VIKAS MINAR  
NEW DELHI - 110002  
Tel.: 23378167

The Hon'ble High Court in the matter of WP(C) 1968/2012 titled Ujagar Singh Vs. MCD and Ors., in its order dated 08.08.2014 has directed to place the issue before the Screening Committee of DDA for a decision and thereafter before the Competent Authority for approval within two months.

The brief of the case is as follows:

- (i) Plot measuring 0.8 ha was allotted in 1990 to Delhi Police for construction of Police Station and physical possession of the land measuring 1.98 acres was handed over on 22nd November, 1990.
- (ii) The case was processed for change of land use from Primary School to Police Station (as per the provision of layout plan) since these facilities are not indicated in the Zonal Development Plan / Master Plan and is part of the layout plan. The same was intimated to the Ministry on 15.05.2002.
- (iii) A Civil suit no.635/89 was filed in the 11s Hazari Court by one ex-Capt. Hem Raj for the land measuring 14 biswas (593.4 sqm.) within the area which was earlier earmarked for primary school and allotted to Delhi Police which is a private owned land.
- (iv) As a follow up action of the judgment of the Civil Writ Petition dated 20.01.1999 which was conveyed by the II. Commissioner(Police), Delhi Police vide letter dated 20.11.2000 that 14 biswas of land was required to be handed over to Capt. Hem Raj as per the Court Decree and documents produced in the Court.
- (v) As reported in the note of Director (AP)I dated 14.08.2002 clarification was sought from the Lands Department about the status of land, boundary etc. for use as Police Station, primary school and land position of Capt. Hem Raj.
- (vi) The issue of utilization of the land measuring 18.58 M x 32 M i.e. 593 sqm. of land was placed before the Technical Committee in its meeting held on 22.10.2002 in which it was desired by VC, DDA that the matter need not be processed through the Technical Committee, instead this be examined and put up in the file itself.

- (vii) Director (AP)I vide note dated 25.11.2002 has submitted that as per the approved Zonal Development Plan, the landuse of the area under reference (being a private owned measuring 593.4sqm) is Gross Residential wherein residential building as well as facilities are permitted conforming to the layout plan of that area. Since the instant case, the applicant has submitted the plans to the MCD for residential plot for which from planning point of view we have no objection (Flag C) in file no. F20 (20)93/MP which was approved by VC, DDA on 28.11.2002.
- (viii) In pursuance of the approval of VC, DDA, a letter was issued to the Dy. Town Planner (G) MCD on 11.12.2002.
- (ix) A copy of the modified layout plan was sent to MCD vide letter no. F.20 (20)93/MP dated 26.02.2003 showing the Kh. No. 944.
- (x) Lands Department vide its note dated 21.12.04 had intimated that the said Kh. No. 944 measuring (0 Bigha 14 Biswas) has not been acquired and there is no proposed action to acquire the land.
- (xi) Dy. Town Planner (L) MCD vide letter dated 13.08.2008 has requested for confirmation as the assignment of plot no. C-27/A while according approval to the carved out viz-a-viz the regularization of possession in favour of Capt. Hem Raj to which Jt. Dir.(AP)I vide letter dated 30.12.2008 has requested MCD to confirm the number and status of the plot no. C-27 A.
- (xii) MCD vide letter dated 13.08.2008, stated that the case of incorporation of plot no C-27A in the layout plan of Greater Kailash Enclave Part-I was considered by LOSC (Lay Out Scrutiny Committee) vide item no 53/08 dated 18.07.2008. The relevant portion of the decision taken is reproduced below:
- "The case was discussed in detail in view of the Court order, DDA's reply and the status of the site with respect to the approved layout plan. The representative of DDA opined that the matter be again referred to DDA with detail background of the case for placing it before the Screening Committee of DDA. It was accordingly decided that matter be referred to DDA."*
- (xiii) In view of the letter from MCD & letter dated 03.02.2009 from Ex. Engineer (Building Project) Division PWD requesting for the layout plan of this area, Commissioner (Plg.) suggested placing the case before the Screening Committee for modification of the layout plan.
- (xiv) The ratification of proposal regarding the modification in the Police Station site in Greater Kailash Part- I measuring 7732.6 sqm and incorporating the privately owned un-acquired property measuring 593.4 sqm bearing C-27A, was discussed in the Screening Committee meeting held on 19.06.2009 wherein the following decision was taken:



It was decided that the police station site be approved and the same shall be conveyed to MCD. For the remaining piece of land, the Screening Committee has not taken any decision. It was decided to refer the case to the Lands Management Wing, who shall examine the case and incorporate all the facts and shall put up in file.

(xv) JE. Dir. (AP) vide note dated 04.09.2009 forwarded the decision of the Screening Committee meeting to Lands Wing for necessary action and reminder was sent on 07.12.2009, 07.09.2010.

(xvi) Dy. Director (NL)-I vide letter No F5 (10)94/CRC/South/116, dated 19.03.2014 has intimated that a letter was sent to the L&B Department on 22.12.1988 for acquisition of the said land. This was followed by reminders dated 22.03.2000 and 05.03.2013 to L&B, Govt. of GNCTD. The DDA made several requests to Land & Building Department to initiate the necessary action for acquisition of 14 Biswa of land of Khasra No. 944 of Village Bahapur. No reply has been received from L&B, GNCTD.

The above facts were discussed and the following observations were made:

- iii. The Planning Department has issued NOC for residential use on the said premise after obtaining the approval from the then VC, DDA.
- iv. SLO (I.M) was of the view that by regularizing the private land in this manner will set a precedence which should be avoided. He also pointed out that L & B Dept. of GNCTD has not replied to the three letters sent by Lands Deptt. for acquisition of the property. Hence, we may take a view that the land is required for planned development.



## DELHI DEVELOPMENT AUTHORITY

AREA PLANNING Unit (ZONE-'F' & 'H')

4<sup>th</sup> Floor, Vikas Minar, I.P. Estate, New Delhi

Tel.: 23378167

No.: F 20 (20)/93/MP/

Date: /09/2014

Minutes of the meeting held under the chairmanship of VC DDA on 10.09.2014 at 5:00 pm in pursuance to orders passed by the Hon'ble High Court in the matter of Review Petition No. 716/2012 in WP(C)1968/2012 titled 'S. Ujagar Singh Vs South Municipal Corporation of Delhi and others' on 08.08.2014.

The list of the participants is as under:

| Sl. No. | Name                  | Designation                        |
|---------|-----------------------|------------------------------------|
| 1.      | Sh. S.N. Gupta        | Commissioner (LM)                  |
| 2.      | Sh. Anil Kumar Sharma | Chief Legal Advisor                |
| 3.      | Sh. S.P. Pathak       | Addl. Commissioner (Plg.) AP & MPR |
| 4.      | Sh. Kamal Joshi       | Director (LC)                      |
| 5.      | Ms. Manju Pal         | Director (Plg.)VC Office           |
| 6.      | Sh. H.K. Bharti       | Director (Plg.)Zone 'F' & 'H'      |
| 7.      | Sh. Paramjeet Singh   | Dy. Director NL-I                  |
| 8.      | Sh. A.K. Vasisht      | Dy. Director (Plg.)Zone 'F'        |

Hon'ble High Court Order dt. 08.08.2014 in the Review Petition No. 716/2012 in WP(C)1968/2012:

At the outset the order dated 08.08.2014 issued by the Hon'ble High Court of Delhi was briefed to the VC, DDA. It was informed that as per the directions of Hon'ble High Court, last and final opportunity has been granted to the DDA to sort out the aspect of the Landuse of the subject land instead of ambiguously describing the same as gross residential so that the petitioners application for sanction of building plan can be processed by the MCD at the earliest. It was directed that the matter shall be placed before the Screening Committee of DDA for a decision and thereafter before the Competent Authority for approval within two months from the date of issue of the order i.e. 08.08.2014. An affidavit of compliance shall be filed by the DDA intimating *inter alia* of the decision taken. It was further clarified that simply because DDA inclined to approach the land acquisition collector for seeking acquisition of the subject land shall not be treated as a ground to defer the decision of the Screening Committee and / or Competent Authority of the DDA.

It was further informed that, the matter is regarding a piece of un-acquired land measuring 593 sqm. in the layout plan of E.P. Railway Refugees' Rehabilitation and Housing



Building Co-Operative Society Limited, Greater Kailash Enclave – I, New Delhi which was part of a site earmarked for primary school measuring 0.8 Ha. and subsequently the layout plan was modified and the primary school was changed to Police Station by the Authority in 1994. The land was allotted to Police Department by Lands Department.

**Civil Suit No. 635/89:**

A civil suit no. 635/89 was filled in the Tis Hazari Court by one ex-Capt. Hem Raj for the land measuring 14 biswas (593.4 sqm.). As per the judgment of the Civil Writ Petition date 20.01.1999 which was conveyed by Jt. Commissioner (Police), Delhi Police vide letter dated 20.11.2000 that 14 biswas of land was required to be handed over to Capt. Hem Raj as per the Court Decree and documents produced in the Court.

**Technical Committee Meeting:**

The issue of utilization of the land measuring 18.58 M x 32 M i.e. 593 sqm. of land was placed before the Technical Committee in its meeting held on 22.10.2002 in which it was desired by VC, DDA that the matter need not be processed through the Technical Committee, instead this be examined and put up in the file itself.

**V.C. DDA's Approval:**

V.C., DDA in the file no. F 20 (20)/93/MP, dt. 28.11.2002 approved the following:

*"As per the approved Zonal Dev. Plan, the land use of the area under reference (being a privately owned measuring 593.4 sqm.) is gross residential wherein residential building as well as facilities are permitted conforming to the layout plan of that area. Since in the instant case the applicant has submitted the plans to MCD for residential building for which from Planning point of view we have no objection."*

**NOC from DDA:**

Planning Department vide letter dated 11.12.2002 addressed to Dy. Town Planner (G), MCD had conveyed that as per the approved Zonal development Plan of Zone 'F', the land use of the area under reference is Residential and from Planning point of view DDA will have no objection if the plan for residential building submitted by the applicant are considered by the MCD. In case felt necessary, MCD may also consider modification in the layout plan as per procedure being followed.

MCD vide letter dated 13.08.2008, stated that the case of incorporation of plot no. C-27A in the layout plan of Greater Kailash Enclave Part-I was considered by LO SC (Lay Out Scrutiny Committee) vide item no. 53/08 dated 18.07.2008. The relevant portion of the decision taken is reproduced below:

*"The case was discussed in detail in view of the Court order, DDA's reply and the status of the site with respect to the approved layout plan. The representative of DDA opined that the matter be again referred to DDA with detail background of the case for placing it*

*Disg*

before the Screening Committee of DDA. It was accordingly decided that matter be referred to DDA."

**Screening Committee Meeting:**

The ratification of proposal regarding the modification in the Police Station site in Greater Kailash Part-I measuring 7732.6 sqm and incorporating the privately owned un-acquired property measuring 593.4 sqm bearing C-27A, was discussed in the Screening Committee meeting held on 19.06.2009 wherein the following decision was taken:

*It was decided that the police station site be approved and the same shall be conveyed to MCD. For the remaining piece of land, the Screening Committee has not taken any decision. It was decided to refer the case to the Lands Management Wing, who shall examine the case and incorporate all the facts and shall put up in file.*

**Affidavit by Commissioner (LM):**

Commissioner (LM) in the affidavit filed in Hon'ble Court on 18.07.2014 has conveyed that the DDA will initiate the process of acquisition of said land under the provisions of Land Acquisition Act, 2013. Further, it was informed to the court that DDA has requested to Land & Building Department, GNCTD vide letter dated 22.12.1988, which was followed by reminders dated 16.03.2000 and 05.03.2013.

**Decisions:**

After detailed deliberations, it was decided that the matter is to be placed before the Screening Committee meeting of the DDA for establishing the land use of the area under reference. As there are number of such un-acquired pockets which are coming in the schemes of DDA, a list of all such un-acquired pockets is to be prepared by Commissioner (LM) and a land policy is to be prepared by CLM and placed before the Authority for consideration. The matter regarding conversion charges to be addressed by Land Costing Department.

The meeting ended with vote of thanks to the Chair.

*HS*



May 44

- 30 -

**DELHI DEVELOPMENT AUTHORITY  
AREA PLANNING WING I**

No. F.20(20)93/MP/Pt **10-224**

Date: 31.05.05

**Sub: Minutes/ Record note of Discussion held on 28.4.05 under VC, DDA regarding plot no. C-27-A, (Khasra no.944) at village Bahapur now known as G.K. Enclave-I.**

1.0 A meeting was taken by VC-DDA on 28-04-05, which was attended by Pr. Comer, CLD, Chief Town Planner (MCD), AC-II, Dir (AP)I, Representative of Dir Land Costing, JD-II and OSD to VC.

**2.0 Background:**

In the layout plan of EPRR colony, Part I, near Greater Kailash, a plot was earmarked for the Primary school having an approximate area of 8000 sqm. The plot was lying vacant and a request was received to set up a Police Station urgently in the area during 1980's. DDA considered the request for allotment of this land for Police station which was originally meant for Primary school, after seeking necessary No Objection from MCD to convert the Primary School to Police Station vide letter No. D/891/GP/Educ/90 dt. 11.2.90 DDA has handed over the site to the Police station meas. 1.9 acres on 20.11.90 leaving 14 biswas of land (593 sqm), which was privately owned land.

The points on which the clarification was sought by MCD vide letter dt. 8.4.03 were discussed in detail, as given below:

**2.1 Whether the site is earmarked for Primary school or Police station?**

- i) As per the approved Zonal development plan by the Govt. of India on 05.06.98, the area under reference including the privately owned plot measuring 593.43 sqm. falls under residential use zone.
- ii) In the Sub-Zonal Plan of Sub- Zone 'F- 2 & 3' approved and notified in Dec'1973, the Land Use of the site under reference is indicated as Primary School.
- iii) In the Layout plan of EPRR colony, the site under reference including the adjoining area was indicated as the primary school which has been subsequently modified for its use as police station and possession of the site of police station measuring 1.9 acres was handed over to the Police Deptt. on 20.11.90.

- v) With the approval of MOUD vide letter dt. 26.06.97 a Public Notice was issued on 14.08.97 for inviting objections/suggestions for the proposed Change in Land Use from Primary school to Police Station. The objections/suggestions received in response to the public notice were processed and considered by Technical Committee in its meeting held on 13.01.98. Planning Deptt. file was referred in Dec '99 to MOUD and was received back from the MOUD vide letter no. K-13011/32/93- DDIB dt. 24.02.2000.
- vi) MOUD vide letter no. K-13011/32/93- DDIB dt. 22.03.02 desired certain clarifications and subsequently it was noted that Change of Land Use of site is not required as both, Primary School and Police Station are permitted in Residential Land Use one and a letter was sent to MOUD on 15.05.02 to this effect.
- vii) The petitioner i.e. Ex. Capt. Hemraj filed a Civil writ petition in the court which was decided on 20.1.99 by Civil Judge Delhi. A copy of the judgment had been forwarded by Dy. Commr. of Police vide letter no. 22410/A-III/L&B/PHQ dt. 28.6.99 which shows that the dispute pertains to 14 biswas of land out of Kh. no. 944, which is privately owned land.
- viii) As a follow up action of the judgement in Civil Writ on 28.1.99, which was conveyed by the Jt. Commr. of Police vide his letter dt. 20.11.2000 that 14 biswas of land was required to be handed over to Cap. Hemraj, as per the Court decree and documents produced in the Court.
- ix) VC DDA on 28.11.02 accorded the approval, that ; "As per the approved Zonal Dev. plan, the land use of the area under reference (being a privately owned land measuring 593.4 sqm.) is gross residential wherein residential building as well as facilities are permitted conforming to the Layout Plan of that area. Since in this case the applicant has submitted the plans to MCD for residential building, from Planning point of view we have no objection."
- x) A communication in this regard was sent to the MCD vide letter No. F.20(20)93/MP dt. 11.12.02.

## **2.2 Modification in layout plan for Khasra no. 944 .**

A possession plan indicating property under reference and the Police Station site was prepared which was sent to MCD vide this office letter no. F.20(20)93/MP/D-34 dt. 26.2.03.

## **2.3 (a) Development control norms**

Development Control norms as per MPD-2001 are applicable.



(b) Whether the plot has been carved out from the planned area for primary school.

As given above, in original layout, the site was earmarked for a primary school, which was modified to Police station and as per court orders dt. 20.01.99 land meas. 593.43 sqm. was released to the applicant, Cap. Hemraj.

2.4 Whether an appeal is pending in the Court.

The Legal Deptt. of the DDA intimated that case stands disposed of vide order dt. 20.01.99. However MCD may also verify the same. As a follow up action of the decision of the Hon'ble court the land of the petitioner was not acquired and in consultation with Police Deptt., the land was released.

2.5 Whether any charges are to be paid by the applicant

The conversion charges are applicable on the land under reference.

Land Costing deptt. would examine the issue of conversion charges and DDA would write a letter to L&DO to find out the prevailing policy /practice about the levy of the conversion charges.

DDA would communicate to MCD the background of the case and the details of modification of the primary school site to Police station.

*R.K. Jain*  
31/5/99  
( R.K. Jain )  
Director (AP) I

Copy to:-

- 1) Pr. Commr-DDA.
- 2) Comer. (MCD), Town Hall, Delhi
- 3) Chief Town planner, MCD Nigam Bhavan, Delhi
- 4) Commr.(Plg.)
- 5) CLD-DDA
- 6) AC II
- 7) Dir(Land Costing) DDA
- 8) JD-II
- 9) OSD to VC for information of latter.

ITEM NO.  
45/94

A-24.05.94

Sub : Change of land use of an area measuring 0.8 ha. from 'Primary School' (P.S.-2) to 'Public and semi-public facilities' (Police Station) in E.P.R. Colony, Greater Kailash-I, New Delhi.

F.20(20)/93-MP

P R E C I S

A request was received from the Delhi Police for allotment of land for a police station in Greater Kailash-I area. As there was no approved site available, a primary school site measuring about 0.8 ha. (2 acres), was identified, which was lying vacant in the E.P.R. Colony (sub-zone P-2). This site, as per approved layout plan, however, was marked for a primary school.

2. A reference was made to M.C.D. to issue a 'H.O.C.' to utilize this plot for a 'Police Station'. The M.C.D. conveyed the 'No objection' for its utilisation subject to that MCD be allotted an alternative primary school site in Kalkaji area.

3. Accordingly, the land measuring 0.8 ha. was allotted to Delhi Police for the construction of a police station. The allotment, however, was challenged by the East Punjab Railway Refugee Rehabilitation & House Bldg. Co-operative Society Ltd. in the Hon'ble Delhi High Court, against the utilisation of this site for use other than for a primary school. The Hon'ble Delhi High Court vide orders dated 11.8.93 restrained the respondents including DDA to use the 'primary school' plot for 'police station', and further stated that the respondents (including DDA) were given liberty to modify the Zonal Development Plan in accordance with the provision of Delhi Development Act, 1957, if so desired. (Appendix 'HH' to page No. 173 & 178...)

4. The Govt. of India, Ministry of Urban Development, was requested to convey the approval of the Central Govt. under section 11-A of Delhi Development Act, 1957 to issue a public notice for inviting objections/suggestions from the public. The Ministry has desired that approval of the Authority for the proposed change of land use in the Zonal Development Plan may be given.



5. The proposal has been considered by the Technical Committee in its meeting held on 15.3.94 and the Technical Committee recommended for the proposed change of land use of an area measuring 0.8 ha. from 'primary school' shown in the approved Zonal Development Plan 1972, to 'police station'.

6. The proposal is placed before the Authority for its consideration and approval of the recommendation of the Technical Committee as in para '5' above.

RESOLUTION

Resolved that the proposal as contained in para-5 of the Agenda item be approved, subject to the condition that an alternate site be identified for the primary school.

\*\*\*

*Compared with original*

*[Signature]*

Attested

*[Signature]*  
13/3/94

H. K. BABBAR  
Assistant Secretary  
Delhi Development Authority

- 35 -

F.20(20)93-MP - 730

FROM: A K MANNA  
JT.DIR.(MP)

Sent  
Dated 11-12-2002

TO:

The Dy. Town Planner (G)  
MCD, Town Planning Deptt.  
Nnigam Bhawan, Kashmere Gate,  
Delhi - 06.

Sub: Building Plan for plot no. C-27 A Greater Kailash Enclave - 1.

Ref: Letter No. TP/G/2017/02 dated 6.5.2002

Sir,

With reference to your above letter I am directed to inform you as under :

a) As per the approved plan of Zone F, the land use of the property under reference is 'residential'

b) From Planning point of view DDA will have no objection if the plans for residential building submitted by the applicant, are considered by the MCD. In case felt necessary, MCD may also consider modification in the lay out plan as per procedure being followed.

This issues with the approval of competent authority

Thanking you,

Yours faithfully,

A K MANNA  
JT.DIR.(MP)

1080-1  
11/12/02

6/c



June 44

-36-  
DELHI DEVELOPMENT AUTHORITY  
AREA PLANNING WING I

No. F.20(20)93/MP / D-244

Dt. 9.6.05

Sub: Regarding levy of the conversion charges for change of land use of the land in urban area.

On the above subject, a meeting was taken by VC, DDA on 28.4.05 while examining the case of levy of the conversion charges on the land which has not been acquired by DDA and is located in Greater Kailash-I, where the court had passed orders to release the land in favour of the petitioner.

In the land use plan the land under reference has been shown as Residential. It has been brought to the notice during the discussion that L&DO of MOUD has worked out some rates which can be made applicable for conversion of the land from one use to other.

The Land Costing deptt. may request L&DO of MOUD about the prevailing policy in the approved rates in respect of the conversion charges applicable for change of land use. The land is in urban area. Copy of the minutes issued on 31.5.05 are enclosed wherein the last para states:

"Land Costing deptt. would examine the issue of conversion charges and DDA would write a letter to L&DO to find out the prevailing policy/practice about the levy of the conversion charges."

*R.K. Jain*  
9/6/05  
(R.K. Jain)  
Director (AP) I

Dir.(Land Costing)

-37-

File No. A-2526  
Date 2/8/05

DELHI DEVELOPMENT AUTHORITY  
[LAND COSTING WING]  
[PROJECTS BRANCH]

No. F 2(148)2005/AO(P)/DDA/121

Dated 1-8-05

To

Shri S.N.Gupta,  
The Under Secretary to G.O.I,  
Ministry of Urban Development,  
(Delhi Division)  
Nirman Bhawan,  
New Delhi.

Subject: Regarding levy of the conversion charges for change of land use of the land in Urban Area.

Sir,

Attention is invited to letter No. F20(20)93/MP/D-260 dated 13.7.05 from Shri R.K.Jain, Director AP(I) alongwith its enclosures. The note is self-explanatory.

You are requested to kindly arrange to provide a copy of the prevailing policy in respect of the conversion charges applicable for change of land use in Urban Area which are being followed by L&DO for reference and further firming up of the issue under consideration by DDA.

This may be arranged to be supplied per bearer.

Thanking you,

Yours faithfully,

[Prahlad Singh]  
Director(Land Costing)

Copy to: Shri R.K.Jain, Director, AP-I, DDA for his kind information.

Pl arrange to send file of MP resolution F20(20)93(MP) to Mr. S.N.Gupta  
2/8/05

Director(Land Costing)

This is main PS  
PS, pl see date before  
2/8/05 up

The file has been sent to  
Action 13/10/05

Director

PS to AC-II  
PSTOC(PLP)

file has been sent to C(PLP) on 14-7-05 vide No. F30 PTO



Government of India  
Ministry of Urban Development  
Land & Development Office  
Nirman Bhawan : New Delhi

No. L&DO/PS-IV/RTI/16/05

Dated: 24/1/06

To,

Shri R.K. Jain,  
Director (AP),  
Delhi Development Authority,  
Vikas Minar,  
I.P. Estate, New Delhi.

Sub: Regarding plot falling in Khasra No. 944, Greater Kailash-I, New Delhi having residential use.

Sir,

I am to refer to your letter No. PA/Dir.(AP)/1/2005/DA-72 dated 29<sup>th</sup> December, 2005 on the subject cited above and to say that on verification, it is observed that the property in question pertains to Khasra No. 944 which is in Greater Kailash-I, New Delhi and this does not fall under the jurisdiction of Land & Development Office. Therefore, it is not understood as to for what purpose the matter has been referred to L&DO. From the application dated 21.12.2005 from Shri Hemraj, it appears that he wanted to know the conversion charges for change of land use. Other possibility is that he intends to know the charges for conversion from lease hold into free hold. From Para 1 of the letter, it appears that VC, DDA has requested to L&DO for getting the rates applicable to Urban areas to be levied as conversion charges. However, no such reference appears to have been received in this office. In case if it pertains to change of purpose, the Land & Development Office is not at all concerned. On the other hand, if it pertains to conversion from lease hold into free hold, the policy approved by the Cabinet clearly states that the rates applicable for conversion from lease hold into free hold will be the notified land rates prevailing on the date of submission of application. Since the property falls under the DDA, the notified rates of DDA for the localities will be applicable. DDA may take appropriate action accordingly.

Yours faithfully,

*V. Sreekumar*

(V. Sreekumar)  
Public Relation Officer  
& Public Information Officer  
Tel. 23061448

Rt-8 11/2/06  
JD-II

-39-

MUNICIPAL CORPORATION OF DELHI  
TOWN DEPARTMENT PLANNING

NIGAM BHAWAN,  
KASHMERE GATE,  
DELHI-110006

No. TP/G/1357/03

Dated. 14/12/12

To

The Addl. Commissioner (Plg.), II  
Delhi Development Authority,  
Vikas Minar, I.P. Estate,  
New Delhi-110002

Sub: Incorporation of plot No. C-27A in the layout plan of Greater Kailash Enclave, Part-I, New Delhi.

Sir,

The above proposal has been submitted by Sh. Ujjagar Singh for approval of MCD u/s 313 of DMC Act. Sh. Ujjagar Singh has bought this plot (measuring 590.15 sqmt.) through a Sale Deed executed on 20.8.04 from Sh. Hem Raj. Earlier on the applications of Sh. Hem Raj certain clarification was sought by this office from DDA vide letter No. TP/G/1357/03 dated 08.4.2003. No reply has been received from DDA in response to the aforesaid letter inspite of repeated reminders. Consequently the proposal was rejected by Standing Committee vide Resolution No.699 dated 08.03.2007 (for non-compliance since proper reply from DDA was not received).

Now on the application of Sh. Ujjagar Singh the proposal was placed before LOSC vide item No. 76/07 dated 03.08.2007 and the decision taken is reproduced as under.

*"The case was discussed in detail and in view of the pending clarification from DDA regarding conversion charges a reference be sent to DDA for necessary reply. The case be brought back to LOSC there after."*

In view of the above, it is requested that comments/clarification may kindly be provided to the points raised in the letter of this office No. TP/G/1357/03 dated 08.04.2003 (copy enclosed), so as to further process the proposal submitted by Sh. Ujjagar Singh

Encl: As above.

Yours faithfully

*[Signature]*  
Dy. Town Planner (L)

*[Signature]*  
19/12  
Dy. AP-1  
*[Signature]*  
19/12/07  
10/II  
AD (AP) 2  
15/12/07

Pl. specimen seen on 28/12

*[Signature]*  
m. As/Kg 08/12/07  
seen on 31.12.07



Approved minutes of the 279<sup>th</sup> Screening Committee Meeting  
held on 19.06.09 at 4.00 PM in Vikas Sadan.

The following items were discussed in the 279<sup>th</sup> Screening Committee Meeting held on 19.06.09 at 4.00 p.m. in Vikas Sadan.

**79:2009 Confirmation of Minutes of Last SCM**

- (1) Regarding Court Case of Waterbodies, Civil Writ No: 3502 of 2000, titled Sh. Vinod Kumar Jain v/s Govt. of NCT & ors. : The following observations need to be followed uniformly, for all the items relating to Court Cases of Civil Writ No: 3502 of 2000, titled Sh. Vinod Kumar Jain v/s Govt. of NCT & ors.
- i.a. To provide toe wall/railing around the water body as a safety measure.
  - i.b. To ensure that sewage /waste water not to be discharged into the site.
  - i.c. To make provisions for avoiding mosquito breeding and introduce fishes in the waterbody.
  - i.d. Experts to be consulted for water harvesting in the site.
  - i.e. Sides of waterbodies to be naturally sloped, unless mentioned otherwise in the drawing.

The aforementioned observations shall also be applicable for the following items which were approved without the observations.

- 1.1. Water body at Sirispur in residential area ( 06:2009; 273<sup>rd</sup> SCM).
  - 1.2. Water body at Palam Khasra No 153, Sector-7 Dwarka(71:2009, 278<sup>th</sup> SCM).
  - 1.3. Water body at Dheerpur in residential Scheme(07:2009; 273<sup>rd</sup> SCM).
  - 1.4. Water body at Todapur( 86:2009; 278<sup>th</sup> SCM).
  - 1.5. Water body at Vinod nagar( west) Khasra o 625 behind Mother Diary Pandav Nagar ( 155:2008; 270<sup>th</sup> SCM).
  - 1.6 Water Body at Smriti Van Kondli Gharoli, Mayur Vihar, PhIII(19:2009,274<sup>th</sup> SCM)
- (2) Item No 39:2009 , 275<sup>th</sup> SCM: Modification in the Layout Plan of Facility Center-57 in Pitampura: The item was put up in the 275<sup>th</sup> Screening Committee Meeting vide item No 39:2009, wherein it was approved with observations. Decision was made regarding the plot no 10. Instead of Plot No 10, it should be read as Plot No 8.
- (3) Item No 63:2009, 277<sup>th</sup> SCM: Landscape proposal for Additional Area at Siri Fort Sports Complex: In the observation para of the Decision of the Screening Committee, it should be read as "The paving material to be used in the pathway be changed from Granite to other locally available material" instead of "The paving material to be used in the pathway be changed from Granite to other locally available stones".

**80:2009 Ratification of proposal of modification in the layout plan of EPRR,HSBC for police station site.**

File no.-F.20(20)93/MP

Presented by:- Dir.(Plg.)AP-I

**Proposal for consideration:** The ratification of proposal regarding the modification in the police station site in Greater Kailash Part-I & Incorporating the privately owned un-acquired property bearing C-27 A, as per the orders of the Hon'ble Court. The land for the Police Station measuring 7732.6sqm was handed over by the Land Department leaving the Privately owned land measuring 593.4sqm. It is proposed to allow use of Privately owned land as residential and remaining 7732.6sqm as Police Station Site.

Decision of Screening Committee: It was decided that the Police Station site be approved, and the same shall be conveyed to MCD. For the remaining piece of land, the Screening Committee has not taken any decision. It was decided to refer the case to the concerned Lands Management wing, who shall examine the case and incorporate all the facts and shall put it in File.

Follow up Action: As per decision of the Screening Committee.

**81:2009** Modification of MOR pocket-2 in Lajpat Nagar-IV.

File no.-F.1(31)/2005/MP

Presented by:- Dir.(Plg.)AP-I

Proposal for consideration: The modification in the layout plan of MOR pocket-2 for eligible shopkeepers of Khokha Market, Lajpat Nagar-IV. The proposal is about 33 shops plots accommodated with the scheme in an area of 957.72sqm for MOR pocket -2. The modified plan shall supercede the earlier approved Layout plan of MOR pocket no -2. As the area is under the jurisdiction of MCD, after approval, the plan shall be sent to MCD for further action.

Decision of Screening Committee: The proposal as reflected in the agenda was approved. It was observed that complete FAR cannot be achieved in this layout.

Follow up Action: The approved proposal will be sent to HUPW to work out the standard design and to the MCD as the subject area is under their jurisdiction.

**82:2009** Modification in the part layout plan of vacant area near 'C' Block, Dilshad Garden housing scheme.

File no.-F.3(27)2001/MP

Presented by:- Not presented.

Proposal for consideration: The modification in part layout plan is in view of letter from MCD that there is a possibility that the partially part of Dharamshala seems to be part of 45m road R/W.

Decision of Screening Committee: The case was referred for the next Screening Committee Meeting.

Follow up Action: As per decision of the Screening Committee.



*Minutes of the Technical Committee  
Meeting Held on 19-12-2014.*

*LAI D ON TABLE*

Item No:

*95/Tc/14*

- Sub: i) Modification in Layout Plan of Government land along 60m ROW road, Zone P-I Narela.  
ii) Change of Landuse for an area measuring 40,000 Sq.mt. from 'Government' to 'Utility' - Electricity (Power House sub-Station) in Zone P-I Narela.

File No: F.20(32)/2014-MP

**1.0 Background:**

- 1.1 This is regarding 400 kv Electric Sub- Station site measuring 40,000 Sq.m (4 Ha.) in Putkhurd in the Layout Plan of Government land along 60m ROW road, Zone P-I Narela.
- 1.2 A joint inspection of area was carried out with DTL representative by Narela Planning Office on 04/12/2014. During visit, a site was identified on proposed 60 mt. R/W Road in Zone P-I. The proposed site for 400 kv ESS falls in acquired land of Zone P-I. Based on acceptance by Delhi Transco limited (DTL), GNCTD, modification in the Layout Plan was considered and approved by VC, DDA on 09/12/2014.
- 1.3 The Landuse of site identified for 400 kv ESS is 'Government' as per MPD-2021 and Zonal Development Plan of Zone P-I. There is a need of Change of Landuse for identified site from 'Government' to 'Utility'- Electricity (Power House Sub- Station). Accordingly, the change of Landuse is required to be processed from 'Government' to 'Utility' (Power House Sub- Station) under section 11-A of Delhi Development Act, 1957.

**2.0 Examination**

- 2.1 The request for 400 kv ESS at Hamidpur was earlier received through letter date 23<sup>rd</sup> June.2014, from Principle Secretary (Power) GNCTD to VC, DDA. During the meeting taken by VC,DDA on 05/12/2014 with Principal Secretary (Power), GNCTD, it was decided that land be allotted to DTL and subsequently process of change of Landuse be taken up.
- 2.2 This aspect was deliberated in the meeting taken by the then Addl. Commissioner Planning (UE&P/LP) on 08/09/2014. The status of Land required for ESS at Hamidpur was informed that said land at Hamidpur is earmarked for sanitary land fill site. The DTL was requested to suggest some alternative site.
- 2.3 Based on acceptance by DTL, GNCTD and un-allotted status from IL branch DDA, modification in the layout plan of Government land along 60m road Zone P-I Narela earmarked for Recreational (Green), area measuring 4.0 Ha., for the Electric Substation was considered and approved by VC, DDA on 09/12/2014. Subsequently the Plan was released for allotment & demarcation to respective departments in DDA on 09/12/2014. This modification in the Layout plan as approved by VC, DDA on 09/12/2014 requires to be rectified by Technical Committee, DDA.
- 2.4 The change of landuse for an area measuring 40,000 Sq.mt. from 'Government' to 'Utility'- Electricity (Power House Sub- Station) is required to be processed under section 11-A of Delhi Development Act, 1957.

**3.0 Proposal**

- i) The modification in Layout plan Government land along 60m road Zone P-I Narela, with proposal as contained in Para 2.3 above is placed for rectification by Technical Committee, DDA.
- ii) The Landuse of the following area in MPD-2021 and Zone P-I is proposed for change as per description listed below:-

| Location  | Area          | Land Use (MPD-2021) | Land Use Changed to                              | Boundaries  |
|---|---------------|---------------------|--|---|
| The plot earmarked for Government Landuse at Government land along 60 m Road Zone P-I, Narela | 40,000 Sq.mt. | 'Government'        | 'Utility'- Electricity (Power House Sub-Station) | i) North-Residential<br>ii) South- 60 mt. Road R/W<br>iii) East - Govt. Landuse<br>iv) West - (Commercial) (Community Centre) |

The above proposal of Change of Landuse is for inviting objection suggestion under section 11-A of Delhi Development Act-1957.

4.0 Recommendation:

The proposal contained in Para 3 above, is placed for consideration and approval by Technical Committee, DDA.

DECISION

The proposal was presented by Addl. Commissioner (Plg) UE&LP. After detailed deliberation Technical Committee agreed to the modification in the layout plan of government land alongwith 60mt RoW road in Zone-P-I and also recommended the proposal and change of land use for an area measuring 40,000 sqmt from government to utility for processing to the Authority under section 11 (A) of DD Act 1957.

Action: Addl. Commissioner (Plg) UE & LP

DELHI DEVELOPMENT AUTHORITY  
MASTER PLAN SECTION  
**VERIFIED**  
This Proposal was Considered in  
the 15<sup>th</sup> Technical Committee  
Meeting held on 19.12.2014  
Via Memo No. 9.5/2014  
Sd/- 11/11/15  
Asst. Director  
Master Plan  
Dy. Director  
Master Plan  
02/01/2015





SITE MEASURING 40,000 SQ.M.  
IN LAYOUT PLAN OF GOVERNMENT  
LAND ALONG 60 MI. ROW ROAD ZONE  
P-1, NARELA FOR CHANGE OF LAND  
USE TO UTILITY -ELECTRICITY  
POWER HOUSE SUB-STATION IN  
MPD-2021 & ZDP OF ZONE P-1

DESCRIPTION OF BOUNDARIES:

NORTH : RESIDENTIAL

SOUTH : 60 MI. ROAD ROW

FAST :: GOVERNMENT LAND USE

WEST : COMMERCIAL (COMMUNITY CENTRE)

NOTE •

THE LAYOUT PLAN OF GOVERNMENT LAND  
ALONG 60M ROW ROAD, ZONE P-1,  
NARELA WAS CONSIDERED IN 292 ND  
SCREENING COMMITTEE MEETING HELD ON  
16/05/2010 VIDE ITEM NO. 72/2010 AND  
APPROVED IN FILE NO.  
F.15 B04/2009/IN/PJT.

GOVERNMENT  
LANDUSE

PROPOSED SITE FOR  
CHANGE OF LANDUSE TO  
UTILITY ( ELECTRIC SUB  
STATION )

AREA 40,000 SQ.M

COMMERCIAL  
(COMMUNITY CENTRE)

CHANGE OF LAND USE FOR AN AREA 40,000 SQ.M FROM GOVERNMENT TO UTILITY-ELECTRICITY (POWER HOUSE SUB STATION) IN MPD-2021 & ZDP OF ZONE P-I.

FILE NO. : F.20 ( 32 ) /2014-MP

SCALE : NOT TO SCALE

DATE : DECEMBER 2014

P.O. ASST

ASSTT DP:

1998

DIRECTOR PLG/AC: F

4

ZONE P1 / MARFEL PROJECT & R/L AND LAND POOLING



LOCATION OF SITE IN PART ZDP  
OF P-1



Minutes of the Technical Committee Meeting Held On 19-12-2014. ITEM No. 93/TC/14

Sub: Proposed modifications in Chapter 7 Industry of MPD-2021 w.r.t. activities permitted in Industrial Areas and modifications notified by the MoUD, Gol from time to time

File No.: F.17(5)2007/MP

1.0 BACKGROUND

A. Issue regarding inclusion of knowledge – based industries in MPD-2021

- (i) The issues regarding inclusion of service sector activities was discussed as a part of review exercise of MPD-2021 in the 2<sup>nd</sup> meeting of Management Action Group (MAG) held on 28.12.2011 wherein the following decision was taken:

*"It was felt that various types of institutes, professional office etc. covered under the service sector are already permitted under various land uses in MPD 2021. This needs detailed premise by premise examination. DSIIDC agreed to initiate further examination of this with other agencies in Delhi."*

- (ii) Thereafter, based on the discussions in the meeting under the chairmanship of Commissioner (Plg.), DDA on 13.02.2014 with the officers from DSIIDC, the matter was further put up before the Technical Committee in its meeting held on 06.03.2014 vide Item No. 16/2014, wherein the following decision was taken:

*"The Technical Committee opined that a number of commercial activities and facilities are permitted in Industrial areas as per the latest modifications in MPD-2021. Therefore, Technical Committee did not find merit to include the various services proposed to be added."*

- (iii) A meeting was held under the chairmanship of Chief Secretary, GNCTD on 28.11.2014 to discuss the issues raised by DSIIDC which was attended by VC, DDA and Director (Plg.) MPR&DC wherein it was agreed to process the case for inclusion of knowledge – based industries such as biotechnology, research and design educational services like skill development and pharmaceutical laboratory and solutions in MPD-2021. The minutes of the meeting are still awaited.

B. Modifications in MPD-2021 w.r.t. notifications issued by the MoUD, Gol from time to time.

Other than the above issues, as a part of review of exercise of MPD 2021, there were certain modifications carried out in the Chapter 7: Industry of MPD 2021 notified vide gazette notification no. S.O. 1215(E) dt. 13.05.2013. In this regard, the following is submitted:



- a) Based on the norms given in para 7.6.2.1, the Regulations for Redevelopment of Clusters of Industrial Concentrations in Non – Conforming areas / Unplanned Industrial Areas were notified vide S.O. No. 954(E) dt. 01.05.2012 after adopting the due procedure and taking prior approval of MoUD under Section 57 of DD Act 1957. In these regulations under Para 2 clause vi) i. has also been notified i.e. "(i) Alternatively, the society may adopt the option of preparation of layout plan / Redevelopment scheme based on the land distribution as stipulated in Table 7.2 of the MPD 2021"

While discussing the issue of in-situ redevelopment of Swarna Park Industrial Area in T.C. meeting held on 17.11.2014, it was pointed out by the CTP, SDMC that the above clause may also be incorporated in the MPD-2021.

- b) While considering the modifications in the Health facilities as a part of review exercise, the category of Hospitals D (upto 100 beds) was replaced by "Tertiary Health Care Centre" and the same was notified vide gazette notification no. S.O. 2893(E) dt. 23.09.2013. The same also needs to be suitably incorporated in the Industry Chapter of MPD 2021 as given in the proposal below.
- c) Under column of Definition in Table 7.3 Development Control Norms of Chapter 7 Industry of MPD 2021 the provision of numbers of workers have been deleted as notified vide S.O. No. 1215(E) dt. 13.05.2013. The corresponding modifications are required to be incorporated in Table 7.1 Parameters for Industrial Units in Different Use Zones and Use Premises under category Industry Use.

## 2.0 PROPOSAL

Based on the above, the following modifications to MPD-2021 are proposed:

| MPD – 2021<br>(Chapter 7: Industry)              |  |  |
|--|--|--|
| Para No.   | Existing Provisions  | Proposed Modifications   |
| Notes under Table 7.3: Development Control Norms | i. In case of plots ...<br>ii.<br>...<br>xii. In existing Industrial Units ... | Point xiii. to be added after xii. as follows:<br>xiii. Knowledge – Based Services such as biotechnology, research and design educational services like skill development and pharmaceutical laboratory and solutions shall be permissible in Industrial premises abutting roads 24m ROW subject to payment of conversion charges as prescribed by the Government from time to time. |

| <p>Para 7.6.2.1 Norms for Redevelopment of Clusters of Industrial Concentrations in Non – Conforming areas</p> <p>Point. vi. d)</p>   | <p>a) About 10% area is to be reserved ...</p> <p>b) ...</p> <p>h) Common Parking to be provided ...</p>  | <p>Point i) to be added after h) as follows:</p> <p>i) Alternatively, the society may adopt the option of preparation of layout plan / Redevelopment scheme based on the land distribution as stipulated in Table 7.2 of the MPD 2021.</p>  |  |                         |            |                     |                         |             |                       |    |  |                |  |                         |            |                     |                         |             |                       |             |
|---|---|---|--|-------------------------|------------|---------------------|-------------------------|-------------|-----------------------|----|--|----------------|--|-------------------------|------------|---------------------|-------------------------|-------------|-----------------------|-------------|
| <p>Notes under Table 7.3: Development Control Norms</p> <p>Point vii.</p>   | <p>vii. Industrial plots abutting roads of 24m ROW and above shall be eligible for conversion to Hospitals (up to 100 beds) within the existing development control norms, subject to the conditions (a) the number of beds to be accommodated on a plot shall be worked out @ 80 sqm of gross floor area per bed and (b) payment of conversion charges as prescribed by the government from time to time. The activities permissible in Hospital (Table 13.20) shall be permitted in such plots. However, this shall not be permitted on non-conforming / regularized industrial cluster. The above provision shall not affect the Supreme Court orders in any manner.</p> | <p>vii. Industrial plots abutting roads of 24m ROW and above shall be eligible for conversion to Hospital / Tertiary Health Care Centre within the existing development control norms, subject to the conditions (a) the number of beds to be accommodated on a plot shall be worked out @ 80 sqm of gross floor area per bed and (b) payment of conversion charges as prescribed by the government from time to time. The activities permissible in Hospital / Tertiary Health Care Centre (Table 13.20) shall be permitted in such plots. However, this shall not be permitted on non-conforming / regularized industrial cluster. The above provision shall not affect the Supreme Court orders in any manner.</p> |  |                         |            |                     |                         |             |                       |    |  |                |  |                         |            |                     |                         |             |                       |             |
| <p>Table 7.1 Parameters for Industrial Units in Different Use Zones and Use Premises under category</p> <p>Under Column of “Max. no. of workers” of use zone “Industry Use”</p> | <table><tr><th colspan="2">Industrial Use</th></tr><tr><th rowspan="2">Use Zone / Use Premises</th><th>Conditions</th></tr><tr><th>Max. no. of workers</th></tr><tr><td>a) Plotted developme nt</td><td>As per need</td></tr><tr><td>b) Flatted Industries</td><td>20</td></tr></table>   | Industrial Use  |  | Use Zone / Use Premises | Conditions | Max. no. of workers | a) Plotted developme nt | As per need | b) Flatted Industries | 20 | <table><tr><th colspan="2">Industrial Use</th></tr><tr><th rowspan="2">Use Zone / Use Premises</th><th>Conditions</th></tr><tr><th>Max. no. of workers</th></tr><tr><td>a) Plotted developme nt</td><td>As per need</td></tr><tr><td>b) Flatted Industries</td><td>As per need</td></tr></table> | Industrial Use |  | Use Zone / Use Premises | Conditions | Max. no. of workers | a) Plotted developme nt | As per need | b) Flatted Industries | As per need |
| Industrial Use  |   |   |  |                         |            |                     |                         |             |                       |    |  |                |  |                         |            |                     |                         |             |                       |             |
| Use Zone / Use Premises   | Conditions  |   |  |                         |            |                     |                         |             |                       |    |  |                |  |                         |            |                     |                         |             |                       |             |
|   | Max. no. of workers   |   |  |                         |            |                     |                         |             |                       |    |  |                |  |                         |            |                     |                         |             |                       |             |
| a) Plotted developme nt   | As per need   |   |  |                         |            |                     |                         |             |                       |    |  |                |  |                         |            |                     |                         |             |                       |             |
| b) Flatted Industries   | 20  |   |  |                         |            |                     |                         |             |                       |    |  |                |  |                         |            |                     |                         |             |                       |             |
| Industrial Use  |   |   |  |                         |            |                     |                         |             |                       |    |  |                |  |                         |            |                     |                         |             |                       |             |
| Use Zone / Use Premises   | Conditions  |   |  |                         |            |                     |                         |             |                       |    |  |                |  |                         |            |                     |                         |             |                       |             |
|   | Max. no. of workers   |   |  |                         |            |                     |                         |             |                       |    |  |                |  |                         |            |                     |                         |             |                       |             |
| a) Plotted developme nt   | As per need   |   |  |                         |            |                     |                         |             |                       |    |  |                |  |                         |            |                     |                         |             |                       |             |
| b) Flatted Industries   | As per need   |   |  |                         |            |                     |                         |             |                       |    |  |                |  |                         |            |                     |                         |             |                       |             |

3.0 The proposal in Para 2.0 above is put up for consideration of the Technical Committee for further processing the proposed modifications under Section 11A of DD Act.1957.

AD(P&S)  
MP&DC

*[Signature]*  
dy. Secy. (P&S)  
MP&DC

*[Signature]*  
dy. (P&S)  
MP&DC

P.T.O.



# DECISION

The proposal was presented by Director (Plg) MP, it was explained that the various knowledge b industries will be permissible in planned industrial area on the 24 m RoW roads. Ex Director, D. has requested that all these activities be considered as the industrial activities and be permitted in

- (i) The existing industrial areas.
- (ii) The proposal of adding clause 2 (vi) – (i) of the Regulations to be added in the MPD-2021 in clause 7.6.2.1 below clause 6(b) was agreed upon.
- (iii) The issue regarding development control norm on industrial sheds was also discussed during the meeting. It was observed that DSIIDC may provide the layout plans and lease deeds of such industrial sheds for including the size of plots / area of sheds. A joint site inspection may also be taken up, so that the necessary amendment in the notified regulations can be considered.

DSIIDC officers were also requested to provide detailed justification for proposed modification to be incorporated in the Agenda

In view of above, the Item was deferred.

Action: Ex. Director, DSIIDC

|                                 |              |
|---------------------------------|--------------|
| DELHI DEVELOPMENT AUTHORITY     |              |
| MASTER PLAN SECTION             |              |
| <b>VERIFIED</b>                 |              |
| This Proposal was Considered in |              |
| the 15th Technical Committee    |              |
| Meeting held on 19.12.2014      |              |
| Vide Item No. 93/2014           |              |
| Sudhakar                        | 02/01/2015   |
| Asstt. Director                 | Dy. Director |
| Master Plan                     | Master Plan  |

Minutes of the Technical Committee Meeting Held on 19-12-2014. L A I D U N T A B L E  
94/TC/14  
Item No.....

**Subject:-**

1. Proposed Change of Landuse from "Public and Semi Public Facilities" to "Transportation" (Bus Depot – T2) for the site measuring 40031.86 sqmt (4.0 Hac.) in FC - 20, Sector - 32, Phase – IV, Rohini.
2. Modification in Layout Plan of Sector – 32, Phase – IV, Rohini regarding proposed Bus Depot & Temporary Bus Terminal with reference to proposed Change of Landuse and Sub-Division of remaining PSP Area, Pkt-11, FC-20.
3. Modification in Revised Layout Plan of Sector – 11 (Extn.), Rohini regarding change in Use premises from DTC Housing to DDA Housing.
4. Modification in Layout Plan of Sector – 26, Phase – IV, Rohini regarding change in Use premises from Bus terminal to Transportation.

File No. F.20 (31)/2014/MP

**1. BACKGROUND:-**

A meeting held under the Chairmanship of Hon'ble LG - Delhi on 11.11.2014 in which it was decided to explore / identify 10.0 acres (approx.) of land for Cluster Bus Depot in Rohini area for allotment to Transport Department, GNCTD. As a follow up to this decision, a Joint Site Inspection was carried out on 14/11/2014 with the representatives from DTC, DIMTS & DDA to identify land for Bus Depot in Rohini. Accordingly, a site measuring 10.0 acre / 4.00 hectare (approx.) in Pocket – 11, Block – C in Public & Semi Public Area (FC-20), Sector - 32, Rohini, Phase - IV adjacent 80m wide road (UER-III) has been identified.

Based on the joint inspection, Additional Commissioner / Secretary (STA), Transport Department, GNCTD vide letter no. F.58/PCO/DTC Sectt./2014/658 dt. 18/11/2014 has confirmed that the site measuring 4.0 Ha in Pkt-11 Block - C, PSP area (FC-20) Sector -32, Rohini, Phase - IV was found suitable to the Transport Department.

Upon consent from the Transport Department, Vice Chairman – DDA on 18/11/2014 (in file no. PPR/4032/2003 at p. 17/N & 18/N) had approved the above said site/s and accordingly an advance copy of Layout Plan of Sector – 32, Phase – IV, Rohini earmarked with the said proposed sites was released to Land Disposal Wing – DDA and Engineering Wing – DDA for further follow up action vide letter no. PPR/4032/2003/635 dated 18/11/2014.

**2. EXAMINATION:-**

**A. Proposed Bus Depot at Sector – 32, Phase – IV, Rohini:**

- (i) The land identified for Bus Depot is falling in Facility Centre (FC) – 20, Pocket – 11 in Sector – 32, Phase – IV, Rohini. The Layout Plan of Sector 32, Phase – IV, Rohini was approved in the 224<sup>th</sup> Screening Committee Meeting (SCM) held on 24/06/2003 and the proposed numbering for Public & Semi Public Facilities Pockets (FC) in various Sectors of Zone – "M", Rohini, Phase – III, IV & V was further approved in 303<sup>rd</sup> SCM held on 21/11/2011.
- (ii) It is observed that, DDA has already allotted land about 17.12 ha. in various Sectors in Rohini of Zone – "M" for Bus Terminal / Depot against 2.20 ha. However, based on the directions from Hon'ble High Court, more land needs to be provided for establishment of Bus Depot for promotion of Public Transport in Delhi.
- (iii) As per the Detail Total Station Survey furnished by Engineering Wing – DDA vide letter no. F.1 (160) AE (P)/RPD - 4/DDA/101 dated 23/01/2014, the total area of the Pocket – 11, PSP Area (FC-20), Sector – 32, Rohini is 5.9 ha approx. and out of which 5.1 ha. is available for development. In the said pocket a site measuring 4.0 ha approx. is proposed for Bus Depot. During the Joint Inspection, it was observed / pointed out that with in the identified site / land some built up structures also exist. In addition, a piece of land area measuring 0.8 Hectare (approx.) at intersection of UER-III (80M) & proposed 60m wide road has been reserved for

Contd...



proposed Grade Separator in future. This 0.8 ha. is also requested by the Transport Department on temporary basis for Bus Terminal as per prevailing terms & conditions w.r.t future need.

- (iv) Since, Vice Chairman - DDA on 18/11/2014 had already approved the said site/s in Layout Plan of Sector - 32, Phase - IV, Rohini in file bearing no. PPR/4032/2003, accordingly, modification (as para 2A (iii)) in the said Layout Plan requires to be rectified by Technical Committee-DDA.
- (v) After, considering the site for Bus Depot, the remaining portion of the PSP Area (Pkt-11) shall be of size 20m x 164.4m i.e area measuring 3280 sqmt. Since this size & shape is not feasible for any single Zonal Level facility. Hence, the remaining PSP area needs to be Sub-divided for Facilities at the level of Neighbourhood / Zonal Level to make the land effective utilization.
- (vi) As per the Master Plan for Delhi - 2021 and Zonal Development Plan for Zone - "M", the Landuse of the said site is "Public and Semi Public Facilities". As per the Master Plan for Delhi - 2021, under Chapter - 17 Development Code for Sub-Clause 8(2) Permission of Use Premises in Use Zones, Bus Depot & Workshop are not permitted in Public and Semi Public Facilities area. Hence the site identified for Bus Depot requires Change of Landuse & further processed under Section - 11A of Delhi Development Act - 1957, whereas Bus Terminal use premise is permitted in PSP Use Zone. However, this area is reserved for future Grade Separator as per Zonal Development Plan of Zone - "M". Hence this land can be considered for temporary allotment to the Transport Department till the Grade Separator is constructed at this location.

**B. Institutional Housing at Sector - 11 (Extn.), Rohini:**

- (i) In the Revised Layout Plan Sector-XI (Extn.) Rohini, a site measuring 3.97 Ha has been earmarked for DTC (DU's 590). The landuse of said land is "Residential" & it is adjacent to Institutional Housing. As per the decision in the meeting held on 11/11/2014 and further discussion with Transport Department officials the land under reference is not suitable for bus depot. As such not feasible of Bus Depot as per the Transport Department, GNCTD.
- (ii) In view of above at Sr. No. 2B (i), the modification in Revised Layout Plan of Sector-11 Ext. Rohini is proposed for rectification to change in the name of Use Premise of the site measuring 3.97 ha. from "DTC (DU's 590)" to "DDA Housing (DU's as per Master Plan for Delhi-2021)".

**C. Bus Terminal at Sector - 26, Rohini:**

- (i) In the Modified Layout Plan of Sector - 26, Ph - IV, Rohini a site measuring 4.0 ha has been earmarked for Bus Terminal at the intersection of Bawana - Auchandi Marg (Proposed 60m wide Road) and Proposed 80m wide road (UER-III) and in this only 3 to 4 acres is available due to due to built-up & area reserved for proposed Grade Separator. Accordingly, the same is not sufficient for Bus Depot as conveyed by DTC representative in meeting on 11/11/2014 at Rajniwas.
- (ii) In view of above at Sr. No. 2C (i), the Modified Layout Plan of Sector - 26, Rohini is proposed for rectification to change in the name of Use Premise of the site measuring 4.0 ha. from "Bus Terminal" to "Transportation".

### 3. PROPOSAL:-

- a) The following area is proposed for Change of Landuse in Master Plan for Delhi (MPD) - 2021 and Zonal Development Plan of Zone - 'M'.

| Location   | Area                                    | Landuse<br>( As per<br>MPD-2021 &<br>ZDP of Zone<br>'M') | Landuse<br>Changed to           | Boundaries   |
|--|---|--|---------------------------------|--|
| Pkt - 11 in Public & Semi Public Facility Area (FC-20), Phase - IV, Sector - 32, Rohini on 80m wide road (UER-III) | 40031.66 sqmt.<br><br>(4.0 Ha. approx.) | Public Semi-Public Facilities                            | Transportation (T-2, Bus Depot) | North - Public & Semi Public Facilities<br>East - 80m wide road (UER-III)<br>South - Public & Semi Public Facilities & Built-up<br>West - 12m wide road & Residential PKT.- 02, Block - C, Sector - 32, Rohini |

- b) Based on the acceptance by the Transport Department - GNCTD and un-allotted status form IL Department - DDA w.r.t. plot in Sector - 32, Sector 11 (Extn.) & Sector - 26 Rohini earmarked for DTC, the modification in the following Layout Plans is placed for rectification & approval by Technical Committee Meeting - DDA.

- i. Sub-Division Plan of remaining Public & Semi Public Facilities Area of Pocket -11, FC-20, Sector -32, Rohini, Phase -V after considering the 4.0 ha (approx.) of land for Bus Depot (As in para 3(a) above) is being designed for Neighbourhood Level / Zonal Level Facilities which are as under:-

| TOTAL AREA OF THE POCKET |  | 5.90          | Ha. |
|--------------------------|--|---------------|-----|
| DETAILS OF PLOT:-        |  |               |     |
| PLOT NO.                 | USE  | AREA (IN SQM) |     |
| 1                        | DISPENSARY   | 1287.59       |     |
| 2                        | NIGHT SHELTER  | 1002.05       |     |
| 3                        | LOCAL / GOVERNMENT MAINTENANCE OFFICE                    | 1002.05       |     |
| 4                        | BUS DEPOT  | 40031.86      |     |
| 5                        | TO UTILISED FOR GRADE SEPARATOR (TEMPORARY BUS TERMINAL) | 8164.11       |     |
| 6                        | PSP (INCLUDING ALL BUILT-UP)                             | 7550.91       |     |
| TOTAL                    |  | 59053.18      |     |

- ii. Modification in the Layout Plan of Sector - 32, Phase - IV, Rohini regarding proposed Bus Depot measuring 40031.66 sqmt. (4.0 Ha. approx.), Temporary Bus Terminal (0.81 Ha.) and other Facilities.
- iii. Revised Layout Plan Sector - XI (Extn.) Rohini is proposed for rectification to change in the name of Use Premise of the site measuring 3.97 ha. from "DTC (DU's 590)" to "DDA Housing (DU's as per Master Plan for Delhi-2021)".
- iv. Modified Layout Plan of Sector - 26, Phase-IV, Rohini proposed for rectification to change in the name of Use Premise of the site measuring 4.0 ha. from "Bus Terminal" to "Transportation".

The drawing with above details is attached (Refer Annexure-'A' to 'B').

The above is placed before the Technical Committee for consideration please. After the approval by the Technical Committee the matter of Change of Landuse will be further process separately under Section 11 - A of Delhi Development Act, 1957.

Contd...



4. RECOMMENDATION:-

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

5. FOLLOW UP ACTION:-

After the approval by the Technical Committee, the same will be forwarded to concern Departments for actions as follows:

- |                                   |   |
|-----------------------------------|---|
| • Planning Department/Rohini, DDA | - For further processing of Change of Landuse of case u/r                                     |
| • Engineering Wing, DDA           | - For Feasibility/ Demarcation & Development  |
| • Land Management Wing, DDA       | - For acquisition/ possession of built-up areas coming in Pkt. 11, FC-20, Sector - 32, Rohini |
| • Land Disposal Wing, DDA         | - For appropriate action based on Feasibility/ Demarcation by Engineering Wing (Civil)/Rohini |
| • Electrical Wing, DDA            | - For Electrification of the area.  |

DECISION

The Item was presented by Director (Plg) Rohini. After detailed deliberation Technical Committee agreed to the proposal as given in para 3 of the Agenda including high end DDA housing in the layout plan of sector 11 extn. As given in para 3(iii), Technical Committee further recommended the proposed change of land use of an area measuring for 40031.86 sqm (4 ha) from public semi-public facilities to transportation (T-2, Bus Depot), to put up to Authority for modification to the MPD-2021 under section 11 A of DD Act 1957.

Action: Director (Plg) Rohini





|   |   |   |   |
|---|---|---|---|
|   |   |   |   |
| <p>1D TRANSPORT</p> <p>1D BCS (CP2.1)</p> | <p>1D TRANSPORT</p> <p>1D BCS (CP2.1)</p> | <p>1D TRANSPORT</p> <p>1D BCS (CP2.1)</p> | <p>1D TRANSPORT</p> <p>1D BCS (CP2.1)</p> |
| <p>1D TRANSPORT</p> <p>1D BCS (CP2.1)</p> | <p>1D TRANSPORT</p> <p>1D BCS (CP2.1)</p> | <p>1D TRANSPORT</p> <p>1D BCS (CP2.1)</p> | <p>1D TRANSPORT</p> <p>1D BCS (CP2.1)</p> |
| <p>1D TRANSPORT</p> <p>1D BCS (CP2.1)</p> | <p>1D TRANSPORT</p> <p>1D BCS (CP2.1)</p> | <p>1D TRANSPORT</p> <p>1D BCS (CP2.1)</p> | <p>1D TRANSPORT</p> <p>1D BCS (CP2.1)</p> |

| DETAILED CHANGE OF LANDUSE                      |   |                    |   |
|---|---|--------------------|---|
| Location  | Landuse (As per MPD - 2021 & ZCP of Zone III) | Landuse Changed to | Boundaries  |
| Section- 32, Phase-IV, Rahim, Public Facilities | Public & Semi-Public (17.2 Bus Depot)         | Transportation     | North - Public & Semi Public Facilities<br>East - 30m wide road<br>South - IRRail<br>West - Public & Semi Public Facilities & Suburb<br>Residential PKT - I |

1. THIS PLAN IS BASED ON THE TOTAL STATION SURVEY (TSS) PROVIDED BY EXECUTIVE ENGINEER PRO-4 DDA VIDE LETTER NO. 1100/AE (P) PRO-4 DDA/101 DATED 23.01.14.
2. ALL DIMENSIONS ARE IN METER
3. ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED

CHANGE OF LANDUSE FROM  
" PUBLIC & SEMI-PUBLIC FACILITIES" TO  
"TRANSPORTATION" (T-2, BUS DEPOT)  
IN PKT.-11, FC-20, SECTOR-32, ROHINI, PHASE-

[illegible]

  
 २१६०११  
 ROHINI  
 मॉडेल नं. ११००८८  
 २१६०११



NOTE:  
1. THIS PLAN IS BASED ON THE TOTAL STATION SURVEY TESTS PROVIDED BY EXECUTIVE ENGINEER, PWD-4 DDA, WIDE LETTERING, MSBOM, (PPWD-1-024-001 DATED 20/11/14)  
2. ALL DIMENSIONS ARE IN METERS  
3. ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED

[illegible]

SUB - DIVISION PLAN OF PUBLIC & SEMI-PUBLIC  
FACILITIES POCKET -11, FC-20, SECTOR-32,  
ROHINI, PHASE-V

|  |        |               |
|--|--------|---------------|
| mm   | SCALE  | 1:5000        |
| DATE   | ISSUED | DECEMBER 1944 |
| BY   | DATE   |               |
| WATER 11726  |        |               |
| P.S. ASSIST  |        |               |
| WATER 11726  |        |               |
| ASSIST. CH. ENG.   |        |               |
| ON 12/20/44  |        |               |
| BY CH. P.S.  |        |               |
| CHIEF, TOWNSHIP  |        |               |
| CITY OF CHICAGO  |        |               |
| <br> |        |               |
|   |        |               |
|   |        |               |
|   |        |               |
|   |        |               |
|   |        |               |

# Minutes of the Technical Committee Meeting Held On 19-12-2014

Sub: Allotment of 4 Hect of land for construction of 400 KV ESS at Sector-5, Dwarka vis-à-vis Change of Landuse from PSP (Hospital) to Utility (ESS) and In -Principle approval of route alignment from 400 KV Substation, Bamnauli to 400 KV sub station, Sector 5, Dwarka.

F.20(34)/2014-MP

## 1. Background:

- 1.1 Reference is invited to the letter of Manager (Pig ) SS &LM of Delhi Transco Ltd. vide letter No. Manager(SS&LM)/14-15/LM/1(a)/104 dated 17/12/14 vide which request was made for allotment of 4 Hect of land for construction of 400 KV GIS Sub station at Sector-5, Dwarka and also for In - Principle approval for ROW for 400 KV double circuit line from 400 KV sub-station Bamnoli to the proposed 400 KV GIS sub- station, Sector 5, Dwarka. The area required for the proposed sub-station is 200 mtr. x 200 mtr. as per the letter of Manager, Delhi Transco Ltd. Copy of the letter along with the map of route alignment is annexed as Annexure-I & II. As per the letter, there was a deliberation by MOP at Shram Shakti Bhawan on 6/12/14 regarding allotment of various sites at Delhi for construction of ESS.
- 1.2 Subsequently, a joint site visit was carried out at the proposed site for 400 KV GIS Dwarka Sub-station by the representatives of DTL, and Dwarka Planning Office, DDA on 16/12/2014.

## 2. Examination:

- 2.1 The site is located at Sector-5, Dwarka which is bounded by 60 mtr. road towards North, 20 mtr. road towards West, 30 mtr. road towards South and Palam Drain towards East. Landuse of the site is PSP and earmarked for General Hospital as per approved LOP of Sector-5, Dwarka.
- 2.2 Further, it was observed during site inspection that there is small DDA temporary office existing where construction material was found lying on the site. This material will be used for construction of covering of palam drain as informed by Asstt. Eng/DDA.
- 2.3 The present site is measuring about 6 hect which is earmarked for General Hospital as per approved LOP of Sector-5, Dwarka. 4 hect. of land may be carved out for 400 KV GIS sub station purpose from southern side of entire 6 hect site which is agreed by the representatives of DTL. Remaining area of 2 hect is proposed for Hospital.
- 2.4 As the site is already earmarked for Hospital, the proposal of earmarking the 4 hect of land for 400 KV GIS substation will require Change of landuse from PSP (Hospital) to Utility (ESS).



3. Proposal:

In view of above, following are submitted for consideration of Technical Committee

- 3.1 The following modifications in the Master Plan/ Zonal Development Plan of zone K-II under section 11A of DD Act, 1957 as per the description below. Copy of the plan is annexed as Annexure-III :

| S. No. | Location                 | Area            | Landuse (MPD 2021)        | Landuse Changed to | Boundaries   |
|--------|--------------------------|-----------------|---------------------------|--------------------|--|
| 1      | Site at sector 5, Dwarka | Approx. 4 hect. | Public/ Semi-Public (PS1) | Utility (U-3)      | North: Proposed Hospital site (2 hect).<br>East: Palam drain.<br>West: 20 m wide road.<br>South: 30m wide road |

- 3.2 The modification of the demarcation plan for subdivision of Hospital plot of 6 hect into two plots, one for 400 KV GIS Substation measuring area approx 4 hect and other for hospital measuring approx 2 hect. Copy of the modified Layout plan is laid on table.

- 3.3 The modified Layout Plan indicating the site of 400 KV GIS substation may be released to all concerned for demarcation and allotment after approval in the Technical Committee.

In-Principle approval of Route alignment subject to the conditions that DTL will submit details of ROW alignment to DDA for execution by the successful vendor. Any other clearance if required, from agencies mentioned below may also be obtained by DTL and furnish to DDA.

- NOC, from Hon'ble National Green Tribunal (NGT).
- NOC, from concerned Land owning agencies
- NOC, from PWD/EDMC/DDA for alignment passing through the ROW
- Delhi Transco Ltd will ensure the recommended safe distance from the abutting properties
- The possibility of laying underground HT lines, will be explored wherever ROW is less than 30 m, due to inadequate space.

- 3.5 Once all the details w.r.t route alignment are submitted by DTL, the matter will be taken up for consideration in Technical Committee.

4. Recommendation:

The proposal as given in Para 3.0 is placed for consideration of the Technical Committee.

The proposal was presented by Director (Plg) Dwarka. After detailed deliberation Technical Committee recommended the proposal of change of land use for an area measuring 4 hect. from Public & Semi Public Facilities to Utility (U-3) for 400 KV. Sub-station at sector V, Dwarka for further processing to the Authority under section 11 (A) of DD Act 1957.

Technical Committee has further approved the proposal of route alignment in principle subject to the following:

- NOC, from Hon'ble National Green Tribunal (NGT).
- NOC, from concerned land owning agency.
- NOC, from PWD / EDMC / DDA for alignment passing through the Right of Way.
- NOC, from Ridge Management Board, Central Empowerment and any other Agency if required.
- Delhi Transco Limited (DTL) will ensure the recommended safe distance from the abutting properties.
- The possibility of laying underground HT lines, will be explored wherever Right of Way is less than 30 mt, due to inadequate space.







दिल्ली ट्रांसको लिमिटेड  
राष्ट्रीय राजधानी क्षेत्र दिल्ली सरकार का उपक्रम,  
**DELHI TRANSCO LIMITED**  
(A Govt of NCT of Delhi Undertaking)

firmexure-1

2/2

Ref. No: Manager (SS&LM)/14-15/LM/1(a)/104

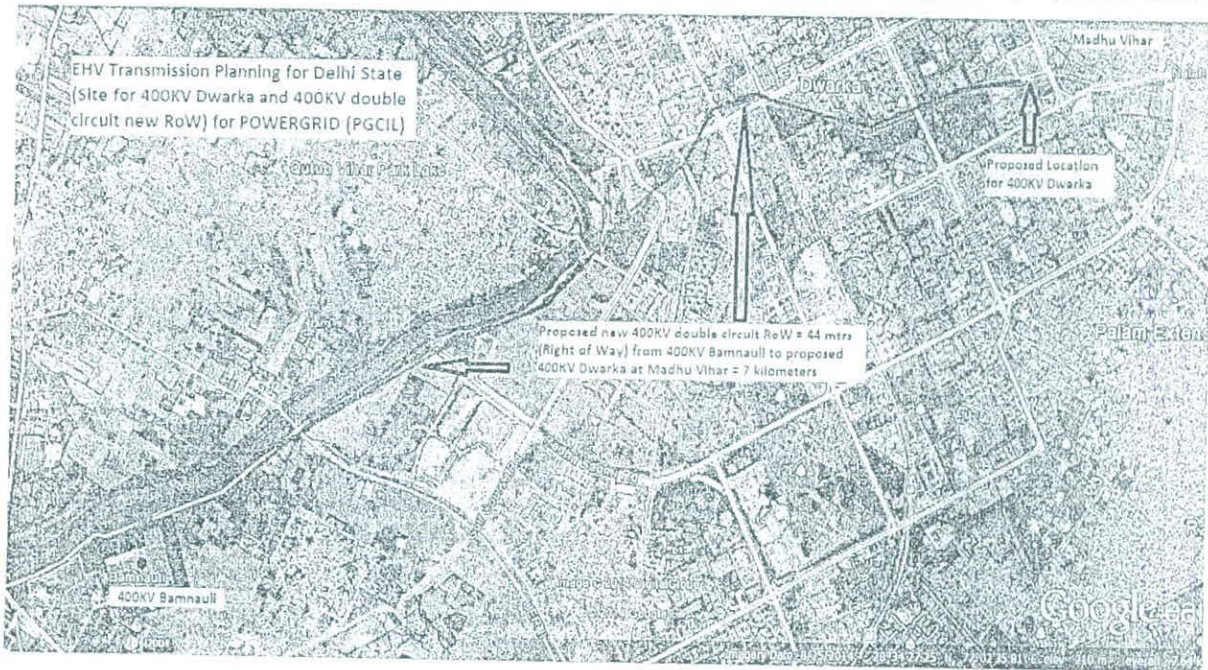
Dated: 17<sup>th</sup> December 2014

Director (Planning), Zone – (K-II)  
Delhi Development Authority  
Vikas Minar, I.T.O.,  
New Delhi-110002.

**Subject: - Land earmarking for 400kv Dwarka and RoW for 400KV double circuit from Bamnauli.**

Sir,

As per deliberation by MoP at Shram Shakti Bhawan on 06/12/2014, a joint site visit was carried out at the proposed site for 400kv GIS Dwarka substation. The site was jointly inspected by various executives of DTL, PGCIL, CEA and DDA on 16.12.2014. The site location is at Sector -5, Dwarka (Madhu Vihar). The area for the proposed substation is 200 mtrs x 200 mtrs. Further the Right of Way (RoW = 44 mtrs) for dedicated 400kv double circuit for this proposed substation from existing 400KV substation at Bamnauli is around 7 kilometers. The Google Earth snapshot of the RoW:



The Working permission for the land and In-Principle approval for the RoW may kindly be provided as soon as possible, so that PGCIL can go ahead with scheme, so as to commission the project by 2016.

You are requested to kindly handover (working permission as soon as possible and actual handing over within a couple of months as mentioned by DDA) the land as discussed at site to Power Department, GNCTD and also provide In-Principle approval for the RoW for the 400KV double circuit line from 400KV substation Bamnauli to this proposed substation, and formal approval of RoW may be provided by DDA after submission of route profile and necessary NoC from various agencies involved along the route of the line by PGCIL to DDA.

*[Signature]*  
Manager Planning (SS & LM)

Office: Manager (System Study & Land Management), प्रबंधक (प्रणाली अध्ययन और भूमि प्रबंधन)

Room No – 47, Shakti Deep Building, First floor of Anarkali Market Complex, Jhandewalan, New Delhi – 110055

कक्षा संख्या - 47, शक्ति दीप भवन, अनारकली बाजार परिसर के प्रथम तल, झंडेवाला, नई दिल्ली 110055

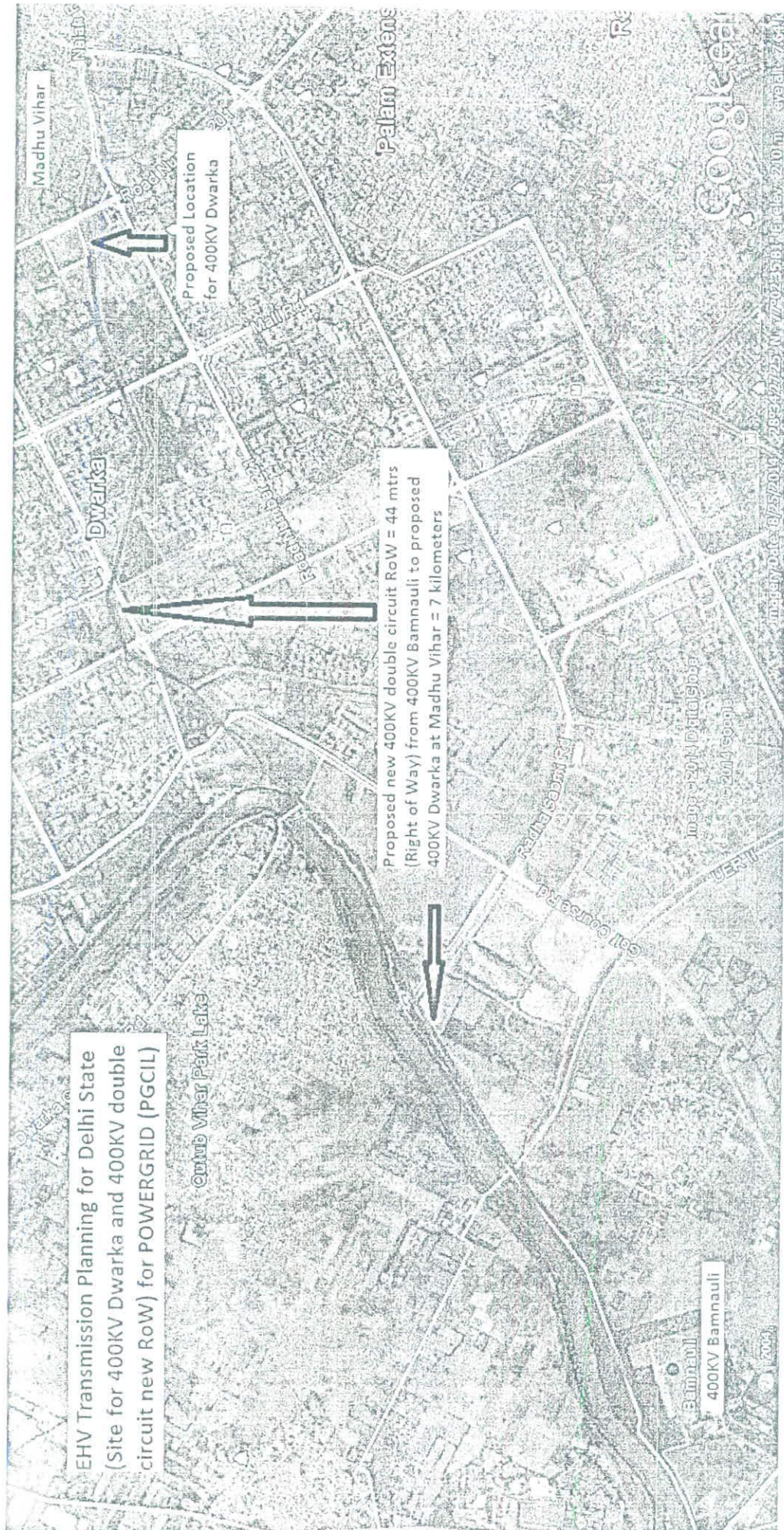
पंजीकृत कार्यालय शक्ति सदन, कोटला रोड, मई दिल्ली - 110002 Regd office : Shakti Sadan, Kotla Road, New Delhi - 110 002

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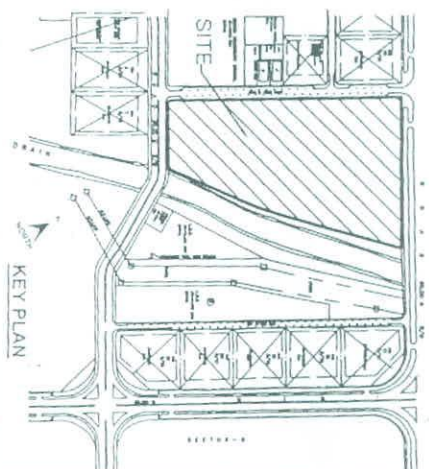
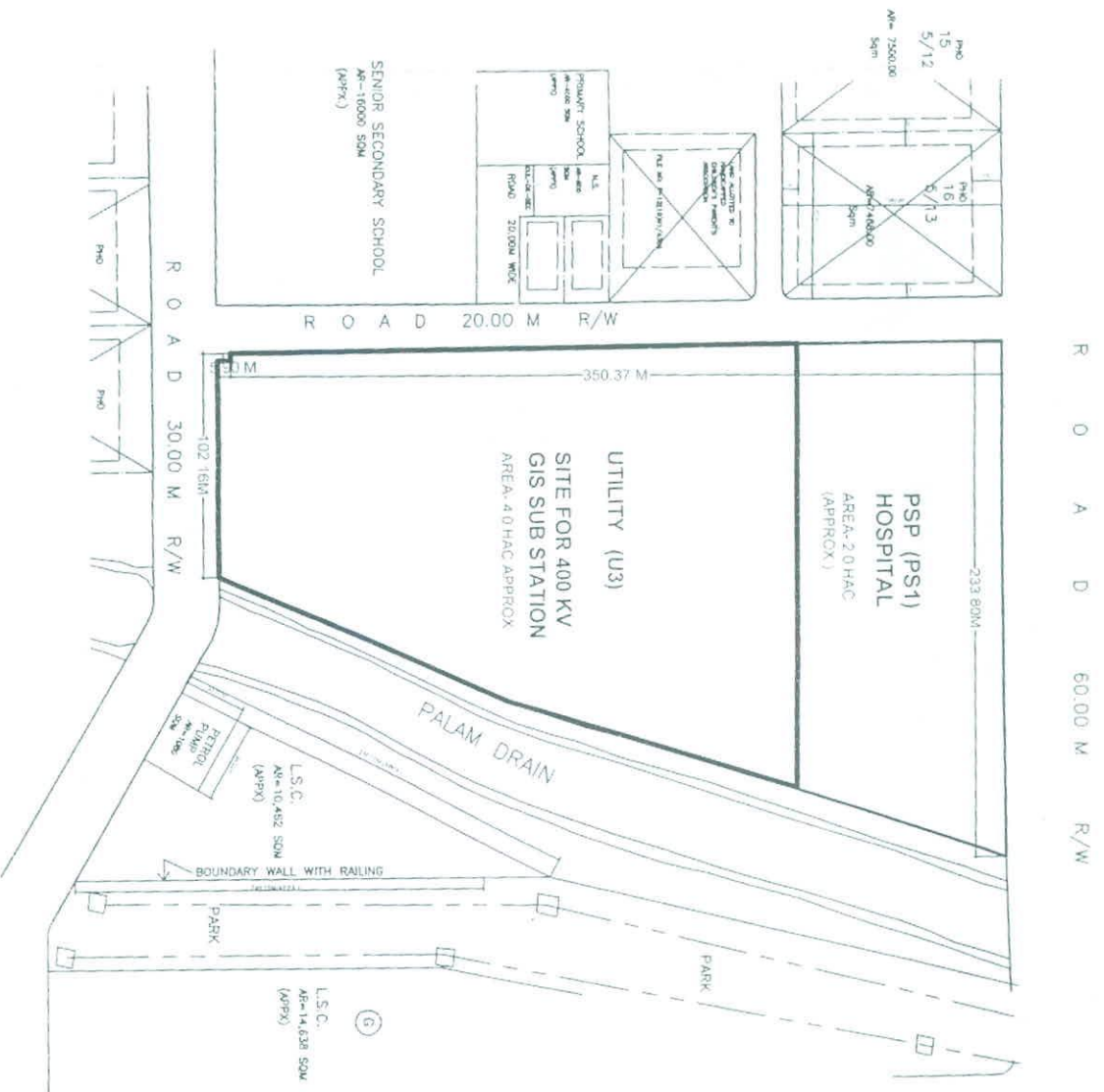
<https://mail.google.com/mail/u/0/#inbox/14a5c42ba9e4fd7c?projector=1>











**BOUNDARIES**

NORTH - HOSPITAL  
SOUTH - ROAD 30M. RW  
EAST - PALAM DRAIN  
WEST - ROAD 20M. RW

CHANGE OF LANDUSE OF 4 HAC. LAND  
FOR CONSTRUCTION OF 400KV GIS SUB  
STATION, SECTOR-5, DWARKA

SCALE :

PLG. ASSTT.

URIG NO



ASSTT. DIR. (PLG.)

BY. DIRECTOR (PLG.)

DIRECTOR (PLG.)

DELHI DEVELOPMENT AUTHORITY



AGENDA FOR TECHNICAL COMMITTEE

No. F.1 (12)2002/MP

Subject: Change of land use of an area measuring 25562 sqm (approx.) from 'Recreational' (District Park) to 'Utility' for proposed 400 KV ESS at DDA Park (56 Bigha) Shastri Nagar near to Inderlok Metro Station requested by Delhi Transco Limited.

**1.0. BACKGROUND:**

1.1. Manager (Planning SS&LM), Delhi Transco Limited (DTL) vide letters dated 09.12.2014, have requested to Commissioner (Plg.) DDA for alternate location for proposed 400 KV ESS Karpura. The Manager (Planning SS&LM) has suggested five locations for alternate location of 400 KV ESS Karpura as follows:

1. **(Zone-G)** Vir Savarkar Park at Punjabi Bagh Enclave – surrounded by (S Manohar Singh Marg at west, Club road at South and Road no.-41 at North and Punjabi Bagh Club at East).
2. **(Zone-H)** DDA Park at Inderlok Metro Station (East Side)
3. **(Zone-H)** Ashoka Garden at South-West side of Swami Narayan Marg.
4. **(Zone-H)** Sawan Park/Baba Choudhary Khimman Singh Park at Deep Enclave at North – East side of Swami Narayan Marg.
5. **(Zone-H)** Gulabi Bagh Park at West side of Swami Narayan Marg at Sanjay Nagar.

1.2. The earlier proposed location for 400 KV ESS Karpura, near DLF Housing at Ashoka Park Main Metro Station was discussed in the meeting chaired by Vice Chairman DDA on 05.12.2014 and also in the meeting chaired by Hon'ble Minister (IC), MoP on 06.12.2014, wherein DDA conveyed that there are legal huddles towards handing over of said land. In the meeting, it was directed that DTL should proposed alternate location for proposed 400 KV ESS Karpura.

[Copy of reference received from DTL is annexed as **Annexure-'A'**]

1.3. Earlier the Manager (Planning SS&LM), Delhi Transco Limited vide letters dated 08.05.2014, had requested for "In Principle Approval" of Right of Way for proposed 220KV and 400KV overhead corridors, essentially required for Transmission System strengthening of Delhi. Delhi Transco Limited had proposed the "400 KV Double Circuit Overhead RoW (Right of Way = 52 meters) for proposed 400 KV lines" in Planning Zone-H under MPD-2021 as given below:

- (a) Proposed new 400 kv double circuit corridor between 220 kv ESS Shalimar Bagh to proposed 400 kv ESS Karpura (**RoW = 52 meters**)
- |                                  |   |                           |
|----------------------------------|---|---------------------------|
| Route Length = 1.5 kms (approx.) | : | Along Supplementary Drain |
| Route Length = 3.2 kms (approx.) | : | Along Najafgarh Drain     |

[The copy of reference and route map on Zonal Development Plan of Zone-H submitted by DTL is annexed as **Annexure-'B'**]

1.4. The Technical Committee of DDA in its meeting dated 21.10.2014 vide item no. 76/2014 approved the proposal with reference to "In Principle Approval" of Right of Way for proposed 220 KV and 400 KV **overhead corridors in Planning Zone-H** under MPD-2021 with the condition that Delhi Transco Ltd. will submit details of RoW alignment to DDA for executions by successful vendor. Any other clearance if required from agencies mentioned below may also be obtained by DTL & furnish to DDA:

- (i) NOC, from Hon'ble National Green Tribunal (NGT).
- (ii) NOC, from concerned land owning agency.
- (iii) NOC, from PWD/EDMC/DDA for alignment passing through the Right of Way.
- (iv) Delhi Transco Limited (DTL) will ensure the recommended safe distance from the abutting properties.
- (v) The possibility of laying underground HT lines will be explored wherever Right of Way is less than 30 mt, due to inadequate space.

*[The decision of Technical Committee is annexed as **Annexure-'C'**]*

## 2.0. EXAMINATION:

2.1. The above suggested alternate locations by DTL at Planning Zone-H were inspected on 16.12.2014 along with the officials of Delhi Transco Limited (DTL) and Planning / Survey / Horticulture & Land Departments of DDA.

2.2. Among all the above locations; officials of Delhi Transco Limited (DTL) requested the DDA to allot the plot from DDA Park (56 Bigha) Shastri Nagar near to Inderlok Metro Station (East Side) in Planning Zone-H for the alternate location of the proposed 400 KV ESS from Karpura (Near to DLF Housing at Ashoka Park Main Metro Station) falls in Planning Zone-G.

2.3. The boundary description of the area in question is as follows:

- North : 30 meter road RoW and Nzafgarh Drain
- South : District Park and Inderlok Metro Station
- East : District Park
- West : Dhobi Ghat and Inderlok Metro Station

2.4. Representative of Delhi Transco Limited (DTL) has requested the area measuring 25562 sqm (approx.) from the DDA Park (56 Bigha) Shastri Nagar near to Inderlok Metro Station for setting up 400 KV ESS. The proposed location shown in the Zonal Development Plan of Planning Zone-H & in the Landscape Plan is annexed as **Annexure-'D' & 'E'**.

2.5. The site under reference, DDA Park (56 Bigha) Shastri Nagar is a developed Park and the approved landscape plan (as procured from Landscape Deptt.) was prepared by Landscape Department of DDA. The land use of the area in question is 'Recreational' (District Park) whereas the **Electric Sub-Station (ESS)** falls in 'Utility' land use. The park has access from 30 meter Road Right of way (as per ZDP of Zone-H).



- 2.6. As per MPD-2021 provisions, there are no area requirements mentioned for 400 KV Electric Sub Station. Whereas as per MPD-2021 provisions, the area requirement for 220 KV ESS is 29600 sqm.
- 2.7. The above request by Delhi Transco Limited for proposed 400 KV ESS at DDA Park (56 Bigha) Shastri Nagar can only be possible by Modification in Zonal Development Plan & would require the change of land use from 'Recreational' (District Park) to 'Utility' (400KV ESS) as the 400 KV ESS is not permitted in Recreational use zone as per MPD-2021 provisions and will be process through 11-A of DD Act-1957.
- 2.8. Planning Department vide note dated 16.12.2014 has requested to Survey Department to provide the P.T. survey of the area in question along with the details & type of grown up trees so that the exact required area can be ascertained and also requested to Landscape Department of DDA to provide the landscape plan of the area under reference.
- 2.9. After obtaining the P.T. survey from Survey Department & landscape plan of DDA Park (56 Bigha) Shastri Nagar from Landscape Department of DDA, the matter will be further processed for modification in the landscape plan by the Landscape Department and subsequently process the case for change of land use from 'Recreational' (District Park) to 'Utility' (400 KV ESS) if the above request of DTL be approved by Technical Committee.
- 2.10. Ownership status shall be confirmed by land department before handing over the land to Delhi Transco Limited.
- 2.11. Delhi Transco Limited shall obtain clearances from Forest Department and other concerned statutory Bodies since the land is falling within the developed DDA Park (56 Bigha) Shastri Nagar and the land use is 'Recreational' (District Park)
- 2.12. Delhi Transco Limited shall obtain necessary clearances from statutory authorities concerned for cutting of trees, as per the statutory requirement and plant the required number of trees as per statutory requirement.

### 3.0. PROPOSAL:

- 3.1. In view of the importance and urgency for creation of infrastructure in Delhi and to meet the growing demand of population of Planning Zone-H (North West Delhi-I), it is proposed that the area measuring 25562 sqm (approx.) for 400 KV ESS at DDA Park (56 Bigha) Shastri Nagar may be principally agreed and approved for working permission subject to the following conditions:

- (i) Ownership status shall be confirmed by land department before handing over the land to Delhi Transco Limited.

- (ii) NOC from Forest Department and other concerned statutory Bodies since the land is falling within the developed DDA Park (56 Bigha) Shastri Nagar and the land use is 'Recreational' (District Park)
- (iii) NOC from statutory authorities concerned for cutting of trees, as per the statutory requirement and plant the required number of trees as per statutory requirement.
- (iv) NOC from Hon'ble National green Tribunal (NGT).
- (v) NOC from concerned land owning agency.
- (vi) Delhi Transco Limited (DTL) will ensure the recommended safe distance from the abutting properties.

3.2. However this will require modification in the Landscape Plan and will also attract Change of Land Use for an area measuring 25562 sqm (approx.) from 'Recreational' (District Park) to 'Utility' (400 KV ESS).

3.3. The following modifications in the Master Plan / Zonal development of Planning Zone-H under section 11A of DD Act-1957 as per the description given below:

| Sl. no. | Location                          | Area (sqm) Approx. | Land use (as per MPD/ZDP-2021) | Land use changed to  | Boundaries   |
|---------|-----------------------------------|--------------------|--------------------------------|----------------------|--|
| 1.      | DDA Park (56 Bigha) Shastri Nagar | 25562              | Recreational (District Park)   | Utility (400 KV ESS) | <ul style="list-style-type: none"> <li>▪ North: 30M. Road RoW &amp; Nzafgarh Drain</li> <li>▪ South: District Park &amp; Inderlok Metro Stn.</li> <li>▪ East: District Park</li> <li>▪ West: Dhobi Ghat &amp; Inderlok Metro Stn.</li> </ul> |

The proposed Location Plan shown in the Landscape Plan is annexed as Annexure- 'E'.

#### RECOMMENDATIONS:

The proposal as examined in Para -2.0 and proposal contained in Para-3.0 above is placed for consideration of the Technical Committee.

#### FOLLOW UP ACTION:

After the approval of the Technical Committee, the approved agenda & minutes along with the P.T. Survey of area in question will be forwarded to Landscape Department of DDA for modification in the approved Landscape Plan.

The proposal was presented by Addl. Commissioner (Plg) AP. After detailed deliberation Technical Committee recommended the Change of land use of an area measuring 25562 sqm (approx.) from "Recreational" (District Park) to "Utility" for proposed 400 KV ESS at DDA Park (56 Bigha) Shastri Nagar near to Inderlok Metro Station requested by Delhi Transco Limited with the following conditions:

- (i) Ownership status shall be confirmed by land department before handing over the land to Delhi Transco Limited.
- (ii) NOC from Forest department and other concerned statutory bodies since the land is falling within the developed DDA park (56 Bigha) Shastri Nagar and the land use us 'Recreational' (District Park).
- (iii) NOC from statutory authorities concerned for cutting of trees, as per the statutory requirement and plant the required number of trees as per statutory requirements.
- (iv) NOC from Hon'ble National Green Tribunal (NGT).
- (v) NOC from concerned land owning agency.
- (vi) Delhi Transco Limited (DTL) will ensure the recommended safe distance from the abutting properties.







THIRUVALE - H

PRIORITY REQUIREMENT

दिल्ली ट्रांसको लिमिटेड  
(राष्ट्रीय राजधानी क्षेत्र दिल्ली सरकार का उपक्रम)  
DELHI TRANSCO LIMITED  
(A Govt of NCT of Delhi Undertaking)

759/c

Ref. No: Manager (SS&LM)/14-15/LM/1(a)/102

Dated: 9<sup>th</sup> December 2014

Commissioner (Planning)  
Delhi Development Authority  
VikasMinar,  
I.T.O., New Delhi.

Subject – Alternate locations for 400KV Karmapura.

DDA conveyed legal huddles towards handing over of land for 400KV Karmapura at earlier proposed location near DLF housing at Ashok park Main Metro station during the meeting chaired by VC, DDA on 05/12/2014 and also in the meeting chaired by Honorable Minister (IC), MoP on 06/12/2014. It was discussed in the said meetings that, DTL should proposed alternate locations for proposed 400KV Karmapura.

Accordingly few of the alternate locations near the earlier proposed location is as per following:

1. (Zone -G) VirSavarkar Park at Punjabi Bagh Enclave – surrounded by (S Manohar Singh Marg at West, Club road at South and Road number 41 at North and Punjabi bagh club at East)
2. (Zone -H) DDA park at Inderlok Metro station (East side).
3. (Zone -H) Ashoka Garden at South-West side of Swami Narayana Marg.
4. (Zone -H) Sawan Park/Baba Choudhuary Khimman Singh park at Deep enclave at North-East side of Swami Narayana Marg
5. (Zone -H) Gulabi Bagh Park at West side of Swami Narayana Marg at Sanjay Nagar.

Snapshots of all above locations are enclosed for quick reference. Site visit may be carried out jointly, after ascertaining of land possession with DDA and probability of land allocation for ESS (after change of land use if any).

DDA is requested to kindly allocate one of the location as early as possible.

Sd/-

Sarada Prasanna Routray  
Manager (planning SS&LM)

Copy to:

Additional Secretary (Power), GNCTD:  
Director (Planning), Zone -G, DDA:  
Director (Planning), Zone -H, DDA:  
GM (Planning):  
DGM to Dir (Opns):  
DGM (Planning):  
AM (I) to MD:  
AM (T 1)/ Case file/Office copy:

for favour of information please.  
for kind & urgent consideration please.  
for kind & urgent consideration please  
for favour of information please.  
for favour of information please.  
For favour of information please.  
for favour of information please.  
Please follow up and put up.

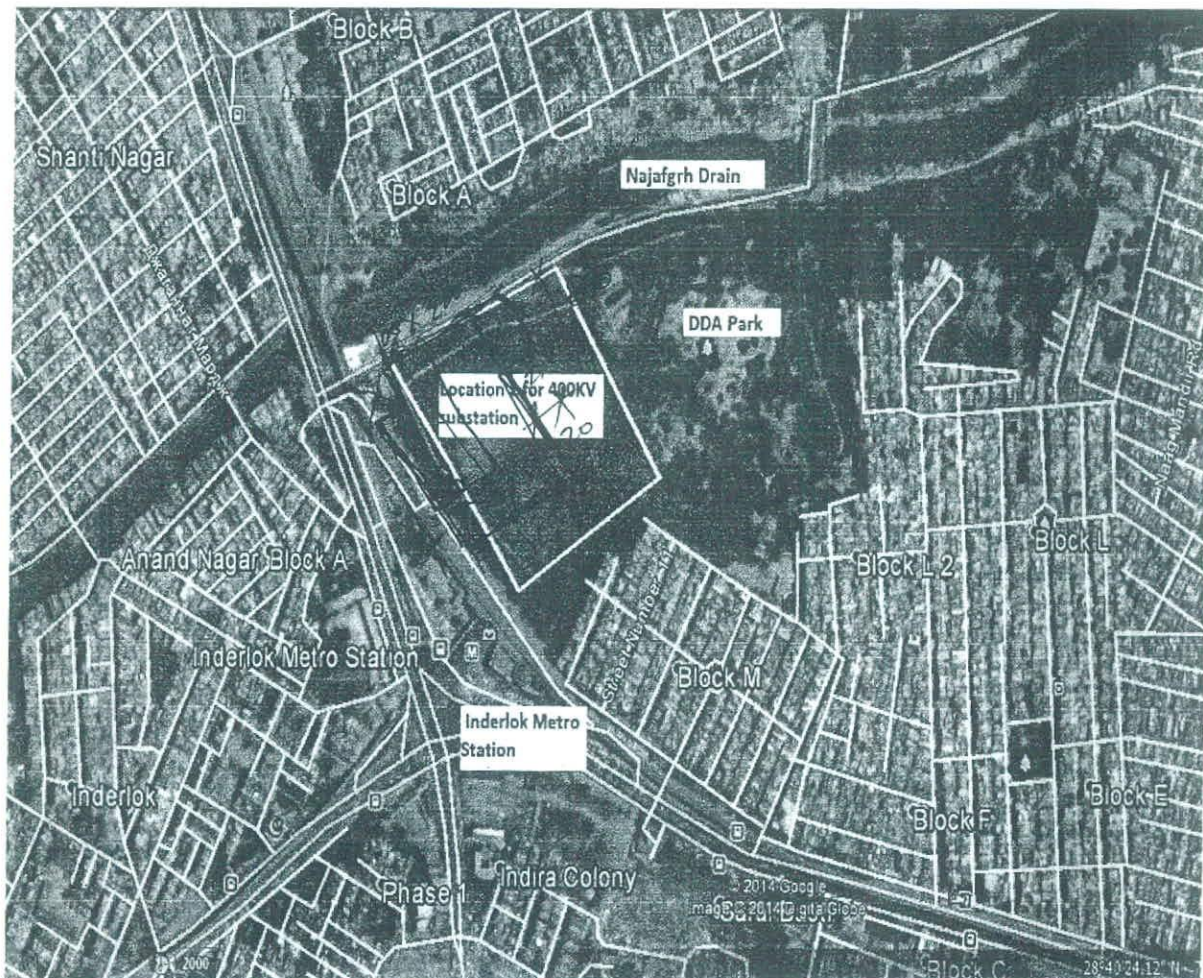
Sarada Prasanna Routray  
Manager (planning SS&LM)

pl examine report.  
Date 11/12/14  
Dy. Dir. F-1/H  
In Sanjay





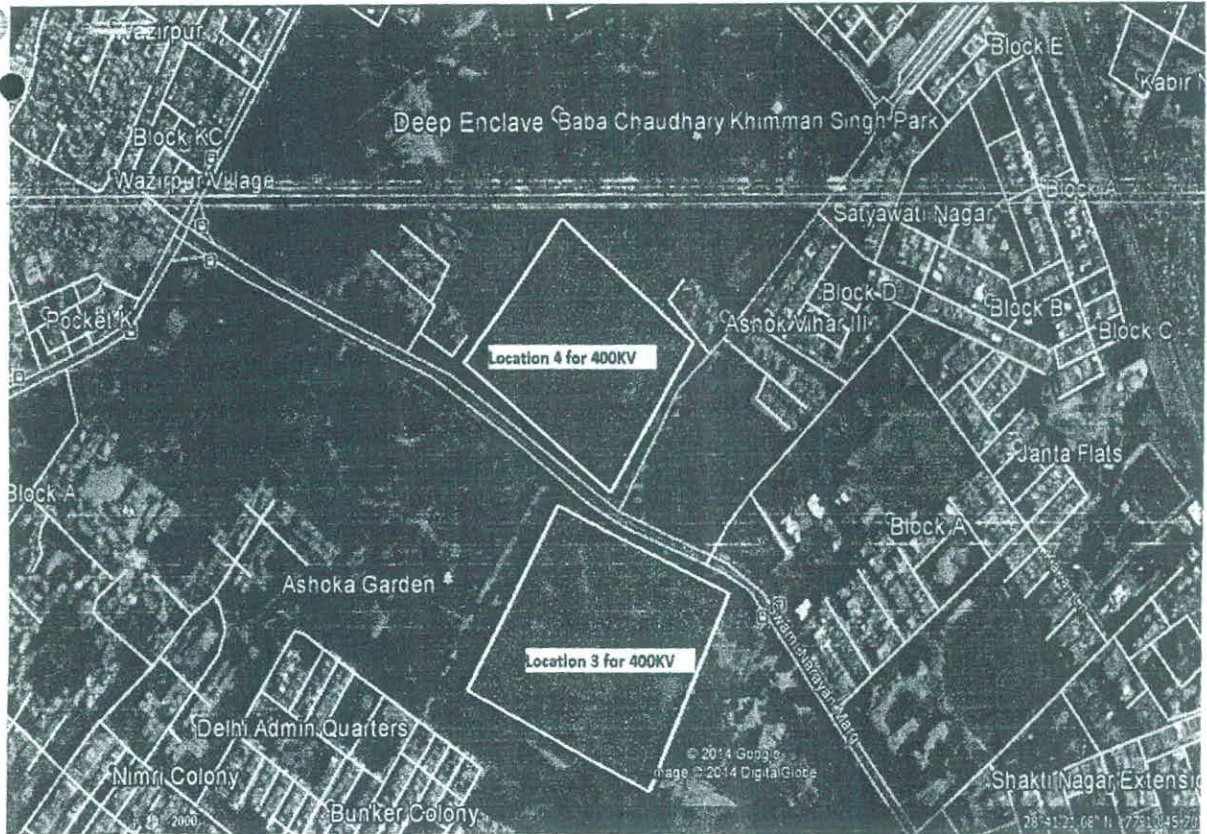
**Location 1: (Zone -G) Vir Savarkar Park at Punjabi Bagh Enclave – surrounded by (S Manohar Singh Marg at West, Club road at South and Road number 41 at North and Punjabi bagh club at East)**



**Location 2: (Zone -H) DDA park at Inderlok Metro station (East side)**

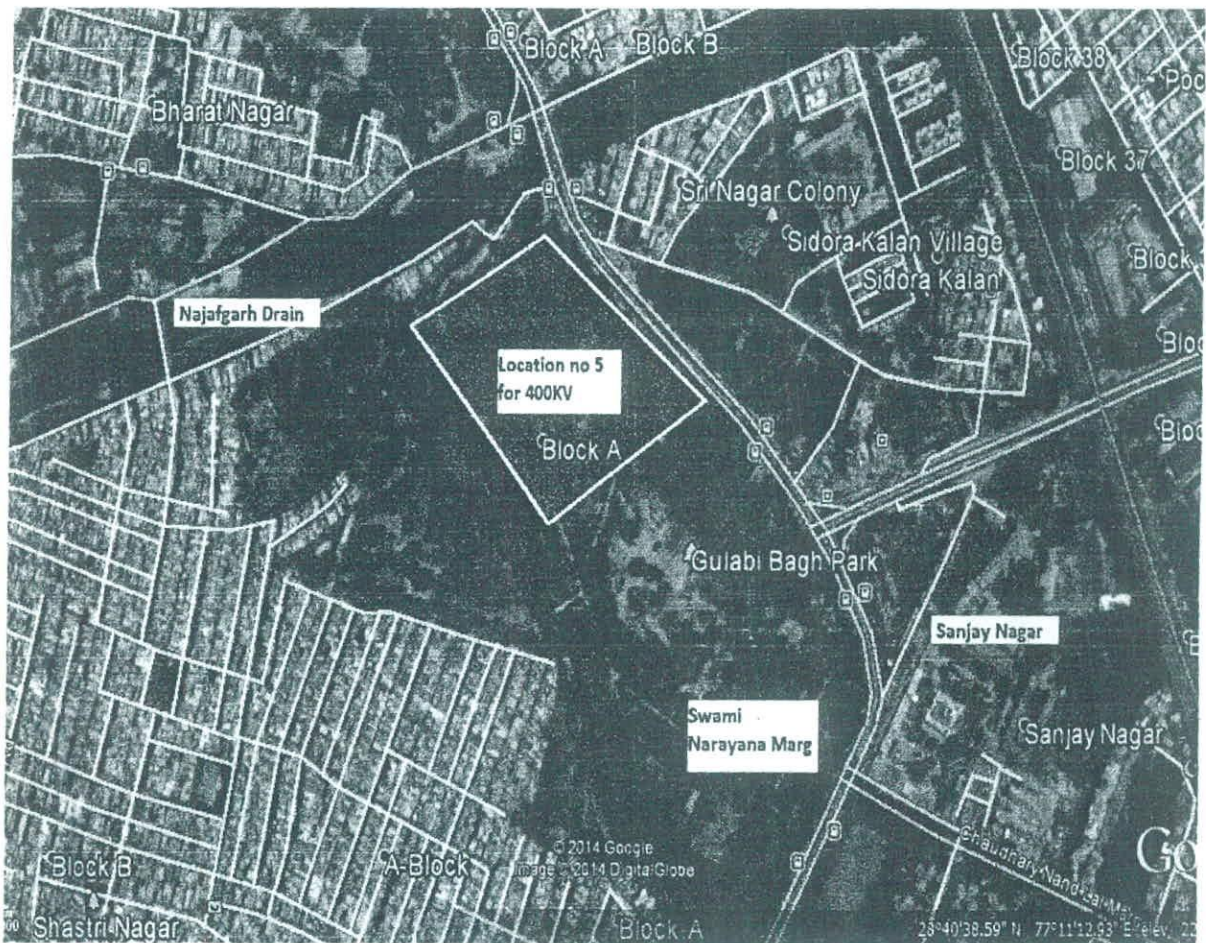


757/c



**Location 3: (Zone -H) Ashoka Garden at South-West side of Swami Narayana Marg.**

**Location 4: (Zone -H) Sawan Park/Baba Choudhuary Khimman Singh park at Deep enclave at North-East side of Swami Narayana Marg**



**Location 5: (Zone -H) Gulabi Bagh Park at West side of Swami Narayana Marg at Sanjay Nagar.**





दिल्ली ट्रांसको लिमिटेड  
(राष्ट्रीय राजधानी क्षेत्र दिल्ली सरकार का उपक्रम)  
**DELHI TRANSCO LIMITED**  
(A Govt of NCT of Delhi Undertaking)

716/C

Ref. No: Manager (SS&LM)/14-15/LM/1(a)/27

Dated: 8<sup>th</sup> May 2014

Director (Planning), Zone -H  
Delhi Development Authority  
Vikas Minar, I.T.O.,  
New Delhi-110002.

Recd. Central Dy. No. 2/  
Dated 13/05/14  
R&D Section, Vikas Minar  
Delhi Development Authority

Subject: - (ZONE - H, DDA) "In Principle Approval" of Right of Way for proposed 220 KV and 400 KV overhead corridors, essentially required for transmission system strengthening of Delhi.

Reference letter no.:-

- F.11(16)/2014/Power/886 dated 20/03/2014 from Dy. Secretary-Power of Department of Power, GNCTD

Following are the propositions of DTL for its EHV transmission planning for ZONE - H under MPD 2021:

**(TOP MOST PRIORITY AND CRITICAL REQUIREMENT):**

- 400KV double circuit overhead RoW (Right of Way = 52 meters) for proposed 400KV lines:
  - No new corridor for 400kv, ONLY Up-gradation/Modification of existing 220kv double circuit corridor between 400kv ESS Bawana to 220kv ESS Shalimarbagh (RoW = 35 meters) to 400kv double circuit corridor (RoW = 52 meters). This is because, 220KV ESS Shalimarbagh (beside Rohini Jail) has been proposed by CEA to be up-converted to 400kv level.  
Route length (in this zone) = 2.2 Kms approx. Complete Route is along Western Yamuna Canal.
  - Proposed new 400kv double circuit Corridor between 220kv ESS Shalimarbagh to proposed 400kv ESS Karmapura (RoW = 52 meters)  
Route length (in this zone) = 1.5 kms approx., Along Supplementary Drain  
Route length (in this zone) = 3.2 kms approx., Along Najafgarh Drain
- 220KV double circuit overhead RoW (Right of Way of 35 meters) for following proposed 220KV lines:
  - Proposed 220kv double circuit corridor between 220kv ESS Rohini (Sec-11) to proposed 220kv ESS Budella (RoW = 35 meters)  
Route length (in this zone) = 7.2 kms approx.

DDA Zone -H map with all above transmission lines clearly earmarked in A4 sheet is enclosed for clear understanding of the DTL's requirements.

You are requested to kindly approve the Right of Way required for above mentioned overhead transmission corridors at the earliest, for timely execution of planned projects as per CEA (Central Electricity Authority) proposals for transmission network strengthening of Delhi.

Sd/-

Sarada Prasanna Routray  
Manager (planning SS&LM)

Copy to:

Dy. Secretary (Power), Deptt. of Power, GNCTD:  
GM (Planning):  
DGM to Dir (Oprns):  
DGM (Planning):  
AM (T-1):  
Case file/Office copy

For further necessary co-ordination with DDA in this regard please.  
For favour of information please.  
For favour of information please.  
For favour of information please.  
Please follow up and put up.

20/5/14

84. Sangya PA

AD - (Zone H)

DD (H, Zone) for n.a.m.  
16/5  
19.5

Sarada Prasanna Routray  
Manager (planning SS&LM)

OSPRoutray  
08/05/2014



Office: Manager (System Study & Land Management). प्रबंधक (प्रणाली अध्ययन और भूमि प्रबंधन)  
Room No - 47, Shakti Deep Building, First floor of Anarkali Market Complex, Jhandewalan, New Delhi - 110055

कक्षा संख्या - 47, शक्ति दीप भवन, अनारकली बाजार परिसर के प्रथम तल, झंडेवालान, नई दिल्ली 110,055

पंजीकृत कार्यालय: शक्ति सदन, कोटला रोड, नई दिल्ली - 110002 Regd office : Shakti Sadan, Kotla Road, New Delhi - 110 002

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**DTL propositions for EHV planning, Zone H, DDA**

Up-gradation of existing 220kv double circuit corridor between 400kv ESS Bawana to 220kv ESS Shalimarbagh (RoW = 35 meters) to 400kv double circuit corridor (RoW = 52 meters)  
Along Western Yamuna Canal, Route length (in this zone) = 2.2 kms approx.

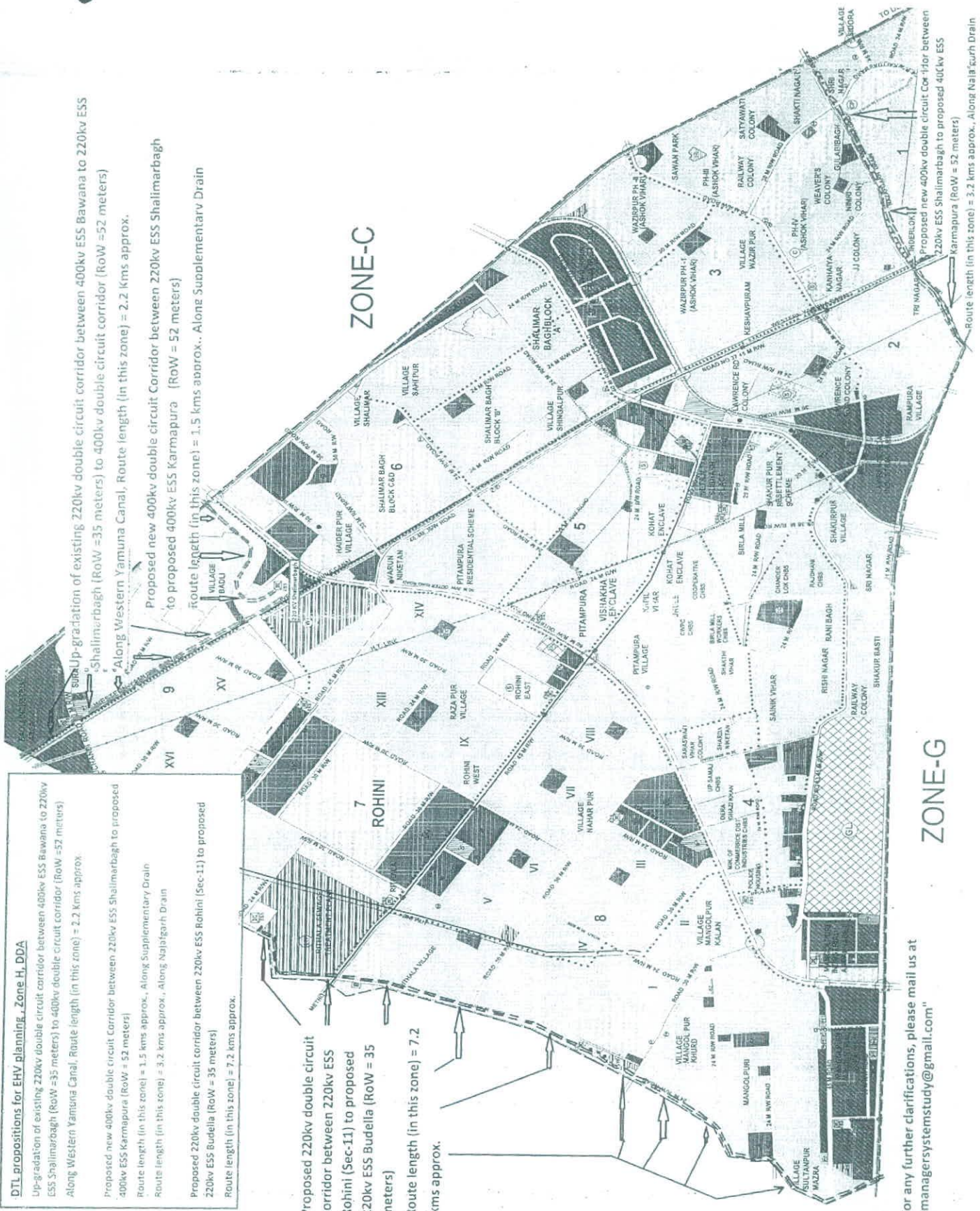
Proposed new 400kv double circuit Corridor between 220kv ESS Shalimarbagh to proposed 400kv ESS Karmapura (RoW = 52 meters)  
Route length (in this zone) = 1.5 kms approx., Along Supplementary Drain  
Route length (in this zone) = 3.2 kms approx., Along Najafgarh Drain

Proposed 220kv double circuit corridor between 220kv ESS Rohini (Sec-11) to proposed 220kv ESS Budella (RoW = 35 meters)  
Route length (in this zone) = 7.2 kms approx.

Proposed 220kv double circuit corridor between 220kv ESS Rohini (Sec-11) to proposed 220kv ESS Budella (RoW = 35 meters)  
Route length (in this zone) = 7.2 kms approx.

**ZONE-C**

**ZONE-G**



For any further clarifications, please mail us at "managersystemstudy@gmail.com"

Proposed new 400kv double circuit Cor-1 for between 220kv ESS Shalimarbagh to proposed 400kv ESS Karmapura (RoW = 52 meters)  
Route length (in this zone) = 3.2 kms approx., Along Najafgarh Drain



82 —  
Item No.:

Date: 21.10.2014

AGENDA FOR TECHNICAL COMMITTEE

No. F.1 (12)2002/MP

Subject: Proposal with reference to "In Principle Approval" of Right of Way for proposed 220 KV and 400 KV overhead corridors in Planning Zone-H under MPD-2021 for strengthening the transmission system of Delhi.

**1.0. BACKGROUND:**

1.1. Manager (Planning SS&LM), Delhi Transco Limited vide letters dated 08.05.2014, have requested for "In Principle Approval" of Right of Way for proposed 220KV and 400KV overhead corridors, essentially required for Transmission System strengthening of Delhi. Delhi Transco Limited has proposed the "400 KV Double Circuit Overhead RoW (Right of Way = 52 meters) for proposed 400 KV lines" in Planning Zone-H under MPD-2021 as given below:

- (a) Proposed new 400 kv double circuit corridor between 220 kv ESS Shalimar Bagh to proposed 400 kv ESS Karampura (RoW = 52 meters)  
Route Length = 1.5 kms (approx.) : Along Supplementary Drain  
Route Length = 3.2 kms (approx.) : Along Najafgarh Drain

The copy of route map on Zonal Development Plan of Zone-H submitted by DTL is annexed as Annexure-A.

- 1.2. The other proposed & Upgradation of existing corridor (400 kv double circuit overhead corridor, Row=52 meter) along Western Yamuna Canal and 220 kv double circuit overhead corridor between 220 kv ESS Rohini (Sec-11) to proposed 200 kv ESS Budella (RoW = 35 meter) is to be examined & processed by Rohini Planning office DDA as the area is looked after by the Rohini office.
- 1.3. Delhi Transco Ltd. has requested to approve the Right of Way required for above proposal w.r.t. overhead transmission corridors for timely execution of planned projects as per CEA (Central Electricity Authority) proposals for transmission network strengthening of Delhi.
- 1.4. With reference to the request received from Delhi Transco Ltd., a letter was sent on 04.07.2014 by this office to Manager (Planning SS&LM), Delhi Transco Ltd. requesting to provide the detailed plans of the proposed HT Line (220 KV / 400 KV) of all the stretches separately w.r.t. the distance from the existing road RoW/built up areas/drains/green areas etc.

The same is awaited from Delhi Transco Ltd. However, DTL submitted the route map on Zonal Development Plan of Zone-H showing notional route/ conceptual alignment without any details of cross-section and clearance of road/land owning and other concerned agencies.



1.5. Meetings have also been convened by Vice Chairman DDA with the officials of DTL, requesting them to provide the above details which have **not been received as yet**. These details are mandatorily required to examine and process the matter as per MPD-2021 provisions.

1.6. A meeting was also held on 08.09.2014 to discuss the above issues under the Chairmanship of Addl. Commissioner (Plg.) UE, MP&LP with the officials of Delhi Transco Ltd. (DTL). Wherein it has been decided that the above proposal of DTL will require the consideration of Technical Committee. The copy of minutes of meeting is annexed as

## 2.0. EXAMINATION:

2.1. The details of the proposed routes submitted by Delhi Transco Ltd. with the preliminary planning observation are as follows:

| Sl. No. | Details  |                 |                 |   | Observations as per ZDP of Zone-H  |
|---------|--|-----------------|-----------------|---|--|
|         | Location/corridor detail   | Type            | RoW (in meters) | Route length (in kms) falling in Zone-H   |  |
| (i)     | Upgradation / modification of existing 220 kv double circuit corridor between 400 kv ESS Bawana to 220 kv ESS Shalimar Bagh (RoW=35 meters) to 400 kv double circuit corridor (RoW=52 meters). | 400 KV Overhead | 52 & 35         | 2.2 kms   | Examined & processed by Rohini project office.   |
| (ii)    | Proposed new 400 kv double circuit corridor between 200 kv ESS Shalimar Bagh to proposed 400 kv ESS Karpura (RoW=52 meters).   | 400 KV Overhead | 52              | <ul style="list-style-type: none"> <li>1.5 kms = along supplementary drain.</li> <li>3.2 kms = along Najafgarh drain</li> </ul> | <ul style="list-style-type: none"> <li>Corridor is passing through the "Recreational" &amp; "Residential" land use as per notional plan submitted by DTL.</li> <li>The proposed corridor is crossing the Red Line MRTS corridor.</li> <li>As the Corridor partly falls in Planning Zone-B, the same will be examined &amp; processed by concerned unit.</li> </ul> |
| (iii)   | Proposed 220 kv double circuit corridor between 220 kv ESS Rohini (Sec-11) to proposed 220 kv ESS Budella.   | 200 KV Overhead | 35              | <ul style="list-style-type: none"> <li>7.2 kms</li> </ul>   | Examined & processed by Rohini project office.   |

2.2. The alignment plan submitted by Delhi Transco Ltd. for proposal of "400 KV Double Circuit Overhead RoW (Right of Way = 52 meters) for proposed 400 KV lines" in Planning Zone-H is going along the Najafgarh Drain & existing 30 meter road right of way as per ZDP/MPD-2021 and it also crossing the MRTS corridor (Red Line).

2.3. Site Inspection and Justification:

- (a) The proposal has been initiated and forwarded to DDA by Delhi Transco Limited (DTL), Govt. of NCT of Delhi for "In Principle Approval" of Right of Way for proposed overhead corridor: 400 kv double circuit corridor.
- (b) The DTL has indicated their proposal tentatively on Zonal Development Plan of Zone-H.

2.4. The proposal has been justified by Delhi Transco Ltd. (DTL) as follows:

- (a) There is growing demand of power in the city and increasing more than 7% per year.
- (b) In case of grid failure, availability of alternate route will energize the areas.
- (c) The proposed Transmission System will enhance better power management and reliability of the system.

2.5. Observations: In view of above points, implications are to be considered on the following:

- (a) Drains- availability of space, embankment uses etc.
- (b) Roads- cross-section with respect to traffic movement.
- (c) Mandatory clearances along various Land uses.
- (d) Urban aesthetics and urban design form of the area.
- (e) Land ownership to be checked & verified by land owning agencies.

3.0. PROPOSAL:

In view of the importance and urgency for creation of infrastructure in Delhi and to meet the growing demand of population of Planning Zone-H (North West Delhi-I), it is proposed that "In Principle Approval" of Right of Way for proposed 220 KV and 400 KV overhead corridors in Planning Zone-H under MPD-2021 may be granted to Delhi Transco Limited with following conditions:

- (i) NOC from Hon'ble National Green Tribunal (NGT) for portion of corridor/line/ tower along the drains.
- (ii) NOC from land owning agencies in case of drains such as Irrigation and Flood Control Deptt., EDMC, DDA etc.
- (iii) NOC from PWD/ EDMC/DDA for alignment passing through the road RoW.
- (iv) DTL will ensure the recommended distance between H.T. Line, and boundary of plots built up portion with reference to the safe distance norms as per Indian Electricity Rules.



425/c -85 +43/c  
(v) While locating the High Transmission Line Towers, the following distances from the road intersection shall be maintained :

- a. For minor roads having less than 30 meter RoW = 50m
- b. For roads of RoW 30 meter or more = 100m

(vi) The possibility of laying H.T. Line underground where road RoW is less than 30 meter may be explored.

After preparation of detailed report covering all the above aspects, the detailed proposal (with NOC, details of cross-section etc.) will be submitted to Delhi Development Authority by Delhi Transco Limited, for placing before the Technical Committee for consideration.

#### 4.0. RECOMMENDATIONS:

The proposal as examined in Para -2.0 and proposal contained in Para-3.0 above is placed for consideration of the Technical Committee.

The proposal was presented by Manager, Delhi Transco Ltd. It was explained that 220 kv & 400 kv overhead H.T. corridor is essentially required for growing power demand and strengthening of transmission system for Delhi. The approval of this route alignment is required for preparation of tender document for floating of NIT.

After detailed deliberation Technical Committee approved the proposal in principle with the conditions that Delhi Transco Ltd. will submit details of RoW alignment to DDA for executions by successful vendor. Any other clearance if required from agencies mentioned below may also be obtained by DTL & furnish to DDA:

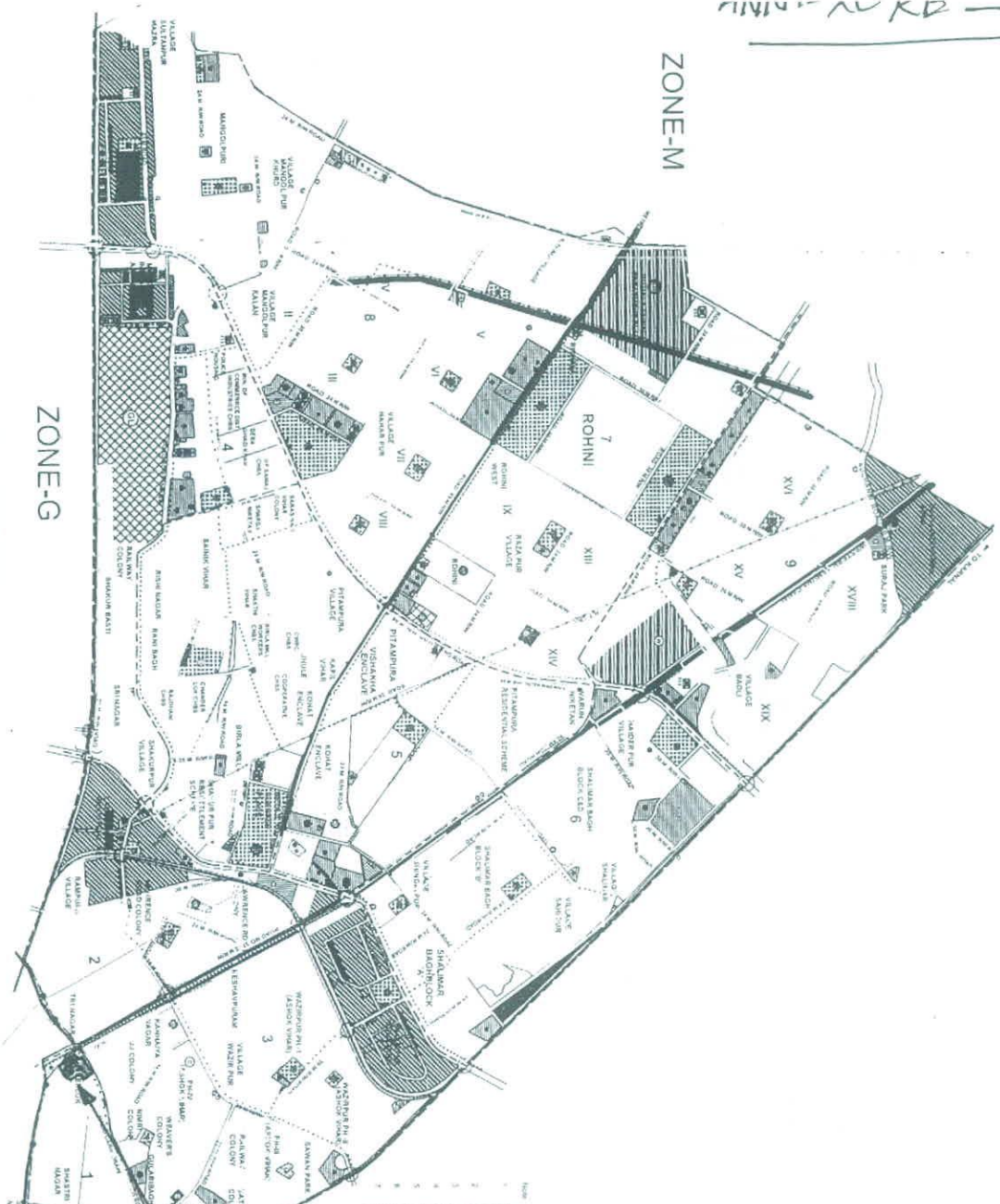
- (i) NOC, from Hon'ble National Green Tribunal (NGT).
- (ii) NOC, from concerned land owning agency.
- (iii) NOC, from PWD / EDMC / DDA for alignment passing through the Right of Way.
- (iv) Delhi Transco Limited (DTL) will ensure the recommended safe distance from the abutting properties.
- (v) The possibility of laying underground HT lines, will be explored wherever Right of Way is less than 30 mt, due to inadequate space.

Action: Delhi Transco Ltd.



11/11/11 - 11/11/11

# ZONE-M



KEY MAP

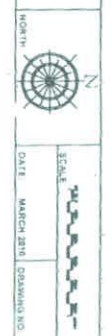
# ZONE-C

## AREA IN QUESTION



# ZONAL DEVELOPMENT PLAN OF ZONE-H (NORTH WEST DELHI-I)

## AREA PLANNING - I, DELHI DEVELOPMENT AUTHORITY



**LEGEND**

- 1.0 RESIDENTIAL
  - 1.1 SINGLE FAMILY RESIDENTIAL
  - 1.2 MULTIFAMILY RESIDENTIAL
- 2.0 COMMERCIAL
  - 2.1 RETAIL
  - 2.2 OFFICE
  - 2.3 COMMUNITY CENTRE
  - 2.4 COMMERCIAL
- 3.0 INDUSTRIAL
  - 3.1 HEAVY INDUSTRIAL
  - 3.2 LIGHT INDUSTRIAL
- 4.0 RECREATIONAL
  - 4.1 PARKS
  - 4.2 SPORTS FACILITIES
  - 4.3 CULTURAL
- 5.0 TRANSPORTATION
  - 5.1 ROAD
  - 5.2 RAILWAY
  - 5.3 AIRPORT
  - 5.4 WATERWAY
  - 5.5 CANAL
  - 5.6 BRIDGE
  - 5.7 TUNNEL
  - 5.8 FERRY
  - 5.9 TRAM
  - 5.10 METRO
- 6.0 UTILITY
  - 6.1 WATER SUPPLY
  - 6.2 SEWERAGE
  - 6.3 GAS
  - 6.4 TELEPHONE
  - 6.5 CABLE
  - 6.6 POWER
- 7.0 GOVERNMENT
  - 7.1 LEGISLATIVE
  - 7.2 JUDICIAL
  - 7.3 EXECUTIVE
  - 7.4 EDUCATIONAL
  - 7.5 CULTURAL
  - 7.6 RESEARCH
  - 7.7 PUBLIC
- 8.0 PUBLIC AND SEMI PUBLIC FACILITIES
  - 8.1 HOSPITAL
  - 8.2 SCHOOL
  - 8.3 COLLEGE
  - 8.4 UNIVERSITY
  - 8.5 LIBRARY
  - 8.6 MUSEUM
  - 8.7 ZOO
  - 8.8 BOTANICAL GARDEN
  - 8.9 PARK
  - 8.10 SPORTS GROUND
  - 8.11 STADIUM
  - 8.12 GYMNASIUM
  - 8.13 SWIMMING POOL
  - 8.14 TENNIS COURT
  - 8.15 GOLF COURSE
  - 8.16 RACE TRACK
  - 8.17 COUNTRY CLUB
  - 8.18 RESORT
  - 8.19 HOTEL
  - 8.20 RESTAURANT
  - 8.21 BAR
  - 8.22 NIGHT CLUB
  - 8.23 CASINO
  - 8.24 GAMING
  - 8.25 CONVENTION CENTRE
  - 8.26 CONFERENCE CENTRE
  - 8.27 EXHIBITION CENTRE
  - 8.28 THEATRE
  - 8.29 CINEMA
  - 8.30 MUSEUM
  - 8.31 LIBRARY
  - 8.32 ARCHIVE
  - 8.33 GALLERY
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  - 8.97 GALLERY
  - 8.98 MUSEUM
  - 8.99 LIBRARY
  - 8.100 ARCHIVE

**BOUNDARIES / AREAS**

- 1. ZONE BOUNDARY
- 2. SUB-ZONE BOUNDARY
- 3. VILLAGE BOUNDARY
- 4. ROAD BOUNDARY
- 5. CANAL BOUNDARY
- 6. FERRY BOUNDARY
- 7. TRAM BOUNDARY
- 8. METRO BOUNDARY
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- 96. FERRY BOUNDARY
- 97. TRAM BOUNDARY
- 98. METRO BOUNDARY
- 99. WATERWAY BOUNDARY
- 100. BRIDGE BOUNDARY

**AUTHENTICATED ON BEHALF OF**

**GOVERNMENT OF INDIA VIDE LETTER NO. K-12011/3/Zone-H (North West Delhi-I) 2010-DDIB DATED 4th JUNE, 2010.**

**DATE** MARCH 2011 **DRAWN BY** [Signature]

**SCALE** 1:10,000

**DATE** MARCH 2011 **DRAWN BY** [Signature]

**SCALE** 1:10,000

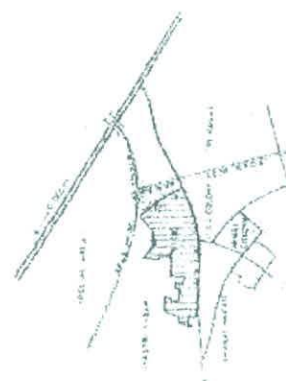


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**LAMP LANE**

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Minutes of the Technical Committee Meeting  
Held on 19-12-2014. 819/c

Item No.:

99/14/TC

Date:

AGENDA FOR TECHNICAL COMMITTEE

No: F 1(34)05/MP

Subject: Utilization of 1589 sq.yd. (1329 sqm) plot earmarked for Library-cum-Senior Citizen Interaction Centre.

BACKGROUND:

1. The layout plan of Anand Niketan CHBS was approved by Standing Committee MCD vide resolution no. 1246, dated 20.03.1964. As per the LOP: 1589.0 sq. yd. has been earmarked for construction of 16 qtrs. for Service Personnel between plot no. A1, A2, A3, A4 & D30.
2. Another site measuring 322.0 sq. yd. has been earmarked for construction of 4 qtrs. for Service Personnel at B7.
3. On the request of the then MLA, the issue of Community Hall at the said plot discussed in the meeting held under Hon'ble L.G. on 02.02.2011 and it was decided that:

*"the land earmarked for service personnel be utilized for Community Hall and Park as the same was not put to any use since decades and there was a public demand for Community Hall."*

4. As recorded in the legal file, it was decided that DDA will take up construction of EWS flats on the plot reserved for Service Personnel available in different CHBS. And informed the court that DDA is going to construct EWS Houses on the plots reserved for service personnel to cater to the need of EWS houses in the locality and thus such plots cannot be converted either into Community Hall or Parks which was approved by VC DDA on 29.01.2005.
5. As a follow up action the matter was placed before the Screening Committee in its 311<sup>th</sup> meeting held on 22.1.2013 vide item no. 9:2013 and it was decided that:

*"DDA will go ahead with the construction of EWS houses on the plot reserved for Service Personnel as per the Affidavit filed to the Hon'ble Court Built up space to be carved out in the design proposal to be utilized for Library-cum-Citizen Interaction Centre". (Annexure-A)*

6. A meeting was held under VC, DDA on 3.9.2014 where Hon'ble MLA and representative of the Society requested for construction of Community Centre-cum-Citizen Centre on the plot earmarked for Service Personnel. In the meeting VC, DDA desired that legal opinion may be taken from the Legal Department. The observation of the Ld. CLA is as under:

*"that the decision has already been taken at the level of the then Hon'ble L.G. that a Library-cum-Interaction Centre would be constructed on the land earmarked for service personnel so that people from all walks of life can get the benefit of the said facility."*

*The Technical committee of the DDA is a statutory committee within the meaning and scope of DD Act, 1957. It may review its decision for implementation of decision of the*



then Hon'ble Lt. Governor. However, prior to taking the matter before the Technical committee, the DDA should explore the possibility of filing a joint application with the society to seek leave of the court to settle the case amicably out of court.

In the joint application, it should be specifically stated that with a view to implement the decision of Hon'ble L.G., the DDA has agreed to revisit the entire issue and placing the matter before the Technical committee to consider the feasibility of the proposal of construction of a Library-cum-Citizen Interaction Centre. It should also be specifically mentioned in the application that the Library -cum-Interaction Centre would be available to the people for all walks of life for overall benefit of the residents of the society. After obtaining leave of the court, the DDA may take up the matter with the Technical committee.

The case is in the category of regular matter and it will come for hearing at its own term. Therefore, an urgent application shall have to be moved for taking steps towards implementation of the decision of the then Hon. L.G. by clearly stating that the parties to the petition desire to amicably settle the case as per the settlement arrived at between the parties. It shall be mentioned that the settlement would be to implement the decision of the Hon. L.G. by putting necessary agenda in the Technical Committee of DDA."

7. VC, DDA vide dated 2.12.2014 observed that this matter should now be placed in the Technical Committee meeting.

#### **EXAMINATION:**

1. As per MPD-2021 the landuse of the area is "Residential" where Community Hall is a permissible activity.
2. In the Screening Committee meeting held on 22.1.20 13, 660.0 sqm plot was identified for construction of Community Hall and remaining 669 sqm for Service Personnel.
3. The total area of the plot 1329 sqm shall be marked for construction of Community Hall-cum-Interaction Centre. (Annexure-B)
4. The deficiency to the extent of 16 nos. of EWS Quarters will remain in the approved L.O.P. and may have repercussions.

#### **PROPOSAL:**

Based on the decision taken in the meeting held under Hon'ble LG & VC, DDA, the Utilization of 1589 sq. yd. (1369 sqm) plot is earmarked for Community Hall -cum-Senior Citizen Inter-action Centre in the layout plan of Anand Niketan CHBS.

However, before releasing of modified layout plan, following is to be implemented:

- i. The DDA should explore the possibility of filing a joint application with the society to seek leave of the court to settle the case amicably out of court.
- ii. Legal department to ascertain whether there is any pending directions of court regarding modifications can be carried out in the Service Personnel sites in CHBS.

317/C

**RECOMMENDATION:**

The proposal as contained above is placed before the Technical Committee for its consideration.

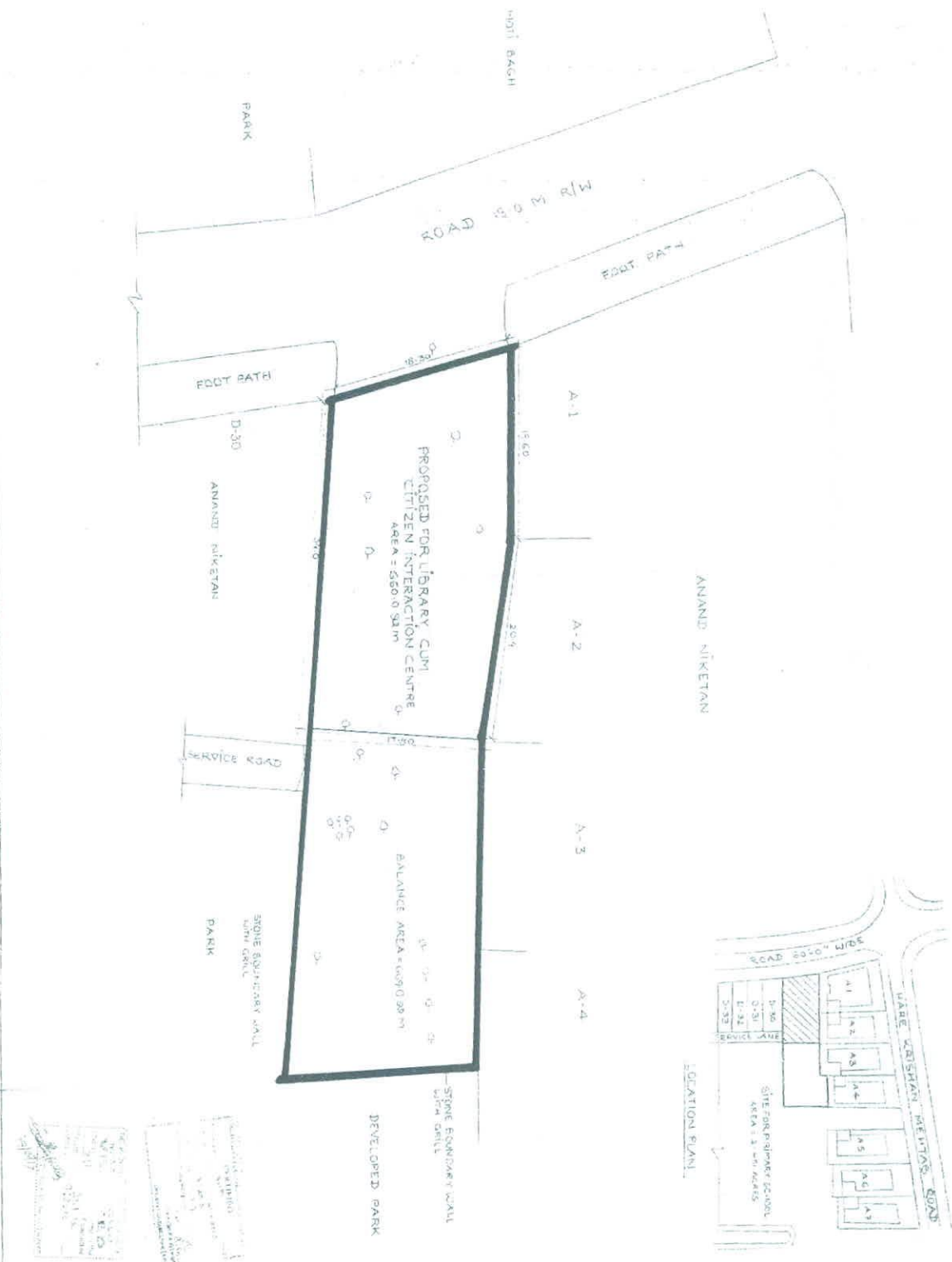
**" DECISION "**

The proposal was presented by Addl. Commissioner (Plg) AP. After detailed deliberation Technical Committee agreed to the proposal for utilization of plot measuring 1329 sqmt for Community Hall Cum Senior Citizen Inter-action centre in the Layout Plan of Anand Niketan CHBS. With the following conditions:

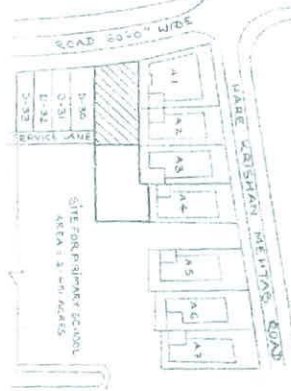
- (i) The DDA should explore the possibility of filing a joint application with the society to seek leave of the Court to settle the case amicably out of court. 2/14
- Legal department to ascertain whether there is any pending directions of court regarding modifications can be carried out in the service personnel sites in CHBS.







LOCATION PLAN



DD. DD. DD.  
AREA PLANNING UNIT I

AREA STATEMENT

TOTAL AREA OF THE PLOT: 1339.0 SQ M  
AREA PROPOSED FOR LIBRARY CUM CITIZEN INTERACTION CENTRE: 550.0 SQ M  
BALANCE AREA: 107.0 SQ M

NOTES:

1. DRAWING PREPARED ON THE BASIS OF SURVEY SUPPLIED BY DY DIR. (SURVEY) DATED 5/10/12.  
2. NO TREES SHALL BE CUT WITHOUT MAJOR PERMISSION OF THE COMPETENT AUTHORITY.  
3. STATING AND SIGNPOSTS FOR THE LAND BE VERIFIED FROM THE LAND MANAGEMENT BRANCH BEFORE ALLOTMENT.  
4. FEASIBILITY OF THE SITE BE CHECKED BY THE CONCERNED ENGINEERING DEPARTMENT OF ADJACENT ZONE BEFORE ALLOTMENT.

THE SITE WAS DISCUSSED IN THE JIL GREENING COMMITTEE MEETING HELD ON 21/10/12 AND THE DECISION WAS APPROVED AS REFLECTED IN THE AGENDA. ABA WILL GO AHEAD WITH THE CONSTRUCTION OF BUILDINGS ON THE PLOT RESERVED FOR SERVICE PERSONNEL. AS PER THE ARTIFACT FILED TO THE HON'BLE COURT. PROPOSAL TO BE UTILIZED FOR LIBRARY-CUM-CITIZEN INTERACTION CENTRE.  
FILE NO: E (34) 107-160

ASST DIR. BY DIR. DIRECTOR

PROVIDED IN THE APPROVED UNDOY PLAN OF ANAND NIKETAN CHS FOR THE PROPOSAL OF LIBRARY CUM CITIZEN INTERACTION CENTRE (IN THE PLOT BANNED FOR SERVICE PERSONNEL)

|         |          |            |            |
|---------|----------|------------|------------|
| 1:2500  | DATE     | FILE ASST. | ASST. DIR. |
| SCALE   |          |            |            |
| BY DIR. | DIRECTOR | ADL. COMM. |            |

AREA PLANNING UNIT I

AREA STATEMENT

TOTAL AREA OF THE PLOT: 1329.0 sq m  
AREA PROPOSED FOR LIBRARY BUILT: 65.00 sq m  
CITIZEN INTERACTION CENTRE  
BALANCE AREA = 669.0 sq m

NOTES:

BASELAMP FILED ON THE BASIS OF SURVEY  
SUBMITTED BY SAIR, (SURVEY) DATED 5/10/12  
REG. NO. 513/12  
NO TREES SHALL BE CUT WITHOUT PRIOR  
PERMISSION OF THE COMPETENT AUTHORITY  
ON STATUS AND DETERMINATION THE LAND BE  
VERIFIED FROM THE LAND MANAGEMENT  
BRANCH BEFORE ALLOTMENT.  
A FENCE/STAY OF THE SITE BE CHECKED BY THE  
CONCERNED ENGINEERS/DRAWING OFFICE  
BEFORE ALLOTMENT.  
STAND ALONE ZONE BEFORE ALLOTMENT.

250A WILL BE DEALT WITH THE CONSTRUCTION OF FIVE  
HALLS FOR THE INTERMEDIATE SERVICE PERSONNEL  
AS PER THE APPOINTMENT OF THE HON'BLE CHIEF  
ENGINEER TO BE COMPLETED IN THE DISCUSS  
COMPOUND TO BE UTILIZED FOR LIBRARY-CITIZEN  
INTERACTION CENTER  
FILE NO. - F/250A-200

ASST DIR  
Dr Die  
DIRECTOR

### MODIFICATION IN THE APPROVED LAYOUT

FOR BEYOND PERSONNEL)

|           |                |   |
|-----------|----------------|---|
| DATE      | SCALE          | BY DR   |
| FILE ASST | DIRECTOR       |   |
| ASST DIR  | ASST. ENGINEER |  |





F.1 (16) 2014/MP/01

Date: 01.01.2015

**Sub: Minutes of the 15<sup>th</sup> Technical Committee held on 19-12-2014**

The 15<sup>th</sup> meeting of Technical Committee was held under the Chairmanship of VC, DDA on 19.12.2014.

The List of the participants is annexed at 'Annexure- A'

**Item No. 88/2014**

**Confirmation of Minutes**

**F1(14)2014/MP**

The Minutes of the 14<sup>th</sup> Technical Committee meeting held on 17.11.2014 were circulated to all the members. As no observations were received, the Minutes of the 14<sup>th</sup> Technical Committee meeting held on 17.11.2014 were confirmed as circulated.

**Item No. 89/2014**

**Proposal for modification in MPD-2021 w.r.t the Development Control Norms of Night Shelters**

**F3(80)2007/MP**

The proposal was presented by Director (Plg) MP&DC the representative of DUSIB provided the justification for enhancement of FAR due to increased space standard of 5 sqmt per person as given in the mission document under national urban livelihood mission and further requested for enhanced ground coverage up to 60 % considering that the building will be low rise and without lifts for economy. After detailed deliberation Technical Committee agreed to the proposal for enhancement of FAR from 120 to 200 and ground coverage from 30% to 60% subject to clearance from Fire Department and parking be as per requirement and recommended the proposal to be put up to the Authority for modification to the MPD-2021 under section 11 A of DD Act.

**Action: Director (Plg) MP&DC**

**Item No. 90/2014**

- (i) Modification in Layout Plan of Public & Semi Public Facilities area at Sector A-7, Narela in Zone P-I,
- (ii) Change of land use for an area measuring 19980 sqmt from Public & Semi Public Facilities (PS1- Hospital) to Transportation (Depot - Bus) in Public & Semi Public Facilities area at Sector A-7, Narela in Zone P-I.

**F20(29) 2014/MP/**

The proposal was presented by Addl. Commissioner (Plg) UE&LP. After detailed deliberation Technical Committee approved the modification in the layout plan of public semi-public facilities area at sector A7, Narela and also recommended the proposed change of land use of an area measuring 19980 sqmt from public semi-public facilities (PS-1- Hospital) to Transportation (Depot - Bus) to be put up to Authority for modification to the MPD-2021 under section 11 A of DD Act 1957.

**Action: Addl. Commissioner (Plg) UE&LP**

Item No. 91/2014

Case of Applicable Set-backs in an already approved layout plan, while presently allowing additional flats / additional blocks under the present MPD-2021 and related provisions contained therein

**F20(15) 2013/MP/**

The proposal was presented by Chief Town Planner (EDMC). After detailed deliberation Technical Committee observed that as per clause 3.0 Para 3(4) of Chapter 17, Development Code of MPD-2021 no relaxation is required. However, this will be subject to the fire safety clearance from Fire Department.

**Action: Chief Town Planner (EDMC)**

Item No. 92/2014

To determine the use of private property at C-27A, Greater Kailash Enclave- (in reference to the orders dated 08.08.2014 passed by Hon'ble High court in the matter of Ujagar Singh V/s South Delhi Municipal Corporation of Ors. ).

**F20(20) 93/MP**

The proposal was presented by Addl. Commissioner (Plg) AP. After detailed deliberation Technical Committee observed that a uniform policy needs to be prepared to deal the un-acquired pockets in developed urban area. A concept paper may be prepared and discussed in a separate meeting where officers from land management, Legal, Land Disposal, Architecture Department of DDA, etc. will be invited to arrive at a logical solution. This view may also be informed to the Hon'ble Court and seek time from Hon'ble court in the matter of Ujagar Singh V/s South Delhi Municipal Corporation and Ors. which is pending before Hon'ble High Court.

**Action: Addl. Commissioner (Plg) AP  
Director (Plg) Zone-F, H & D,**

Item No. 93/2014

Proposed modifications in Chapter 7 Industry of MPD-2021 w.r.t. activities permitted in Industrial Area and modifications notified by the Ministry of Urban Development, GOI from time to time

**F17(5)2007/MP**

The proposal was presented by Director (Plg) MP, it was explained that the various knowledge based industries will be permissible in planned industrial area on the 24 m RoW roads. Ex Director, DSIIDC has requested that all these activities be considered as the industrial activities and be permitted in

- (i) The existing industrial areas.
- (ii) The proposal of adding clause 2 (vi) – (i) of the Regulations to be added in the MPD-2021 in clause 7.6.2.1 below clause 6(b) was agreed upon.
- (iii) The issue regarding development control norm on industrial sheds was also discussed during the meeting. It was observed that DSIIDC may provide the layout plans and lease deeds of such industrial sheds for including the size of plots / area of sheds. A joint site inspection may also be taken up, so that the necessary amendment in the notified regulations can be considered.

DSIIDC officers were also requested to provide detailed justification for proposed modification to be incorporated in the Agenda

In view of above, the Item was deferred.

**Action: Ex. Director, DSIIDC**



LAI D ON TABLE

Item No. 94/2014

- (i) Proposed change of land use from Public & Semi Public Facilities to Transportation (Bus Depot-T2) from the site measuring 40031.86 sqmt (4.0 Hac) in Facility Corridors-20, Sector 32, Phase -IV, Rohini.
- (ii) Modification in layout plan of Sector 32, phase -IV, Rohini regarding proposed Bus Depot & Temporary Bus Terminal with reference to proposed Change of land use and sub-division of remaining Public & Semi Public Facilities Area, Pkt-11, and Facility Corridors-20.
- (iii) Modification in Revised layout plan of sector 11 (Extn) Rohini regarding change in use premises from DTC Housing to DDA Housing.
- (iv) Modification in Layout Plan of Sector - 26, Phase IV, Rohini regarding change of land use premise from Bus terminal to Transportation.

F.20(31)2014/MP

The Item was presented by Director (Plg) Rohini. After detailed deliberation Technical Committee agreed to the proposal as given in para 3 of the Agenda including high end DDA housing in the layout plan of sector 11 extn. As given in para 3(iii), Technical Committee further recommended the proposed change of land use of an area measuring for 40031.86 sqm (4 ha) from public semi-public facilities to transportation (T-2, Bus Depot), to put up to Authority for modification to the MPD-2021 under section 11 A of DD Act 1957.

Action: Director (Plg) Rohini

Item No. 95/2014

- (i) Modification in layout plan of Government land alongwith 60mt RoW road, Zone P-I, Narela.
- (ii) Change of land use for an area measuring 40,000 sqmt from Government to Utility - Electricity (Power House Sub - Station) in Zone -P-I, Narela

F.20(32)2014/MP

The proposal was presented by Addl. Commissioner (Plg) UE&LP. After detailed deliberation Technical Committee agreed to the modification in the layout plan of government land alongwith 60mt RoW road in Zone-P-I and also recommended the proposal and change of land use for an area measuring 40,000 sqmt from government to utility for processing to the Authority under section 11 (A) of DD Act 1957.

Action: Addl. Commissioner (Plg) UE &LP

Item No. 96/2014

Proposed change of land use of an area measuring 4 hact from Public & Semi Public Facilities to Utility (U-3) for 400 KV. Sub-station at sector V, Dwarka

F.20(34)2014/MP

The proposal was presented by Director (Plg) Dwarka. After detailed deliberation Technical Committee recommended the proposal of change of land use for an area measuring 4 hact. from Public & Semi Public Facilities to Utility (U-3) for 400 KV. Sub-station at sector V, Dwarka for further processing to the Authority under section 11 (A) of DD Act 1957.

Technical Committee has further approved the proposal of route alignment in principle subject to the following:

- (i) NOC, from Hon'ble National Green Tribunal (NGT).
- (ii) NOC, from concerned land owning agency.
- (iii) NOC, from PWD / EDMC / DDA for alignment passing through the Right of Way.
- (iv) NOC, from Ridge Management Board, Central Empowerment and any other Agency if required.
- (v) Delhi Transco Limited (DTL) will ensure the recommended safe distance from the abutting properties.
- (vi) The possibility of laying underground HT lines, will be explored wherever Right of Way is less than 30 mt, due to inadequate space.

Action: Director (Plg) Dwarka  
DTL

**Item No. 97/2014**

- (i) Utilization Plan of Land Measuring 2.56 Ha along proposed road 60mt RoW in Revenue Estate of village Tuglakabad for setting up 400 Kv Electricity (Power House Sub Station).
- (ii) Change of landuse for an area measuring 2.56 ha from "Recreational Use"(Regional Park) to "Utility" (U-3) 400 Kv Electricity (Power House Sub Station) in Zone -J, South Delhi -II

**F.20(33)2014/MP.**

The proposal was presented by Director (Plg) Zone J. After detailed deliberation Technical Committee has approved the utilization plan of land measuring 2.56 hac along proposed 60 mt right of way road in Revenue estate of village Tuglakabad for setting up 400 kv electricity sub-station.

Technical Committee has further recommended the proposal of change of land use for an area measuring 2.56 hac from Recreational use (Regional Park) to Utility (U-3) for 400 KV. Electricity Sub-station in zone-J south Delhi for further processing to Authority under section 11(A) of DD Act 1957..

Action: Director (Plg) UC & Zone -J

**Item No. 98/2014**

**Change of land use of an area measuring 25562 sqm (approx.) from "Recreational" (District Park) to "Utility" for proposed 400 KV ESS at DDA Park (56 Bigha) Shastri Nagar near to Inderlok Metro Station requested by Delhi Transco Limited**

**F.1(12)2002/MP.**

The proposal was presented by Addl. Commissioner (Plg) AP. After detailed deliberation Technical Committee recommended the Change of land use of an area measuring 25562 sqm (approx.) from "Recreational" (District Park) to "Utility" for proposed 400 KV ESS at DDA Park (56 Bigha) Shastri Nagar near to Inderlok Metro Station requested by Delhi Transco Limited with the following conditions:

- (i) Ownership status shall be confirmed by land department before handing over the land to Delhi Transco Limited.
- (ii) NOC from Forest department and other concerned statutory bodies since the land is falling within the developed DDA park (56 Bigha) Shastri Nagar and the land use as 'Recreational' (District Park).
- (iii) NOC from statutory authorities concerned for cutting of trees, as per the statutory requirement and plant the required number of trees as per statutory requirements.



- (iv) NOC from Hon'ble National Green Tribunal (NGT).
- (v) NOC from concerned land owning agency.
- (vi) Delhi Transco Limited (DTL) will ensure the recommended safe distance from the abutting properties.

Action: Director (Plg) Zone E & O

**Item No. 99/2014**

**Utilization of 1589 sq yard (1329 sqm) plot earmarked for Library cum senior citizen Inter action centre.**

**F.1(34)2005/MP**

The proposal was presented by Addl. Commissioner (Plg) AP. After detailed deliberation Technical Committee agreed to the proposal for utilization of plot measuring 1329 sqmt for Community Hall Cum Senior Citizen Inter-action centre in the Layout Plan of Anand Niketan CHBS. With the following conditions:

- (i) The DDA should explore the possibility of filing a joint application with the society to seek leave of the Court to settle the case amicably out of court.
- (ii) Legal department to ascertain whether there is any pending directions of court regarding modifications can be carried out in the service personnel sites in CHBS.

Action: Director (Plg) AP-I

The meeting ended with vote of thanks to the Chair.

(S.B. Khodankar)

Director (Plg.) MP&DC

**Copy to:**

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

List of participants of 15<sup>th</sup> meeting for the year 2014 of Technical Committee on 19.12.2014

**DELHI DEVELOPMENT AUTHORITY**

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Commissioner (Plg), DDA
4. Addl. Commissioner (Plg) MPR&TC DDA
5. Addl. Commissioner (Plg) TB&C, DDA
6. Addl. Commissioner (Plg)AP, DDA
7. Addl. Commissioner (Plg)UE&LP, DDA
8. Director (Plg) A & B, DDA
9. Director (Plg) C & G, DDA
10. Director (Plg) UC & Zone J, DDA
11. Director (Plg) Dwarka, DDA
12. Director (Plg) VC, Sectt
13. Dy. Director (Plg) Zone – J, DDA
14. Dy. Director (Plg)Rohini, DDA
15. Dy. Director (Plg) Dwarka, DDA
16. Asstt. Director (Plg), Zone D, DDA
17. Asstt. Director (Plg),Dwarka, DDA

**OTHER ORGANIZATION**

S/Sh. /Ms.

1. Sunil Mehra, Chief Town Planner (EDMC).
2. Subodh Kumar PCO (STA) Transport Department, GNCTD
3. S.K. Singh, Dy. Commissioner (Indus Deptt) GNCTD
4. H.L. Malik Consultant, Industries, GNCTD
5. Yaspal Garg, Ex. Director, DSIIDC
6. RavinderSoni , ACP/Traffic, Delhi Police
7. Jeet Ram, Architect, DUSIB
8. M.K. Tyagi, Member (Engg) DUSIB
9. HarleenBehl, Sr. Architect (R&N), HUPW
10. Anil Rathore, Associate Architect, TCPO, MoUD
11. K.M.Lal DGM(+) Planning, DTL
12. Gurcharan Singh, Architect, NDMC
13. Y.K. Sachdeva, Asstt. Manager (Plg)Delhi Transco
14. Devesh Chand, B.O./ L&DO





F.1 (16) 2014/MP/

Date: .12.2014

**Sub: Minutes of the 15<sup>th</sup> Technical Committee held on 19-12-2014**

The 15<sup>th</sup> meeting of Technical Committee was held under the Chairmanship of VC, DDA on 19.12.2014.

The List of the participants is annexed at 'Annexure- A'

**Item No. 88/2014**

**Confirmation of Minutes**

**F1(14)2014/MP**

The Minutes of the 14<sup>th</sup> Technical Committee meeting held on 17.11.2014 were circulated to all the members. As no observations were received, the Minutes of the 14<sup>th</sup> Technical Committee meeting held on 17.11.2014 were confirmed as circulated.

**Item No. 89/2014**

**Proposal for modification in MPD-2021 w.r.t the Development Control Norms of Night Shelters**

**F3(80)2007/MP**

The proposal was presented by Director (Plg) MP&DC the representative of DUSIB provided the justification for enhancement of FAR due to increased space standard of 5 sqmt per person as given in the mission document under national urban livelihood mission and further requested for enhanced ground coverage up to 60 % considering that the building will be low rise and without lifts for economy. After detailed deliberation Technical Committee agreed to the proposal for enhancement of FAR from 120 to 200 and ground coverage from 30% to 60% subject to clearance from Fire Department and parking be as per requirement and recommended the proposal to be put up to the Authority for modification to the MPD-2021 under section 11 A of DD Act.

**Action: Director (Plg) MP&DC**

**Item No. 90/2014**

- (i) Modification in Layout Plan of Public & Semi Public Facilities area at Sector A-7, Narela in Zone P-I,**  
**(ii) Change of land use for an area measuring 19980 sqmt from Public & Semi Public Facilities (PS1- Hospital) to Transportation (Depot - Bus) in Public & Semi Public Facilities area at Sector A-7, Narela in Zone P-I.**

**F20(29) 2014/MP/**

The proposal was presented by Addl. Commissioner (Plg) UE&LP. After detailed deliberation Technical Committee approved the modification in the layout plan of public semi-public facilities area at sector A7, Narela and also recommended the proposed change of land use of an area measuring 19980 sqmt from public semi-public facilities (PS-1- Hospital) to Transportation (Depot - Bus) to be put up to Authority for modification to the MPD-2021 under section 11 A of DD Act 1957.

**Action: Addl. Commissioner (Plg) UE&LP**

Item No. 91/2014

Case of Applicable Set-backs in an already approved layout plan, while presently allowing additional flats / additional blocks under the present MPD-2021 and related provisions contained therein

**F20(15) 2013/MP/**

The proposal was presented by Chief Town Planner (EDMC). After detailed deliberation Technical Committee observed that as per clause 3.0 Para 3(4) of Chapter 17, Development Code of MPD-2021 no relaxation is required. However, this will be subject to the fire safety clearance from Fire Department.

**Action: Chief Town Planner (EDMC)**

Item No. 92/2014

To determine the use of private property at C-27A, Greater Kailash Enclave- (in reference to the orders dated 08.08.2014 passed by Hon'ble High court in the matter of Ujagar Singh V/s South Delhi Municipal Corporation of Ors. ).

**F20(20) 93/MP**

The proposal was presented by Addl. Commissioner (Plg) AP. After detailed deliberation Technical Committee observed that a uniform policy needs to be prepared to deal the unacquired pockets in developed urban area. A concept paper may be prepared and discussed in a separate meeting where officers from land management, Legal, Land Disposal, Architecture Department of DDA, etc. will be invited to arrive at a logical solution. This view may also be informed to the Hon'ble Court and seek time from Hon'ble court in the matter of Ujagar Singh V/s South Delhi Municipal Corporation and Ors., which is pending before Hon'ble High Court.

**Action: Addl. Commissioner (Plg) AP  
Director (Plg) Zone-F, H & D,**

Item No. 93/2014

Proposed modifications in Chapter 7 Industry of MPD-2021 w.r.t. activities permitted in Industrial Area and modifications notified by the Ministry of Urban Development, GOI from time to time

**F17(5)2007/MP**

The proposal was presented by Director (Plg) MP, it was explained that the various knowledge based industries will be permissible in planned industrial area on the 24 m RoW roads. Ex Director, DSIIDC has requested that all these activities be considered as the industrial activities and be permitted in

- (i) The existing industrial areas.
- (ii) The proposal of adding clause 2 (vi) – (i) of the Regulations to be added in the MPD-2021 in clause 7.6.2.1 below clause 6(b) was agreed upon.
- (iii) The issue regarding development control norm on industrial sheds was also discussed during the meeting. It was observed that DSIIDC may provide the layout plans and lease deeds of such industrial sheds for including the size of plots / area of sheds. A joint site inspection may also be taken up, so that the necessary amendment in the notified regulations can be considered.

DSIIDC officers were also requested to provide detailed justification for proposed modification to be incorporated in the Agenda

In view of above, the Item was deferred.

**Action: Ex. Director, DSIIDC**



## LAI D ON TABLE

### Item No. 94/2014

- (i) Proposed change of land use from Public & Semi Public Facilities to Transportation (Bus Depot-T2) from the site measuring 40031.86 sqmt (4.0 Hac) in Facility Corridors-20, Sector 32, Phase -IV, Rohini.
- (ii) Modification in layout plan of Sector 32, phase -IV, Rohini regarding proposed Bus Depot & Temporary Bus Terminal with reference to proposed Change of land use and sub-division of remaining Public & Semi Public Facilities Area, Pkt-11, and Facility Corridors-20.
- (iii) Modification in Revised layout plan of sector 11 (Extn) Rohini regarding change in use premises from DTC Housing to DDA Housing.
- (iv) Modification in Layout Plan of Sector - 26, Phase IV, Rohini regarding change of land use premise from Bus terminal to Transportation.

F.20(31)2014/MP

The Item was presented by Director (Plg) Rohini. After detailed deliberation Technical Committee agreed to the proposal as given in para 3 of the Agenda including high end DDA housing in the layout plan of sector 11 extn. As given in para 3(iii), Technical Committee further recommended the proposed change of land use of an area measuring for 40031.86 sqm (4 ha) from public semi-public facilities to transportation (T-2, Bus Depot), to put up to Authority for modification to the MPD-2021 under section 11 A of DD Act 1957.

**Action: Director (Plg) Rohini**

### Item No. 95/2014

- (i) Modification in layout plan of Government land alongwith 60mt RoW road, Zone P-I, Narela.
- (ii) Change of land use for an area measuring 40,000 sqmt from Government to Utility - Electricity (Power House Sub - Station) in Zone -P-I, Narela

F.20(32)2014/MP

The proposal was presented by Addl. Commissioner (Plg) UE&LP. After detailed deliberation Technical Committee agreed to the modification in the layout plan of government land alongwith 60mt RoW road in Zone-P-I and also recommended the proposal and change of land use for an area measuring 40,000 sqmt from government to utility for processing to the Authority under section 11 (A) of DD Act 1957.

**Action: Addl. Commissioner (Plg) UE &LP**

### Item No. 96/2014

**Proposed change of land use of an area measuring 4 hact from Public & Semi Public Facilities to Utility (U-3) for 400 KV. Sub-station at sector V, Dwarka**

F.20(34)2014/MP

The proposal was presented by Director (Plg) Dwarka. After detailed deliberation Technical Committee recommended the proposal of change of land use for an area measuring 4 hact. from Public & Semi Public Facilities to Utility (U-3) for 400 KV. Sub-station at sector V, Dwarka for further processing to the Authority under section 11 (A) of DD Act 1957.

Technical Committee has further approved the proposal of route alignment in principle subject to the following:

- (i) NOC, from Hon'ble National Green Tribunal (NGT).
- (ii) NOC, from concerned land owning agency.
- (iii) NOC, from PWD / EDMC / DDA for alignment passing through the Right of Way.
- (iv) NOC, from Ridge Management Board, Central Empowerment and any other Agency if required.
- (v) Delhi Transco Limited (DTL) will ensure the recommended safe distance from the abutting properties.
- (vi) The possibility of laying underground HT lines, will be explored wherever Right of Way is less than 30 mt, due to inadequate space.

**Action: Director (Plg) Dwarka**  
DTL

**Item No. 97/2014**

- (i) Utilization Plan of Land Measuring 2.56 Ha along proposed road 60mt RoW in Revenue Estate of village Tuglakabad for setting up 400 Kv Electricity (Power House Sub Station).
- (ii) Change of landuse for an area measuring 2.56 ha from "Recreational Use" (Regional Park) to "Utility" (U-3) 400 Kv Electricity (Power House Sub Station) in Zone -J, South Delhi -II

**F.20(33)2014/MP.**

The proposal was presented by Director (Plg) Zone J. After detailed deliberation Technical Committee has approved the utilization plan of land measuring 2.56 hac along proposed 60 mt right of way road in Revenue estate of village Tuglakabad for setting up 400 kv electricity sub-station.

Technical Committee has further recommended the proposal of change of land use for an area measuring 2.56 hac from Recreational use (Regional Park) to Utility (U-3) for 400 KV. Electricity Sub-station in zone-J south Delhi for further processing to Authority under section 11(A) of DD Act 1957..

**Action: Director (Plg) AP-I**

**Item No. 98/2014**

**Change of land use of an area measuring 25562 sqm (approx.) from "Recreational" (District Park) to "Utility" for proposed 400 KV ESS at DDA Park (56 Bigha) Shastri Nagar near to Inderlok Metro Station requested by Delhi Transco Limited**

**F.1(12)2002/MP.**

The proposal was presented by Addl. Commissioner (Plg) AP. After detailed deliberation Technical Committee recommended the Change of land use of an area measuring 25562 sqm (approx.) from "Recreational" (District Park) to "Utility" for proposed 400 KV ESS at DDA Park (56 Bigha) Shastri Nagar near to Inderlok Metro Station requested by Delhi Transco Limited with the following conditions:

- (i) Ownership status shall be confirmed by land department before handing over the land to Delhi Transco Limited.
- (ii) NOC from Forest department and other concerned statutory bodies since the land is falling within the developed DDA park (56 Bigha) Shastri Nagar and the land use as 'Recreational' (District Park).
- (iii) NOC from statutory authorities concerned for cutting of trees, as per the statutory requirement and plant the required number of trees as per statutory requirements.



- (iv) NOC from Hon'ble National Green Tribunal (NGT).
- (v) NOC from concerned land owning agency.
- (vi) Delhi Transco Limited (DTL) will ensure the recommended safe distance from the abutting properties.

**Action: Director (Plg) AP-I**

**Item No. 99/2014**

**Utilization of 1589 sq yard (1329 sqm) plot earmarked for Library cum senior citizen Inter action centre.**

**F.1(34)2005/MP**

The proposal was presented by Addl. Commissioner (Plg) AP. After detailed deliberation Technical Committee agreed to the proposal for utilization of plot measuring 1329 sqmt for Community Hall Cum Senior Citizen Inter-action centre in the Layout Plan of Anand Niketan CHBS. With the following conditions:

- (i) The DDA should explore the possibility of filing a joint application with the society to seek leave of the Court to settle the case amicably out of court.
- (ii) Legal department to ascertain whether there is any pending directions of court regarding modifications can be carried out in the service personnel sites in CHBS.

**Action: Director (Plg) AP-I**

The meeting ended with vote of thanks to the Chair.

(S.B. Khodankar)  
**Director (Plg.) MP&DC**

**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. Chief Town Planner, MCD (SOUTH)
13. Chief Town Planner, MCD (NORTH)
14. Chief Town Planner, MCD (EAST)
15. Addl. Commr. (Landscape), DDA
16. Addl. Commr.(Plg.)MPR&DC, DDA
17. Addl. Commr.(Plg.) TB&C, DDA
18. Addl. Commr.(Plg.) AP, DDA
19. Addl. Commr.(Plg.) UE&LP, DDA
20. Secretary, DUAC
21. Sr. Architect (HQ-I) CPWD Nirman Bhawan
22. Dy. Commissioner of Police (Traffic) Delhi
23. Land & Development Officer (L&DO)

List of participants of 15<sup>th</sup> meeting for the year 2014 of Technical Committee on 19.12.2014

**DELHI DEVELOPMENT AUTHORITY**

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Commissioner (Plg), DDA
4. Addl. Commissioner (Plg) MPR&TC DDA
5. Addl. Commissioner (Plg) TB&C, DDA
6. Addl. Commissioner (Plg)AP, DDA
7. Addl. Commissioner (Plg)UE&LP, DDA
8. Director (Plg) A & B, DDA
9. Director (Plg) C &G, DDA
10. Director (Plg) UC & Zone J, DDA
11. Director (Plg) Dwarka, DDA
12. Director (Plg) VC, Sectt
13. Dy. Director (Plg) Zone – J, DDA
14. Dy. Director (Plg)Rohini, DDA
15. Dy. Director (Plg) Dwarka, DDA
16. Asstt. Director (Plg), Zone D, DDA
17. Asstt. Director (Plg),Dwarka, DDA

**OTHER ORGANIZATION**

S/Sh. /Ms.

1. Sunil Mehra, Chief Town Planner (EDMC).
2. Subodh Kumar PCO (STA) Transport Department, GNCTD
3. S.K. Singh, Dy. Commissioner (Indus Deptt) GNCTD
4. H.L. Malik Consultant, Industries, GNCTD
5. Yaspal Garg, Ex. Director, DSIIDC
6. RavinderSoni , ACP/Traffic, Delhi Police
7. Jeet Ram, Architect, DUSIB
8. M.K. Tyagi, Member (Engg) DUSIB
9. HarleenBehl, Sr. Architect (R&N), HUPW
10. Anil Rathore, Associate Architect, TCPO, MoUD
11. K.M.Lal DGM(+) Planning, DTL
12. Gurcharan Singh, Architect, NDMC
13. Y.K. Sachdeva, Asstt. Manager (Plg)Delhi Transco
14. Devesh Chand, B.O./ L&DO



**DELHI DEVELOPMENT AUTHORITY  
MASTER PLAN SECTION**

F.1(16)/2014/MP/437

Date 17.12.2014

**MEETING NOTICE**

The 15<sup>th</sup> Technical Committee meeting of DDA will be held under the Chairmanship of Vice Chairman, DDA on Friday dated 19.12.2014 at 03:00 PM in the Conference Hall at B-Block, 1<sup>st</sup> Floor, Vikas Sadan, INA, New Delhi 110023

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



(S.B. Khodankar)  
Director (MP&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.) (Infrastructure & UC)
13. Addl. Commr.(Plg.)TB&C, DDA
14. Addl. Commr.(Plg.)MP&MPR, DDA
15. Addl. Commr.(Plg.) AP
16. Addl. Commr. (Landscape), DDA
17. Secretary, DUAC
18. Chief Town Planner, SDMC, NDMC, EDMC
19. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
20. Dy. Commr. of Police (Traffic) Delhi
21. Land & Development Officer, (L&DO)

**Special Invitees**

**For item No.**

- |   |         |
|---|---------|
| 1. Member (Engineering), DUSIB  | 89/2014 |
| 2. Chief Town Planner, EDMC, with a request to present the case 91/2014 |         |
| 3. Chief Town Planner, SDMC   | 92/2014 |
| 4. EX-DIRECTOR, DSIIDC  | 93/2014 |



# INDEX

## **15<sup>th</sup> Technical Committee Meeting to be held on 19.12.2014**

| S. NO. | ITEM NO. | SUBJECT   | PAGE NO. |
|--------|----------|---|----------|
| 1.     | 88/2014  | Confirmation of the 14 <sup>th</sup> Technical Committee meeting held on 17.11.2014<br><b>F1(14)/2014/MP</b>  | 1-5      |
| 2.     | 89/2014  | Proposal for modification in MPD-2021 w.r.t the Development Control Norms of Night Shelters<br><b>F3(80)2007/MP</b>   | 6        |
| 3.     | 90/2014  | (i) Modification in Layout Plan of Public & Semi Public Facilities area at Sector A-7, Narela in Zone P-I,<br>(ii) Change of land use for an area measuring 19980 sqmt from Public & Semi Public Facilities (PS1- Hospital) to Transportation (Depot - Bus) in Public & Semi Public Facilities area at Sector A-7, Narela in Zone P-I.<br><b>F20(29) 2014/MP/</b> | 7-8      |
| 4.     | 91/2014  | Case of Applicable Set-backs in an already approved layout plan, while presently allowing additional flats / additional blocks under the present MPD-2021 and related provisions contained therein<br><b>F20(15) 2013/MP/</b>   | 9-15     |
| 5.     | 92/2014  | To determine the use of private property at C-27A, Greater Kailash Enclave- (in reference to the orders dated 08.08.2014 passed by Hon'ble High court in the matter of Ujagar Singh V/s South Delhi Municipal Corporation of Ors. ).<br><b>F20(20) 93/MP</b>  | 16-41    |
| 6.     | 93/2014  | Proposed modifications in Chapter 7 Industry of MPD-2021 w.r.t. activities permitted in Industrial Area and modifications notified by the Ministry of Urban Development, GOI from time to time<br><b>F17(5)2007/MP</b>  | 42-44    |



# LAI D ON TABLE

## INDEX

**15<sup>th</sup> Technical Committee Meeting to be held on 19.12.2014**

| S. NO. | ITEM NO. | SUBJECT  | PAGE NO. |
|--------|----------|--|----------|
| 7.     | 94/2014  | <p>(i) Proposed change of land use from Public &amp; Semi Public Facilities to Transportation (Bus Depot-T2) from the site measuring 40031.86 sqmt (4.0 Hac) in Facility Corridors-20, Sector 32, Phase -IV, Rohini.</p> <p>(ii) Modification in layout plan of Sector 32, phase -IV, Rohini regarding proposed Bus Depot &amp; Temporary Bus Terminal with reference to proposed Change of land use and sub-division of remaining Public &amp; Semi Public Facilities Area, Pkt-11, and Facility Corridors-20.</p> <p>(iii) Modification in Revised layout plan of sector 11 (Extn) Rohini regarding change in use premises from DTC Housing to DDA Housing.</p> <p>(iv) Modification in Layout Plan of Sector - 26, Phase IV, Rohini regarding change of land use premise from Bus terminal to Transportation.</p> <p><b>F.20(31)2014/MP</b></p> | 45-50    |
| 8.     | 95/2014  | <p>(i) Modification in layout plan of Government land alongwith 60mt RoW road, Zone P-I, Narela.</p> <p>(ii) Change of land use for an area measuring 40,000 sqmt from Government to Utility - Electricity (Power House Sub - Station) in Zone -P-I, Narela</p> <p><b>F.20(32)2014/MP</b></p>  | 51-53    |
| 9.     | 96/2014  | <p>Proposed change of land use of an area measuring 4 hac from Public &amp; Semi Public Facilities to Utility (U-3) for 400 KV. Sub-station at sector V, Dwarka</p> <p><b>F.20(34)2014/MP</b></p>  | 54-58    |
| 10.    | 97/2014  | <p>(iii) Utilization Plan of Land Measuring 2.56 Ha along proposed road 60mt RoW in Revenue Estate of village Tuglakabad for setting up 400 Kv Electricity (Power House Sub Station).</p> <p>(iv) Change of landuse for an area measuring 2.56 ha from "Recreational Use"(Regional Park) to "Utility" (U-3) 400 Kv Electricity (Power House Sub Station) in Zone -J, South Delhi -II</p> <p><b>F.20(33)2014/MP</b></p>   | 59-61    |
| 11.    | 98/2014  | <p>Change of land use of an area measuring 25562 sqm (approx.) from "Recreational" (District Park) to "Utility" for proposed 400 KV ESS at DDA Park (56 Bigha) Shastri Nagar near to Inderlok Metro Station requested by Delhi Transco Limited.</p> <p><b>F.1(12)2002/MP</b></p>   |          |
| 12.    | 99/2014  | <p>Utilization of 1589 sq yard (1329 sqm) plot earmarked for Library cum senior citizen Inter action centre.</p> <p><b>F.1(34)2005/MP</b></p>  |          |

INDEX**15<sup>th</sup> Technical Committee Meeting to be held on 19.12.2014**

| S. NO. | ITEM NO.             | SUBJECT  | PAGE NO. |
|--------|----------------------|--|----------|
| 1.     | 88/2014              | Confirmation of the 14 <sup>th</sup> Technical Committee meeting held on 17.11.2014<br><b>F1(14)/2014/MP</b>   | 1-5      |
| 2.     | 89/2014              | Proposal for modification in MPD-2021 w.r.t the Development Control Norms of Night Shelters<br><b>F3(80)2007/MP</b>  | 6        |
| 3.     | 90/2014              | (i) Modification in Layout Plan of Public & Semi Public Facilities area at Sector A-7, Narela in Zone P-I,<br>(ii) Change of land use for an area measuring 19980 sqmt from Public & Semi Public Facilities (PS1- Hospital) to Transportation (Depot - Bus) in Public & Semi Public Facilities area at Sector A-7, Narela in Zone P-I.<br><b>F20(29) 2014/MP/</b>  | 7-8      |
| 4.     | 91/2014              | Case of Applicable Set-backs in an already approved layout plan, while presently allowing additional flats / additional blocks under the present MPD-2021 and related provisions contained therein<br><b>F20(15) 2013/MP/</b>  | 9-15     |
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| 6.     | 93/2014              | Proposed modifications in Chapter 7 Industry of MPD-2021 w.r.t. activities permitted in Industrial Area and modifications notified by the Ministry of Urban Development, GOI from time to time<br><b>F17(5)2007/MP</b>   | 42-44    |
|        | <b>Laid on Table</b> |  |          |
| 7.     | 94/2014              | (i) Proposed change of land use from Public & Semi Public Facilities to Transportation (Bus Depot-T2) from the site measuring 40031.86 sqmt (4.0 Hac) in Facility Corridors-20, Sector 32, Phase -IV, Rohini.<br>(ii) Modification in layout plan of Sector 32, phase -IV, Rohini regarding proposed Bus Depot & Temporary Bus Terminal with reference to proposed Change of land use and sub-division of remaining Public & Semi Public Facilities Area, Pkt-11, and Facility Corridors-20.<br>(iii) Modification in Revised layout plan of sector 11 (Extn) Rohini regarding change in use premises from DTC Housing to DDA Housing.<br>(iv) Modification in Layout Plan of Sector - 26, Phase IV, Rohini regarding change of land use premise from Bus terminal to Transportation | 45-50    |



-1-

ITEM No. 88/TC/14



DELHI DEVELOPMENT AUTHORITY  
MASTER PLAN SECTION,  
6<sup>TH</sup> FLOOR, VIKAS MINAR,  
I.P. ESTATE, NEW DELHI - 110002

F.1 (14) 2014/MP/406

Date: 27.11.2014

Sub: Minutes of the 14<sup>th</sup> Technical Committee held on 17-11-2014

The 14<sup>th</sup> meeting of Technical Committee was held under the Chairmanship of VC, DDA on 17.11.2014.

The List of the participants is annexed at 'Annexure- A'

Item No. 77/2014

Confirmation of Minutes

The Minutes of the 13<sup>th</sup> Technical Committee meeting held on 21.10.2014 were circulated to all the members. As no observations have been received, the Minutes of the 13<sup>th</sup> Technical Committee meeting held on 21.10.2014 were confirmed.

Item No. 78/2014

Modification in the layout plan of Mohan Co-operative Industrial Estate (MCIE) at Okhla for amalgamation of plot No. H-6(Block B-1) with H-6/1 (Block- 1)  
F1(22)05/MP

The proposal was presented by Director (Plg) AP-I, after detailed deliberation Technical Committee approved the proposal of Amalgamation of plot No. H-6(Block B-1) with H-6/1 (Block- 1) subject to the modification in the layout plan by the concern local body and issue necessary clearance / ownership documents by the lands department of DDA to MCD as per the policy.

Action: Chief Town Planner (SDMC)  
Director (Lands)

Item No. 79/2014

In-situ redevelopment of Industrial cluster at Swaran Park Mundka as per MPD-2021.  
F17(01) 2008/MP/

The proposal was presented by Director (Plg) MP. During the discussion Chief Town Planner (SDMC) has raised issue that 2%-3% Commercial area / Built-up area has not been given in the provisions as mentioned in Clause 7.6.2.1 of MPD for these non-confirming Clusters of Industrial Concentration for redevelopment. Therefore, the Commercial component can only be permitted after due modification in the Master Plan. It was clarified that the provision in the Regulations notified on 01.05.2012 has already given in Para vi. (i) & (vii) and on the basis of the same local body may consider 2% to 3% Commercial area / Built-up area. Technical Committee decided that the matter be put up on the file and after the approval, the necessary clarification may be sent to MCD.

Action: Director (Plg) MP&DC.

Item No. 80/2014

Development control norms applicable to the land retained by the industrial units as per the orders of Hon'ble Supreme Court  
F17(02) 97/MP/

The proposal for allowing 1.5 times FAR over and above to the permissible FAR under the Supreme Court orders on the plots where land has been surrendered by the industrial units was deliberated and considering that the industrial units which have not surrendered the land obviously cannot have parity with these units which have surrendered the land. In MPD-2021 the max permissible FAR is 400 in case of redevelopment and considering the opinion given by legal department of DDA, the Technical Committee agreed for allowing max. FAR of 400 for group housing in such type of plots. The density Ground Coverage and other development control norms shall also be increased on proportionate basis for which the decision has been taken by the Technical Committee in its meeting held on 11.03.2003 and 11.08.2009 vide Item No. 07/2003 and 60/2009 respectively.

Action: Director (MP)  
Chief Town Planner (SDMC)  
Chief Town Planner (NDMC)

Item No. 81/2014

Layout Plan of Police Station & Staff quarters at Badarpur, New Delhi.

F. 1(26)2005/MP

The proposal was presented by Director (Plg) Zone -F. After detailed deliberation Technical Committee recommended the proposal for relaxation in size of plot for construction of Police Station and Staff quarters at Badarpur New Delhi on the plot size 4332.45 sqmt (1.07 acres) as a special permission by the Authority under clause 8 (2) of DD Act 1957.

Action: Director (Plg) Zone F,  
Sr. Town Planner (SDMC).

Item No. 82/2014

Ratification of already adopted procedure for interpretation and clarification of provisions of Master Plan of Delhi.

F. 3(28)63/MP/Pt.

The proposal was presented by Director (Plg) MPR&TC. After detailed deliberation it is agreed that Technical Committee be recognized under section 5 (A) of Delhi Development Act 1957 & further recommended for consideration by the Authority.

Action: Director (MPR&TC).

Item No. 83/2014

Change of land use of "MCD Staff" Quarter complex at Model Town for "Relocation and rehabilitation of project Affected persons" of the project of "construction of Grade Separator at Rani Jhansi Road"

F.3(63)2007/MP/Pt-III

The proposal was presented by Chief Town Planner (MCD). After detailed deliberation Technical Committee recommended the proposal of Change of land use of an area measuring 4.53 ha from 'Recreational' to 'Residential' & 0.90 hac from 'Transportation' to 'Residential' for further processing to the Authority.

Action: Director (Plg) C&G



AD ON TABLE

Item No. 84/2014

Change of land use for the Additional land measuring 3.48 Ha (8.6 Acres) allotted to CAPFIMS from "Residential use" to "Public & Semi Public Use (PS1)" at village Maidangarhi.

F.20(28)2014/IMP

The proposal was presented by Director (Plg) UC & Zone -J. After detailed deliberation Technical Committee recommended the proposal for change of land use of an area measuring 3.48 Hac (8.6 acre) from 'Residential' to 'Public & Semi Public' in the Revenue state of village Maidan Garhi for further processing to the Authority under section 11-A of DD Act 1957 with the condition that:

- CAPFIMS will submit the Layout Plan of entire land i.e 20.80 Hac (51.4 acres) to the local body.
- The Development control norms on the entire site shall be applicable as per MPD- 2021 for Public & Semi Public Facilities (Hospital with Medical College).
- The land pocket is utilized for the institute shall have to make own arrangement for physical infrastructure and other services till such time, these are extended to the site by the local body.
- The institute shall have to develop the area as a zero discharge zone.

Action: Director (Plg) UC & Zone J

Member Secretary & Consultant CAPFIMS.

Item No. 85/2014

Regarding request of New Delhi Municipal Council (NDMC) for permitting 'Residential quarters (EWS Dwelling units) for the workers' in the 'Auto workshop' plot falling in 'Manufacturing (Service Centre)' land use, Sarai Kale Khan, Delhi, Falling in Planning Zone D. F.16(20)88/IMP

The proposal was presented by Director (Plg) Zone -D. After detailed deliberation Technical Committee agreed to the proposal for construction of EWS dwelling units for workers in the Auto workshop plot as per development control norms of MPD-2021.

Action: Director (Plg) Zone D.

Item No. 86/2014

Change of status of the Zonal Plan Road up to a stretch from Desh Banhu Gupta Road and Link Road / land use of the same from Transportation to Residential.

F.20(01)83/MP/Pt-I

The proposal was explained by Director (Plg) Zone A&B, After detailed deliberation Technical Committee recommended the proposal for change of land use for an area measuring 8880 sqmt (approximate) from 'Transportation' to 'Residential' for further processing to the Authority under section 11 (A) of DD Act .

Action: Director (Plg) Zone A&B

Item No. 85/14  
Sudhakar  
11/12/2014  
A.D.(P.P.)

- 4 -

Item No. 37/2014

Layout Plan for integrated scheme at Karkardooma on DDA land measuring approx., 30 Ha with norms and development code for Transit Oriented Development (TOD) as per Draft section 12.0 and 17.0 of MPD-2021 Review and implementation model for the project.

F.11(01)2010/UTTIPEC

The proposal was presented by Dy. Director (Plg) UTTIPEC. After detailed deliberation the proposal containing the layout plan, circulation plan and the green area was approved in principle. The development control norms of Transit Oriented Development (TOD), which are part of Chapter on 'Transportation' of MPD- 2021 shall be applicable. The transport chapter is under modification as part of review exercise for which a public notice is being issued under sanction 11 (A) of D.D. Act, 1957.

The proposed road in the scheme shall be integrated with the proposals of the Railways, Anand Vihar passenger terminal and other agencies. Further out of the 3 model, proposed by NBCC, Technical Committee in principle agreed for adopting the development model of the East Kidwai Nagar which already stands approved by the Govt. for taking the development in the area.

Action: Director (Plg) UTTIPEC.

The meeting ended with vote of thanks to the Chair.

(S.B. Khodankar)

Director (Plg.) MP&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. Chief Town Planner, MCD (SOUTH)
13. Chief Town Planner, MCD (NORTH)
14. Chief Town Planner, MCD (EAST)
15. Addl. Commr. (Landscape), DDA
16. Addl. Commr. (Plg.) TB&C, DDA
17. Addl. Commr. (Plg.) MP, UE&LP, DDA
18. Addl. Commr. (Plg.) AP & MPPR, DDA
19. Addl. Commr. (Plg.) UC & Infrastructure, DDA
20. Secretary, DUAC
21. Sr. Architect (HQ-I) CPWD Nirman Bhawan
22. Dy. Commissioner of Police (Traffic) Delhi
23. Land & Development Officer (L&DO)



List of participants of 14<sup>th</sup> meeting for the year 2014 of Technical Committee on 17.11.2014

**DELHI DEVELOPMENT AUTHORITY**

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Commissioner (Plg), DDA
4. Addl. Commissioner (Plg) UC & Infrastructure, DDA
5. Addl. Commissioner (Plg) TB&C, DDA
6. Addl. Commissioner (Plg) Landscape, DDA
7. Chief Legal Advisor, Legal Department, DDA
8. Director (Plg) AP-I, DDA
9. Director (Plg) A & B, DDA
10. Director (Plg) C & G, DDA
11. Director (Plg) Zone D, DDA
12. Director (Plg) F&H, DDA
13. Director (Plg) UC & Zone J, DDA
14. Director (Plg) VC, Sectt
15. Dy. Director (Plg) C&G, DDA
16. Dy. Director (UTTIPEC), DDA
17. Dy. Director (Plg) Zone - J, DDA
18. Dy. Director (Plg) Rohini, DDA
19. Asstt. Director (Plg), Zone D, DDA
20. Asstt. Director (Plg) Zone J, DDA
21. Asstt. Director (Plg) AP-II, DDA
22. Planning Asstt. (AP)-I, Zone F&H, DDA

**OTHER ORGANIZATION**

S/Sh. /Ms.

1. S.K. Singh, Dy. Commissioner (Indus Deptt) GNCTD
2. Ravinder Soni, ACP/Traffic, Delhi Police
3. Shamser Singh, Chief Town Planner, MCD (North & South).
4. Sunil Mehra, Chief Town Planner (EDMC).
5. Rajni Deep, Consultant Town Planner (EDMC)
6. M.S. Ahmed, Ex. Engineer, DSIIDC
7. M.P. Sharma, A. E., L&DO

Sub: Proposal for modification in MPD-2021 w.r.t. the Development Control Norms of Night Shelters.

File No.: F.3(80)/2007-MP

### 1.0 BACKGROUND

- As a follow up meeting held on 01.12.2014, under the chairmanship of Hon'ble Minister of Urban Development for which minutes of the meeting held on 22.11.2014 have been received under the chairmanship of UDM with the members of Parliament etc. of Delhi to review various issues regarding Delhi wherein issues of need to increase FAR for Night Shelter complexes to 200.
- Hon'ble High Court of Delhi in the matter of Court in its own motion v/s GNCTD and Ors. of WP(C)29/2010 has passed the order on 14.10.2014 for government departments to take the remedial measures to resolve the deficiencies in the provisions of night shelters.
- As there is land shortage in Delhi, the increase in FAR for Night Shelter as referred above will provide for accommodation of the more number of homeless population

### PROVISIONS OF MASTER PLAN FOR DELHI-2021

The development control norms for Night Shelter are given under Para 4.4.3 Control for Building / Buildings within Residential Premises which are as given below:

|                      |   |           |
|----------------------|---|-----------|
| Min. Plot Size       | - | 1000 sqm. |
| Max. Ground Coverage | - | 30%       |
| Max. FAR             | - | 120       |
| Max. Height          | - | 26 m      |

### 3.0 PROPOSAL

Based on the above, the proposal for modification in MPD-2021 w.r.t. increase in FAR is as under:

| MPD-2021  |                     |                        |
|---|---------------------|------------------------|
| Para No. 4.4.3 Control for Building / Buildings within Residential Premises |                     |                        |
| F. Night Shelter  |                     |                        |
|   | Existing Provisions | Proposed Modifications |
| Min. Plot Size  | 1000 sqm.           | 1000 sqm               |
| Max. Ground Coverage  | 30 %                | 30 %                   |
| Max. FAR  | 120                 | 200                    |
| Max. Height   | 26 m                | 26 m                   |

4.0 The proposal in Para 3.0 above is put up for consideration of the Technical Committee for further processing the proposed modifications under Section 11A of DD Act.1957.

A.D (Ply.)  
MP&DC

*[Signature]*  
D.D (Ply.)  
MP&DC

*[Signature]*  
A.D (Ply.) Page 1 of 1  
MP&DC

Item No. 89/14.  
Sd/-  
11/12/2014  
A.D M.P.D.



89/14/Tc

DELHI URBAN SHELTER IMPROVEMENT BOARD  
GOVT. OF NCT OF DELHI  
OFFICE OF THE MEMBER (ENGINEERING)

Punarwas Bhawan, I.P.Estate,  
ITO, New Delhi:110002  
Ph. 23370281

No.

Dt.

To

The Vice -Chairman, DDA,  
Vikas Sadan, New Delhi

Ref: Para 5 (3) of minutes of the meeting dt. 25/11/2014.

Sir,

DUSIB is constructing permanent night shelters to accommodate homeless people in Delhi for which present FAR available is 120. Ministry of Housing and Urban Poverty Alleviation recently has issued Mission Document & under National Urban Livelihood Mission vide which the requirement of space in night shelter has been increased to 5.00 sqm per person (copy enclosed). In order to fulfill the requirement of NULM and to accommodate more people in night shelters more area needs to be constructed in night shelters.

It is therefore, proposed that FAR for night shelters may be increased from 120 to 200.

(M.K. Tyagi)

Member (Engineering), DUSIB

Encl: (As above)

Copy to:

1. Secy. (UD), Govt. of NCT of Delhi, for kind information pl.
2. Member (Admn)

PTO



## Scheme of Shelter For Urban Homeless (SUH)

10.1 The main objective of Scheme of Shelter for Urban Homeless (SUH) is to provide shelter and all other essential services to the poorest of the poor segment of urban societies. The shelters should be permanent all-weather 24 x 7 shelters for the urban homeless. For every one lakh urban population, provisions should be made for permanent community shelters for a minimum of one hundred persons. Depending upon local conditions each shelter could cater to between 50 and 100 persons.

10.2 Priority would be given to cities with population above one million in census of 2011, and other cities and towns identified by the Government of India/ State Governments to be of special social, historical or tourist importance.

10.3 For shelter planning purposes, a space of 50 sq. feet or 4.645 Sq. meters or say, 5 square meters per person may be taken as the minimum space to be provided.

10.4 The basic common facilities/amenities such as water, sanitation, electricity, kitchen/ cooking space, common recreation space may be provided at the shelters for dignified human living. Also linkage with Anganwadi, PHC, childcare facilities and other social assistance programme, etc. may be ensured.

10.5 **Linkages with entitlements:** Shelters should be a space for convergence and provision of various entitlements of social security, food, education and health care systems. All homeless persons, in shelters should be given priority under various schemes, and Government programmes. This is because the homeless are unable to access many services due to lack of documentary proof such as address and birth proof etc.

10.6 **Location of Shelters:** Location should be close to homeless concentrations and work sites as far as practicable. They may be located close to the areas where the poorest congregate like railway stations, bus depots, terminals, markets, wholesale mandis etc. The Urban Development Projects Formulation and Implementation (UDPFI) guidelines and Master Plans may be suitably amended to permit construction of such shelters in public and semipublic use zones, industrial and recreational areas.

10.7 **Design of Shelters:** Where existing infrastructure / public buildings are being used, suitable refurbishment and augmentation to meet requisite services / space requirement should be done. Permanent shelters may be built of concrete or durable and weather proof alternate structures. The State Governments will be encouraged to adopt innovative designs for low cost and energy efficient buildings.

10.8 Each implementing Organisation shall set up a Shelter Management Committee (SMC).





- Sub: i) Modification in Layout Plan of Public & Semi Public Facilities area at Sector A-7, Narela in Zone P-I.  
 ii) Change of landuse for an area measuring 19980 Sq.mt. from Public Semi Public Facilities (PS1- Hospital) to Transportation (Depot-Bus) in Public Semi Public Facilities area at Sector A-7, Narela in Zone P-I.

(File No: F.20(29)/2014-MP)

#### 1.0 Background:

- 1.1 In the meeting taken by Hon'ble L.G., Delhi on 11/11/2014, it was decided to identify 5.0 Acres (2 Ha.) of Land for Cluster Bus Depot by DDA in Narela for allotment to Transport Department, GNCTD.
- 1.2 Accordingly, the site was identified jointly with representative of Transport department, GNCTD on 12/11/14. The said site measuring 19980 Sq.mt. forms part of Intermediate Hospital category - A in the approved Layout Plan of Public Semi Public Facilities in Sector A-7, Narela & on Junction of UER-I (80 mt. R/W) and 40mt R/W & acceptable to Transport Department, GNCTD.
- 1.3 Based on acceptance by Transport Department, GNCTD and un-allotted status from IL branch DDA, modification in the Layout Plan was considered and approved by VC, DDA on 18/11/2014.
- 1.4 The Landuse of an area measuring 19980 Sq.mt. in Layout Plan of Public Semi Public Facilities in Sector A-7, Narela is "Public Semi Public Facilities" as per MPD-2021 and Zonal Development Plan of Zone P-I. Accordingly, the change of Landuse is required to be processed from Public Semi Public Facilities to Transportation under section 11-A of Delhi Development Act, 1957.

#### 2.0 Examination

- 2.1 In the approved Layout Plan of Public & Semi Public Facilities in Sector A-7, Narela. There is an intermediate Hospital Category-A with area measuring 3.7555 ha. (Plot no.28). As per report of IL branch, DDA dated 13/11/2014, the said plot is un-allotted.
- 2.2 The land under reference was jointly inspected by the representative of Transport Department, GNCTD & DDA on 14/11/2014 and Land found suitable for construction of Cluster Bus Depot.
- 2.3 Based on acceptance by Transport Department, GNCTD and un-allotted status from IL branch DDA, modification in the Layout Plan for Plot no.28 earmarked for Intermediate Hospital Category-A measuring 3.7555 Ha., for the Bus-Depot with an area 19980 Sq.mt. and Hospital with area measuring 17575 Sq.mt. was considered and approved by VC, DDA on 18/11/2014. Based on approval, the Plan was released for allotment and demarcation to respective department in DDA on 18/11/2014. Subsequently the Plan was released for allotment & demarcation to respective departments in DDA on 18/11/2014. This modification in the Layout plan as approved by VC, DDA on 18/11/2014 requires to be rectified by Technical Committee, DDA.
- 2.4 The change of landuse for an area measuring 19980 Sq.mt. from Public Semi Public Facilities to Transportation is required to be processed under section 11-A of Delhi Development Act, 1957.

#### 3.0 Proposal

- i) The modification in Layout plan of Public & Semi Public Facilities area at Sector A-7, Narela with proposal as contained in Para 2.3 above is placed for rectification by Technical Committee, DDA.
- ii) The Landuse of the following area in MPD-2021 and Zone P-I is proposed for change as per description listed below:-

Item No.  
90/14  
Sushr  
11/12/2014  
A.D. (M.P.) I

| Location   | Area         | Land Use (MPD-2021)                            | Land Use Changed to        | Boundaries   |
|--|--------------|--|----------------------------|--|
| The plot earmarked for Bus-Depot (earlier part of Intermediate Hospital category-A) at Public & Semi Public Facilities area at Sector A-7, Narela. | 19980 Sq.mt. | Public & Semi Public Facilities (PS1-Hospital) | Transportation (Depot-Bus) | i) North- Road 20mt.R/W & Public Semi Public Facilities area.<br>ii) South-40 mt. Green Belt & Road 80 mt.R/W (UER-I)<br>iii) East -Road 60 mt. R/W<br>iv) West -Public Semi Public Facilities (Hospital). |


The above proposal of Change of Landuse is for inviting objection suggestion under section 11-A of Delhi Development Act-1957.


*Itanika. 90/14.  
Sushil  
A.P. (M+D)*

**4.0 Recommendation:**

The proposal contained in Para 3 above, is placed for consideration and approval by Technical Committee, DDA.

  
5/12/14  
Asstt. Director (Plg.)  
P-I & P-II

  
5/11/14  
Dy. Director (Plg.)  
(Plg.) P-I & P-II

  
05/12/2014  
Additional Commissioner  
(Plg.)  
UE & P/LP & J Zone  
LP, P-I & P-II



F-20(15)/2013-MP -9-

Sub:- Case of "Applicable Set-backs" in an already approved layout plan, while presently allowing additional flats / additional blocks under the present MPD-2021 and related provisions contained therein.

- Ref. is invited to letter No. TP/G/EDMC/3419/14 dt. 10.11.2014 (Annexure -5)
1. Case of M/s Saraswati CGHS on Plot No. 97 at Patparganj for a revision in the layout plan :-

Saraswati CGHS has applied for revision in the layout plan on an area of 3.08 Acre, proposing one additional block (S+G+6 floors) and addition of more dwelling units on the already constructed blocks (4 Nos.) i.e. G+3+1 addl. floor.

Since the prevalent MPD-2021 provision asks for a different set of setbacks for such type of site for group housing, comments were sought from DDA vide a letter dt. 13.02.14. (Encl. - 1)

2. DDA's Reply :-

The Dy. Director (Plg.)/MP vide letter dt. 14.10.14 (Encl. -2) has suggested to put up this matter in the form of an agenda note before the Technical Committee of DDA for relaxation in the setbacks as per the provisions given in MPD-2021 at footnote iv. of Table 17.1 under sub-clause 8(3) Regulations for Building Controls within Use Premises.

3. High Court Order dt. 26.08.14 in W.P.(C) 495/2007 and CM Nos. 2875/2011 and 12052/2011 titled - "Subhash Kwatra Vs. The Registrar of Co-operative Societies and Ors. :-

The Saraswati CGHS is under an Administrator. The order of Hon'ble High Court dt. 26.08.2014, in the matter of Subhash Kwatra Vs The Registrar of Co-operative Societies and Ors., is relevant in this case and is therefore reproduced below -

ORDER  
26.08.2014

*Case received on transfer.*

*Learned counsel for the Respondents seek time to place on record the detailed chronology of events as directed by order dated May 19, 2014. Advance copies thereof shall be furnished to the counsel for the remaining parties.*



Ms. Mini Pushkarna, learned counsel for East Delhi Municipal Corporation states that the matter with regard to the relaxation of setbacks, ground coverage and height in the new proposed tower being constructed has been referred to the DDA for relaxation of the rules and is currently pending with the DDA. DDA is accordingly directed to expedite the matter at its end and preferably to communicate its decision within two weeks from today.

Ms. Mini Pushkarna, learned counsel for the East Delhi Municipal Corporation further states that the proposal of the Petitioners for construction of 10 additional flats over the existing ones is not feasible in view of the fact that in a similar matter where such construction was envisaged the Hon'ble Supreme Court has stayed the construction.

List for further directions on 24<sup>th</sup> November, 2014.

A copy of this order be given dasti to Ms. Shobhana Takiar, learned counsel for the DDA as well as to Ms. Mini Pushkarna, learned counsel for East Delhi Municipal Corporation.

REVA KHETRAPAL, J

S.P. GARG, J

AUGUST 26, 2014 (Encl. - 3)

4. Technical Committee Consideration :-

The Chief Town Planner/EDMC had sought clarification in respect of "Applicable Set-backs" in this case, giving reference of a court matter. This court matter is listed for further direction on 24.11.14 in the High Court.

A decision is therefore required in this matter whether the earlier approved minimum setbacks of 9.0 mt. in front and 6.0 mt. & 3.0 mt. on sides in the layout plan of "M/s Saraswati CGHS" shall be allowed for additional blocks / modification in the layout plan now submitted by the applicants, or else the set of set-backs which are stipulated under MPD-2021 (i.e. 15 mt., 9 mt., 9 mt., 9 mt.).

A decision on relaxation of set-backs may also be considered in all other matters of all such cases of already approved layout plans, where the MPD-2021 would otherwise require different (higher) set-back requirements.

Copies of earlier approved layout plan and present proposal for modification in the layout plan are placed on table.



- 11 -

Annexure - I  
DD (MPYS Office)  
Diary No. 911  
Date 12/11/14

**EAST DELHI MUNICIPAL CORPORATION**  
TOWN PLANNING DEPARTMENT

2nd Floor, Udyog Sadan, Patparganj Industrial Area, Delhi-92

No:- TP/EDMC/3419/14

Date: 10/11/14

To  
✓ The Dy. Director (Plg.) MP,  
Master Plan Section,  
6th Floor, Vikas Minar,  
I.P. Estate, New Delhi - 110002.

Memorandum No. 05  
Dated 11/11/14  
R&D Section, Vikas Minar  
Delhi Development Authority  
Gandhinagar

Sub:- Case of "Applicable Set-backs" in an already approved layout plan, while presently allowing additional flats / additional blocks under the present MPD-2021 and related provisions contained therein.

- Ref.- 1. Letter No. TP/EDMC/2385/14 dt. 13.02.14 of Chief Town Planner/EDMC addressed to the Director (MP), DDA.  
2. Letter of Dy. Director (Plg.) MP, DDA No. F20(15)/2013/MP/358 dt. 14.10.14.

Sir,

Vide a request of this office, a clarification in respect of "Applicable Set-backs" in the above cited case was sought vide letter written to the Director (MP), DDA dt. 13.02.14, giving reference of a court matter.

In response to the above mentioned letter, the Dy. Director (Plg.)/MP vide letter dt. 14.10.14 suggested to bring this matter in the form of an agenda note before the Technical Committee of DDA for relaxation in the setbacks under the provisions given in MPD-2021.

The required agenda note is enclosed herewith for putting up the same before the Technical Committee of DDA.

Retained in file  
12/11/14  
UT-F

Yours Sincerely  
  
Chief Town Planner

11-12-

MOST URGENT

**EAST DELHI MUNICIPAL CORPORATION**

**TOWN PLANNING DEPARTMENT**

2<sup>nd</sup> Floor, Udyog Sadan, Patparganj Industrial Area, Delhi-92

No:- EDMPC/2385/14

Date:-13/02/2014

To

The Director (MP),  
Delhi Development Authority,  
6<sup>th</sup> Floor, Vikas Minar,  
I.P. Estate, New Delhi-110002.

Subject:- Seeking clarification in respect of "Applicable Set-Backs" in the cases of allowing additional flats/additional blocks in already approved layout plans by the Competent Authority.

Sub-head:- WP(C) 495/2007, CM Nos.12052/2011 & 2875/2011 in the matter of "Subhash Kwatra v/s RCS & others". Copy of order dt. 28/01/2014 enclosed [Encl.-I] (Next Date of Hearing-18/02/2014).

Sir,

Vide order of the Hon'ble High Court in the above matter, the EDMC is to decide upon the layout plans submitted for construction of additional flats in the Saraswati C.G.H.S at I.P. Extension (Patparganj).

Scrutiny of the proposed/revised layout plan as submitted by the Administrator of the society is being carried out. It has been observed that the additional blocks, as proposed in the layout plan are falling in the area, violating the set-back lines, as otherwise required under the provisions of MPD-2021.

The proposed additional building blocks, since being affected under the set-backs, a clarification is being sought as to whether in the cases of already approved layout plans, where the set-backs requirements as per the provisions of earlier Master Plan at the time of approval of layout plan by the Competent Authority (*lesser set-backs than the present requirement*) shall continue to be applicable or else the set-backs for the plot, as now required vide provisions of MPD-2021, shall be applicable.

It is, therefore, requested to please provide clarification on this aspect, arising in a court matter. A copy of the letter dt. 04/02/2014, as sent by the Administrator, Saraswati C.G.H.S. Ltd. to this office, is also being enclosed for consideration and reference [Encl.-II].

Encl:- 2 Nos., as above

Yours Sincerely,

  
Chief Town Planner

Copy to:-

1. The Administrator, Saraswati C.G.H.S. Ltd., Plot No.97, I.P. Extension, Patparganj,





OFFICE OF DY. DIRECTOR (PLG)MP  
MASTER PLAN SECTION,  
6<sup>TH</sup> FLOOR, VIKAS MINAR,  
I.P. ESTATE, NEW DELHI - 110002

No. F20(15)/2013/MP/358

Date: 14/10/2014

From: Rajesh Kumar Jain  
Dy. Director (MP)

To,

The Sr. Town Planner,  
North Delhi Municipal Corporation  
Town Planning Department  
E-Block, 13<sup>th</sup> Floor, Civic Centre,  
Minto Road New Delhi

Sub: Seeking clarifications in respect of "Applicable Set-Backs" in the cases of allowing additional flats/additional blocks in already approved layout plans by the Competent Authority.

Ref: Letter No. T.P./EDMC/3060/14 dated 01.08.2014 addressed to Director (Plg.) MP

Sir,

With reference to above cited subject and reference, EDMC may like to put up agenda for Technical Committee of DDA for relaxation in the setbacks as per the provisions given in MPD 2021 at foot note iv. of Table 17.1 under sub-clause 8(3) Regulations for Building Controls within Use Premises.

The agenda as above may be sent by EDMC in the proper format along with relevant documents and layout plans.

Yours Faithfully,

(Rajesh Kumar Jain)  
Dy. Director (Plg) MP

16/10/14  
Pertains to EDMC Pl.

CTP/EDMC

Adm. Review  
16/10/14

Pl. prepare agenda  
for DDA

27/10/14

Cons (10)

30/10/14

-14-  
IN THE HIGH COURT OF DELHI AT NEW DELHI

W.P.(C) 495/2007 and CM Nos.2875/2011 and 12052/2011

SUBHASH KWATRA ..... Petitioner

Through: Mr.A.K.Singla, Sr.Advocate with Mr.Sheetesh Khanna, Advocate.

versus

THE REGISTRAR OF COOPERATIVE

SOCIETIES ..... Respondent

Through: Mr.R.G.Srivastava, Advocate for DUAC.

Ms.Mini Pushkarna, Advocate for the EDMC.

Mr.V.K.Tandon, Advocate for Administrator.

Mr.Subas Acharya, Advocate for the Respondent Nos.4 to 6 and 8 to 13.

Ms.Ritagya, Advocate for DDA.

CORAM:

HON'BLE MS. JUSTICE REVA KHETRAPAL

HON'BLE MR. JUSTICE S.P.GARG

ORDER

26.08.2014

Case received on transfer.

Learned counsel for the Respondents seek time to place on record the detailed chronology of events as directed by order dated May 19, 2014. Advance copies thereof shall be furnished to the counsel for the



-15-

or the  
remaining parties.

Ms. Mini Pushkarna, learned counsel for East Delhi Municipal Corporation states that the matter with regard to the relaxation of setbacks, ground coverage and height in the new proposed tower being constructed has been referred to the DDA for relaxation of the rules and is currently pending with the DDA. DDA is accordingly directed to expedite the matter at its end and preferably to communicate its decision within two weeks from today.

Ms. Mini Pushkarna, learned counsel for the East Delhi Municipal Corporation further states that the proposal of the Petitioners for construction of 10 additional flats over the existing ones is not feasible in view of the fact that in a similar matter where such construction was envisaged the Hon'ble Supreme Court has stayed the construction.

List for further directions on 24th November, 2014.

A copy of this order be given dasti to Ms. Shobhana Takiar, learned counsel for the DDA as well as to Ms. Mini Pushkarna, learned counsel for East Delhi Municipal Corporation.

REVA KHETRAPAL, J

S.P. GARG, J

AUGUST 26, 2014

k

I-16

Item No.: 92/Tc/14

No.: F.20 (20)93/MP

Subject: To determine the use of private property at C-27A, Greater Kailash Enclave.  
(In reference to the orders dated 08.08.2014 passed by Hon'ble High Court in the matter of Ujagar Singh V/s. South Delhi Municipal Corporation & Ors.)

1.0. BACKGROUND:

1.1. The Hon'ble High court of Delhi vide its order dated 08.08.2014 ordered that,

*"in the interest of justice, last & final opportunity is granted to the respondent no.- 3 / DDA to sort out the aspect of the land use of the subject land instead of ambiguously describing the same as 'Gross Residential', so that the petitioner's application for sanction of building plan can be processed by the respondent nos. 1 & 2/MCD at the earliest. For this purpose the issue raised herein shall be placed before the Screening Committee of DDA for a decision and thereafter before the competent authority for approval within two months from today. Thereafter, an affidavit of compliance shall be filed by the DDA intimating inter-alia the decision taken, with an advance copy to the counsels for the applicant/ MCD and the petitioners. It is further clarified that simply because DDA is inclined to approach the land acquisition collector for seeking acquisition of the subject land, shall not be treated as a ground to defer the decision of the Screening Committee and/or Competent Authority of DDA."*

1.2. In this regard, meeting was held under the chairmanship of VC DDA on 10.09.2014 which was attended by the CLM, CLA, AC (Plg.) AP&MPR, Director (LC), Director (Plg.) VC office, Director (Plg.) Zone-F&H and Dy. Director (NL-I) DDA. Copy of the background note about this case circulated with the meeting notice is placed as Annexure-A. The following decisions were taken:

*"After detailed deliberation, it was decided that the matter is to be placed before the Screening Committee of DDA for establishing the land use of the area under reference. As there are number of such un-acquired pockets which are coming in the schemes of DDA, a list of all such un-acquired pockets is to be prepared by Commissioner (LM) and a land policy is to be prepared by CLM and placed before the Authority for the consideration. The matter regarding conversion charges to be addressed by Land Costing department of DDA."*

Copy of the minutes of the meeting is placed as Annexure-B.

ITEM NO. 92/14  
ds



2.0. EXAMINATION:

A meeting was held in the chamber of VC,DDA on 28.4.05 which was attended by Pr. Commr., CLD, Chief Town Planner MCD, AC-II, Dir.(AP-I), Representative of Dir. Land Costing, JD-II and OSD to VC,DDA, to discuss the issue in respect of property at Plot No. C-27A, Greater Kailash Enclave (Kh.No.944 at Vill. Bahapur). Minutes / Record Note of the Meeting are placed as Annexure-C. The following was discussed:

2.1. In the layout plan of EPRR CHBS Colony, Part-I, near Gr. Kailash, a plot was earmarked for the Primary School having an approximate area of 8000 sqm. The plot was lying vacant and a request was received to set up a Police Station urgently in the area during 1980s. DDA considered the request for allotment of this land for Police Station which was originally meant for Primary School, after seeking necessary No objection from MCD to convert the Primary School to Police Station vide letter no.D/891/GP/Educ/90 dt. 11.2.90. DDA has handed over the site to the Police Station meas. 1.9 acres on 20.11.90 leaving 14 biswas of land (593.4 sqm), which was privately owned land.

2.2. The points on which the clarification was sought by MCD vide letter dt. 8.4.03 were discussed in detail, as given below:

2.3.1: Whether the site is earmarked for Primary School or Police Station?

- i. As per the approved Zonal Development Plan by the Govt. Of India on 05.06.98, the area under reference including the privately owned plot measuring 593.43 sqm. Falls under residential use zone.
- ii. In the Sub-Zonal Plan of 'F-2&3' approved and notified in Dec'1973, the Land Use of the site under reference is indicated as Primary School.
- iii. In the Layout Plan of EPRR Colony, the site under reference including the adjoining area was indicated as the Primary School which has been subsequently modified for its use as Police Station and possession of the site of Police Station measuring 1.9 acres was handed over to the Police Department on 20.11.90.
- iv. As per the orders of High Court dt.13.8.93, the Change in Land Use from Primary School to Police Station was initiated under relevant section of the DD Act. The proposal was approved by the Authority vide Resolution No. 45/94 dt. 24.05.94. (Annexure-D)

ITEM NO 92/14  
23/1

- v. With the approval of the MoUD vide letter dt.26.06.97 a Public Notice was issued on 14.08.97 for inviting objections/suggestions for the proposed change in Land Use from Primary School to Police Station. The objections/suggestions received in response to the public notice were processed and considered by Technical Committee in its meeting held on 13.01.98. Planning file was referred in Dec'99 to MoUD and was received back from the MoUD vide letter no. K-13011/32/93-DDIB dt. 24.02.2000.
- vi. MoUD vide letter no. K-13011/32/93-DDIB dt. 22.03.02 desired certain clarifications and subsequently it was noted that the Change of Land Use of site is not required as both, primary school and police station are permitted in Residential Land Use Zone and a letter was sent to MoUD On 15.05.02 to this effect.
- vii. The Petitioner, Ex. Capt. Hemraj, filed a civil writ petition in the court which was decided on 20.01.99 by Civil Judge, Delhi. A copy of the judgment had been forwarded by Dy. Commr. of Police vide letter no. 22410/A-III/L&B/PHQ dt.28.06.99 which shows that the dispute pertains to 14 biswas of land out of Kh.No.944, which is privately owned land.
- viii. As a follow up action of the judgment in Civil Writ on 20.01.99 which was conveyed by the Jt. Commr. of Police vide his letter dt.20.11.2000 that 14 biswas of land was required to be handed over to Capt. Hemraj, as per the Court decree and documents produced in the court.
- ix. VC, DDA on 28.11.02 accorded the approval that "As per the approved Zonal Dev. Plan, the land use of the area under reference (being a privately owned land measuring 593.4 sqm.) is gross residential wherein residential building as well as facilities are permitted conforming to the Layout Plan of that area. Since in this case the applicant has submitted the plans to MCD for residential building, from planning point of view we have no objection."
- x. A communication in this regard was sent to the MCD vide letter no. F.20(20)93/MP dt.11.12.02. (Annexure-E)

FCM No. 92/14  
dsk



**2.3.2: Modification in Layout Plan for Khasra No.944.**

A possession plan indicating property under reference and the Police Station site was prepared which was sent to MCD vide this office letter no. F.20(20)93/MP/D-34 dt.26.02.03.

**2.3.3(a): Development Control Norms**

Development control norms as per MPD-2001 are applicable.

**(b): Whether the plot has been carved out from the planned area for Primary School.**

As given above, in original layout, the site was earmarked for Primary School, which was notified to Police Station and as per court orders dt.20.01.99 land measuring 593.43 sqm. was released to the applicant, Capt. Hemraj by Delhi Police.

**2.3.4: Whether an appeal is pending in the Court.**

The Legal Deptt. of the DDA intimated that the case stands disposed of vide order dt.20.01.99. However, MCD may also verify the same. As a follow up action of the decision of the Hon'ble Court the land of the petitioner was not acquired and in consultation with Police Deptt., the land was released.

**2.3.5: Whether any charges are to be paid by the applicant.**

The conversion charges are applicable on the land under reference.

Land Costing Department would examine the issue of conversion charges and DDA would write a letter to L&DO to find out the prevailing policy/practice about the levy of the conversion charges.

DDA would communicate to MCD the background of the case and the details of modification of the Primary School site to Police Station.

**2.3. ACTION TAKEN AFTER THE ABOVE MINUTES:**

- i) Director (Land Costing) was asked vide note dt.9.06.05 to examine the issue of conversion charges and to write a letter to L&DO to find out the prevailing policy/practice about the levy of the conversion charges. (Annexure-F)
- ii) Director (Land Costing) sent a letter to MoUD on 1.8.05 requesting to provide a copy of the prevailing policy in respect of the conversion charges applicable for change of land use in Urban area which are being followed by L&DO. (Annexure-G)

LETTER NO 92/14  
26/2

- iii) P.R.O., L&DO replied vide letter dt.24.1.06. As per the contents of this letter, it appears that L&DO, somehow, mis-interpreted the matter and stated that GK-I was not under their jurisdiction and DDA may examine the case w.r.t. conversion of lease hold to free hold as per DDA's policy. (Annexure-H)

#### 2.4. ACTION TAKEN BY MCD.

In the meantime, MCD through its various letters kept asking the Plg, Section about the conversion charges. (Annexure-J)

Vide letter dt.13.08.08, MCD stated that the case in respect of incorporation of plot no. C-27A in the layout plan of Greater Kailash Enclave Part-I, New Delhi was considered by LOEC vide Item no.53/08 dt 18.7.08 and the decision taken is reproduced as under:

*"The case was discussed in detail in view of the court order, DDA's reply and the status of the site with respect to the approved layout plan. The representative of DDA opined that the matter be again referred to DDA with detail background of the case for placing it before the Screening Committee of DDA. It was accordingly decided that the matter be referred to DDA."*

Planning Section was also asked by MCD to confirm whether it has assigned the plot number as C-27A while according approval to the carved out plot vis-a-vis regularising the possession in favour of Capt. Hemraj.

#### 2.5. IN THE 279<sup>TH</sup> SCREENING COMMITTEE, FOLLOWING WAS PROPOSED:

The ratification of proposal regarding the modification in the police station site in Greater Kailash Part-I & incorporating the privately owned un-acquired property bearing C-27A, as per the orders of the Hon'ble Court. The land for the police station measuring 7732.6 sqm was handed over by the Land Department leaving the privately owned land measuring 593.4 sqm. It is proposed to allow use of privately owned land as residential and remaining 7732.6 sqm as police station site.

Decision of Screening Committee:

*It was decided that the police station site be approved, and the same shall be conveyed to MCD. For the remaining piece of land, the Screening Committee has not taken any decision. It was decided to refer the case to the concerned Lands Management wing, who shall examine the case and incorporate all the facts and shall put it in file.(Annexure-K)*

ITEM No. 92/17  
AS-2



## 2.6. DELHI HIGH COURT

A WP(C) was filed vide No. WP(C) 1968/2012 by Sh. Ujagar Singh.

In the matter of Ujagar Singh Vs MCD & Ors., Hon'ble court pointed out that the DDA has informed the MCD that as per the approved plan of the area, the land use of the subject property is 'residential' and from the planning point of view, the DDA would have no objection if the plans for residential building submitted by the applicant are considered by the MCD and MCD was informed that in case felt necessary, it may also consider modification in the layout plan as per the procedure being followed by it.

The following orders dt. 10.04.2012 were passed by Hon'ble Court:

*In view of the submissions made by the counsel for respondent No.3/DDA that DDA has no objection, if the respondent No.1/MCD processes the application of the petitioner for sanction of the building plan of the subject plot, the respondent No.1 is directed to process the case of the petitioner without awaiting any further clarifications from the DDA. Needful shall be done as per law, as expeditiously as possible and preferably within four weeks from today, under written intimation to the petitioner.*

In view of above orders, it seems that the counsel for DDA never took the views from Plg. Section and was, perhaps, unaware about the decision taken by the Screening Committee in its meeting held on 19.06.2009.

Due to the obvious reasons, Chief Town Planner, South Delhi Municipal Corporation, has filed a review petition for Review of the orders dated 10.04.12.

- 2.7. The plot measuring 593.4 sqm owned by Sh. Ujagar Singh/ Petitioner is part of the approved layout plan of East Pakistan Railway Refugee Rehabilitation and Cooperative House Building society (CHBS) known as Greater Kailash Enclave.
- 2.8. The land use of the site as per MPD-2021 and as per ZDP Zone-'F' is "Residential".
- 2.9. In the Review Petition, Chief Town Planner SDMC has asked the following clarifications:
  - (i) The decision of concerned Land Management wing w.r.t. the remaining portion of the land; and,
  - (ii) Development Control Norms applicable to the site in question.

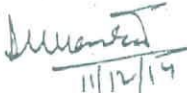
3.0. PROPOSAL:

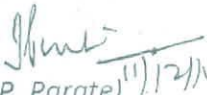
In view of orders of Hon'ble High Court dated 08.08.2014, Meeting under the Chairmanship of Vice Chairman DDA dated 10.09.2014 and the detail examination, the matter is put up before the Technical Committee for determining the use of private property under reference.

4.0. FOLLOW UP ACTION:

- (i) After approval of the Technical Committee, the approved Minutes and Agenda along with the approved plan will be sent to Town Planning Department, South MCD, Land Disposal & Engineering Department of DDA.
- (ii) Land Costing Department, DDA to address conversion charges.
- (iii) Land Management wing of DDA to prepare a land policy w.r.t. un-acquired pockets.

ITEM No. 92/14  
dclp  
(S.K. Kapoor)  
Asstt. Director (Plg) AP-I

  
11/12/14  
(A.K. Vasisht)  
Dy. Director (Plg.) AP-I

  
11/12/14  
(I.P. Parate)  
Director (Plg.) AP-I



- 23 -



DELHI DEVELOPMENT AUTHORITY  
AREA PLANNING UNIT-I, ZONE-'F' & 'H'  
4<sup>th</sup> FLOOR, VIKAS MINAR  
NEW DELHI - 110002

Commr (Plg.) VC Office  
Diary No M-799  
Date 11/09/14

No: F.20 (20)93/MP 10.174

Date: 10/09/2014

MEETING NOTICE

अतिरिक्त आयुक्त (विभाजन) एमपीओआर  
अयुक्त नं० M-583-A  
दिनांक 12/09/14

A meeting has been convened in the chamber of Vice-Chairman, DDA on 10.09.2014 at 5:00 pm, in pursuance of the orders passed by the Hon'ble High court in the matter of S. Ujagar Singh Vs. South Municipal Corporation of Delhi & Ors., on 08.08.2014. In the said orders, the Hon'ble Court has directed to place the issue before the Screening Committee of DDA for a decision and thereafter before the Competent Authority for approval within two months. Copy of Court orders is enclosed.

It is requested to make it convenient to attend the meeting on the above date and time.

*[Signature]*  
9/9/14

(A.K. Vasishth)

Dy. Director (Plg.) AP

Copy to:

1. Commissioner (Plg.)
2. Commissioner (LM)
3. Chief Legal Advisor, DDA
4. AC (Plg.) AP&MPR
5. Director (AP) I
6. Director (LC)
7. Director (Plg.) VC Office
8. PS to VC, DDA for kind information of latter.

1577/2014  
15/8/14  
M-266 Dis (AP) I  
12.9.14

*[Signature]* 12/9  
AC (AP)  
ole

Pl. put up  
about minutes for  
approval of VC

*[Signature]* 12/9  
DIO (AP) I  
15/09/14

D. O. (AP) I / 12 zone

*[Signature]*  
Pl. link it with the concerned file.

DELHI DEVELOPMENT AUTHORITY  
AREA PLANNING UNIT-I, ZONE-'F' & 'H'  
4<sup>th</sup> FLOOR, VIKAS MINAR  
NEW DELHI - 110002  
Tel.: 23378167

The Hon'ble High Court in the matter of WP(C) 1968/2012 titled Ujagar Singh Vs. MCD and Ors., in its order dated 08.08.2014 has directed to place the issue before the Screening Committee of DDA for a decision and thereafter before the Competent Authority for approval within two months.

The brief of the case is as follows:

- (i) Plot measuring 0.8 ha was allotted in 1990 to Delhi Police for construction of Police Station and physical possession of the land measuring 1.98 acres was handed over on 22nd November, 1990.
- (ii) The case was processed for change of land use from Primary School to Police Station, (as per the provision of layout plan) since these facilities are not indicated in the Zonal Development Plan / Master Plan and is part of the layout plan. The same was intimated to the Ministry on 15.05.2002.
- (iii) A Civil suit no.635/89 was filed in the 11<sup>th</sup> Hazari Court by one ex-Capt. Hem Raj for the land measuring 14 biswas (593.4 sqm.), within the area which was earlier earmarked for primary school and allotted to Delhi Police which is a private owned land.
- (iv) As a follow up action of the judgment of the Civil Writ Petition dated 20.01.1999 which was conveyed by the J.L. Commissioner(Police), Delhi Police vide letter dated 20.11.2000 that 14 biswas of land was required to be handed over to Capt. Hem Raj as per the Court Decree and documents produced in the Court.
- (v) As reported in the note of Director (AP)I dated 14.08.2002 clarification was sought from the Lands Department about the status of land, boundary etc. for use as Police Station, primary school and land position of Capt. Hem Raj.
- (vi) The issue of utilization of the land measuring 18.58 M x 32 M i.e. 593 sqm. of land was placed before the Technical Committee in its meeting held on 22.10.2002 in which it was desired by VC, DDA that the matter need not be processed through the Technical Committee, instead this be examined and put up in the file itself.



- (vii) Director (AP) vide note dated 25.11.2002 has submitted that as per the approved Zonal Development Plan, the landuse of the area under reference (being a private owned measuring 593.4sqm) is Gross Residential wherein residential building as well as facilities are permitted conforming to the layout plan of that area. Since the instant case, the applicant has submitted the plans to the MCD for residential plot for which from planning point of view we have no objection (Flag C) in file no. F20 (20)93/MP which was approved by VC, DDA on 28.11.2002.
- (viii) In pursuance of the approval of VC, DDA, a letter was issued to the Dy. Town Planner (G) MCD on 11.12.2002.
- (ix) A copy of the modified layout plan was sent to MCD vide letter no. F.20 (20)93/MP dated 26.02.2003 showing the Kh. No. 944.
- (x) Lands Department vide its note dated 21.12.04 had intimated that the said Kh. No. 944 measuring (0 Bigha 14 Biswas) has not been acquired and there is no proposed action to acquire the land.
- (xi) Dy. Town Planner (L) MCD vide letter dated 13.08.2008 has requested for confirmation as the assignment of plot no. C-27/A while according approval to the carved out viz-a-viz the regularization of possession in favour of Capt. Hem Raj to which Jt. Dir.(AP) vide letter dated 30.12.2008 has requested MCD to confirm the number and status of the plot no. C-27 A.
- (xii) MCD vide letter dated 13.08.2008, stated that the case of incorporation of plot no C-27A in the layout plan of Greater Kailash Enclave Part-I was considered by LOSC (Lay Out Scrutiny Committee) vide Item no 53/08 dated 18.07.2008. The relevant portion of the decision taken is reproduced below:
- "The case was discussed in detail in view of the Court order, DDA's reply and the status of the site with respect to the approved layout plan. The representative of DDA opined that the matter be again referred to DDA with detail background of the case for placing it before the Screening Committee of DDA. It was accordingly decided that matter be referred to DDA."*
- (xiii) In view of the letter from MCD & letter dated 03.02.2009 from Ex. Engineer (Building Project) Division PWD requesting for the layout plan of this area, Commissioner (Plg.) suggested placing the case before the Screening Committee for modification of the layout plan.
- (xiv) The ratification of proposal regarding the modification in the Police Station site in Greater Kailash Part-I measuring 7732.6 sqm and incorporating the privately owned un-acquired property measuring 593.4 sqm bearing C-27A, was discussed in the Screening Committee meeting held on 19.06.2009 wherein the following decision was taken:

*It was decided that the police station site be approved and the same shall be conveyed to MCD. For the remaining piece of land, the Screening Committee has not taken any decision. It was decided to refer the case to the Lands Management Wing, who shall examine the case and incorporate all the facts and shall put up in file.*

(xv) Jt. Dir. (AP) vide note dated 04.09.2009 forwarded the decision of the Screening Committee meeting to Lands Wing for necessary action and reminder was sent on 07.12.2009, 07.09.2010.

(xvi) Dy. Director (NL)-I vide letter No F5 (10)94/CRC/South/116, dated 19.03.2014 has intimated that a letter was sent to the L&B Department on 22.12.1988 for acquisition of the said land. This was followed by reminders dated 22.03.2000 and 05.03.2013 to L&B, Govt. of GNCTD. The DDA made several requests to Land & Building Department to initiate the necessary action for acquisition of 14 Biswa of land of Khasra No. 944 of Village Bahapur. No reply has been received from L&B, GNCTD.

The above facts were discussed and the following observations were made:

- iii. The Planning Department has issued NOC for residential use on the said premise after obtaining the approval from the then VC, DDA.
- iv. SLO (IM) was of the view that by regularizing the private land in this manner will set a precedence which should be avoided. He also pointed out that L & B Dept. of GNCTD has not replied to the three letters sent by Lands Deptt. for acquisition of the property. Hence, we may take a view that the land is required for planned development.





**DELHI DEVELOPMENT AUTHORITY**

AREA PLANNING Unit (ZONE-'F' & 'H')  
4<sup>th</sup> Floor, Vikas Minar, I.P. Estate, New Delhi  
Tel.: 23378167

No.: F 20 (20)/93/MP/

Date: /09/2014

Minutes of the meeting held under the chairmanship of VC DDA on 10.09.2014 at 5:00 pm in pursuance to orders passed by the Hon'ble High Court in the matter of Review Petition No. 716/2012 in WP(C)1968/2012 titled 'S. Ujagar Singh Vs South Municipal Corporation of Delhi and others' on 08.08.2014.

The list of the participants is as under:

| Sl. No. | Name                  | Designation                        |
|---------|-----------------------|------------------------------------|
| 1.      | Sh. S.N. Gupta        | Commissioner (LM)                  |
| 2.      | Sh. Anil Kumar Sharma | Chief Legal Advisor                |
| 3.      | Sh. S.P. Pathak       | Addl. Commissioner (Plg.) AP & MPR |
| 4.      | Sh. Kamal Joshi       | Director (LC)                      |
| 5.      | Ms. Manju Pal         | Director (Plg.)VC Office           |
| 6.      | Sh. H.K. Bharti       | Director (Plg.)Zone 'F' & 'H'      |
| 7.      | Sh. Paramjeet Singh   | Dy. Director NL-I                  |
| 8.      | Sh. A.K. Vasisht      | Dy. Director (Plg.)Zone 'F'        |

Hon'ble High Court Order dt. 08.08.2014 in the Review Petition No. 716/2012 in WP(C)1968/2012:

At the outset the order dated 08.08.2014 issued by the Hon'ble High Court of Delhi was briefed to the VC, DDA. It was informed that as per the directions of Hon'ble High Court, last and final opportunity has been granted to the DDA to sort out the aspect of the Landuse of the subject land instead of ambiguously describing the same as gross residential so that the petitioners application for sanction of building plan can be processed by the MCD at the earliest. It was directed that the matter shall be placed before the Screening Committee of DDA for a decision and thereafter before the Competent Authority for approval within two months from the date of issue of the order i.e. 08.08.2014. An affidavit of compliance shall be filed by the DDA intimating *inter alia* of the decision taken. It was further clarified that simply because DDA inclined to approach the land acquisition collector for seeking acquisition of the subject land shall not be treated as a ground to defer the decision of the Screening Committee and / or Competent Authority of the DDA.

It was further informed that, the matter is regarding a piece of un-acquired land measuring 593 sqm. in the layout plan of E.P. Railway Refugees' Rehabilitation and Housing

*dy*

Building Co-Operative Society Limited, Greater Kailash Enclave – I, New Delhi which was part of a site earmarked for primary school measuring 0.8 Ha. and subsequently the layout plan was modified and the primary school was changed to Police Station by the Authority in 1994. The land was allotted to Police Department by Lands Department.

**Civil Suit No. 635/89:**

A civil suit no. 635/89 was filled in the Tis Hazari Court by one ex-Capt. Hem Raj for the land measuring 14 biswas (593.4 sqm.). As per the judgment of the Civil Writ Petition date 20.01.1999 which was conveyed by Jt. Commissioner (Police), Delhi Police vide letter dated 20.11.2000 that 14 biswas of land was required to be handed over to Capt. Hem Raj as per the Court Decree and documents produced in the Court.

**Technical Committee Meeting:**

The issue of utilization of the land measuring 18.58 M x 32 M i.e. 593 sqm. of land was placed before the Technical Committee in its meeting held on 22.10.2002 in which it was desired by VC, DDA that the matter need not be processed through the Technical Committee, instead this be examined and put up in the file itself.

**V.C. DDA's Approval:**

V.C., DDA in the file no. F 20 (20)/93/MP, dt. 28.11.2002 approved the following:

*"As per the approved Zonal Dev. Plan, the land use of the area under reference (being a privately owned measuring 593.4 sqm.) is gross residential wherein residential building as well as facilities are permitted conforming to the layout plan of that area. Since in the instant case the applicant has submitted the plans to MCD for residential building for which from Planning point of view we have no objection."*

**NOC from DDA:**

Planning Department vide letter dated 11.12.2002 addressed to Dy. Town Planner (G), MCD had conveyed that as per the approved Zonal development Plan of Zone 'F', the land use of the area under reference is Residential and from Planning point of view DDA will have no objection if the plan for residential building submitted by the applicant are considered by the MCD. In case felt necessary, MCD may also consider modification in the layout plan as per procedure being followed.

MCD vide letter dated 13.08.2008, stated that the case of incorporation of plot no. C-27A in the layout plan of Greater Kailash Enclave Part-I was considered by LOSC (Lay Out Scrutiny Committee) vide item no. 53/08 dated 18.07.2008. The relevant portion of the decision taken is reproduced below:

*"The case was discussed in detail in view of the Court order, DDA's reply and the status of the site with respect to the approved layout plan. The representative of DDA opined that the matter be again referred to DDA with detail background of the case for placing it*

*Dis*



before the Screening Committee of DDA. It was accordingly decided that matter be referred to DDA."

**Screening Committee Meeting:**

The ratification of proposal regarding the modification in the Police Station site in Greater Kailash Part-I measuring 7732.6 sqm and incorporating the privately owned un-acquired property measuring 593.4 sqm bearing C-27A, was discussed in the Screening Committee meeting held on 19.06.2009 wherein the following decision was taken:

*It was decided that the police station site be approved and the same shall be conveyed to MCD. For the remaining piece of land, the Screening Committee has not taken any decision. It was decided to refer the case to the Lands Management Wing, who shall examine the case and incorporate all the facts and shall put up in file.*

**Affidavit by Commissioner (LM):**

Commissioner (LM) in the affidavit filed in Hon'ble Court on 18.07.2014 has conveyed that the DDA will initiate the process of acquisition of said land under the provisions of Land Acquisition Act, 2013. Further, it was informed to the court that DDA has requested to Land & Building Department, GNCTD vide letter dated 22.12.1988, which was followed by reminders dated 16.03.2000 and 05.03.2013.

**Decisions:**

After detailed deliberations, it was decided that the matter is to be placed before the Screening Committee meeting of the DDA for establishing the land use of the area under reference. As there are number of such un-acquired pockets which are coming in the schemes of DDA, a list of all such un-acquired pockets is to be prepared by Commissioner (LM) and a land policy is to be prepared by CLM and placed before the Authority for consideration. The matter regarding conversion charges to be addressed by Land Costing Department.

The meeting ended with vote of thanks to the Chair.

*LM*

May 44

DELHI DEVELOPMENT AUTHORITY  
AREA PLANNING WING I

No. F.20(20)93/MP/Pt 10-224

Date:31.05.05

**Sub: Minutes/ Record note of Discussion held on 28.4.05 under VC, DDA regarding plot no. C-27-A, (Khasra no.944) at village Bahapur now known as G.K. Enclave-I.**

1.0 A meeting was taken by VC-DDA on 28-04-05, which was attended by Pr. Comer, CLD, Chief Town Planner (MCD), AC-II, Dir (AP)I, Representative of Dir Land Costing, JD-II and OSD to VC.

2.0 Background:

In the layout plan of EPRR colony, Part I, near Greater Kailash , a plot was earmarked for the Primary school having an approximate area of 8000 sqm. The plot was lying vacant and a request was received to set up a Police Station urgently in the area during 1980's. DDA considered the request for allotment of this land for Police station which was originally meant for Primary school, after seeking necessary No Objection from MCD to convert the Primary School to Police Station vide letter No. D/891/GP/Educ/90 dt. 11.2.90 DDA has handed over the site to the Police station meas.1.9 acres on 20.11.90 leaving 14 biswas of land (593 sqm), which was privately owned land.

The points on which the clarification was sought by MCD vide letter dt.8.4.03 were discussed in detail, as given below:

2.1 Whether the site is earmarked for Primary school or Police station?

- i) As per the approved Zonal development plan by the Govt. of India on 05.06.98, the area under reference including the privately owned plot measuring 593.43 sqm. falls under residential use zone.
- ii) In the Sub-Zonal Plan of Sub- Zone 'F- 2 & 3' approved and notified in Dec'1973, the Land Use of the site under reference is indicated as Primary School.
- iii) In the Layout plan of EPRR colony, the site under reference including the adjoining area was indicated as the primary school which has been subsequently modified for its use as police station and possession of the site of police station measuring 1.9 acres was handed over to the Police Dentt. on 20.11.90.



- v) With the approval of MOUD vide letter dt. 26.06.97 a Public Notice was issued on 14.08.97 for inviting objections/suggestions for the proposed Change in Land Use from Primary school to Police Station. The objections/suggestions received in response to the public notice were processed and considered by Technical Committee in its meeting held on 13.01.98. Planning Deptt. file was referred in Dec '99 to MOUD and was received back from the MOUD vide letter no. K-13011/32/93- DDIB dt. 24.02.2000.
- vi) MOUD vide letter no. K-13011/32/93- DDIB dt. 22.03.02 desired certain clarifications and subsequently it was noted that Change of Land Use of site is not required as both, Primary School and Police Station are permitted in Residential Land Use one and a letter was sent to MOUD on 15.05.02 to this effect.
- vii) The petitioner i.e. Ex. Capt. Hemraj filed a Civil writ petition in the court which was decided on 20.1.99 by Civil Judge Delhi. A copy of the judgment had been forwarded by Dy. Commr. of Police vide letter no. 22410/A-III/L&B/PHQ dt. 28.6.99 which shows that the dispute pertains to 14 biswas of land out of Kh. no. 944, which is privately owned land.
- viii) As a follow up action of the judgement in Civil Writ on 28.1.99, which was conveyed by the Jt. Commr. of Police vide his letter dt. 20.11.2000 that 14 biswas of land was required to be handed over to Cap. Hemraj, as per the Court decree and documents produced in the Court.
- ix) VC DDA on 28.11.02 accorded the approval, that ; "As per the approved Zonal Dev. plan, the land use of the area under reference (being a privately owned land measuring 593.4 sqm.) is gross residential wherein residential building as well as facilities are permitted conforming to the Layout Plan of that area. Since in this case the applicant has submitted the plans to MCD for residential building, from Planning point of view we have no objection."
- x) A communication in this regard was sent to the MCD vide letter No. F.20(20)93/MP dt. 11.12.02.

## **2.2 Modification in layout plan for Khasra no. 944 .**

A possession plan indicating property under reference and the Police Station site was prepared which was sent to MCD vide this office letter no. F.20(20)93/MP/D-34 dt. 26.2.03.

## **2.3 (a) Development control norms**

Development Control norms as per MPD-2001 are applicable.

(b) Whether the plot has been carved out from the planned area for primary school.

As given above, in original layout, the site was earmarked for a primary school, which was modified to Police station and as per court orders dt. 20.01.99 land meas. 593.43 sqm. was released to the applicant, Cap. Hemraj.

2.4 Whether an appeal is pending in the Court.

The Legal Deptt. of the DDA intimated that case stands disposed of vide order dt. 20.01.99. However MCD may also verify the same. As a follow up action of the decision of the Hon'ble court the land of the petitioner was not acquired and in consultation with Police Deptt., the land was released.

2.5 Whether any charges are to be paid by the applicant

The conversion charges are applicable on the land under reference.

Land Costing deptt. would examine the issue of conversion charges and DDA would write a letter to L&DO to find out the prevailing policy /practice about the levy of the conversion charges.

DDA would communicate to MCD the background of the case and the details of modification of the primary school site to Police station.

*R.K. Jain*  
31.5.98  
( R.K.Jain )  
Director (AP) I

Copy to:-

- 1) Pr. Commr-DDA.
- 2) Comr. (MCD), Town Hall, Delhi
- 3) Chief Town planner, MCD Nigam Bhavan, Delhi
- 4) Commr.(Plg.)
- 5) CLD-DDA
- 6) AC II
- 7) Dir(Land Costing) DDA
- 8) JD-II
- 9) OSD to VC for information of latter.



ITEM NO.  
45/94

A-24.05.94

Sub : Change of land use of an area measuring 0.8ha. from 'Primary School' (P.S.-2) to 'public and semi-public facilities' (Police Station) in E.P.R. Colony, Greater Kailash-I, New Delhi.

F.20(20)/93-MP

P R E C I S

1. A request was received from the Delhi Police for allotment of land for a police station in Greater Kailash-I area. As there was no approved site available, a primary school site measuring about 0.8 ha. (2 acres), was identified, which was lying vacant in the E.P.R. Colony (sub-zone P-2). This site, as per approved layout plan, however, was marked for a primary school.

2. A reference was made to M.C.D. to issue a 'H.O.C.' to utilise this plot for a 'police station'. The M.C.D. conveyed the 'No objection' for its utilisation subject to that MCD be allotted an alternative primary school site in Kalkaji area.

3. Accordingly, the land measuring 0.8 ha. was allotted to Delhi Police for the construction of a police station. The allotment, however, was challenged by the East Punjab Railway Refugee Rehabilitation & House Bldg. Co-operative Society Ltd. in the Hon'ble Delhi High Court, against the utilisation of this site for use other than for a primary school. The Hon'ble Delhi High Court vide orders dated 11.8.93 restrained the respondents including DDA to use the 'primary school' plot for police station, and further stated that the respondents (including DDA) were given liberty to modify the Zonal Development Plan in accordance with the provision of Delhi Development Act, 1957, if so desired. (Appendix 'III' to page No. 173 & 178...)

4. The Govt. of India, Ministry of Urban Development, was requested to convey the approval of the Central Govt. under section 11-A of Delhi Development Act, 1957 to issue a public notice for inviting objections/suggestions from the public. The Ministry has desired that approval of the Authority for the proposed change of land use in the Zonal Development Plan may be issued.

5. The proposal has been considered by the Technical Committee in its meeting held on 15.3.94 and the Technical Committee recommended for the proposed change of land use of an area measuring 0.8 ha. from 'primary school' shown in the approved Zonal Development Plan 1972, to 'police station'.

6. The proposal is placed before the Authority for its consideration and approval of the recommendation of the Technical Committee as in para '5' above.

#### RESOLUTION

Resolved that the proposal as contained in para-5 of the Agenda item be approved, subject to the condition that an alternate site be identified for the primary school.

\*\*\*

*Compared with original*

*[Signature]*

*Attest-201*

*[Signature]*  
H. K. BABBAR  
Assistant Secretary  
Delhi Development Authority





- 35 -

सहित निदेश अधिकारी  
LHD DEVELOPMENT AUTHORITY  
[सहित निदेश]  
VIRAS MINAR  
[सहित निदेश] vid.31  
INDRAPARASTHA ESTATE  
[सहित निदेश]-2  
NEW DELHI-2

F.20(20)93-MP - 730

FROM: A K MANNA  
JT.DIR.(MP)

दिनांक 11-12-2002  
Dated.....2002

TO:

The Dy. Town Planner (G)  
MCD, Town Planning Deptt.  
Nnigam Bhawan, Kashmere Gate,  
Delhi - 06.

Sub: Building Plan for plot no. C-27 A Greater Kailash Enclave - 1.

Ref: Letter No. TP / G / 2017/02 dated 6.5.2002

Sir,

With reference to your above letter I am directed to inform you as under :

a) As per the approved plan of Zone F, the land use of the property under reference is 'residential'

b) From Planning point of view DDA will have no objection if the plans for residential building submitted by the applicant are considered by the MCD. In case felt necessary, MCD may also consider modification in the lay out plan as per procedure being followed.

This issues with the approval of competent authority

Thanking you,

Yours faithfully,

A K MANNA  
JT.DIR.(MP)

1086-01  
11/12/02

6/c

June 44

-36-

DELHI DEVELOPMENT AUTHORITY  
AREA PLANNING WING I

No. F.20(20)93/MP /D-244

Dt. 9.6.05

Sub: Regarding levy of the conversion charges for change of land use of the land in urban area.

On the above subject, a meeting was taken by VC, DDA on 28.4.05 while examining the case of levy of the conversion charges on the land which has not been acquired by DDA and is located in Greater Kailash-I, where the court had passed orders to release the land in favour of the petitioner.

In the land use plan the land under reference has been shown as Residential. It has been brought to the notice during the discussion that L&DO of MOUD has worked out some rates which can be made applicable for conversion of the land from one use to other.

The Land Costing deptt. may request L&DO of MOUD about the prevailing policy in the approved rates in respect of the conversion charges applicable for change of land use. The land is in urban area. Copy of the minutes issued on 31.5.05 are enclosed wherein the last para states:

"Land Costing deptt. would examine the issue of conversion charges and DDA would write a letter to L&DO to find out the prevailing policy/practice about the levy of the conversion charges."

*R.K. Jain*  
9/6/05  
(R.K. Jain)  
Director (AP) I

Dir.(Land Costing)



File No. A-2526  
Date 2/8/05

DELHI DEVELOPMENT AUTHORITY  
[LAND COSTING WING]  
[PROJECTS BRANCH]

No. F 2(148)2005/AO(P)/DDA/121

Dated 1-8-05

To  
Shri S.N. Gupta,  
The Under Secretary to G.O.I.,  
Ministry of Urban Development,  
(Delhi Division)  
Nirman Bhawan,  
New Delhi.

Subject: Regarding levy of the conversion charges for change of land use of the land in Urban Area.

Sir,  
Attention is invited to letter No. F20(20)93/MP/D-260 dated 13.7.05 from Shri R.K.Jain, Director AP(I) alongwith its enclosures. The note is self-explanatory.

You are requested to kindly arrange to provide a copy of the prevailing policy in respect of the conversion charges applicable for change of land use in Urban Area which are being followed by L&DO for reference and further firming up of the issue under consideration by DDA.

This may be arranged to be supplied per bearer.

Thanking you,

Yours faithfully,

[Prahlad Singh]  
Director(Land Costing)

✓ Copy to: Shri R.K.Jain, Director, AP-I, DDA for his kind information.

Pl arrange to send file of MP resolution E20(20)93(MP) Movement & file please  
2/8/05  
Mr. S. Gupta

Director(Land Costing)  
This is work PS pl see date before 2/8/05 up

The file has been sent to  
Ac II on 13/10/05  
DIRETOR

PS to AC-II 2/8/05  
Pstoc(Plg)

file has been sent to C(Plg) on 14-7-05 vide No. F30 PTO 14/7/05

Government of India  
Ministry of Urban Development  
Land & Development Office  
Nirman Bhawan : New Delhi

No. L&DO/PS-IV/RTI/16/05

Dated: 24/1/06

To,

Shri R.K. Jain,  
Director (AP),  
Delhi Development Authority,  
Vikas Minar,  
I.P. Estate, New Delhi.

Sub: Regarding plot falling in Khasra No. 944, Greater Kailash-I, New Delhi having residential use.

Sir,

I am to refer to your letter No. PA/Dir.(AP)/1/2005/DA-72 dated 29<sup>th</sup> December, 2005 on the subject cited above and to say that on verification, it is observed that the property in question pertains to Khasra No. 944 which is in Greater Kailash-I, New Delhi and this does not fall under the jurisdiction of Land & Development Office. Therefore, it is not understood as to for what purpose the matter has been referred to L&DO. From the application dated 21.12.2005 from Shri Hemraj, it appears that he wanted to know the conversion charges for change of land use. Other possibility is that he intends to know the charges for conversion from lease hold into free hold. From Para 1 of the letter, it appears that VC, DDA has requested to L&DO for getting the rates applicable to Urban areas to be levied as conversion charges. However, no such reference appears to have been received in this office. In case if it pertains to change of purpose, the Land & Development Office is not at all concerned. On the other hand, if it pertains to conversion from lease hold into free hold, the policy approved by the Cabinet clearly states that the rates applicable for conversion from lease hold into free hold will be the notified land rates prevailing on the date of submission of application. Since the property falls under the DDA, the notified rates of DDA for the localities will be applicable. DDA may take appropriate action accordingly.

Yours faithfully,

*V. Sreekumar*

(V. Sreekumar)  
Public Relation Officer  
& Public Information Officer  
Tel. 23061448

Rtg- 11/2/06  
JD-II



-39-

MUNICIPAL CORPORATION OF DELHI  
TOWN DEPARTMENT PLANNING

NIGAM BHAWAN,  
KASHMERE GATE,  
DELHI-110006

No. TP/G/4393/2

Dated. 14/12/2

To

The Addl. Commissioner (Plg.), II  
Delhi Development Authority,  
Vikas Minar, I.P. Estate,  
New Delhi-110002

Sub: Incorporation of plot No. C-27A in the layout plan of Greater Kailash Enclave,  
Part-I, New Delhi.

Sir,

The above proposal has been submitted by Sh. Ujjagar Singh for approval of MCD u/s 313 of DMC Act. Sh. Ujjagar Singh has bought this plot (measuring 590.15 sqmt.) through a Sale Deed executed on 20.8.04 from Sh. Hem Raj. Earlier on the applications of Sh. Hem Raj certain clarification was sought by this office from DDA vide letter No. TP/G/1357/03 dated 08.4.2003. No reply has been received from DDA in response to the aforesaid letter inspite of repeated reminders. Consequently the proposal was rejected by Standing Committee vide Resolution No.699 dated 08.03.2007 (for non-compliance since proper reply from DDA was not received).

Now on the application of Sh. Ujjagar Singh the proposal was placed before LOSC vide item No. 76/07 dated 03.08.2007 and the decision taken is reproduced as under.

*"The case was discussed in detail and in view of the pending clarification from DDA regarding conversion charges a reference be sent to DDA for necessary reply. The case be brought back to LOSC there after."*

In view of the above, it is requested that comments/clarification may kindly be provided to the points raised in the letter of this office No. TP/G/1357/03 dated 08.04.2003 (copy enclosed), so as to further process the proposal submitted by Sh. Ujjagar Singh

Encl: As above.

Yours faithfully

*[Signature]*  
Dy. Town Planner (L)

*[Signature]*  
19/12  
Dy. AP-1  
19/12/07  
10/II  
AD (AP) 2  
Jmt  
20/12

Pl. examine seen on 20/12

m. A/Ka P81  
seen on 31.12.07

The following items were discussed in the 279th Screening Committee Meeting held on 19.06.09 at 4.00 p.m. in Vikas Sadan.

**79:2009 Confirmation of Minutes of Last SCM**

- (1) Regarding Court Case of Waterbodies, Civil Writ No: 3502 of 2000, titled Sh. Vinod Kumar Jain v/s Govt. of NCT & ors. : The following observations need to be followed uniformly, for all the items relating to Court Cases of Civil Writ No: 3502 of 2000, titled Sh. Vinod Kumar Jain v/s Govt. of NCT & ors.
- 1.a. To provide toe wall/railing around the water body as a safety measure.*
  - 1.b. To ensure that sewage /waste water not to be discharged into the site.*
  - 1.c. To make provisions for avoiding mosquito breeding and introduce fishes in the waterbody.*
  - 1.d. Experts to be consulted for water harvesting in the site.*
  - 1.e. Sides of waterbodies to be naturally sloped, unless mentioned otherwise in the drawing.*

The aforementioned observations shall also be applicable for the following items which were approved without the observations.

- 1.1. Water body at Sirispur in residential area (06:2009; 273<sup>rd</sup> SCM).
  - 1.2. Water body at Palam Khasra No 153, Sector-7 Dwarka(71:2009, 278<sup>th</sup> SCM).
  - 1.3. Water body at Dheerpur in residential Scheme(07:2009; 273<sup>rd</sup> SCM).
  - 1.4. Water body at Todapur( 86:2009; 278<sup>th</sup> SCM).
  - 1.5. Water body at Vinod nagar( west) Khasra o 625 behind Mother Diary Panday Nagar (155:2008; 270<sup>th</sup> SCM).
  - 1.6 Water Body at Smriti Van Kondli Gharoli, Mayur Vihar, PhIII(19:2009,274<sup>th</sup> SCM)
- (2) Item No 39:2009 , 275<sup>th</sup> SCM: Modification in the Layout Plan of Facility Center-57 in Pitampura: The item was put up in the 275<sup>th</sup> Screening Committee Meeting vide item No 39:2009, wherein it was approved with observations. Decision was made regarding the plot no 10. Instead of Plot No 10, it should be read as Plot No 8.
- (3) Item No 63:2009, 277<sup>th</sup> SCM: Landscape proposal for Additional Area at Siri Fort Sports Complex: In the observation para of the Decision of the Screening Committee, it should be read as "The paving material to be used in the pathway be changed from Granite to other locally available material" instead of "The paving material to be used in the pathway be changed from Granite to other locally available stones".

**80:2009 Ratification of proposal of modification in the layout plan of EPRR, HSBC. for police station site.**

File no.-F.20(20)93/MP

**Presented by:- Dir.(Plg.)AP-I**

**Proposal for consideration:** The ratification of proposal regarding the modification in the police station site in Greater Kailash Part-I & Incorporating the privately owned un-acquired property bearing C-27 A, as per the orders of the Hon'ble Court. The land for the Police Station measuring 7732.6sqm was handed over by the Land Department leaving the Privately owned land measuring 593.4sqm. It is proposed to allow use of Privately owned land as residential and remaining 7732.6sqm as Police Station Site.



Decision of Screening Committee: It was decided that the Police Station site be approved, and the same shall be conveyed to MCD. For the remaining piece of land, the Screening Committee has not taken any decision. It was decided to refer the case to the concerned Lands Management wing, who shall examine the case and incorporate all the facts and shall put it in File.

Follow up Action: As per decision of the Screening Committee.

**81:2009** Modification of MOR pocket-2 in Lajpat Nagar-IV.

File no.-F.1(31)/2005/MP

Presented by:- Dir.(Plg.)AP-I

Proposal for consideration: The modification in the layout plan of MOR pocket-2 for eligible shopkeepers of Khokha Market, Lajpat Nagar-IV. The proposal is about 33 shops plots accommodated with the scheme in an area of 957.72sqm for MOR pocket -2. The modified plan shall supercede the earlier approved Layout plan of MOR pocket no -2. As the area is under the jurisdiction of MCD, after approval, the plan shall be sent to MCD for further action.

Decision of Screening Committee: The proposal as reflected in the agenda was approved. It was observed that complete FAR cannot be achieved in this layout.

Follow up Action: The approved proposal will be sent to HUPW to work out the standard design and to the MCD as the subject area is under their jurisdiction.

**82:2009** Modification in the part layout plan of vacant area near 'C' Block, Dilshad Garden housing scheme.

File no.-F.3(27)2001/MP

Presented by:- Not presented.

Proposal for consideration: The modification in part layout plan is in view of letter from MCD that there is a possibility that the partially part of Dharamshala seems to be part of 45m road R/W.

Decision of Screening Committee: The case was referred for the next Screening Committee Meeting.

Follow up Action: As per decision of the Screening Committee.

Sub: Proposed modifications in Chapter 7 Industry of MPD-2021 w.r.t. activities permitted in Industrial Areas and modifications notified by the MoUD, Gol from time to time

File No.: F.17(5)2007/MP

## 1.0 BACKGROUND

### A. Issue regarding inclusion of knowledge – based industries in MPD-2021

- (i) The issues regarding inclusion of service sector activities was discussed as a part of review exercise of MPD-2021 in the 2<sup>nd</sup> meeting of Management Action Group (MAG) held on 28.12.2011 wherein the following decision was taken:

*"It was felt that various types of institutes, professional office etc. covered under the service sector are already permitted under various land uses in MPD 2021. This needs detailed premise examination. DSIIDC agreed to initiate further examination of this with other agencies in Delhi."*

- (ii) Thereafter, based on the discussions in the meeting under the chairmanship of Commissioner (Plg.), DDA on 13.02.2014 with the officers from DSIIDC, the matter was further put up before the Technical Committee in its meeting held on 06.03.2014 vide Item No. 16/2014, wherein the following decision was taken:

*"The Technical Committee opined that a number of commercial activities and facilities are permitted in Industrial areas as per the latest modifications in MPD-2021. Therefore, Technical Committee did not find merit to include the various services proposed to be added."*

- (iii) A meeting was held under the chairmanship of Chief Secretary, GNCTD on 28.11.2014 to discuss the issues raised by DSIIDC which was attended by VC, DDA and Director (Plg.) MPR&DC wherein it was agreed to process the case for inclusion of knowledge – based industries such as biotechnology, research and design educational services like skill development and pharmaceutical laboratory and solutions in MPD-2021. The minutes of the meeting are still awaited.

### B. Modifications in MPD-2021 w.r.t. notifications issued by the MoUD, Gol from time to time.

Other than the above issues, as a part of review of exercise of MPD 2021, there were certain modifications carried out in the Chapter 7: Industry of MPD 2021 notified vide gazette notification no. S.O. 1215(E) dt. 13.05.2013. In this regard, the following is submitted:



- a) Based on the norms given in para 7.6.2.1, the Regulations for Redevelopment of Clusters of Industrial Concentrations in Non - Conforming areas / Unplanned Industrial Areas were notified vide S.O. No. 954(E) dt. 01.05.2012 after adopting the due procedure and taking prior approval of MoUD under Section 57 of DD Act 1957. In these regulations under Para 2 clause vi) i. has also been notified i.e. "(i) Alternatively, the society may adopt the option of preparation of layout plan / Redevelopment scheme based on the land distribution as stipulated in Table 7.2 of the MPD 2021"
- While discussing the issue of in-situ redevelopment of Swarna Park Industrial Area in T.C. meeting held on 17.11.2014, it was pointed out by the CTP, SDMC that the above clause may also be incorporated in the MPD-2021.
- b) While considering the modifications in the Health facilities as a part of review exercise, the category of Hospitals D (upto 100 beds) was replaced by "Tertiary Health Care Centre" and the same was notified vide gazette notification no. S.O. 2893(E) dt. 23.09.2013. The same also needs to be suitably incorporated in the Industry Chapter of MPD 2021 as given in the proposal below.
- c) Under column of Definition in Table 7.3 Development Control Norms of Chapter 7 Industry of MPD 2021 the provision of numbers of workers have been deleted as notified vide S.O. No. 1215(E) dt. 13.05.2013. The corresponding modifications are required to be incorporated in Table 7.1 Parameters for Industrial Units in Different Use Zones and Use Premises under category Industry Use.

## 2.0 PROPOSAL

Based on the above, the following modifications to MPD-2021 are proposed:

| MPD - 2021<br>(Chapter 7: Industry)              |  |  |
|--|--|--|
| Para No.   | Existing Provisions  | Proposed Modifications   |
| Notes under Table 7.3: Development Control Norms | i. In case of plots ...<br>ii. ....<br>xii. In existing Industrial Units ... | Point xiii. to be added after xii. as follows:<br>xiii. Knowledge - Based Services such as biotechnology, research and design educational services like skill development and pharmaceutical laboratory and solutions shall be permissible in Industrial premises abutting roads 24m ROW subject to payment of conversion charges as prescribed by the Government from time to time. |

2

| <p>Para 7.6.2.1 Norms for Redevelopment of Clusters of Industrial Concentrations in Non – Conforming areas</p> <p>Point. vi. d)</p>   | <p>a) About 10% area is to be reserved ...</p> <p>b) ...</p> <p>h) Common Parking to be provided ...</p>  | <p>Point i) to be added after h) as follows:</p> <p>i) Alternatively, the society may adopt the option of preparation of layout plan / Redevelopment scheme based on the land distribution as stipulated in Table 7.2 of the MPD 2021.</p>  |  |                         |            |                     |                        |             |                       |    |   |                |  |                         |            |                     |                        |             |                       |             |
|---|---|---|--|-------------------------|------------|---------------------|------------------------|-------------|-----------------------|----|---|----------------|--|-------------------------|------------|---------------------|------------------------|-------------|-----------------------|-------------|
| <p>Notes under Table 7.3: Development Control Norms</p> <p>Point vii.</p>   | <p>vii. Industrial plots abutting roads of 24m ROW and above shall be eligible for conversion to Hospitals (up to 100 beds) within the existing development control norms, subject to the conditions (a) the number of beds to be accommodated on a plot shall be worked out @ 80 sqm of gross floor area per bed and (b) payment of conversion charges as prescribed by the government from time to time. The activities permissible in Hospital (Table 13.20) shall be permitted in such plots. However, this shall not be permitted on non-conforming / regularized industrial cluster. The above provision shall not affect the Supreme Court orders in any manner.</p> | <p>vii. Industrial plots abutting roads of 24m ROW and above shall be eligible for conversion to Hospital / Tertiary Health Care Centre within the existing development control norms, subject to the conditions (a) the number of beds to be accommodated on a plot shall be worked out @ 80 sqm of gross floor area per bed and (b) payment of conversion charges as prescribed by the government from time to time. The activities permissible in Hospital / Tertiary Health Care Centre (Table 13.20) shall be permitted in such plots. However, this shall not be permitted on non-conforming / regularized industrial cluster. The above provision shall not affect the Supreme Court orders in any manner.</p> |  |                         |            |                     |                        |             |                       |    |   |                |  |                         |            |                     |                        |             |                       |             |
| <p>Table 7.1 Parameters for Industrial Units in Different Use Zones and Use Premises under category</p> <p>Under Column of “Max. no. of workers” of use zone “Industry Use”</p> | <table><tr><th colspan="2">Industrial Use</th></tr><tr><th rowspan="2">Use Zone / Use Premises</th><th>Conditions</th></tr><tr><th>Max. no. of workers</th></tr><tr><td>a) Plotted development</td><td>As per need</td></tr><tr><td>b) Flatted Industries</td><td>20</td></tr></table>  | Industrial Use  |  | Use Zone / Use Premises | Conditions | Max. no. of workers | a) Plotted development | As per need | b) Flatted Industries | 20 | <table><tr><th colspan="2">Industrial Use</th></tr><tr><th rowspan="2">Use Zone / Use Premises</th><th>Conditions</th></tr><tr><th>Max. no. of workers</th></tr><tr><td>a) Plotted development</td><td>As per need</td></tr><tr><td>b) Flatted Industries</td><td>As per need</td></tr></table> | Industrial Use |  | Use Zone / Use Premises | Conditions | Max. no. of workers | a) Plotted development | As per need | b) Flatted Industries | As per need |
| Industrial Use  |   |   |  |                         |            |                     |                        |             |                       |    |   |                |  |                         |            |                     |                        |             |                       |             |
| Use Zone / Use Premises   | Conditions  |   |  |                         |            |                     |                        |             |                       |    |   |                |  |                         |            |                     |                        |             |                       |             |
|   | Max. no. of workers   |   |  |                         |            |                     |                        |             |                       |    |   |                |  |                         |            |                     |                        |             |                       |             |
| a) Plotted development  | As per need   |   |  |                         |            |                     |                        |             |                       |    |   |                |  |                         |            |                     |                        |             |                       |             |
| b) Flatted Industries   | 20  |   |  |                         |            |                     |                        |             |                       |    |   |                |  |                         |            |                     |                        |             |                       |             |
| Industrial Use  |   |   |  |                         |            |                     |                        |             |                       |    |   |                |  |                         |            |                     |                        |             |                       |             |
| Use Zone / Use Premises   | Conditions  |   |  |                         |            |                     |                        |             |                       |    |   |                |  |                         |            |                     |                        |             |                       |             |
|   | Max. no. of workers   |   |  |                         |            |                     |                        |             |                       |    |   |                |  |                         |            |                     |                        |             |                       |             |
| a) Plotted development  | As per need   |   |  |                         |            |                     |                        |             |                       |    |   |                |  |                         |            |                     |                        |             |                       |             |
| b) Flatted Industries   | As per need   |   |  |                         |            |                     |                        |             |                       |    |   |                |  |                         |            |                     |                        |             |                       |             |

3.0 The proposal in Para 2.0 above is put up for consideration of the Technical Committee for further processing the proposed modifications under Section 11A of DD Act.1957.

AD (P/1)  
MP&DC

ay. Dir. (P4)  
MP&DC

MP&DC



**Subject:-**

1. Proposed Change of Landuse from "Public and Semi Public Facilities" to "Transportation" (Bus Depot - T2) for the site measuring 40031.86 sqmt (4.0 Hac.) in FC - 20, Sector - 32, Phase - IV, Rohini.
2. Modification in Layout Plan of Sector - 32, Phase - IV, Rohini regarding proposed Bus Depot & Temporary Bus Terminal with reference to proposed Change of Landuse and Sub-Division of remaining PSP Area, Pkt-11, FC-20.
3. Modification in Revised Layout Plan of Sector - 11 (Extn.), Rohini regarding change in Use premises from DTC Housing to DDA Housing.
4. Modification in Layout Plan of Sector - 26, Phase - IV, Rohini regarding change in Use premises from Bus terminal to Transportation.

File No. F.20 (31)/2014/MP

**1. BACKGROUND:-**

A meeting held under the Chairmanship of Hon'ble LG - Delhi on 11.11.2014 in which it was decided to explore / identify 10.0 acres (approx.) of land for Cluster Bus Depot in Rohini area for allotment to Transport Department, GNCTD. As a follow up to this decision, a Joint Site Inspection was carried out on 14/11/2014 with the representatives from DTC, DIMTS & DDA to identify land for Bus Depot in Rohini. Accordingly, a site measuring 10.0 acre / 4.00 hectare (approx.) in Pocket - 11, Block - C in Public & Semi Public Area (FC-20), Sector - 32, Rohini, Phase - IV adjacent 80m wide road (UER-III) has been identified.

Based on the joint inspection, Additional Commissioner / Secretary (STA), Transport Department, GNCTD vide letter no. F.58/PCO/DTC Sectt./2014/658 dt. 18/11/2014 has confirmed that the site measuring 4.0 Ha in Pkt-11 Block - C, PSP area (FC-20) Sector -32, Rohini, Phase - IV was found suitable to the Transport Department.

Upon consent from the Transport Department, Vice Chairman - DDA on 18/11/2014 (in file no. PPR/4032/2003 at p. 17/N & 18/N) had approved the above said site/s and accordingly an advance copy of Layout Plan of Sector - 32, Phase - IV, Rohini earmarked with the said proposed sites was released to Land Disposal Wing - DDA and Engineering Wing - DDA for further follow up action vide letter no. PPR/4032/2003/635 dated 18/11/2014.

**2. EXAMINATION:-****A. Proposed Bus Depot at Sector - 32, Phase - IV, Rohini:**

- (i) The land identified for Bus Depot is falling in Facility Centre (FC) - 20, Pocket - 11 in Sector - 32, Phase - IV, Rohini. The Layout Plan of Sector 32, Phase - IV, Rohini was approved in the 224<sup>th</sup> Screening Committee Meeting (SCM) held on 24/06/2003 and the proposed numbering for Public & Semi Public Facilities Pockets (FC) in various Sectors of Zone - "M", Rohini, Phase - III, IV & V was further approved in 303<sup>rd</sup> SCM held on 21/11/2011.
- (ii) It is observed that, DDA has already allotted land about 17.12 ha. in various Sectors in Rohini of Zone - "M" for Bus Terminal / Depot against 2.20 ha. However, based on the directions from Hon'ble High Court, more land needs to be provided for establishment of Bus Depot for promotion of Public Transport in Delhi.
- (iii) As per the Detail Total Station Survey furnished by Engineering Wing - DDA vide letter no. F.1 (160) AE (P)/RPD - 4/DDA/101 dated 23/01/2014, the total area of the Pocket - 11, PSP Area (FC-20), Sector - 32, Rohini is 5.9 ha approx. and out of which 5.1 ha. is available for development. In the said pocket a site measuring 4.0 ha approx. is proposed for Bus Depot. During the Joint Inspection, it was observed / pointed out that with in the identified site / land some built up structures also exist. In addition, a piece of land area measuring 0.8 Hectare (approx.) at intersection of UER-III (80M) & proposed 60m wide road has been reserved for

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proposed Grade Separator in future. This 0.8 ha. is also requested by the Transport Department on temporary basis for Bus Terminal as per prevailing terms & conditions w.r.t future need.

- (iv) Since, Vice Chairman - DDA on 18/11/2014 had already approved the said site/s in Layout Plan of Sector - 32, Phase - IV, Rohini in file bearing no. PPR/4032/2003, accordingly modification (as para 2A (iii)) in the said Layout Plan requires to be rectified by Technical Committee-DDA.
- (v) After, considering the site for Bus Depot, the remaining portion of the PSP Area (Pkt-11) shall be of size 20m x 164.4m i.e area measuring 3280 sqmt. Since this size & shape is not feasible for any single Zonal Level facility. Hence, the remaining PSP area needs to be Sub-divided for Facilities at the level of Neighbourhood / Zonal Level to make the land effective utilization.
- (vi) As per the Master Plan for Delhi - 2021 and Zonal Development Plan for Zone - "M", the Landuse of the said site is "Public and Semi Public Facilities". As per the Master Plan for Delhi - 2021, under Chapter - 17 Development Code for Sub-Clause 8(2) Permission of Use Premises in Use Zones, Bus Depot & Workshop are not permitted in Public and Semi Public Facilities area. Hence the site identified for Bus Depot requires Change of Landuse & further processed under Section - 11A of Delhi Development Act - 1957, whereas Bus Terminal use premise is permitted in PSP Use Zone. However, this area is reserved for future Grade Separator as per Zonal Development Plan of Zone - "M". Hence this land can be considered for temporary allotment to the Transport Department till the Grade Separator is constructed at this location.

**B. Institutional Housing at Sector - 11 (Extn.), Rohini:**

- (i) In the Revised Layout Plan Sector-XI (Extn.) Rohini, a site measuring 3.97 Ha has been earmarked for DTC (DU's 590). The landuse of said land is "Residential" & it is adjacent to Institutional Housing. As per the decision in the meeting held on 11/11/2014 and further discussion with Transport Department officials the land under reference is not suitable for bus depot. As such not feasible of Bus Depot as per the Transport Department, GNCTD.
- (ii) In view of above at Sr. No. 2B (i), the modification in Revised Layout Plan of Sector-11 Ext. Rohini is proposed for rectification to change in the name of Use Premise of the site measuring 3.97 ha. from "DTC (DU's 590)" to "DDA Housing (DU's as per Master Plan for Delhi-2021)".

**C. Bus Terminal at Sector - 26, Rohini:**

- (i) In the Modified Layout Plan of Sector - 26, Ph - IV, Rohini a site measuring 4.0 ha has been earmarked for Bus Terminal at the intersection of Bawana - Auchandi Marg (Proposed 60m wide Road) and Proposed 80m wide road (UER-III) and in this only 3 to 4 acres is available due to due to built-up & area reserved for proposed Grade Separator. Accordingly, the same is not sufficient for Bus Depot as conveyed by DTC representative in meeting on 11/11/2014 at Rajniwas.
- (ii) In view of above at Sr. No. 2C (i), the Modified Layout Plan of Sector - 26, Rohini is proposed for rectification to change in the name of Use Premise of the site measuring 4.0 ha. from "Bus Terminal" to "Transportation".



### 3. PROPOSAL:-

- a) The following area is proposed for Change of Landuse in Master Plan for Delhi (MPD) - 2021 and Zonal Development Plan of Zone - 'M'.

| Location   | Area                                    | Landuse<br>( As per<br>MPD-2021 &<br>ZDP of Zone<br>'M') | Landuse<br>Changed to           | Boundaries   |
|--|---|--|---------------------------------|--|
| Pkt - 11 in Public & Semi Public Facility Area (FC-20), Phase - IV, Sector - 32, Rohini on 80m wide road (UER-III) | 40031.66 sqmt.<br><br>(4.0 Ha. approx.) | Public Semi-Public Facilities                            | Transportation (T-2, Bus Depot) | North - Public & Semi Public Facilities<br>East - 80m wide road (UER-III)<br>South - Public & Semi Public Facilities & Built-up<br>West - 12m wide road & Residential PKT.- 02, Block - C, Sector - 32, Rohini |

- b) Based on the acceptance by the Transport Department - GNCTD and un-allotted status form IL Department - DDA w.r.t. plot in Sector - 32, Sector 11 (Extn.) & Sector - 26 Rohini earmarked for DTC, the modification in the following Layout Plans is placed for rectification & approval by Technical Committee Meeting - DDA.

- i. Sub-Division Plan of remaining Public & Semi Public Facilities Area of Pocket -11, FC-20, Sector -32, Rohini, Phase -V after considering the 4.0 ha (approx.) of land for Bus Depot (As in para 3(a) above) is being designed for Neighbourhood Level / Zonal Level Facilities which are as under:-

| TOTAL AREA OF THE POCKET |  | 5.90          | Ha. |
|--------------------------|--|---------------|-----|
| DETAILS OF PLOT:-        |  |               |     |
| PLOT NO.                 | USE  | AREA (IN SQM) |     |
| 1                        | DISPENSARY   | 1287.59       |     |
| 2                        | NIGHT SHELTER  | 1002.05       |     |
| 3                        | LOCAL / GOVERNMENT MAINTENANCE OFFICE                    | 1002.05       |     |
| 4                        | BUS DEPOT  | 40031.86      |     |
| 5                        | TO UTILISED FOR GRADE SEPARATOR (TEMPORARY BUS TERMINAL) | 8164.11       |     |
| 6                        | PSP (INCLUDING ALL BUILT-UP)                             | 7550.91       |     |
| TOTAL                    |  | 59053.18      |     |

- ii. Modification in the Layout Plan of Sector - 32, Phase - IV, Rohini regarding proposed Bus Depot measuring 40031.66 sqmt. (4.0 Ha. approx.), Temporary Bus Terminal (0.81 Ha.) and other Facilities.
- iii. Revised Layout Plan Sector - XI (Extn.) Rohini is proposed for rectification to change in the name of Use Premise of the site measuring 3.97 ha. from "DTC (DU's 590)" to "DDA Housing (DU's as per Master Plan for Delhi-2021)".
- iv. Modified Layout Plan of Sector - 26, Phase-IV, Rohini proposed for rectification to change in the name of Use Premise of the site measuring 4.0 ha. from "Bus Terminal" to "Transportation".

The drawing with above details is attached (Refer Annexure-'A' to 'B').

The above is placed before the Technical Committee for consideration please. After the approval by the Technical Committee the matter of Change of Landuse will be further process separately under Section 11 - A of Delhi Development Act, 1957.

Contd...

*[Signature]*


4. RECOMMENDATION:-


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

5. FOLLOW UP ACTION:-

After the approval by the Technical Committee, the same will be forwarded to concern Departments for actions as follows:

- |                                   |   |
|-----------------------------------|---|
| • Planning Department/Rohini, DDA | - For further processing of Change of Landuse of case u/r                                     |
| • Engineering Wing, DDA           | - For Feasibility/ Demarcation & Development  |
| • Land Management Wing, DDA       | - For acquisition/ possession of built-up areas coming in Pkt. 11, FC-20, Sector - 32, Rohini |
| • Land Disposal Wing, DDA         | - For appropriate action based on Feasibility/ Demarcation by Engineering Wing (Civil)/Rohini |
| • Electrical Wing, DDA            | - For Electrification of the area.  |










  
(N.R. Aravind)  
Director (Plg.) Rohini  
Zone - "M"

  
(Ashok Kr. Malhotra)  
Dy. Director (Plg.) - I&II  
Rohini, Zone - "M"

  
(Ashwani Kumar)  
Asstt. Director (Plg.)  
Rohini



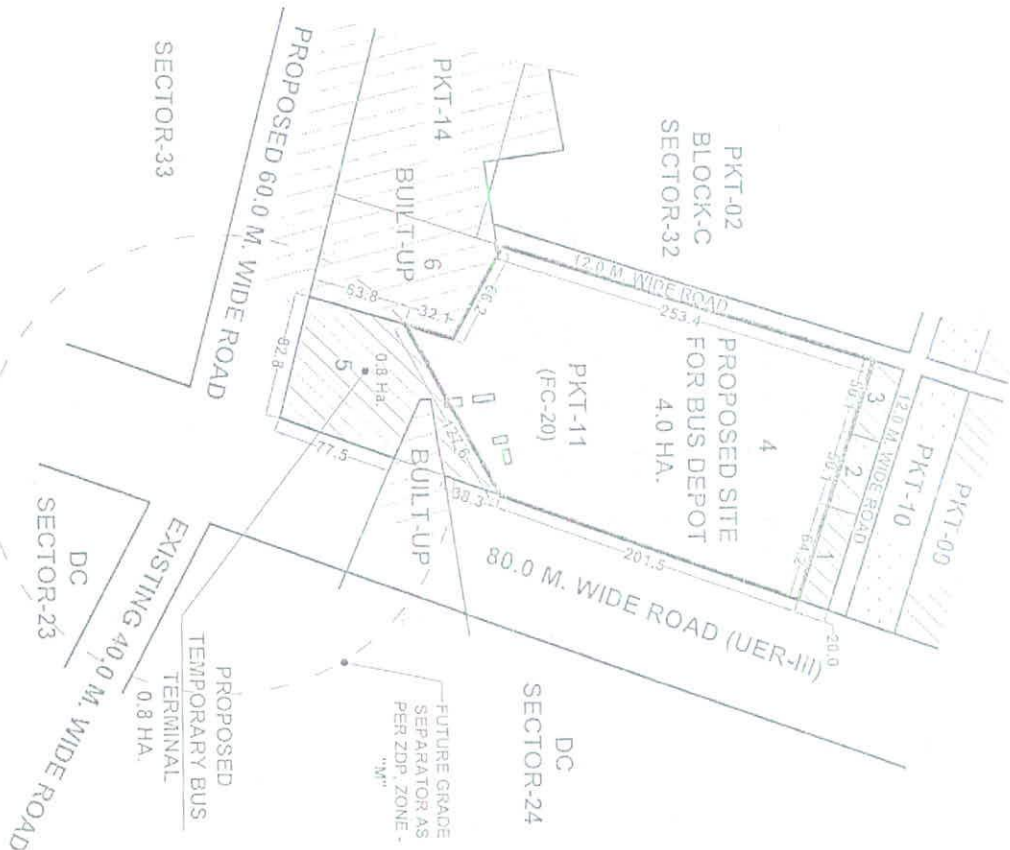


|   |  |   |  |
|---|--|---|--|
|  |  | 14001 140011 140011-1<br>DELHI DEVELOPMENT AUTHORITY<br>Office of the Director<br>Planning & Building Control |  |
| LEGEND:   |  |                          |  |
|  | C.U. TRANSPORTATION  |                          | PUBLIC AMENITIES   |
|  | CITY AND SUBURB  |                          | FACILITIES   |
|  | CIRCULAR ROAD  |                          | RAILWAY  |
|  | RESIDENTIAL AREA   |   |  |
| DETAIL OF CHANGE OF LANDUSE   |  |   |  |
| Location<br>Area  | Landuse<br>1. As per<br>MPD -<br>2021 &<br>ZDP of<br>Zone (A1) | Landuse<br>Changed to   | Boundaries   |
| Sector -<br>12,<br>Rohini,<br>Phase IV  | Public &<br>Semi-<br>Public<br>Facilities                      | Transportation<br>or<br>T & S<br>Depot  | North- Public & Semi<br>Public Facilities<br>East- 30m wide road<br>South- (WEZ-1)<br>Public & Semi<br>Public Facilities &<br>Suburb<br>Residential P.T. |

NOTE:—  
1. THIS PLAN IS BASED ON THE TOTAL STATION SURVEY (TSS) PROVIDED BY EXECUTIVE ENGINEER PRO-4024 (NDE LETTER NO. 11450) AS IP(PPD-4-004-701 DATED 23.01.14).  
2. ALL DIMENSIONS ARE IN METERS  
3. ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED

CHANGE OF LANDUSE FROM  
"PUBLIC & SEMI-PUBLIC FACILITIES" TO  
"TRANSPORTATION" (T-2, BUS DEPOT)  
IN PKT.-11, FC-20, SECTOR-32, ROHINI, PHASE-V

[illegible]



NOTE:  
1. THIS PLAN IS BASED ON THE TOTAL STATION SURVEY (TSS), PROVIDED BY EXCLUSIVE ENGINEER PRO-DOK, WIDE LETTER NO. 10100AE (P) PRO-DOK-001 DATED 2/17/14.  
2. ALL DIMENSIONS ARE IN FEET.  
3. ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED.

SUB - DIVISION PLAN OF PUBLIC & SEMI-PUBLIC  
FACILITIES POCKET -11, FC-20, SECTOR-F-32,  
ROHINI, PHASE-V

[illegible]



-51

LAI D ON TABLE

Item No: 95/TC/14

- Sub: i) Modification in Layout Plan of Government land along 60m ROW road, Zone P-I Narela.  
ii) Change of Landuse for an area measuring 40,000 Sq.mt. from 'Government' to 'Utility' - Electricity (Power House sub-Station) in Zone P-I Narela.

File No: F.20(32)/2014-MP

#### 1.0 Background:

- 1.1 This is regarding 400 kv Electric Sub- Station site measuring 40,000 Sq.m (4 Ha.) in Putkhurd in the Layout Plan of Government land along 60m ROW road, Zone P-I Narela.
- 1.2 A joint inspection of area was carried out with DTL representative by Narela Planning Office on 04/12/2014. During visit, a site was identified on proposed 60 mt. R/W Road in Zone P-I. The proposed site for 400 kv ESS falls in acquired land of Zone P-I. Based on acceptance by Delhi Transco limited (DTL), GNCTD, modification in the Layout Plan was considered and approved by VC, DDA on 09/12/2014.
- 1.3 The Landuse of site identified for 400 kv ESS is 'Government' as per MPD-2021 and Zonal Development Plan of Zone P-I. There is a need of Change of Landuse for identified site from 'Government' to 'Utility'- Electricity (Power House Sub- Station). Accordingly, the change of Landuse is required to be processed from 'Government' to 'Utility' (Power House Sub- Station) under section 11-A of Delhi Development Act, 1957.

#### 2.0 Examination

- 2.1 The request for 400 kv ESS at Hamidpur was earlier received through letter date 23<sup>rd</sup> June.2014, from Principle Secretary (Power) GNCTD to VC, DDA. During the meeting taken by VC, DDA on 05/12/2014 with Principal Secretary (Power), GNCTD, it was decided that land be allotted to DTL and subsequently process of change of Landuse be taken up.
- 2.2 This aspect was deliberated in the meeting taken by the then Addl. Commissioner Planning (UE&P/LP) on 08/09/2014. The status of Land required for ESS at Hamidpur was informed that said land at Hamidpur is earmarked for sanitary land fill site. The DTL was requested to suggest some alternative site.
- 2.3 Based on acceptance by DTL, GNCTD and un-allotted status from IL branch DDA, modification in the layout plan of Government land along 60m road Zone P-I Narela earmarked for Recreational (Green), area measuring 4.0 Ha., for the Electric Substation was considered and approved by VC, DDA on 09/12/2014. Subsequently the Plan was released for allotment & demarcation to respective departments in DDA on 09/12/2014. This modification in the Layout plan as approved by VC, DDA on 09/12/2014 requires to be rectified by Technical Committee, DDA.
- 2.4 The change of landuse for an area measuring 40,000 Sq.mt. from 'Government' to 'Utility'- Electricity (Power House Sub- Station) is required to be processed under section 11-A of Delhi Development Act, 1957.

#### 3.0 Proposal


- i) The modification in Layout plan Government land along 60m road Zone P-I Narela, with proposal as contained in Para 2.3 above is placed for rectification by Technical Committee, DDA.
- ii) The Landuse of the following area in MPD-2021 and Zone P-I is proposed for change as per description listed below:-

| Location  | Area          | Land Use (MPD-2021) | Land Use Changed to                              | Boundaries  |
|---|---------------|---------------------|--|---|
| The plot earmarked for Government Landuse at Government land along 60 m Road Zone P-I, Narela | 40,000 Sq.mt. | 'Government'        | 'Utility'- Electricity (Power House Sub-Station) | i) North-Residential<br>ii) South- 60 mt. Road R/W<br>iii) East - Govt. Landuse<br>iv) West - (Commercial) (Community Centre) |


The above proposal of Change of Landuse is for inviting objection suggestion under section 11-A of Delhi Development Act-1957.

4.0 Recommendation:

The proposal contained in Para 3 above, is placed for consideration and approval by Technical Committee, DDA.

  
15/12/14  
Asstt. Director (Plg.)  
P-I & P-II

— On Leave —  
Dy. Director (Plg.)  
(Plg.)P-I & P-II

  
15/12/2014  
Additional Commissioner  
(Plg.)  
UE & P/LP & J Zone





DELHI  
DEVELOPMENT  
AUTHORITY

SITE MEASURING 40,000 SQ.M.  
IN A ZONE PLAN OF GOVERNMENT  
LAND ALONG 60 M. ROAD ROW  
P-I NARELA FOR CHANGE OF LAND  
USE TO UTILITY-ELECTRICITY  
(POWER HOUSE SUB-STATION IN  
MPD-2021 & ZDP OF ZONE P-I)

DESCRIPTION OF BOUNDARIES :

NORTH : RESIDENTIAL

SOUTH : 60 MT. ROAD ROW

EAST : GOVERNMENT LANDUSE

WEST : COMMERCIAL (COMMUNITY CENTRE)

NOTE :

1. THE LAYOUT PLAN OF GOVERNMENT LAND  
ALONG 60M ROW ROAD, ZONE P-I,  
NARELA WAS CONSIDERED IN 202 ND  
SCREENING COMMITTEE MEETING HELD ON  
18/02/2010 VIDE ITEM NO. 722/10 AND  
APPROVED IN FILE NO.  
F.15 B04/2009/18/PT.

GOVERNMENT  
LANDUSE

PROPOSED SITE FOR  
CHANGE OF LANDUSE TO  
UTILITY (ELECTRIC SUB  
STATION )  
AREA 40,000 SQ.M

COMMERCIAL  
(COMMUNITY CENTRE)

60 MT. ROAD ROW

FILE NO. : F.20 (C) 1/2014/MP

SCALE : NOT TO SCALE

DATE : DECEMBER 2014

P.L.S. ASSTT. :

ASSTT. :

DN. DR.

DIRECTOR P.L.D./ AC. P.L.G. :

ZONE P-I ( NARELA PROJECT ) & P-I AND LAND POOLING

LOCATION OF SITE IN PART ZDP  
OF P-I



Sub: Allotment of 4 Hect of land for construction of 400 KV ESS at Sector-5, Dwarka vis-à-vis Change of Landuse from PSP (Hospital) to Utility (ESS) and In -Principle approval of route alignment from 400 KV Substation, Bamnoli to 400 KV sub station, Sector 5 , Dwarka.

F-20(34)/2014-MP

1. Background:

- 1.1 Reference is invited to the letter of Manager (Plg.) SS &LM of Delhi Transco Ltd., vide letter No. Manager(SS&LM)/14-15/LM/1(a)/104 dated 17/12/14 vide which request was made for allotment of 4 Hect of land for construction of 400 KV GIS Sub station at Sector-5, Dwarka and also for In - Principle approval for ROW for 400 KV double circuit line from 400 KV sub-station Bamnoli to the proposed 400 KV GIS sub- station, Sector 5 , Dwarka. The area required for the proposed sub-station is 200 mtr. x 200 mtr. as per the letter of Manager, Delhi Transco Ltd. Copy of the letter along with the map of route alignment is annexed as **Annexure-I & II**. As per the letter, there was a deliberation by MOP at Shram Shakti Bhawan on 6/12/14 regarding allotment of various sites at Delhi for construction of ESS.
- 1.2 Subsequently, a joint site visit was carried out at the proposed site for 400 KV GIS Dwarka Sub-station by the representatives of DTL, and Dwarka Planning Office, DDA on 16/12/2014.

2. Examination:

- 2.1. The site is located at Sector-5, Dwarka which is bounded by 60 mtr. road towards North, 20 mtr. road towards West, 30 mtr. road towards South and Palam Drain towards East. Landuse of the site is PSP and earmarked for General Hospital as per approved LOP of Sector-5, Dwarka.
- 2.2 Further, it was observed during site inspection that there is small DDA temporary office existing where construction material was found lying on the site. This material will be used for construction of covering of palam drain as informed by Asstt. Eng/DDA.
- 2.3 The present site is measuring about 6 hect which is earmarked for General Hospital as per approved LOP of Sector-5, Dwarka. 4 hect. of land may be carved out for 400 KV GIS sub station purpose from southern side of entire 6 hect site which is agreed by the representatives of DTL. Remaining area of 2 hect is proposed for Hospital.
- 2.4 As the site is already earmarked for Hospital, the proposal of earmarking the 4 hect of land for 400 KV GIS substation will require Change of landuse from PSP (Hospital) to Utility (ESS)



3. **Proposal:**

In view of above, following are submitted for consideration of Technical Committee.

- 3.1 The following modifications in the Master Plan/ Zonal Development Plan of zone K-II under section 11A of DD Act, 1957 as per the description below. Copy of the plan is annexed as **Annexure-III** :

| S. No | Location                 | Area            | Landuse (MPD 2021)        | Landuse Changed to | Boundaries   |
|-------|--------------------------|-----------------|---------------------------|--------------------|--|
| 1     | Site at sector 5, Dwarka | Approx. 4 hect. | Public/ Semi-Public (PS1) | Utility (U-3)      | North: Proposed Hospital site (2 hect)<br>East: Palam drain.<br>West: 20 m wide road<br>South: 30m wide road |

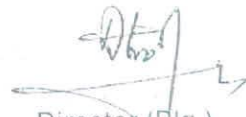
- 3.2 The modification of the demarcation plan for subdivision of Hospital plot of 6 hect into two plots, one for 400 KV GIS Substation measuring area approx 4 hect and other for hospital measuring approx 2 hect. Copy of the modified Layout plan is laid on table.
- 3.3 The modified Layout Plan indicating the site of 400 KV GIS substation may be released to all concerned for demarcation and allotment after approval in the Technical Committee
- 3.4 In-Principle approval of Route alignment subject to the conditions that DTL will submit details of ROW alignment to DDA for execution by the successful vendor. Any other clearance if required, from agencies mentioned below may also be obtained by DTL and furnish to DDA .
- NOC, from Hon'ble National Green Tribunal (NGT).
  - NOC, from concerned Land owing agencies.
  - NOC, from PWD/EDMC/DDA for alignment passing through the ROW.
  - Delhi Transco ltd will ensure the recommended safe distance from the abutting properties.
  - The possibility of laying underground HT lines, will be explored wherever ROW is less than 30 m, due to inadequate space.
- 3.5 Once all the details w.r.t route alignment are submitted by DTL, the matter will be taken up for consideration in Technical Committee.

4. **Recommendation:**

The proposal as given in Para 3.0 is placed for consideration of the Technical Committee.

  
Asstt. Director (Plg.)  
Dwarka Project

Dy. Director (Plg.)  
Dwarka Project

  
Director (Plg.)  
Dwarka Project



दिल्ली ट्रांसको लिमिटेड  
राष्ट्रीय राजधानी क्षेत्र दिल्ली सरकार का उपक्रम,  
**DELHI TRANSCO LIMITED**  
(A Govt of NCT of Delhi Undertaking)

Annexure-1

2/2

Ref. No: Manager (SS&LM)/14-15/LM/1(a)/104

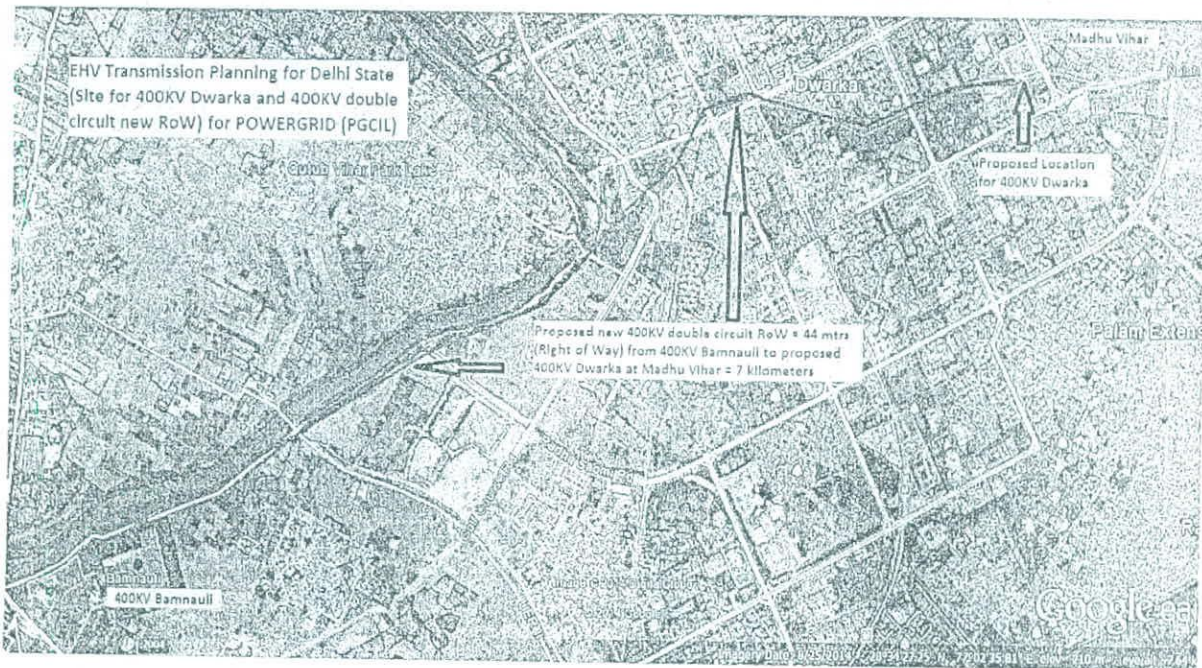
Dated: 17<sup>th</sup> December 2014

Director (Planning), Zone – (K-II)  
Delhi Development Authority  
Vikas Minar, I.T.O.,  
New Delhi-110002.

**Subject: - Land earmarking for 400kv Dwarka and RoW for 400KV double circuit from Bamnauli.**

Sir,

As per deliberation by MoP at Shram Shakti Bhawan on 06/12/2014, a joint site visit was carried out at the proposed site for 400kv GIS Dwarka substation. The site was jointly inspected by various executives of DTL, PGCIL, CEA and DDA on 16.12.2014. The site location is at Sector -5, Dwarka (Madhu Vihar). The area for the proposed substation is 200 mtrs x 200 mtrs. Further the Right of Way (RoW = 44 mtrs) for dedicated 400kv double circuit for this proposed substation from existing 400KV substation at Bamnauli is around 7 kilometers. The Google Earth snapshot of the RoW:



The Working permission for the land and In-Principle approval for the RoW may kindly be provided as soon as possible, so that PGCIL can go ahead with scheme, so as to commission the project by 2016.

You are requested to kindly handover (working permission as soon as possible and actual handing over within a couple of months as mentioned by DDA) the land as discussed at site to Power Department, GNCTD and also provide In-Principle approval for the RoW for the 400KV double circuit line from 400KV substation Bamnauli to this proposed substation, and formal approval of RoW may be provided by DDA after submission of route profile and necessary NoC from various agencies involved along the route of the line by PGCIL to DDA.

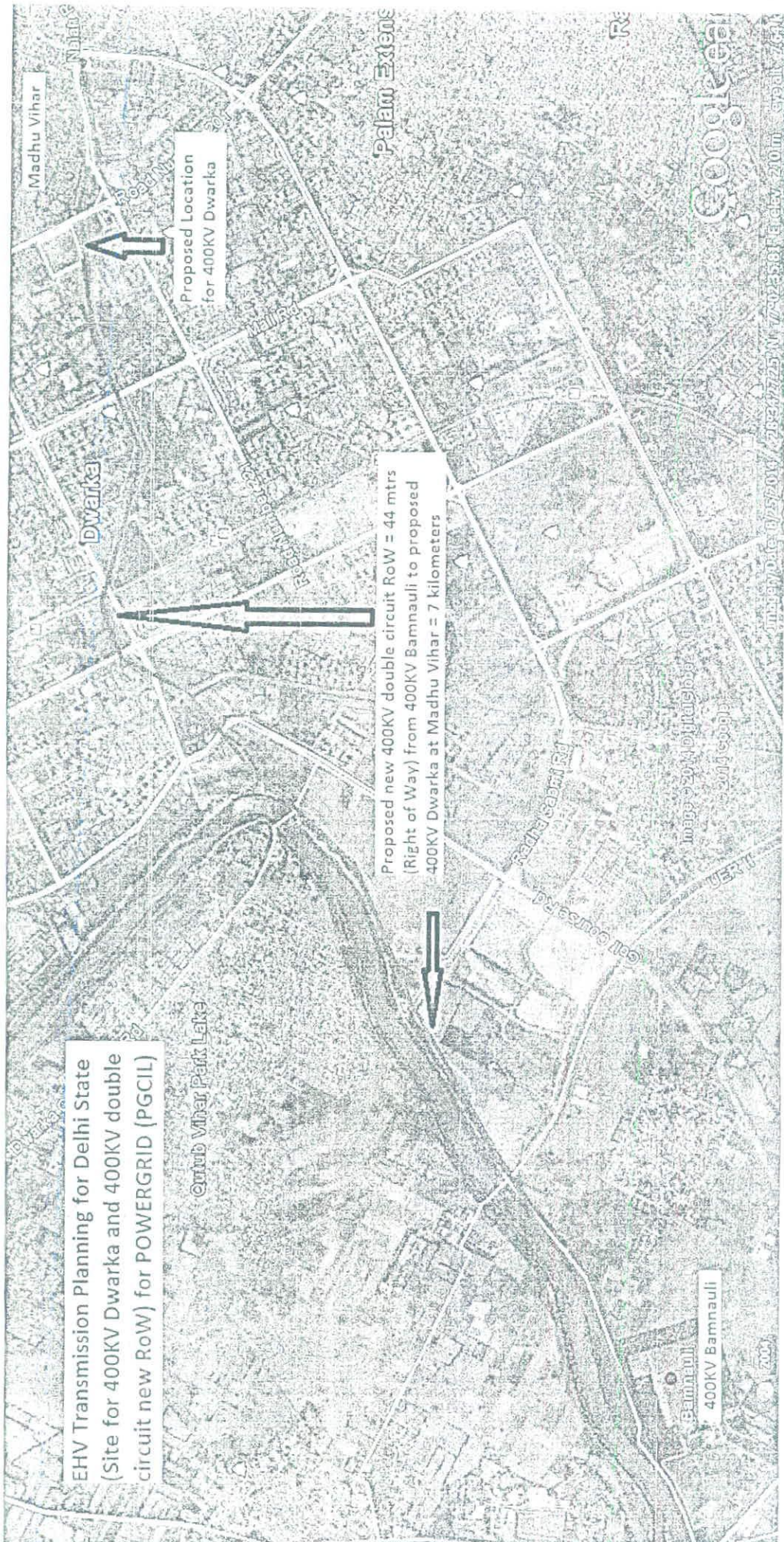
*[Signature]*  
17/12/2014  
Manager Planning (SS & LM)



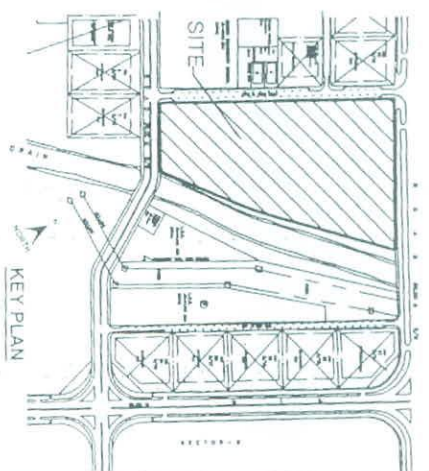
Office: Manager (System Study & Land Management), प्रबंधक (प्रणाली अध्ययन और भूमि प्रबंधन)  
Room No - 47, Shakti Deep Building, First floor of Anarkali Market Complex, Jhandewalan, New Delhi - 110055  
कक्षा संख्या - 47, शक्ति दीप भवन, अनारकली बाजार परिसर के प्रथम तल, झंडेवालान, नई दिल्ली 110055  
पंजीकृत कार्यालय: शक्ति सदन, कोटला रोड, नई दिल्ली - 110002 Regd. office: Shakti Sadan, Kotla Road, New Delhi - 110002  
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<https://mail.google.com/mail/u/0/#inbox/14a5c42ba9e4fd7c?projector=1>









NORTH - HOSPITAL  
SOUTH - ROAD 30M. R/W  
EAST - PALAM DRAIN  
WEST - ROAD 20M. R/W

SCALE:

DRG. NO.

| ASST. DIR. (PLG.) | DY. DIRECTOR (PLG.) | DIRECTOR (PLG.) |
|-------------------|---------------------|-----------------|
|-------------------|---------------------|-----------------|

DELHI DEVELOPMENT AUTHORITY



- Sub: (i.) Utilization Plan of Land Measuring 2.56 ha along proposed road 60 m RoW in Revenue Estate of Village Tughlakabad for setting up 400 Kv Electricity (Power House Sub-Station).
- (ii.) Change of landuse for an area measuring 2.56 ha from "Recreational Use" (Regional Park) to "Utility" (U-3) 400 kv Electricity (Power House Sub-Station) in Zone-J, South Delhi-II.

File No. F.20(33)/2014-MP

**1. Background:-**

- i.) Principal Secretary (Power), GNCTD vide DO letter No. PS(P)389 dt. 08.08.2014 addressed to VC, DDA, has requested for allotment of land for setting up of 400 kv Grid Station at Tughlakabad.

**2. Master Plan for Delhi 2021 & Zonal Plan Zone-J provisions:-**

- i) As per notified Zonal Development Plan of Zone-J, the land measuring 2.56 ha falls in "Recreational Use Zone" (Regional Park). The land under reference has been shown on the notified Zonal Development Plan of Zone-J.
- ii) As per provision given in MPD-2021, the activity i.e. 400 Kv Grid Station is not permissible in the Regional Park.

**3. Examination**

- i) The matter was discussed in the meeting under the Chairmanship of Addl. Commr. (Plg.) UE, MP & LP on 08.09.2014 in which it was suggested that Delhi Transco shall identify/locate the site through Joint Inspection of Officers of Planning Deptt., Land Deptt., and Delhi Transco Ltd.
- ii) Accordingly, the joint inspection was carried out on 09.12.2014 and a site measuring 2.56 ha has been identified. The site has been marked on the PT Survey carried out by Survey Deptt. (Plg.) on 12.12.2014, drawing no. 18/2014 and location of the site has been marked on Google Map. The site is also close to the protected monument.
- iii) The land under reference falls in the Tughlakabad Recreational Complex Scheme prepared by Landscape Deptt. The landscape plan has been approved by the 215<sup>th</sup> Screening Committee meeting held on 25.07.2001 vide item no. 21:2001.
- iv) Based on the acceptance by DTL, GNCTD, modification in the Landscape Plan along 60 m proposed road in Zone-J earmarked for "Recreational" (Regional Park) area measuring 2.56 ha for the Grid Station was considered and approved by VC, DDA on 09.12.2014. Subsequently, the plan was released to Secretary (Power), Govt. of NCT Delhi with the request to approach Ridge Management Board (RMB) for NOC and Dir. (LM) HQ, DDA has intimated that the land under reference is DDA acquired land of village Tughlakabad vide letter No. F.9(13)2014/NL-1/128 dt. 18.12.2014. This modification in the layout plan as approved by VC, DDA on 09.12.2014 requires to be ratified by Technical Committee, DDA. Once the proposed site for 400 kv Electricity (Power House Sub-Station) measuring 2.56 ha, is approved by the Technical Committee, the same shall be suitably

incorporated in the Tughlakabad Recreational Complex Scheme by landscape Deptt., DDA.

- v) The change of landuse for an area measuring 2.56 ha from "Recreational Use Zone" (Regional Park) to Utility" (U-3) 400 kv Electricity (Power House Sub-Station) in Zone-J, South Delhi-II, is required to be processed under Section 11 (A) of DD Act, 1957.

#### 4. PROPOSAL:-

- i) The modification in the Landscape Plan along 60 m proposed road in Zone-J (Tughlakabad) with proposal as contained in Para 3(iv) above is placed for ratification by Technical Committee, DDA. Once the proposed site for 400 kv Electricity (Power House Sub-Station) measuring 2.56 ha, is approved by the Technical Committee, the same shall be suitably incorporated in the Tughlakabad Recreational Complex Scheme by Landscape Deptt., DDA.
- ii) The land use of the following area in MPD-2021 and Zone-J is proposed for change as per description listed below:

| Subject   | Area    | Land Use as per MPD 2021/notified ZDP Zone-J | Land Use changed to                                 | Boundary of the Site / Area  |
|---|---------|--|---|--|
| The plot earmarked for "Recreational Use Zone" (Regional Park) in the Revenue Estate of village Tughlakabad along 60 m proposed road, Zone-J. | 2.56 ha | "Recreational Use" (Regional Park)           | Utility (U-3) Electricity (Power House Sub-Station) | North & East: Boundary wall of Air force quarter and DDA Land<br>South & West: DDA Land<br>South & East : DDA Land<br>North & West: Proposed 60 mtr Road |

#### Conditions:

- a) Delhi Transco Ltd. shall obtain NOCs from Ridge Management Board (RMB), Central Empowered Committee (CEC) and Archaeological Survey of India.
- b) The location of site under reference is in the urbanizable area where essential municipal services are not available. Till such time these facilities are extended to the site, the concerned agency/allottee will have to make their own necessary arrangement to support the proposed development and is required to develop the area as a zero discharge zone.

#### 5. RECOMMENDATIONS:-

The Proposal in Para 4 (i) and (ii) with conditions in Para (a) and (b) above is put up for consideration of the Technical Committee and its further processing for change of land use under Section 11A of DD Act 1957.

Asstt. Dir. (Plg.) Zone-J

Dy. Dir. (Plg.) Zone-J

Dir. (Plg.) UC & J



AGENDA FOR TECHNICAL COMMITTEE

No. F.1 (12)2002/MP

**Subject:** Change of land use of an area measuring 25562 sqm (approx.) from 'Recreational' (District Park) to 'Utility' for proposed 400 KV ESS at DDA Park (56 Bigha) Shastri Nagar near to Inderlok Metro Station requested by Delhi Transco Limited.

**1.0. BACKGROUND:**

**1.1.** Manager (Planning SS&LM), Delhi Transco Limited (DTL) vide letters dated 09.12.2014, have requested to Commissioner (Plg.) DDA for alternate location for proposed 400 KV ESS Karpura. The Manager (Planning SS&LM) has suggested five locations for alternate location of 400 KV ESS Karpura as follows:

1. **(Zone-G)** Vir Savarkar Park at Punjabi Bagh Enclave – surrounded by (S Manohar Singh Marg at west, Club road at South and Road no.-41 at North and Punjabi Bagh Club at East).
2. **(Zone-H)** DDA Park at Inderlok Metro Station (East Side)
3. **(Zone-H)** Ashoka Garden at South-West side of Swami Narayan Marg.
4. **(Zone-H)** Sawan Park/Baba Choudhary Khimman Singh Park at Deep Enclave at North – East side of Swami Narayan Marg.
5. **(Zone-H)** Gulabi Bagh Park at West side of Swami Narayan Marg at Sanjay Nagar.

**1.2.** The earlier proposed location for 400 KV ESS Karpura, near DLF Housing at Ashoka Park Main Metro Station was discussed in the meeting chaired by Vice Chairman DDA on 05.12.2014 and also in the meeting chaired by Hon'ble Minister (IC), MoP on 06.12.2014, wherein DDA conveyed that there are legal huddles towards handing over of said land. In the meeting, it was directed that DTL should proposed alternate location for proposed 400 KV ESS Karpura.

*[Copy of reference received from DTL is annexed as **Annexure-'A'**]*

**1.3.** Earlier the Manager (Planning SS&LM), Delhi Transco Limited vide letters dated 08.05.2014, had requested for "In Principle Approval" of Right of Way for proposed 220KV and 400KV overhead corridors, essentially required for Transmission System strengthening of Delhi. Delhi Transco Limited had proposed the "400 KV Double Circuit Overhead RoW (Right of Way = 52 meters) for proposed 400 KV lines" in Planning Zone-H under MPD-2021 as given below:

- (a)** Proposed new 400 kv double circuit corridor between 220 kv ESS Shalimar Bagh to proposed 400 kv ESS Karpura (RoW = 52 meters)
- |                                  |   |                           |
|----------------------------------|---|---------------------------|
| Route Length = 1.5 kms (approx.) | : | Along Supplementary Drain |
| Route Length = 3.2 kms (approx.) | : | Along Najafgarh Drain     |

*[The copy of reference and route map on Zonal Development Plan of Zone-H submitted by DTL is annexed as **Annexure-'B'**]*

1.4. The Technical Committee of DDA in its meeting dated 21.10.2014 vide item no. 76/2014 approved the proposal with reference to "In Principle Approval" of Right of Way for proposed 220 KV and 400 KV **overhead corridors in Planning Zone-H** under MPD-2021 with the condition that Delhi Transco Ltd. will submit details of RoW alignment to DDA for executions by successful vendor. Any other clearance if required from agencies mentioned below may also be obtained by DTL & furnish to DDA:

- (i) NOC, from Hon'ble National Green Tribunal (NGT).
- (ii) NOC, from concerned land owning agency.
- (iii) NOC, from PWD/EDMC/DDA for alignment passing through the Right of Way.
- (iv) Delhi Transco Limited (DTL) will ensure the recommended safe distance from the abutting properties.
- (v) The possibility of laying underground HT lines will be explored wherever Right of Way is less than 30 mt, due to inadequate space.

*[The decision of Technical Committee is annexed as **Annexure-'C'**]*

## 2.0. **EXAMINATION:**

2.1. The above suggested alternate locations by DTL at Planning Zone-H were inspected on 16.12.2014 along with the officials of Delhi Transco Limited (DTL) and Planning / Survey / Horticulture & Land Departments of DDA.

2.2. Among all the above locations; officials of Delhi Transco Limited (DTL) requested the DDA to allot the plot from DDA Park (56 Bigha) Shastri Nagar near to Inderlok Metro Station (East Side) in Planning Zone-H for the alternate location of the proposed 400 KV ESS from Karpura (Near to DLF Housing at Ashoka Park Main Metro Station) falls in Planning Zone-G.

2.3. The boundary description of the area in question is as follows:

- North : 30 meter road RoW and Nzafgarh Drain
- South : District Park and Inderlok Metro Station
- East : District Park
- West : Dhobi Ghat and Inderlok Metro Station

2.4. Representative of Delhi Transco Limited (DTL) has requested the area measuring 25562 sqm (approx.) from the DDA Park (56 Bigha) Shastri Nagar near to Inderlok Metro Station for setting up 400 KV ESS. The proposed location shown in the Zonal Development Plan of Planning Zone-H & in the Landscape Plan is annexed as **Annexure-'D' & 'E'**.

2.5. The site under reference, DDA Park (56 Bigha) Shastri Nagar is a developed Park and the approved landscape plan (as procured from Landscape Deptt.) was prepared by Landscape Department of DDA. The land use of the area in question is 'Recreational' (District Park) whereas the **Electric Sub-Station (ESS)** falls in 'Utility' land use. The park has access from 30 meter Road Right of way (as per ZDP of Zone-H).



- 2.6. As per MPD-2021 provisions, there are no area requirements mentioned for 400 KV Electric Sub Station. Whereas as per MPD-2021 provisions, the area requirement for 220 KV ESS is 29600 sqm.
- 2.7. The above request by Delhi Transco Limited for proposed 400 KV ESS at DDA Park (56 Bigha) Shastri Nagar can only be possible by Modification in Zonal Development Plan & would require the change of land use from 'Recreational' (District Park) to 'Utility' (400KV ESS) as the 400 KV ESS is not permitted in Recreational use zone as per MPD-2021 provisions and will be process through 11-A of DD Act-1957.
- 2.8. Planning Department vide note dated 16.12.2014 has requested to Survey Department to provide the P.T. survey of the area in question along with the details & type of grown up trees so that the exact required area can be ascertained and also requested to Landscape Department of DDA to provide the landscape plan of the area under reference.
- 2.9. After obtaining the P.T. survey from Survey Department & landscape plan of DDA Park (56 Bigha) Shastri Nagar from Landscape Department of DDA, the matter will be further processed for modification in the landscape plan by the Landscape Department and subsequently process the case for change of land use from 'Recreational' (District Park) to 'Utility' (400 KV ESS) if the above request of DTL be approved by Technical Committee.
- 2.10. Ownership status shall be confirmed by land department before handing over the land to Delhi Transco Limited.
- 2.11. Delhi Transco Limited shall obtain clearances from Forest Department and other concerned statutory Bodies since the land is falling within the developed DDA Park (56 Bigha) Shastri Nagar and the land use is 'Recreational' (District Park)
- 2.12. Delhi Transco Limited shall obtain necessary clearances from statutory authorities concerned for cutting of trees, as per the statutory requirement and plant the required number of trees as per statutory requirement.

### 3.0. PROPOSAL:

- 3.1. In view of the importance and urgency for creation of infrastructure in Delhi and to meet the growing demand of population of Planning Zone-H (North West Delhi-I), it is proposed that the area measuring 25562 sqm (approx.) for 400 KV ESS at DDA Park (56 Bigha) Shastri Nagar may be principally agreed and approved for working permission subject to the following conditions:

- (i) Ownership status shall be confirmed by land department before handing over the land to Delhi Transco Limited.

- (ii) NOC from Forest Department and other concerned statutory Bodies since the land is falling within the developed DDA Park (56 Bigha) Shastri Nagar and the land use is 'Recreational' (District Park)
- (iii) NOC from statutory authorities concerned for cutting of trees, as per the statutory requirement and plant the required number of trees as per statutory requirement.
- (iv) NOC from Hon'ble National green Tribunal (NGT).
- (v) NOC from concerned land owning agency.
- (vi) Delhi Transco Limited (DTL) will ensure the recommended safe distance from the abutting properties.

3.2. However this will require modification in the Landscape Plan and will also attract Change of Land Use for an area measuring 25562 sqm (approx.) from 'Recreational' (District Park) to 'Utility' (400 KV ESS).

3.3. The following modifications in the Master Plan / Zonal development of Planning Zone-H under section 11A of DD Act-1957 as per the description given below:

| Sl. no. | Location                          | Area (sqm) Approx. | Land use (as per MPD/ZDP-2021) | Land use changed to  | Boundaries  |
|---------|-----------------------------------|--------------------|--------------------------------|----------------------|---|
| 1.      | DDA Park (56 Bigha) Shastri Nagar | 25562              | Recreational (District Park)   | Utility (400 KV ESS) | <ul style="list-style-type: none"> <li>▪ North: 30M. Road RoW &amp; Nafgarh Drain</li> <li>▪ South: District Park &amp; Inderlok Metro Stn.</li> <li>▪ East: District Park</li> <li>▪ West: Dhobi Ghat &amp; Inderlok Metro Stn.</li> </ul> |

The proposed Location Plan shown in the Landscape Plan is annexed as Annexure- 'E'.


#### 4.0. RECOMMENDATIONS:


The proposal as examined in Para -2.0 and proposal contained in Para-3.0 above is placed for consideration of the Technical Committee.

#### 5.0. FOLLOW UP ACTION:

After the approval of the Technical Committee, the approved agenda & minutes along with the P.T. Survey of area in question will be forwarded to Landscape Department of DDA for modification in the approved Landscape Plan.

  
(Sanjay Kujar) 19/12/14  
Plg. Assistant (AP-I)

  
19/12/14  
(A.K. Vasishth)  
Dy. Director (Plg.) AP-I

  
19.12.14  
(I.P. Parate)  
Director (Plg.) AP-I





दिल्ली ट्रांसकोलिमिटेड  
(राष्ट्रीय राजधानी क्षेत्र दिल्ली सरकार का उपक्रम)  
**DELHI TRANSCO LIMITED**  
(A Govt of NCT of Delhi Undertaking)

759/c

Ref. No: Manager (SS&amp;LM)/14-15/LM/1(a)/102

Dated: 9<sup>th</sup> December 2014

Commissioner (Planning)  
Delhi Development Authority  
VikasMinar,  
I.T.O., New Delhi.

**Subject – Alternate locations for 400KV Karmapura.**

DDA conveyed legal huddles towards handing over of land for 400KV Karmapura at earlier proposed location near DLF housing at Ashok park Main Metro station during the meeting chaired by VC, DDA on 05/12/2014 and also in the meeting chaired by Honorable Minister (IC), MoP on 06/12/2014. It was discussed in the said meetings that, DTL should proposed alternate locations for proposed 400KV Karmapura.

Accordingly few of the alternate locations near the earlier proposed location is as per following:

1. (Zone -G) VirSavarkar Park at Punjabi Bagh Enclave – surrounded by (S Manohar Singh Marg at West, Club road at South and Road number 41 at North and Punjabi bagh club at East)
2. (Zone -H) DDA park at Inderlok Metro station (East side).
3. (Zone -H) Ashoka Garden at South-West side of Swami Narayana Marg.
4. (Zone -H) Sawan Park/Baba Choudhuary Khimman Singh park at Deep enclave at North-East side of Swami Narayana Marg
5. (Zone -H) Gulabi Bagh Park at West side of Swami Narayana Marg at Sanjay Nagar.

Snapshots of all above locations are enclosed for quick reference. Site visit may be carried out jointly, after ascertaining of land possession with DDA and probability of land allocation for ESS (after change of land use if any).

DDA is requested to kindly allocate one of the location as early as possible.

Sd/-

Sarada Prasanna Routray  
Manager (planning SS&LM)

Copy to:

Additional Secretary (Power), GNCTD:  
Director (Planning), Zone -G, DDA:  
✓ Director (Planning), Zone -H, DDA:  
GM (Planning):  
DGM to Dir (Oprns):  
DGM (Planning):  
AM (I) to MD  
AM (T 1)/ Case file/Office copy:

for favour of information please.  
for kind & urgent consideration please.  
for kind & urgent consideration please.  
for favour of information please.  
for favour of information please.  
for favour of information please.  
for favour of information please.  
Please follow up and put up.

Sarada Prasanna Routray  
Manager (planning SS&LM)

planning meet. Date 9/12/14

Dy. Dir F-4/H

Dr. Sanjay

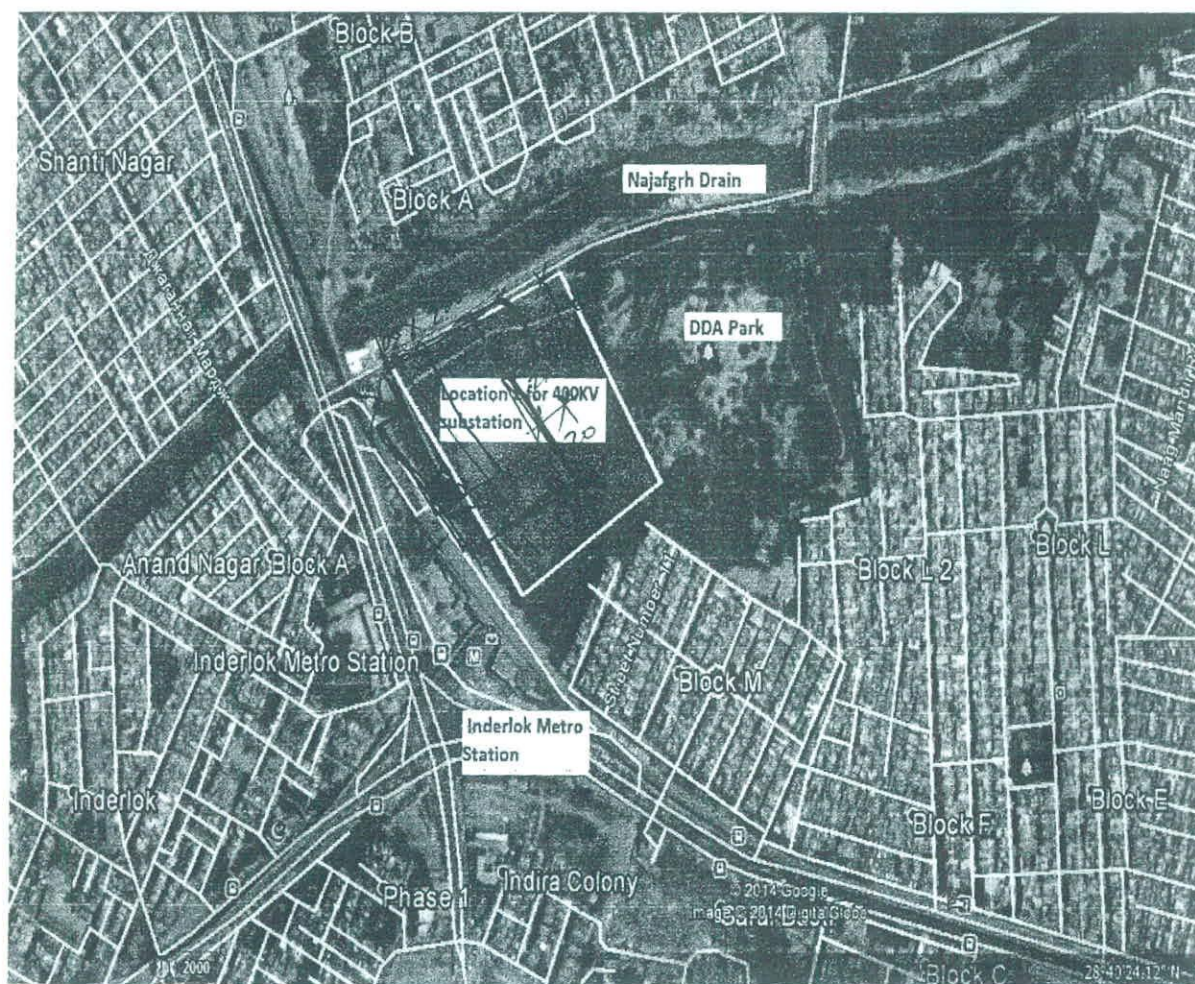
11/12

1666 / DDA-CMUT  
9.12.14  
1463 / DDA-CMUT  
10/12/14





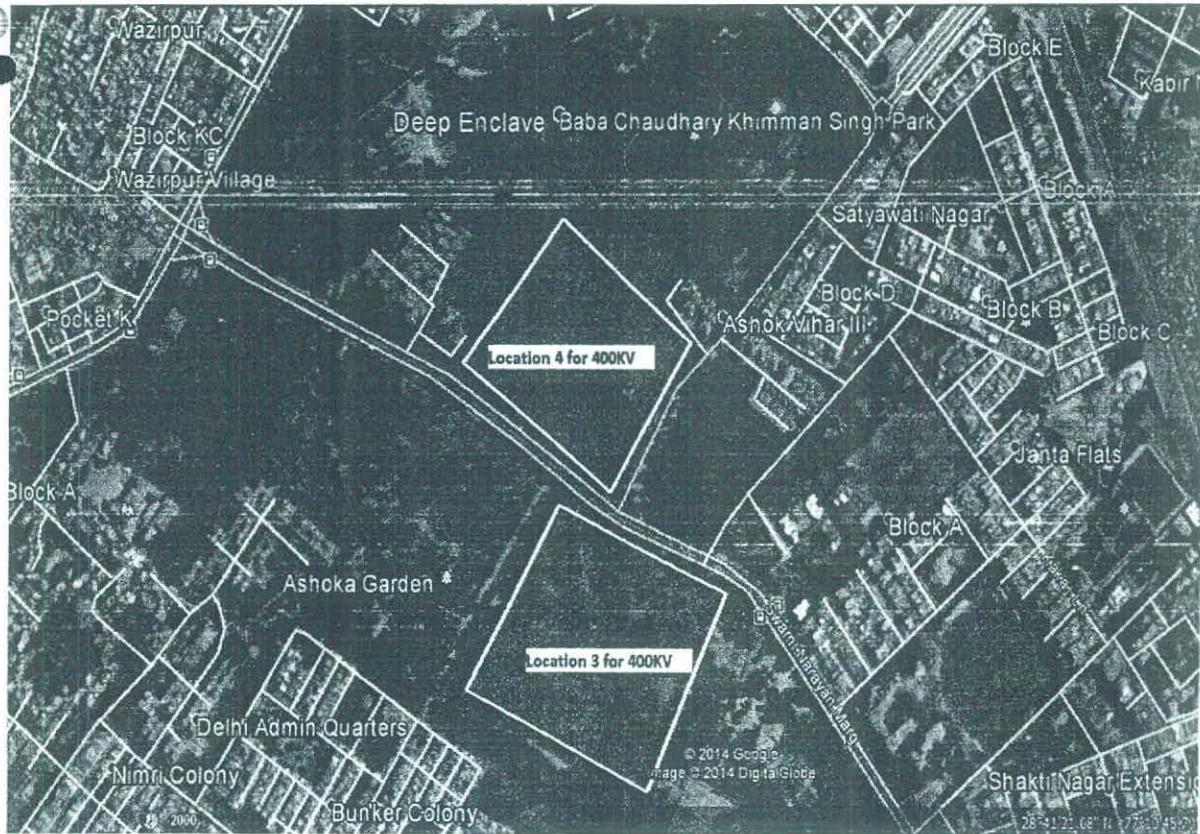
**Location 1: (Zone -G) Vir Savarkar Park at Punjabi Bagh Enclave – surrounded by (S Manohar Singh Marg at West, Club road at South and Road number 41 at North and Punjabi bagh club at East)**



**Location 2: (Zone -H) DDA park at Inderlok Metro station (East side)**

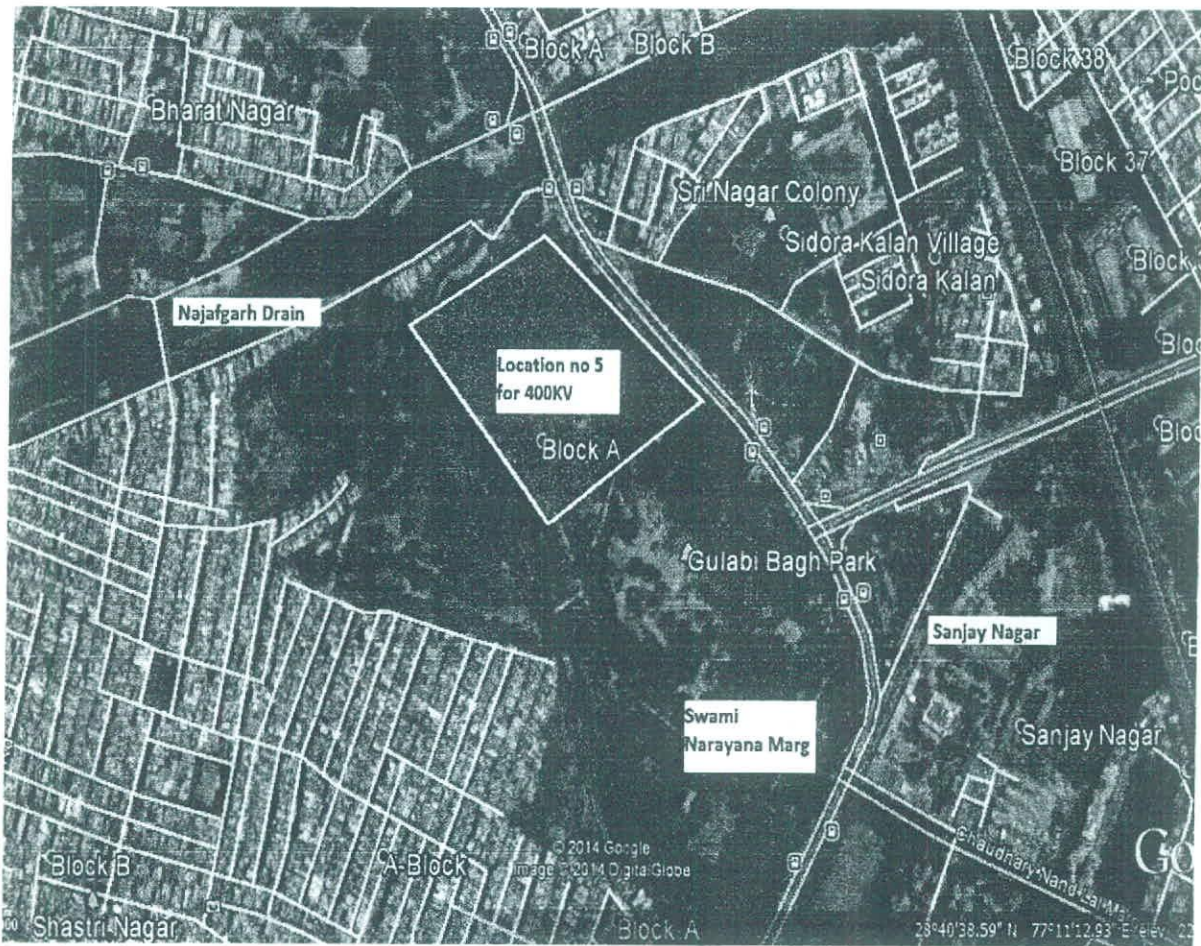


737/c



**Location 3: (Zone -H)** Ashoka Garden at South-West side of Swami Narayana Marg.

**Location 4: (Zone -H)** Sawan Park/Baba Choudhuary Khimman Singh park at Deep enclave at North-East side of Swami Narayana Marg



**Location 5: (Zone -H)** Gulabi Bagh Park at West side of Swami Narayana Marg at Sanjay Nagar.





दिल्ली ट्रांसको लिमिटेड  
(राष्ट्रीय राजधानी क्षेत्र दिल्ली सरकार का उपक्रम)  
**DELHI TRANSCO LIMITED**  
(A Govt of NCT of Delhi Undertaking)

716/C

Ref. No: Manager (SS&LM)/14-15/LM/1(a)/27

Dated: 8<sup>th</sup> May 2014

Director (Planning), Zone -H  
Delhi Development Authority  
Vikas Minar, I.T.O.,  
New Delhi-110002.

Recd. Central Dy. No. -2/-  
Dated: 13/05/14  
R&D Section, Vikas Minar  
Delhi Development Authority

Subject: - (ZONE - H, DDA) "In Principle Approval" of Right of Way for proposed 220 KV and 400 KV overhead corridors, essentially required for transmission system strengthening of Delhi.

Reference letter no.:-

- F.11(16)/2014/Power/886 dated 20/03/2014 from Dy. Secretary-Power of Department of Power, GNCTD

Following are the propositions of DTL for its EHV transmission planning for ZONE - H under MPD 2021:

**(TOP MOST PRIORITY AND CRITICAL REQUIREMENT):**

**1. 400KV double circuit overhead RoW (Right of Way = 52 meters) for proposed 400KV lines:**

- No new corridor for 400kv, ONLY Up-gradation/Modification of existing 220kv double circuit corridor between 400kv ESS Bawana to 220kv ESS Shalimarbagh (RoW = 35 meters) to 400kv double circuit corridor (RoW = 52 meters). This is because, 220KV ESS Shalimarbagh (beside Rohini Jail) has been proposed by CEA to be up-converted to 400kv level.

Route length (in this zone) = 2.2 Kms approx. Complete Route is along Western Yamuna Canal.

- Proposed new 400kv double circuit Corridor between 220kv ESS Shalimarbagh to proposed 400kv ESS Karmapura (RoW = 52 meters)

Route length (in this zone) = 1.5 kms approx., Along Supplementary Drain

Route length (in this zone) = 3.2 kms approx., Along Najafgarh Drain

**2. 220KV double circuit overhead RoW (Right of Way of 35 meters) for following proposed 220KV lines:**

- Proposed 220kv double circuit corridor between 220kv ESS Rohini (Sec-11) to proposed 220kv ESS Budella (RoW = 35 meters)

Route length (in this zone) = 7.2 kms approx.

DDA Zone -H map with all above transmission lines clearly earmarked in A4 sheet is enclosed for clear understanding of the DTL's requirements.

You are requested to kindly approve the Right of Way required for above mentioned overhead transmission corridors at the earliest, for timely execution of planned projects as per CEA (Central Electricity Authority) proposals for transmission network strengthening of Delhi.

Sd/-

Sarada Prasanna Routray  
Manager (planning SS&LM)

Copy to:

Dy. Secretary (Power), Deptt. of Power, GNCTD:

GM (Planning):

DGM to Dir (Oprns):

DGM (Planning):

AM (A-1):

Case file/Office copy

For further necessary co-ordination with DDA in this regard please.

For favour of information please.

For favour of information please.

For favour of information please.

Please follow up and put up.

22/5/14

Sh. Sangh

AD - (Zone H)

DD (H) Zone, for n.a.m.  
16/5  
19/5

Sarada Prasanna Routray  
Manager (planning SS&LM)

08/05/2014



Office: Manager (System Study & Land Management), प्रबंधक (प्रणाली अध्ययन और भूमि प्रबंधन)  
Room No - 47, Shakti Deep Building, First floor of Anarkali Market Complex, Jhandewalan, New Delhi - 110055

कक्ष संख्या - 47, शक्ति दीप भवन, अनारकली बाजार परिसर के प्रथम तल, झंडेवालान, नई दिल्ली 110.055

पंजीकृत कार्यालय: शक्ति सदन, कोटला रोड, नई दिल्ली - 110002 Regd office: Shakti Sadan, Kotla Road, New Delhi - 110.002

Visit us at [www.delhitransco.gov.in](http://www.delhitransco.gov.in)

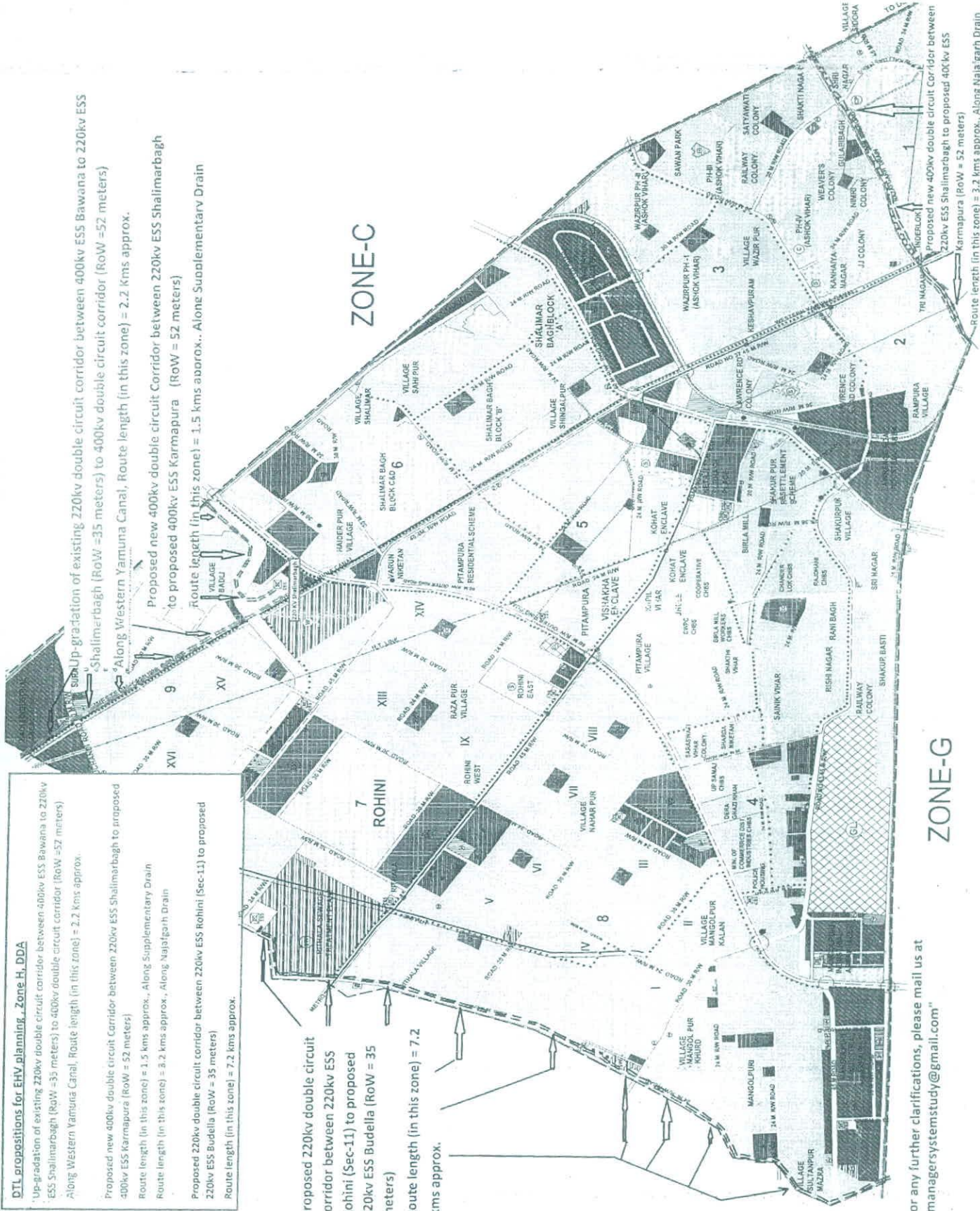


**DTL Propositions for EHV planning, Zone H, DDA**

- Up-gradation of existing 220kv double circuit corridor between 400kv ESS Bawana to 220kv ESS Shalimarbagh (RoW = 35 meters) to 400kv double circuit corridor (RoW = 52 meters) Along Western Yamuna Canal, Route length (in this zone) = 2.2 kms approx.
- Proposed new 400kv double circuit Corridor between 220kv ESS Shalimarbagh to proposed 400kv ESS Karmapura (RoW = 52 meters)  
Route length (in this zone) = 1.5 kms approx., Along Supplementary Drain  
Route length (in this zone) = 8.2 kms approx., Along Najafgarh Drain
- Proposed 220kv double circuit corridor between 220kv ESS Rohini (Sec-11) to proposed 220kv ESS Budella (RoW = 35 meters)  
Route length (in this zone) = 7.2 kms approx.

Proposed 220kv double circuit corridor between 220kv ESS Rohini (Sec-11) to proposed 220kv ESS Budella (RoW = 35 meters)  
Route length (in this zone) = 7.2 kms approx.

**ZONE-C**



**ZONE-G**

For any further clarifications, please mail us at "managersystemstudy@gmail.com"

Proposed new 400kv double circuit Corridor between 220kv ESS Shalimarbagh to proposed 400kv ESS Karmapura (RoW = 52 meters)  
Route length (in this zone) = 3.2 kms approx., Along Najafgarh Drain



82 —  
Item No.:

Date: 21.10.2014

AGENDA FOR TECHNICAL COMMITTEE

No. F.1(12)2002/MP

Subject: Proposal with reference to "In Principle Approval" of Right of Way for proposed 220 KV and 400 KV overhead corridors in Planning Zone-H under MPD-2021 for strengthening the transmission system of Delhi.

**1.0. BACKGROUND:**

1.1. Manager (Planning SS&LM), Delhi Transco Limited vide letters dated 08.05.2014, have requested for "In Principle Approval" of Right of Way for proposed 220KV and 400KV overhead corridors, essentially required for Transmission System strengthening of Delhi. Delhi Transco Limited has proposed the "400 KV Double Circuit Overhead RoW (Right of Way = 52 meters) for proposed 400 KV lines" in Planning Zone-H under MPD-2021 as given below:

- (a) Proposed new 400 kv double circuit corridor between 220 kv ESS Shalimar Bagh to proposed 400 kv ESS Karampura (RoW = 52 meters)  
Route Length = 1.5 kms (approx.) : Along Supplementary Drain  
Route Length = 3.2 kms (approx.) : Along Najafgarh Drain

The copy of route map on Zonal Development Plan of Zone-H submitted by DTL is annexed as **Annexure-A**.

- 1.2. The other proposed & Upgradation of existing corridor (400 kv double circuit overhead corridor, Row=52 meter) along Western Yamuna Canal and 220 kv double circuit overhead corridor between 220 kv ESS Rohini (Sec-11) to proposed 200 kv ESS Budella (RoW = 35 meter) is to be examined & processed by Rohini Planning office DDA as the area is looked after by the Rohini office.
- 1.3. Delhi Transco Ltd. has requested to approve the Right of Way required for above proposal w.r.t. overhead transmission corridors for timely execution of planned projects as per CEA (Central Electricity Authority) proposals for transmission network strengthening of Delhi.
- 1.4. With reference to the request received from Delhi Transco Ltd., a letter was sent on 04.07.2014 by this office to Manager (Planning SS&LM), Delhi Transco Ltd. requesting to provide the detailed plans of the proposed HT Line (220 KV / 400 KV) of all the stretches separately w.r.t. the distance from the existing road RoW/built up areas/drains/green areas etc.

The same is awaited from Delhi Transco Ltd. However, DTL submitted the route map on Zonal Development Plan of Zone-H showing notional route/ conceptual alignment without any details of cross-section and clearance of road/land owning and other concerned agencies.



1.5. Meetings have also been convened by Vice Chairman DDA with the officials of DTL, requesting them to provide the above details which have **not been received as yet**. These details are mandatorily required to examine and process the matter as per MPD-2021 provisions.

1.6. A meeting was also held on 08.09.2014 to discuss the above issues under the Chairmanship of Addl. Commissioner (Plg.) UE, MP&LP with the officials of Delhi Transco Ltd. (DTL). Wherein it has been decided that the above proposal of DTL will require the consideration of Technical Committee. The copy of minutes of meeting is annexed as

## 2.0. EXAMINATION:

2.1. The details of the proposed routes submitted by Delhi Transco Ltd. with the preliminary planning observation are as follows:

| Sl. No. | Details  |                 |                 |   | Observations as per ZDP of Zone-H  |
|---------|--|-----------------|-----------------|---|--|
|         | Location/corridor detail   | Type            | RoW (in meters) | Route length (in kms) falling in Zone-H   |  |
| (i)     | Upgradation / modification of existing 220 kv double circuit corridor between 400 kv ESS Bawana to 220 kv ESS Shalimar Bagh (RoW=35 meters) to 400 kv double circuit corridor (RoW=52 meters). | 400 KV Overhead | 52 & 35         | 2.2 kms   | Examined & processed by Rohini project office.   |
| (ii)    | Proposed new 400 kv double circuit corridor between 200 kv ESS Shalimar Bagh to proposed 400 kv ESS Karpura (RoW=52 meters).   | 400 KV Overhead | 52              | <ul style="list-style-type: none"> <li>1.5 kms = along supplementary drain.</li> <li>3.2 kms = along Najafgarh drain</li> </ul> | <ul style="list-style-type: none"> <li>Corridor is passing through the "Recreational" &amp; "Residential" land use as per notional plan submitted by DTL.</li> <li>The proposed corridor is crossing the Red Line MRTS corridor.</li> <li>As the Corridor partly falls in Planning Zone-B, the same will be examined &amp; processed by concerned unit.</li> </ul> |
| (iii)   | Proposed 220 kv double circuit corridor between 220 kv ESS Rohini (Sec-11) to proposed 220 kv ESS Budella.   | 200 KV Overhead | 35              | <ul style="list-style-type: none"> <li>7.2 kms</li> </ul>   | Examined & processed by Rohini project office.   |

2.2. The alignment plan submitted by Delhi Transco Ltd. for proposal of "400 KV Double Circuit Overhead RoW (Right of Way = 52 meters) for proposed 400 KV lines" in Planning Zone-H is going along the Najafgarh Drain & existing 30 meter road right of way as per ZDP/MPD-2021 and it also crossing the MRTS corridor (Red line).

2.3. **Site Inspection and Justification:**

- (a) The proposal has been initiated and forwarded to DDA by Delhi Transco Limited (DTL), Govt. of NCT of Delhi for "In Principle Approval" of Right of Way for proposed overhead corridor: 400 KV double circuit corridor.
- (b) The DTL has indicated their proposal tentatively on Zonal Development Plan of Zone-H.

2.4. **The proposal has been justified by Delhi Transco Ltd. (DTL) as follows:**

- (a) There is growing demand of power in the city and increasing more than 7% per year.
- (b) In case of grid failure, availability of alternate route will energize the areas.
- (c) The proposed Transmission System will enhance better power management and reliability of the system.

2.5. **Observations:** In view of above points, implications are to be considered on the following:

- (a) Drains- availability of space, embankment uses etc.
- (b) Roads- cross-section with respect to traffic movement.
- (c) Mandatory clearances along various Land uses.
- (d) Urban aesthetics and urban design form of the area.
- (e) Land ownership to be checked & verified by land owning agencies.

3.0. **PROPOSAL:**

In view of the importance and urgency for creation of infrastructure in Delhi and to meet the growing demand of population of Planning Zone-H (North West Delhi-I), it is proposed that "*In Principle Approval*" of Right of Way for proposed 220 KV and 400 KV overhead corridors in Planning Zone-H under MPD-2021 may be granted to Delhi Transco Limited with following conditions:

- (i) NOC from Hon'ble National Green Tribunal (NGT) for portion of corridor/line/ tower along the drains.
- (ii) NOC from land owning agencies in case of drains such as Irrigation and Flood Control Deptt., EDMC, DDA etc.
- (iii) NOC from PWD/ EDMC/DDA for alignment passing through the road RoW.
- (iv) DTL will ensure the recommended distance between H.T. Line, and boundary of plots built up portion with reference to the safe distance norms as per Indian Electricity Rules.



(v) While locating the High Transmission Line Towers, the following distances from the road intersection shall be maintained :

- a. For minor roads having less than 30 meter RoW = 50m
- b. For roads of RoW 30 meter or more = 100m

(vi) The possibility of laying H.T. Line underground where road RoW is less than 30 meter may be explored.

After preparation of detailed report covering all the above aspects, the detailed proposal (with NOC, details of cross-section etc.) will be submitted to Delhi Development Authority by Delhi Transco Limited, for placing before the Technical Committee for consideration.

#### 4.0. RECOMMENDATIONS:

The proposal as examined in Para -2.0 and proposal contained in Para-3.0 above is placed for consideration of the Technical Committee.

The proposal was presented by Manager, Delhi Transco Ltd. it was explained that 220 kv & 400 kv overhead H.T. corridor is essentially required for growing power demand and strengthening of transmission system for Delhi. The approval of this route alignment is required for preparation of tender document for floating of NIT.

After detailed deliberation Technical Committee approved the proposal in principle with the conditions that Delhi Transco Ltd. will submit details of RoW alignment to DDA for executions by successful vendor. Any other clearance if required from agencies mentioned below may also be obtained by DTL & furnish to DDA:

- (i) NOC, from Hon'ble National Green Tribunal (NGT).
- (ii) NOC, from concerned land owning agency.
- (iii) NOC, from PWD / EDMC / DDA for alignment passing through the Right of Way.
- (iv) Delhi Transco Limited (DTL) will ensure the recommended safe distance from the abutting properties.
- (v) The possibility of laying underground HT lines, will be explored wherever Right of Way is less than 30 mt, due to inadequate space.

Action: Delhi Transco Ltd.



10-11-2010

ZONE-M

ZONE-G

# ZONAL DEVELOPMENT PLAN OF ZONE-H (NORTH WEST DELHI-1)

AREA PLANNING - I, DELHI DEVELOPMENT AUTHORITY



DATE: MARCH 2010  
DRAWING NO: 10-11-2010



KEY MAP

ZONE-C

AREA IN QUESTION

1. The area of Zone-H (North West Delhi-1) is bounded by the following lines: North by the boundary of Zone-M, East by the boundary of Zone-G, South by the boundary of Zone-C, and West by the boundary of Zone-F.
2. The area of Zone-H (North West Delhi-1) is bounded by the following lines: North by the boundary of Zone-M, East by the boundary of Zone-G, South by the boundary of Zone-C, and West by the boundary of Zone-F.
3. The area of Zone-H (North West Delhi-1) is bounded by the following lines: North by the boundary of Zone-M, East by the boundary of Zone-G, South by the boundary of Zone-C, and West by the boundary of Zone-F.
4. The area of Zone-H (North West Delhi-1) is bounded by the following lines: North by the boundary of Zone-M, East by the boundary of Zone-G, South by the boundary of Zone-C, and West by the boundary of Zone-F.
5. The area of Zone-H (North West Delhi-1) is bounded by the following lines: North by the boundary of Zone-M, East by the boundary of Zone-G, South by the boundary of Zone-C, and West by the boundary of Zone-F.
6. The area of Zone-H (North West Delhi-1) is bounded by the following lines: North by the boundary of Zone-M, East by the boundary of Zone-G, South by the boundary of Zone-C, and West by the boundary of Zone-F.
7. The area of Zone-H (North West Delhi-1) is bounded by the following lines: North by the boundary of Zone-M, East by the boundary of Zone-G, South by the boundary of Zone-C, and West by the boundary of Zone-F.
8. The area of Zone-H (North West Delhi-1) is bounded by the following lines: North by the boundary of Zone-M, East by the boundary of Zone-G, South by the boundary of Zone-C, and West by the boundary of Zone-F.
9. The area of Zone-H (North West Delhi-1) is bounded by the following lines: North by the boundary of Zone-M, East by the boundary of Zone-G, South by the boundary of Zone-C, and West by the boundary of Zone-F.
10. The area of Zone-H (North West Delhi-1) is bounded by the following lines: North by the boundary of Zone-M, East by the boundary of Zone-G, South by the boundary of Zone-C, and West by the boundary of Zone-F.

## ZONAL DEVELOPMENT PLAN, ZONE-H

### LEGEND

- 1.0 RESIDENTIAL
  - 1.1 HIGH DENSITY RESIDENTIAL (H.D.R.)
  - 1.2 MEDIUM DENSITY RESIDENTIAL (M.D.R.)
  - 1.3 LOW DENSITY RESIDENTIAL (L.D.R.)
- 2.0 COMMERCIAL
  - 2.1 CENTRAL BUSINESS DISTRICT (C.B.D.)
  - 2.2 COMMERCIAL DISTRICT (C.D.)
  - 2.3 COMMERCIAL DISTRICT (C.D.)
- 3.0 INDUSTRIAL
  - 3.1 HEAVY INDUSTRIAL (H.I.)
  - 3.2 MEDIUM INDUSTRIAL (M.I.)
  - 3.3 LIGHT INDUSTRIAL (L.I.)
- 4.0 RECREATIONAL
  - 4.1 PARKS AND RECREATION (P.R.)
  - 4.2 SPORTS STADIUMS (S.S.)
  - 4.3 GOLF COURSES (G.C.)
- 5.0 TRANSPORTATION
  - 5.1 AIRPORTS (A.P.)
  - 5.2 RAILWAYS (R.)
  - 5.3 ROADWAYS (R.D.)
  - 5.4 WATERWAYS (W.)
  - 5.5 AIRPORTS (A.P.)
  - 5.6 RAILWAYS (R.)
  - 5.7 ROADWAYS (R.D.)
  - 5.8 WATERWAYS (W.)
- 6.0 UTILITY
  - 6.1 WATER SUPPLY (W.S.)
  - 6.2 SEWERAGE (S.)
  - 6.3 GAS SUPPLY (G.S.)
  - 6.4 ELECTRICITY (E.)
  - 6.5 TELEPHONE (T.)
  - 6.6 POSTAL (P.)
  - 6.7 TELEVISION (T.V.)
  - 6.8 RADIO (R.)
  - 6.9 TELEPHONE (T.)
  - 6.10 POSTAL (P.)
  - 6.11 TELEVISION (T.V.)
  - 6.12 RADIO (R.)
- 7.0 GOVERNMENT
  - 7.1 GOVERNMENT OFFICES (G.O.)
  - 7.2 GOVERNMENT OFFICES (G.O.)
  - 7.3 GOVERNMENT OFFICES (G.O.)
- 8.0 PUBLIC AND SEMI-PUBLIC FACILITIES
  - 8.1 HOSPITALS (H.)
  - 8.2 COLLEGES (C.)
  - 8.3 SCHOOLS (S.)
  - 8.4 LIBRARIES (L.)
  - 8.5 CLUBS (C.)
  - 8.6 CINEMAS (C.)
  - 8.7 THEATRES (T.)
  - 8.8 CONVENTS (C.)
  - 8.9 MONASTRIES (M.)
  - 8.10 TEMPLES (T.)
  - 8.11 MOSQUES (M.)
  - 8.12 CHURCHES (C.)
  - 8.13 SYNAGOGUES (S.)
  - 8.14 TEMPLES (T.)
  - 8.15 MOSQUES (M.)
  - 8.16 CHURCHES (C.)
  - 8.17 SYNAGOGUES (S.)
- 9.0 BOUNDARIES / AREAS
  - 9.1 ZONE BOUNDARY
  - 9.2 ZONE BOUNDARY
  - 9.3 ZONE BOUNDARY

AUTHENTICATED ON BEHALF OF  
GOVERNMENT OF INDIA VIDE LETTER NO.  
K-12011 / 3 / Zone - H (NORTH WEST DELHI-1) /  
2010-DBIB DATED 4th JUNE, 2010.

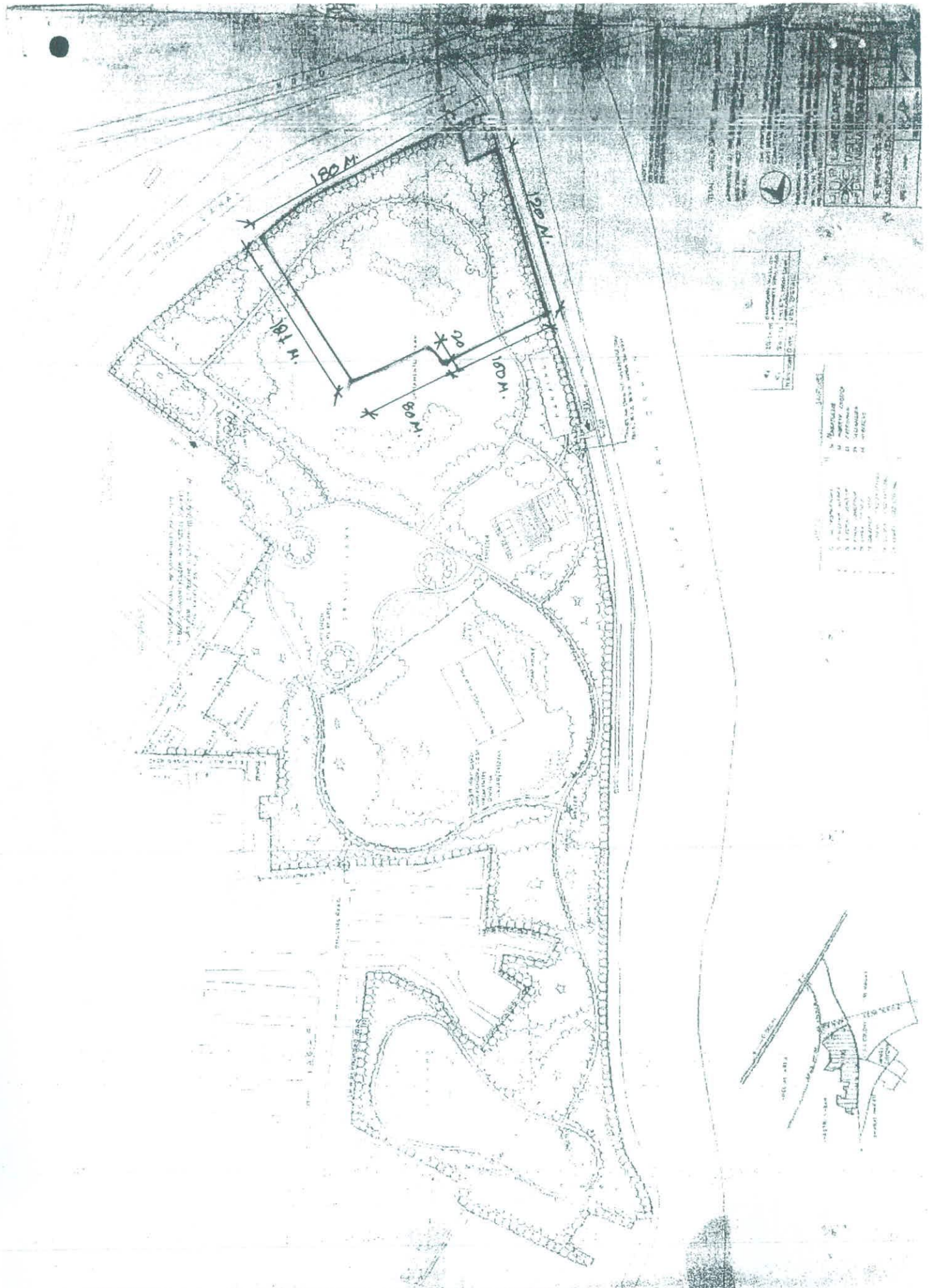
1. P. K. JAIN  
DIRECTOR

2. P. K. JAIN  
DIRECTOR

3. P. K. JAIN  
DIRECTOR



# ANNEXURE - 'B'





819/C  
99/14/Tc  
Item No.:

Date:

AGENDA FOR TECHNICAL COMMITTEE

No: F 1(34)05/MP

Subject: Utilization of 1589 sq.yd. (1329 sqm) plot earmarked for Library-cum-Senior Citizen Interaction Centre.

BACKGROUND:

1. The layout plan of Anand Niketan CHBS was approved by Standing Committee MCD vide resolution no. 1246, dated 20.03.1964. As per the LOP: 1589.0 sq. yd. has been earmarked for construction of 16 qtrs. for Service Personnel between plot no. A1, A2, A3, A4 & D30.
2. Another site measuring 322.0 sq. yd. has been earmarked for construction of 4 qtrs. for Service Personnel at B7.
3. On the request of the then MLA, the issue of Community Hall at the said plot discussed in the meeting held under Hon'ble L.G. on 02.02.2011 and it was decided that:

*"the land earmarked for service personnel be utilized for Community Hall and Park as the same was not put to any use since decades and there was a public demand for Community Hall."*

4. As recorded in the legal file, it was decided that DDA will take up construction of EWS flats on the plot reserved for Service Personnel available in different CHBS. And informed the court that DDA is going to construct EWS Houses on the plots reserved for service personnel to cater to the need of EWS houses in the locality and thus such plots cannot be converted either into Community Hall or Parks which was approved by VC DDA on 29.01.2005.
5. As a follow up action the matter was placed before the Screening Committee in its 311<sup>th</sup> meeting held on 22.1.2013 vide item no. 9:2013 and it was decided that:

*"DDA will go ahead with the construction of EWS houses on the plot reserved for Service Personnel as per the Affidavit filed to the Hon'ble Court Built up space to be carved out in the design proposal to be utilized for Library-cum-Citizen Interaction Centre". (Annexure-A)*

6. A meeting was held under VC, DDA on 3.9.2014 where Hon'ble MLA and representative of the Society requested for construction of Community Centre-cum-Citizen Centre on the plot earmarked for Service Personnel. In the meeting VC, DDA desired that legal opinion may be taken from the Legal Department. The observation of the Ld. CLA is as under:

*"that the decision has already been taken at the level of the then Hon'ble L.G. that a Library-cum-Interaction Centre would be constructed on the land earmarked for service personnel so that people from all walks of life can get the benefit of the said facility."*

*The Technical committee of the DDA is a statutory committee within the meaning and scope of DD Act, 1957. It may review its decision for implementation of decision of the*



then Hon'ble Lt. Governor. However, prior to taking the matter before the Technical committee, the DDA should explore the possibility of filing a joint application with the society to seek leave of the court to settle the case amicably out of court.

In the joint application, it should be specifically stated that with a view to implement the decision of Hon'ble L.G., the DDA has agreed to revisit the entire issue and placing the matter before the Technical committee to consider the feasibility of the proposal of construction of a Library-cum-Citizen Interaction Centre. It should also be specifically mentioned in the application that the Library -cum-Interaction Centre would be available to the people for all walks of life for overall benefit of the residents of the society. After obtaining leave of the court, the DDA may take up the matter with the Technical committee.

The case is in the category of regular matter and it will come for hearing at its own term. Therefore, an urgent application shall have to be moved for taking steps towards implementation of the decision of the then Hon. L.G. by clearly stating that the parties to the petition desire to amicably settle the case as per the settlement arrived at between the parties. It shall be mentioned that the settlement would be to implement the decision of the Hon. L.G. by putting necessary agenda in the Technical Committee of DDA."

7. VC, DDA vide dated 2.12.2014 observed that this matter should now be placed in the Technical Committee meeting.

#### EXAMINATION:

1. As per MPD-2021 the landuse of the area is "Residential" where Community Hall is a permissible activity.
2. In the Screening Committee meeting held on 22.1.20 13, 660.0 sqm plot was identified for construction of Community Hall and remaining 669 sqm for Service Personnel.
3. The total area of the plot 1329 sqm shall be marked for construction of Community Hall-cum-Interaction Centre. (Annexure-B)
4. The deficiency to the extent of 16 nos. of EWS Quarters will remain in the approved L.O.P. and may have repercussions.

#### PROPOSAL:

Based on the decision taken in the meeting held under Hon'ble LG & VC, DDA, the Utilization of 1589 sq. yd. (1369 sqm) plot is earmarked for Community Hall -cum-Senior Citizen Inter-action Centre in the layout plan of Anand Niketan CHBS.

However, before releasing of modified layout plan, following is to be implemented:

- i. The DDA should explore the possibility of filing a joint application with the society to seek leave of the court to settle the case amicably out of court.
- ii. Legal department to ascertain whether there is any pending directions of court regarding modifications can be carried out in the Service Personnel sites in CHBS.

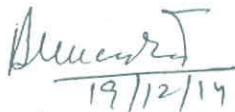
317/C

RECOMMENDATION:


The proposal as contained above is placed before the Technical Committee for its consideration.

  
19/12/14

(S.K. Kapoor)  
Asstt. Director (AP-I)

  
19/12/14

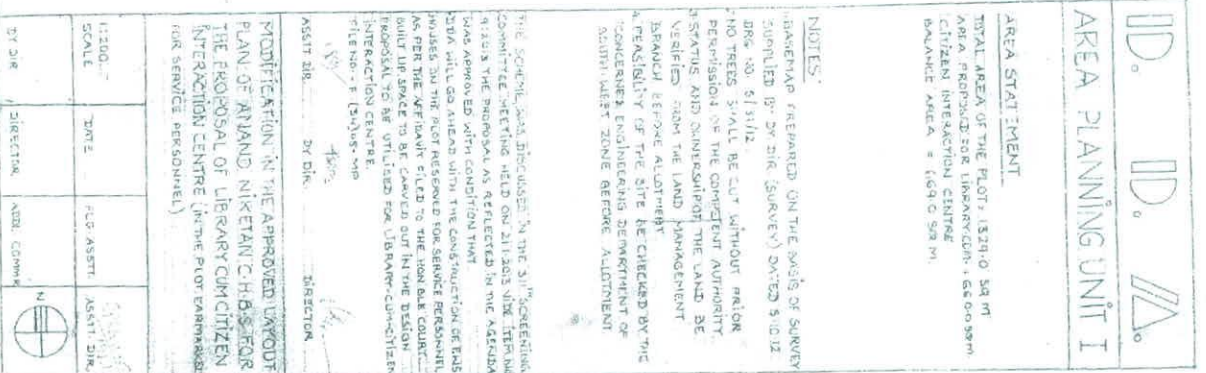
(A.K. Vasisht)  
Dy. Director (Plg.) AP-I

  
19/12/14

(I.P. Parate)  
Director (Plg.) AP-

1







# ID. ID. /A AREA PLANNING UNIT I

## AREA STATEMENT

TOTAL AREA OF THE PLOT: 1329.0 SQ M  
 AREA PROPOSED FOR LIBRARY CUM CITIZEN INTERACTION CENTRE: 650.0 SQ M  
 BALANCE AREA: 669.0 SQ M

## NOTES:

1. BASEMAP PREPARED ON THE BASIS OF SURVEY SUPPLIED BY DY DIR. (SURVEY) DATED 5/12/12. DRG. NO. 5/14/12.  
 2. NO TREES SHALL BE CUT WITHOUT PRIOR PERMISSION OF THE COMPETENT AUTHORITY.  
 3. STATUS AND OWNERSHIP OF THE LAND BE VERIFIED FROM THE LAND MANAGEMENT BRANCH BEFORE ALLOTMENT.  
 4. FEASIBILITY OF THE SITE CHECKED BY THE CONCERNED ENGINEERING DEPARTMENT OF SOUTH WEST ZONE BEFORE ALLOTMENT.

THE SCHEME WAS DISCUSSED IN THE JOINT SCREENING COMMITTEE MEETING HELD ON 21/12/2012. THE DECISION WAS AS FOLLOWS: THE PROPOSAL AS REFLECTED IN THE AGENDA WAS APPROVED WITH THE CONDITION THAT:

1. THE PLOT SHALL BE DEVELOPED WITH THE CONSTRUCTION OF BUILDINGS AND THE PLOT RESERVED FOR SERVICE PERSONNEL AS PER THE APPROVAL FILED TO THE HON'BLE COURT. BUILD UP SPACE TO BE CARVED OUT IN THE DESIGN PROPOSAL TO BE UTILISED FOR LIBRARY-CUM-CITIZEN INTERACTION CENTRE.

FILE NO. 11/2012-13-14

ASSIST. DIR. BY DIR.

15/12/12

DIRECTOR

PROVIDED IN THE APPROVED LAYOUT PLAN OF ANAND NIKETAN CHHS FOR THE PROPOSAL OF LIBRARY CUM CITIZEN INTERACTION CENTRE (IN THE PLOT VARIATION FOR SERVICE PERSONNEL).

|         |          |                  |             |
|---------|----------|------------------|-------------|
| 1:1200  | DATE     | FILED ASSTT.     | ASSTT. DIR. |
| SCALE   |          |                  |             |
| DY DIR. | DIRECTOR | ADDITIONAL CHIEF |             |





**DELHI DEVELOPMENT AUTHORITY  
MASTER PLAN SECTION**

F.1(16)/2014/MP/437

Date 17.12.2014

**MEETING NOTICE**

The 15<sup>th</sup> Technical Committee meeting of DDA will be held under the Chairmanship of Vice Chairman, DDA on Friday dated 19.12.2014 at 03:00 PM in the Conference Hall at B-Block, 1<sup>st</sup> Floor, Vikas Sadan, INA, New Delhi 110023

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

(S.B. Khodankar)  
Director (MP&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.) (Infrastructure & UC)
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16. Addl. Commr. (Landscape), DDA
17. Secretary, DUAC
18. Chief Town Planner, SDMC, NDMC, EDMC
19. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
20. Dy. Commr. of Police (Traffic) Delhi
21. Land & Development Officer, (L&DO)

Special Invitees

- |   |         |
|---|---------|
| 1. Member (Engineering), DUSIB  | 89/2014 |
| 2. Chief Town Planner, EDMC, with a request to present the case 91/2014 |         |
| 3. Chief Town Planner, SDMC   | 92/2014 |
| 4. EX-DIRECTOR, DSIIDC  | 93/2014 |

For item No.

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N.O.O

1. Chief Security officer, Vikas Sadan, DDA, INA, New Delhi-23.
2. Dy. Director (Horticulture) South, Vikas Sadan
3. Asstt. Director Zone- 'A' & 'B' for uploading the presentation in Computer at Conference Hall
4. A.E. (Maintenance)-I, Civil Vikas Sadan, DDA, INA, New Delhi-110023.
5. A.E. (Maintenance), Electrical Vikas Sadan, DDA, INA, New Delhi-110023.
6. Reception, Vikas Sadan, DDA, INA, New Delhi-110023

17-12-2014  
17/12/14  
17/12/14  
17/12/14





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5. Dir. (P, H&D) — 17-12-14

6. Director (Narels) — 17/12/14

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