

Laid On Table

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ITEM No. 54/TC/2016

Minutes of the Technical Committee Meeting
Held on 21.12.2016

File No. F.7(04)/2014/Bldg/Misc/Resdl

Sub: De-notification of balance area of Development Area No. 171 (Dwarka Phase-I).

1.0 BACKGROUND:

Request letter received from Engineer Wing, DDA vide letter No. CE(DWK)/10 (27)/16/V.L./3419 dated 23/6/16 (Annexure "A"), for the de-notification of balance area of Development area No. 171, Phase-I. This area under reference was notified on 28/11/86 for 2000 Hact.

2.0 EXAMINATION:

- 2.1 The request letter was referred back to Engineering Department for clarification and Chief Engineer (Dwk) vide letter No. CE(DWK)10(7)/16/Vacant Land/5354 dated 17/10/16 (Annexure "B") informed that the balance area to be de-notified is 1980 Hact (Approx) in D.A. No. 171.
- 2.2 Earlier about 20 Hact of built up area under Development Area No. 171 was de-notified on 16/01/02 and balance area comes out to 2000- 20 Hac = 1980 Hact.
- 2.3 The subject matter was also discussed in the 5th Meeting held under the Chairmanship of Engineer Member, DDA, under Item No. 7.
- 2.4 As per the request of Engineering Department, DDA, all the development activities are complete in D.A. No. 171
- 2.5 The D.A. No. 172 of Dwarka, Phase-II, has already been stand de-notified on dated 16/7/2010.
- 2.6 Total Area of Dwarka Project as per Zonal Development Plan = 5648 Hact.
- 2.7 Built up area already de-notified dated 16/1/2002 = 1789 Hact (Apprx).

2.8 Area of D.A. No.172 de-notified vide dated 16/7/2010 = 1879.00 Hact.

Total de-notified area of Dwarka Project = 1789.00+1889.00 Hact = 3678 Hact.,

Net Area to be de-notified 5648-3678 = 1980 Hact.

2.9 Boundaries

South East- Rewari Railway Line

South West- Main oil pipe line

North West Najafgarh Road

North East : Pankha Road.

3.0 **PROPOSAL:**

3.1 The balance area of Development Area No. 171 in toto measuring 1980 Hact (Appox) excluding the already de-notified area is proposed to be de-notified.

3.2 DDA should immediately hand over all the files pertaining to these area to the MCD on "as is where is basis".

3.3 All the files where action has been initiated, for unauthorized construction be immediately transfer to MCD with the request that MCD take further necessary action as per the policy and procedure.

3.4 In ongoing court case DDA may file a short affidavit

appraising the court about the latest situation the area

stand de-notified and accordingly requesting the Court to

direct MCD to take up the matter further. DDA may

shows its total willingness and cooperation in providing

any information pertaining to zonal development

master plan and assistance required from time to

time.

DECISION

54/2016

De-notification of balance area of Development Area No.171 (Dwarka Phase-I) F7(04)2014/Bldg./Misc/Resdl

The proposal was presented by Director (Plg.) Building. After detailed deliberation, the proposal as contained in para 3.0 was approved & the matter may be put up for the approval of the Authority.

Action:
Director (Plg.) Building

DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
VERIFIED
This Proposal was Considered in
the 10th Technical Committee
Meeting held on 28.12.2016
Vide Item No. 54/2016
Sudhakar/28.12.2016
Asstt. Director
Master Plan

- 86 -

ANNEXURE - 'A'

दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY
मुख्य अभियन्ता (द्वारका) कार्यालय
OFFICE OF THE CHIEF ENGINEER (DWARKA)
मंगलापुरी, नई दिल्ली-110 045
MANGLA PURI : NEW DELHI-110 045

By Dir. (P) 554
Date 20/6/16

No. CE(DWK) 10071/14.13419

Date: 23-06-2016

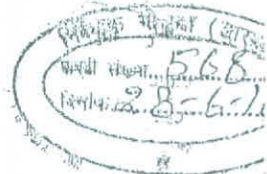
To

✓ The Commissioner (Plg)
DDA, Vikas Minar
New Delhi - 110 002

COMPLT. (Plg.)'s Office

Diary No. I-1932

Date 27/6/16



Sub:- De-notification of balance area of developed area No. 171 of Dwarka, phase-I

The total area of the Development Area (DA) No. 171 is 3550 hectare out of which 1600 hectare is the built up area which has already been de-notified vide letter No. F12(19)98-L&B/Plg/16177-227 dated 16-01-2002 (copy enclosed). Now, the balance area of 1950 hectare which is mainly Dwarka, phase-I and covered by the boundary as given below needs to be de-notified as development activities in this area are complete.

Plg 27/6
Dr (P) 554

Pl. disc.
for
29/06/16

South East -
South West -
North East
& North West -

Delhi-Rewari Railway line
IOC pipeline from Mathura to Jalandhar

Bounded by the built up area already de-notified vide de-notification No. F12(19)98-L&B/Plg/16177-227 dated 16-01-2002

D.O. (Plg.)

The Solid Waste Management Services of this area have already been transferred to SDMC and the water supply and sewerage system to DJB. DDA is only custodian of the roads which are to be transferred to PWD, Government of NCT of Delhi. Since all the development activities are complete, it is requested that balance portion of Development Area No. 171 measuring 1862 hectare as per the plan enclosed and boundaries mentioned above may please be got de-notified from the Delhi Government on priority.

Please discuss with Director (Plg.) and take appropriate action.

Encl:- As stated.

(D.P. Singh) 27/6/16
Chief Engineer (Dwarka)

Copy to:-

1. EM, DDA for kind information.
All SEs under Dwarka Zone, DDA for information.

Asst. Dir. (Plg.)

Discussed with Dir (Plg.)

Ref. P.T.O.

12/7/16

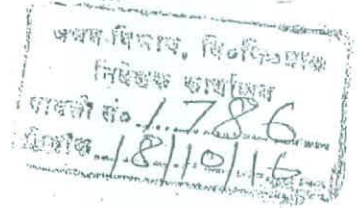
Chief Engineer (Dwarka)

P.T.O.

-87-

ANNEXURE - B

दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY
मुख्य अभियन्ता (द्वारका) कार्यालय
OFFICE OF THE CHIEF ENGINEER (DWARKA)
मंगलापुरी, नई दिल्ली-110 045
MANGLA PURI : NEW DELHI-110 045



No. CE(DWK)10(7)16/Vacant Land/ 5354

Date:- 17-10-2016

To

The Director (Bldg)
DDA, Vikas Sadan
New Delhi - 110 023



Sub:- De-notification of balance area of Development Area No. 171 of Dwarka, phase-1, New Delhi.

Ref:- F7(04)2014/Bldg/Misc/Resdl./353 dated 02-09-2016

This is with reference to your letter mentioned above vide which some disparity in the quantum of land to be de-notified has been indicated between the details submitted by this office and Director (Plg) office.

In this context, it is pointed that as per notification dated 28th November, 1986, the area notified for Development Area 171 is about 2000 hectares. Out of this about 50 acres land of Bagdola and Kakrola villages have already been de-notified vide Notification dated 16-01-2002 (copy enclosed) which is part of DA 171. Thus, after deducting this 50 acre i.e. 20 hectares the approximate land of DA 171 to be de-notified works out to 1980 hectares.


It is worth to mention that the boundaries of the area to be de-notified have been mentioned and demarcated on the drawing enclosed along with this office letter dated 23-06-2016 as such small variation in the area shall not be of much significance.

Your attention is also drawn to the 5th Meeting of EM dated 07-10-2016 Minutes of which have been issued vide No. EM5(2)89/CPGRAMS/2273 dated 13-10-2016 (copy enclosed). Under para (D) 7 of these Minutes this issue of de-notification has been deliberated.

In view of above, it is requested that immediate action to de-notify the Development Area 171 as given in subject measuring approximately 1980 hectare may kindly be processed.

Copy to:-


- (1) Director (Works), DDA.
- (2) Director (Plg), Dwarka, DDA


(D.P. Singh)
Chief Engineer (Dwarka) 17/10/16

Chief Engineer (Dwarka)


18/10/16
DDA, Vikas Sadan

no. II (B) 2


18/10/16

Laid On Table

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ITEM No. 54/TC/2016

Minutes of the Technical Committee Meeting
Held on 21.12.2016

File No. F.7(04)/2014/Bldg/Misc/Resdl

Sub: De-notification of balance area of Development Area No. 171 (Dwarka Phase-I).

1.0 BACKGROUND:

Request letter received from Engineer Wing, DDA vide letter No. CE(DWK)/10 (27)/16/V.L./3419 dated 23/6/16 (Annexure "A"), for the de-notification of balance area of Development area No. 171, Phase-I. This area under reference was notified on 28/11/86 for 2000 Hact.

2.0 EXAMINATION:

- 2.1 The request letter was referred back to Engineering Department for clarification and Chief Engineer (Dwk) vide letter No. CE(DWK)10(7)/16/Vacant Land/5354 dated 17/10/16 (Annexure "B") informed that the balance area to be de-notified is 1980 Hact (Approx) in D.A. No. 171.
- 2.2 Earlier about 20 Hact of built up area under Development Area No. 171 was de-notified on 16/01/02 and balance area comes out to 2000- 20 Hac = 1980 Hact.
- 2.3 The subject matter was also discussed in the 5th Meeting held under the Chairmanship of Engineer Member, DDA, under Item No. 7.
- 2.4 As per the request of Engineering Department, DDA, all the development activities are complete in D.A. No. 171
- 2.5 The D.A. No. 172 of Dwarka, Phase-II, has already been stand de-notified on dated 16/7/2010.
- 2.6 Total Area of Dwarka Project as per Zonal Development Plan = 5648 Hact.
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Total de-notified area of Dwarka Project = 1789.00+1889.00 Hact = 3678 Hact.,

Net Area to be de-notified 5648-3678 = 1980 Hact.

2.9 Boundaries

South East- Rewari Railway Line

South West- Main oil pipe line

North West Najafgarh Road

North East : Pankha Road.

3.0 **PROPOSAL:**

3.1 The balance area of Development Area No. 171 in toto measuring 1980 Hact (Appox) excluding the already de-notified area is proposed to be de-notified.

3.2 DDA should immediately hand over all the files pertaining to these area to the MCD on "as is where is basis".

3.3 All the files where action has been initiated for unauthorized construction be immediately transfer to MCD with the request that MCD take further necessary action as per the policy and procedure.

3.4 In ongoing court case DDA may file a short affidavit

appraising the court about the latest situation the area stand de-notified and accordingly requesting the Court to direct MCD to take up the matter further. DDA may shows its total willingness and cooperation in providing any information pertaining to zonal development plan and assistance required from time to time.

DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
VERIFIED
This Proposal was Considered in
the 10th Technical Committee
Meeting held on 21.12.2016
Vide Item No. 54/2016
Sudhakar 28.12.2016
Asstt. Director
Master Plan

"DECISION"

54/2016

De-notification of balance area of Development Area No.171 (Dwarka Phase-I)
F7(04)2014/Bldg./Misc/Resdl

The proposal was presented by Director (Plg.) Building. After detailed deliberation, the proposal as contained in para 3.0 was approved & the matter may be put up for the approval of the Authority.

Action:
Director
(Plg.) Building

- 86 -

ANNEXURE - 'A'

दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY
मुख्य अभियन्ता (द्वारका) कार्यालय
OFFICE OF THE CHIEF ENGINEER (DWARKA)
मंगलापुरी, नई दिल्ली-110 045
MANGLA PURI : NEW DELHI-110 045

By. Dir. (P)
By No. 554
Date 20/6/16

No. CE(DWK) 1027/16-13419

Date: 23-06-2016

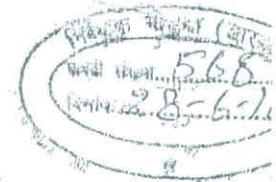
To

✓ The Commissioner (Plg)
DDA, Vikas Minar
New Delhi - 110 002

CONTIN. (Plg.) - 8 Office

Diary No. I-1932

Date 27/6/16



Sub:- De-notification of balance area of developed area No. 171 of Dwarka, phase-I

The total area of the Development Area (DA) No. 171 is 3550 hectare out of which 1600 hectare is the built up area which has already been de-notified vide letter No. F12(19)98-L&B/Plg/16177-227 dated 16-01-2002 (copy enclosed). Now, the balance area of 1950 hectare which is mainly Dwarka, phase-I and covered by the boundary as given below needs to be de-notified as development activities in this area are complete.

Plg 27/6
Dir (P) 27/6

Pl. discun.
for
29/06/16

South East - Delhi-Rewari Railway line
South West - IOC pipeline from Mathura to Jalandhar
North East & North West - Bounded by the built up area already de-notified

vide de-notification No. F12(19)98-L&B/Plg/16177-227 dated 16-01-2002

2.2 (Plg.) / dwk - The Solid Waste Management Services of this area have already been transferred to SDMC and the water supply and sewerage system to DJB. DDA is only custodian of the roads which are to be transferred to PWD, Government of NCT of Delhi. Since all the development activities are complete, it is requested that balance portion of Development Area No. 171 measuring 1862 hectare as per the plan enclosed and boundaries mentioned above may please be got de-notified from the Delhi Government on priority.

Please discuss with Director (Plg.) and take appropriate action.
Pankaj
06/07/2016

Encl:- As stated.

(D.R. Singh) 24/6/16
Chief Engineer (Dwarka)

Copy to:-

1. EM, DDA for kind information.
All SEs under Dwarka Zone, DDA for information.

Discussed with Dir (Rep) DDA. We may forward the matter.

Dir (Bldg)

meets
12/7/16

Chief Engineer (Dwarka)

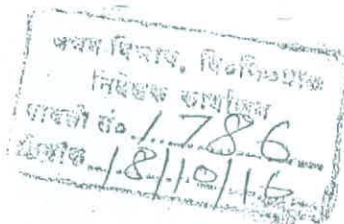
P.T.C

Ref. A.I.T. P.T.O

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ANNEXURE 'B'

दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY
मुख्य अभियन्ता (द्वारका) कार्यालय
OFFICE OF THE CHIEF ENGINEER (DWARKA)
मंगलापुरी, नई दिल्ली-110 045
MANGLA PURI : NEW DELHI-110 045



No. CE(DWK)10(7)16/Vacant Land/5354

Date:- 17-10-2016

To

The Director (Bldg)
DDA, Vikas Sadan
New Delhi - 110 023

Sub:- De-notification of balance area of Development Area No. 171 of Dwarka, phase-1, New Delhi.
Ref:- F7(04)2014/Bldg/Misc/Resdl./353 dated 02-09-2016



This is with reference to your letter mentioned above vide which some disparity in the quantum of land to be de-notified has been indicated between the details submitted by this office and Director (Plg) office.

In this context, it is pointed that as per notification dated 28th November, 1986, the area notified for Development Area 171 is about 2000 hectares. Out of this about 50 acres land of Bagdola and Kakrola villages have already been de-notified vide Notification dated 16-01-2002 (copy enclosed) which is part of DA 171. Thus, after deducting this 50 acre i.e. 20 hectares the approximate land of DA 171 to be de-notified works out to 1980 hectares.

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In view of above, it is requested that immediate action to de-notify the Development Area 171 as given in subject measuring approximately 1980 hectare may kindly be processed.

Copy to:-

- (1) Director (Works), DDA.
- (2) Director (Plg), Dwarka, DDA

(D.P. Singh)
Chief Engineer (Dwarka)

Chief Engineer (Dwarka)

18/10/16

18/10/16

Laid On Table

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ITEM No. 54/TC/2016

Minutes of the Technical Committee Meeting
Held on 21.12.2016

File No. F.7(04)/2014/Bldg/Misc/Resdl

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2.0 EXAMINATION:

- 2.1 The request letter was referred back to Engineering Department for clarification and Chief Engineer (Dwk) vide letter No. CE(DWK)10(7)/16/Vacant Land/5354 dated 17/10/16 (Annexure "B") informed that the balance area to be de-notified is 1980 Hact (Approx) in D.A. No. 171.
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apprising the court about the latest situation the area stand de-notified and accordingly requesting the Court to direct MCD to take up the matter further. DDA may

shows its total willingness and cooperation in providing

any information pertaining to zonal development

plan/master plan and assistance required from time to time.

DECISION

54/2016 De-notification of balance area of Development Area No.171 (Dwarka Phase-I)
F7(04)2014/Bldg./Misc/Resdl

The proposal was presented by Director (Plg.) Building. After detailed deliberation, the proposal as contained in para 3.0 was approved & the matter may be put up for the approval of the Authority.

Action:
Director
(Plg.)Building



- 86 -

ANNEXURE - 'A'

दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY
मुख्य अभियन्ता (द्वारका) कार्यालय
OFFICE OF THE CHIEF ENGINEER (DWARKA)
मंगलापुरी, नई दिल्ली-110 045
MANGLA PURI : NEW DELHI-110 045

By Dir. (P)
By No. 554
Date 20/6/16

No. CE(DWK) 100716/PL-13419

Date: 23-06-2016

To

✓ The Commissioner (Plg)
DDA, Vikas Minar
New Delhi - 110 002

CONTIN. (Plg.) - 8 Office
Diary No. I-1932
Date 27/6/16



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Plg 27/6
Dr (P) 27/6

Pl. disc.
for
29/06/16

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North East	
& North West -	Bounded by the built up area already de-notified vide de-notification No. F12(19)98-L&B/Plg/16177-227 dated 16-01-2002

o.o (Plg.) / dwk

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Bunli
06/07/2016

Encl:- As stated.

Copy to:-

1. EM, DDA for kind information.
- All SEs under Dwarka Zone, DDA for information.

Discussed with Dir (B&P) & Dir (B&P). We may forward the matter.

Dir (B&P)
12/7/16
Asst. P.T.O.

D.P. Singh
(D.P. Singh) 26/6/16
Chief Engineer (Dwarka)

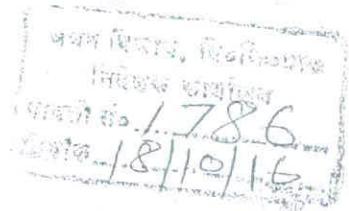
Chief Engineer (Dwarka)

P.T.C

-87-

ANNEXURE-B

दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY
मुख्य अभियन्ता (द्वारका) कार्यालय
OFFICE OF THE CHIEF ENGINEER (DWARKA)
मंगलापुरी, नई दिल्ली-110 045
MANGLA PURI : NEW DELHI-110 045

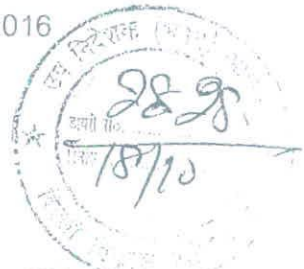


No. CE(DWK)10(7)16/Vacant Land/5354

Date:- 17-10-2016

To

The Director (Bldg)
DDA, Vikas Sadan
New Delhi - 110 023



Sub:- De-notification of balance area of Development Area No. 171 of Dwarka, phase-1, New Delhi.

Ref:- F7(04)2014/Bldg/Misc/Resdl./353 dated 02-09-2016


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(D.P. Singh)
Chief Engineer (Dwarka) 17/10/16

Copy to:-

- (1) Director (Works), DDA.
- (2) Director (Plg), Dwarka, DDA

Chief Engineer (Dwarka)


18/10/16
DDA, Vikas Sadan

11-11(B)R

18/10/16



DELHI DEVELOPMENT AUTHORITY
Master Plan Section,
6th Floor, Vikas Minar,
I.P. Estate, New Delhi - 110002

F.1 (11)/2016/MP/374

Date: 28.12.2016

Subject: Minutes of the 10th Technical Committee meeting of DDA for the year 2016 held on 21.12.2016.

The 10th Technical Committee meeting of DDA for the year 2016 was held under the chairmanship of V.C., DDA on Wednesday 21.12.2016. The list of the participants is annexed as Annexure-I. Please find enclosed herewith a copy of the minutes of the same for information and further necessary action.

[Handwritten Signature]
28/12/16

(Rajesh Kumar Jain)
Director (Plg.) MP&DC

To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Finance Member, DDA
4. Pr. Commissioner (LM) DDA
5. Commissioner (Plg.), DDA
6. Commissioner (LD), DDA
7. Chief Planner, TCPO
8. Chief Architect, HUPW, DDA
9. Chief Architect, NDMC
10. Chief Engineer (Property Development), DMRC
11. Chief Engineer (Elect.), DDA
12. Addl. Commissioner (Plg.) UTTIPEC, & GIS DDA
13. Addl. Commissioner (Landscape), DDA
14. Secretary, DUAC
15. Chief Town Planner, SDMC, NDMC, EDMC
16. Sr. Architect, (HQ-1), CPWD, Janpath
17. Dy. Commissioner of Police (Traffic) Delhi
18. Land & Development Officer, (L&DO)
19. Director Fire Service, GNCTD

Agenda Item No.	Issue	Discussion/ Recommendations	Remarks
48/2016	Confirmation of the 9 th Technical Committee meeting held on 16.11.2016 F1(10)/2016/MP	Since no observations/ comments were received, the minutes of the 9 th Technical Committee meeting held on 16.11.2016 were confirmed as circulated.	
49/2016	Action Taken Report of the decisions taken during the previous T.C. meetings.	The Action Taken Report of the decisions taken during the previous T.C. meetings was noted.	Action: Concerned Unit
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The meeting ended with the vote of thanks to the chair.

List of participants of 10th meeting for the year 2016 of Technical Committee on 21.12.2016

DELHI DEVELOPMENT AUTHORITY

1. Vice Chairman, DDA
2. Finance Member/CAO, DDA
3. Chief Engineer, DDA
4. Commissioner (Plg), DDA
5. Chief Architect, HUPW, DDA
6. Addl. Commissioner (Land Scape) DDA
7. Addl. Commissioner (Plg.) UTTIPEC
8. Director (Plg.) Bldg., DDA
9. Director (Plg) AP-I
10. Director(Plg)AP-II
11. Director (Plg) Rohini/Dwarka
12. Director(Plg), VC Sect., DDA
13. Director (Plg.) MP&DC,DDA
14. Dy. Director(Plg) Zone F&H,DDA
15. Dy. Director(Plg)Zone-D,DDA
16. Dy. Director(Plg)Zone C&G, DDA

OTHER ORGANIZATIONS

1. Chief Town Planner, South DMC
2. Chief Engineer (Gen)DMRC
3. Chief Architect(DMRC)
4. Associate Architect, TCPO (MoUD)
5. Director(DFS)
6. Dy. C.A.-III(DMRC)
7. Jt. (GMArch.), DMRC
8. Manager(Land)DMRC
9. D.O.(DFS)
10. Dy. CFO(DFS)
11. Asstt. Town Planner/North MCD
12. Plg. Asstt. (North MCD)

उप निदेशक (वि.) एम. पी.
डा. सं. 158/MP/PL
दिनांक 27/1/17

दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY
मुख्य अभियन्ता (द्वारका) कार्यालय
OFFICE OF THE CHIEF ENGINEER(DWARKA)
मंगलापुरी, नई दिल्ली-110045
MANGLA PURI : NEW DELHI- 110 045

आयुक्त (योजना) कार्यालय
झायरी सं. G-202
दिनांक 25/1/17

संख्या : CDA/MP/125/17/SL/417

दिनांक : 24.01.2017

To

The Commissioner (Plg)
DDA, Vikas Minar
New Delhi – 110 002

निदेशक (वि.) एम. पी.
डा. सं. 144
दिनांक 27/1/17

Sub:- De-notification of balance area of development area No. 171 (Dwarka, Phase-1)

Ref:- F1(11)2016-MP/D-1 dated 12-01-2017

Please refer to above mentioned letter vide which observations of Chief Accounts Officer regarding de-notification of above area as recommended by 10th Technical Committee meeting held on 21-12-2016, has been forwarded to this office.

In this context, it is informed that notification / de-notification is a process prescribed in the Delhi Development Act, as such, it is statutory action. Further, this office is spending about Rs 150 crore annually on maintenance of certain services responsibility of which will pass on to the SDMC after de-notification. Thus, de-notification is in the interest of DDA. Therefore, it is requested that Agenda for de-notification of above area may please be placed before the next Authority meeting.

(धर्मपाल सिंह)
मुख्य अभियन्ता (द्वारका)
24/1/17

प्रतिलिपि सूचनार्थ हेतु प्रेषित:-

1. Chief Accounts Officer, DDA w.r.t. his letter No. PS/CAO/TM/2017/1 dated 03-01-2017 sent to Director (Plg), MP & DC.

मुख्य अभियन्ता (द्वारका)

✓ 9/1 25/1/2017
- DDA (MP)
- Director (BL)
- P.S.

अ.प. (MP)
27/1/17
म. T. C. फिल.
27/1/17
प. 7



DELHI DEVELOPMENT AUTHORITY

Office of Director (Plg.)MP,DC/LP
6th Floor, Vikas Minar, N. Delhi.

No. F.1(11)/2016-MP/D-1

Dated:12.01.2017

Sub.: De-notification of balance area of development area No.171 (Dwarka Ph.I).

Ref.: Minutes of the 10th Technical Committee meeting of the year 2016 held on 21.12.2016, Item No.54/2016.

May kindly refer to the letter of Chief Accounts Officer on the subject and reference cited above (copy enclosed). You are requested to look into the matter and provide comments/observations on the same so that the matter could be placed before the next Technical Committee meeting for confirmation of minutes of the said item.

Encl.: as above.

Photo copy of minutes of T.C. meeting
Photo copy of letter of CAO dt. 3.1.17
Photo copy of Agenda

[Signature]
12/1/17

(Rajesh Kumar Jain)
Director (Plg.)MP,DC/LP

Commissioner (Plg.)

Chief Engineer (Dwarka)

Director (Bldg.)

Separate copies sent to C.E. Dmk. Dir.(Building) & Sr. Arch.V.C. office

Copy to:

Sr. Architect, V.C. Office for information.

DELHI DEVELOPMENT AUTHORITY

Office of Director (Plg.)MP,DC/LP
6th Floor, Vikas Minar, N. Delhi.

No. F.1(11)/2016-MP/D-1

Dated:12.01.2017

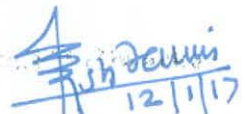
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Encl.: as above.

- Photo copy of the letter of CAO dt. 3.1.17
- minutes of 10th T.C. meeting held on 21.12.16


12/1/17

(Rajesh Kumar Jain)
Director (Plg.)MP,DC/LP

Commissioner (Plg.)

o/c

Chief Engineer (Dwarka)

Director (Bldg.)

Copy to:

Sr. Architect, V.C. Office for information.

Laid On Table

- 84 -

ITEM No. 54/TC/2016

Minutes of the Technical Committee Meeting
Held on 21.12.2016

File No. F.7(04)/2014/Bldg/Misc/ResdI

Sub: De-notification of balance area of Development Area No. 171 (Dwarka Phase-I).

1.0 BACKGROUND:

Request letter received from Engineer Wing, DDA vide letter No. CE(DWK)/10 (27)/16/V.L./3419 dated 23/6/16 (Annexure "A"), for the de-notification of balance area of Development area No. 171, Phase-I. This area under reference was notified on 28/11/86 for 2000 Hact.

2.0 EXAMINATION:

- 2.1 The request letter was referred back to Engineering Department for clarification and Chief Engineer (Dwk) vide letter No. CE(DWK)10(7)/16/Vacant Land/5354 dated 17/10/16 (Annexure "B") informed that the balance area to be de-notified is 1980 Hact (Approx) in D.A. No. 171.
- 2.2 Earlier about 20 Hact of built up area under Development Area No. 171 was de-notified on 16/01/02 and balance area comes out to 2000- 20 Hac = 1980 Hact.
- 2.3 The subject matter was also discussed in the 5th Meeting held under the Chairmanship of Engineer Member, DDA, under Item No. 7.
- 2.4 As per the request of Engineering Department, DDA, all the development activities are complete in D.A. No. 171
- 2.5 The D.A. No. 172 of Dwarka, Phase-II, has already been stand de-notified on dated 16/7/2010.
- 2.6 Total Area of Dwarka Project as per Zonal Development Plan = 5648 Hact.
- 2.7 Built up area already de-notified dated 16/1/2002 = 1789 Hact (Apprx).

2.8 Area of D.A. No.172 de-notified vide dated 16/7/2010 = 1879.00 Hact.

Total de-notified area of Dwarka Project = 1789.00+1889.00 Hact = 3678 Hact.,

Net Area to be de-notified 5648-3678 = 1980 Hact.

2.9 Boundaries

South East- Rewari Railway Line

South West- Main oil pipe line

North West Najafgarh Road

North East.: Pankha Road.

3.0 **PROPOSAL:**

3.1 The balance area of Development Area No. 171 in toto measuring 1980 Hact (Appox) excluding the already de-notified area is proposed to be de-notified.

3.2 DDA should immediately hand over all the files pertaining to these area to the MCD on "as is where is basis".

3.3 All the files where action has been initiated for unauthorized construction be immediately transfer to MCD with the request that MCD take further necessary action as per the policy and procedure.

3.4 In ongoing court case DDA may file a short affidavit

appraising the court about the latest situation the area stand de-notified and accordingly requesting the Court to

direct MCD to take up the matter further. DDA may

shows its total willingness and cooperation in providing

any information pertaining to zonal development

plan/master plan and assistance required from time to

time.

DECISION

54/2016

De-notification of balance area of Development Area No.171 (Dwarka Phase-I)
F7(04)2014/Bldg/Misc/Resdl

The proposal was presented by Director (Plg.) Building. After detailed deliberation, the proposal as contained in para 3.0 was approved & the matter may be put up for the approval of the Authority.

Action:
Director (Plg.) Building

DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
VERIFIED
This Proposal was Considered in
the 10th Technical Committee
Meeting held on 21.12.2016
Vide Item No. 54/2016
Sudhakar 28.12.2016
Asstt. Director
Master Plan

- 86 -

ANNEXURE - 'A'

दिल्लीविकासप्राधिकरण
DELHI DEVELOPMENT AUTHORITY
मुख्य अभियन्ता (द्वारका) कार्यालय
OFFICE OF THE CHIEF ENGINEER (DWARKA)
मंगलापुरी, नई दिल्ली-110 045
MANGLA PURI : NEW DELHI-110 045

By Dir. (Plg)
By No. 554
Date: 20/6/16

No. CE(DWK) 1007/16/Plg-1/3419

Date: 23-06-2016

To

✓ The Commissioner (Plg)
DDA, Vikas Minar
New Delhi - 110 002

Commr. (Plg.)'s Office
Disty No. F-1932
Date 22/6/16

568
28-6-16

Sub:- De-notification of balance area of developed area No. 171 of Dwarka, phase-I

The total area of the Development Area (DA) No. 171 is 3550 hectare out of which 1600 hectare is the built up area which has already been de-notified vide letter No. F12(19)98-L&B/Plg/16177-227 dated 16-01-2002 (copy enclosed). Now, the balance area of 1950 hectare which is mainly Dwarka, phase-I and covered by the boundary as given below needs to be de-notified as development activities in this area are complete.

Plg 27/6
Dir (Plg)

Pl. discm.
for
29/06/16

South East -
South West -
North East
& North West-

Delhi-Rewari Railway line
IOC pipeline from Mathura to Jalandhar

Bounded by the built up area already de-notified vide de-notification No. F12(19)98-L&B/Plg/16177-227 dated 16-01-2002

o.g (Plg.) / dwk

The Solid Waste Management Services of this area have already been transferred to SDMC and the water supply and sewerage system to DJB. DDA is only custodian of the roads which are to be transferred to PWD, Government of NCT of Delhi. Since all the development activities are complete, it is requested that balance portion of Development Area No. 171 measuring 1862 hectare as per the plan enclosed and boundaries mentioned above may please be got de-notified from the Delhi Government on priority.

Please discuss with Director (Plg.) and take appropriate action.
Bunli
06/07/2016

Encl:- As stated.

(D.B. Singh) 22/6/16
Chief Engineer (Dwarka)

Copy to:-

1. EM, DDA for kind information.
All SEs under Dwarka Zone, DDA for information.

Discussed with Dir (Plg) / Dwk.

le/ P.T.O

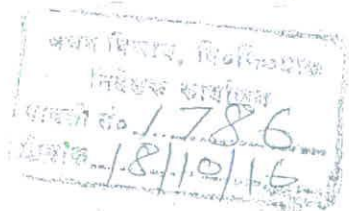
Discussed with Dir (Plg) / Dwk. We may forward the matter /
needs
12/7/16
Chief Engineer (Dwarka)

P.T.O

-87-

ANNEXURE 'B'

दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY
मुख्य अभियन्ता (द्वारका) कार्यालय
OFFICE OF THE CHIEF ENGINEER (DWARKA)
मंगलापुरी, नई दिल्ली-110 045
MANGLA PURI : NEW DELHI-110 045

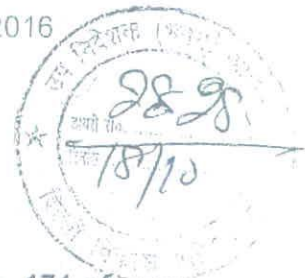


No. CE(DWK)10(7)16/Vacant Land/ 5354

Date:- 17-10-2016

To

The Director (Bldg)
DDA, Vikas Sadan
New Delhi - 110 023



Sub:- De-notification of balance area of Development Area No. 171 of Dwarka, phase-1, New Delhi.

Ref:- F7(04)2014/Bldg/Misc/Resdl./353 dated 02-09-2016

This is with reference to your letter mentioned above vide which some disparity in the quantum of land to be de-notified has been indicated between the details submitted by this office and Director (Plg) office.

In this context, it is pointed that as per notification dated 28th November, 1986, the area notified for Development Area 171 is about 2000 hectares. Out of this about 50 acres land of Bagdola and Kakrola villages have already been de-notified vide Notification dated 16-01-2002 (copy enclosed) which is part of DA 171. Thus, after deducting this 50 acre i.e. 20 hectares the approximate land of DA 171 to be de-notified works out to 1980 hectares.

It is worth to mention that the boundaries of the area to be de-notified have been mentioned and demarcated on the drawing enclosed along with this office letter dated 23-06-2016 as such small variation in the area shall not be of much significance.

Your attention is also drawn to the 5th Meeting of EM dated 07-10-2016 Minutes of which have been issued vide No. EM5(2)89/CPGRAMS/2273 dated 13-10-2016 (copy enclosed). Under para (D) 7 of these Minutes this issue of de-notification has been deliberated.

In view of above, it is requested that immediate action to de-notify the Development Area 171 as given in subject measuring approximately 1980 hectare may kindly be processed.

Copy to:-

- (1) Director (Works), DDA.
- (2) Director (Plg), Dwarka, DDA

(D.P. Singh)
Chief Engineer (Dwarka) 17/10/16

Chief Engineer (Dwarka)

आ. 34 mp/14
दिनांक 6/1/17

DELHI DEVELOPMENT AUTHORITY
OFFICE OF THE CHIEF ACCOUNTS OFFICER

No. PS/CAO/TM/2017/1

Dated 04.01.2017

To

Shri Rajesh Kumar Jain,
Director (Planning) MP&DC,
Delhi Development Authority,
Master Plan Section,
6th Floor, Vikas Minar,
I.P.Estate, New Delhi-110002.

निदेशक (यो) एम. पी.
डा. सं. 29
दिनांक 5-1-17

Sub: Minutes of the 10th Technical Committee meeting of DDA for the year
2016 held on 21.12.2016.

Sir,

This is with reference to the note No.F.1(11)/2016/MP/374 dated
28.12.2016 on the subject cited above. In this regard it is intimated that action
on the proposal mentioned at serial no. 54/2016 may be taken only after the
issue of FAR is finalized.

Put up in file
Subramin
5/1/17


(Santosh Kumar)
Chief Accounts Officer

Sp. Dir (MP) on leave.

A.D. / Admn.

Put up in concerned file
Sudhakar
06.1.2017

✓ U-I



DELHI DEVELOPMENT AUTHORITY
Master Plan Section,
6th Floor, Vikas Minar,
I.P. Estate, New Delhi - 110002

F.1 (11)/2016/MP/374

Date: 28.12.2016

Subject: Minutes of the 10th Technical Committee meeting of DDA for the year 2016 held on 21.12.2016.

The 10th Technical Committee meeting of DDA for the year 2016 was held under the chairmanship of V.C., DDA on Wednesday 21.12.2016. The list of the participants is annexed as Annexure-I. Please find enclosed herewith a copy of the minutes of the same for information and further necessary action.

[Signature]
28/12/16

(Rajesh Kumar Jain)
Director (Plg.) MP&DC

To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Finance Member, DDA
4. Pr. Commissioner (LM) DDA
5. Commissioner (Plg.), DDA
6. Commissioner (LD), DDA
7. Chief Planner, TCPO
8. Chief Architect, HUPW, DDA
9. Chief Architect, NDMC
10. Chief Engineer (Property Development), DMRC
11. Chief Engineer (Elect.), DDA
12. Addl. Commissioner (Plg.) UTTIPEC, & GIS DDA
13. Addl. Commissioner (Landscape), DDA
14. Secretary, DUAC
15. Chief Town Planner, SDMC, NDMC, EDMC
16. Sr. Architect, (HQ-1), CPWD, Janpath
17. Dy. Commissioner of Police (Traffic) Delhi
18. Land & Development Officer, (L&DO)
19. Director Fire Service, GNCTD

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

List of participants of 10th meeting for the year 2016 of Technical Committee on 21.12.2016

DELHI DEVELOPMENT AUTHORITY

1. Vice Chairman, DDA
2. Finance Member/CAO, DDA
3. Chief Engineer, DDA
4. Commissioner (Plg), DDA
5. Chief Architect, HUPW, DDA
6. Addl. Commissioner (Land Scape) DDA
7. Addl. Commissioner (Plg.) UTTIPEC
8. Director (Plg.) Bldg., DDA
9. Director (Plg) AP-I
10. Director(Plg)AP-II
11. Director (Plg) Rohini/Dwarka
12. Director(Plg), VC Sect., DDA
13. Director (Plg.) MP&DC,DDA
14. Dy. Director(Plg) Zone F&H,DDA
15. Dy. Director(Plg)Zone-D,DDA
16. Dy. Director(Plg)Zone C&G, DDA

OTHER ORGANIZATIONS

1. Chief Town Planner, South DMC
2. Chief Engineer (Gen)DMRC
3. Chief Architect(DMRC)
4. Associate Architect, TCPO (MoUD)
5. Director(DFS)
6. Dy. C.A.-III(DMRC)
7. Jt. (GMArch.), DMRC
8. Manager(Land)DMRC
9. D.O.(DFS)
10. Dy. CFO(DFS)
11. Asstt. Town Planner/North MCD
12. Plg. Asstt. (North MCD)



DELHI DEVELOPMENT AUTHORITY
Master Plan Section,
6th Floor, Vikas Minar,
I.P. Estate, New Delhi - 110002

F.1 (11)/2016/MP/374

Date: 28.12.2016

Subject: Minutes of the 10th Technical Committee meeting of DDA for the year 2016 held on 21.12.2016.

The 10th Technical Committee meeting of DDA for the year 2016 was held under the chairmanship of V.C., DDA on Wednesday 21.12.2016. The list of the participants is annexed as Annexure-I. Please find enclosed herewith a copy of the minutes of the same for information and further necessary action.

[Handwritten Signature]
28/12/16

(Rajesh Kumar Jain)
Director (Plg.) MP&DC

To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Finance Member, DDA
4. Pr. Commissioner (LM) DDA
5. Commissioner (Plg.), DDA
6. Commissioner (LD), DDA
7. Chief Planner, TCPO
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13. Addl. Commissioner (Landscape), DDA
14. Secretary, DUAC
15. Chief Town Planner, SDMC, NDMC, EDMC
16. Sr. Architect, (HQ-1), CPWD, Janpath
17. Dy. Commissioner of Police (Traffic) Delhi
18. Land & Development Officer, (L&DO)
19. Director Fire Service, GNCTD

Agenda Item No.	Issue	Discussion/ Recommendations	Remarks
48/2016	Confirmation of the 9 th Technical Committee meeting held on 16.11.2016 F1(10)/2016/MP	Since no observations/ comments were received, the minutes of the 9 th Technical Committee meeting held on 16.11.2016 were confirmed as circulated.	
49/2016	Action Taken Report of the decisions taken during the previous T.C. meetings.	The Action Taken Report of the decisions taken during the previous T.C. meetings was noted.	Action: Concerned Unit
50/2016	Proposed change of Land Use of an area measuring 1.77 ha. from 'Recreational (District Park)' to 'Commercial-C1' located at Kamla Market, falling in Planning Zone-D. F3(16)91/MP	The proposal was presented by Asstt. Town Planner, North MCD. After detailed deliberation, the proposal as contained in para 4.0 of the agenda was recommended by the Technical Committee for further processing under Section- 11A of DD Act, 1957.	Action: Director (Plg.) Zone D.
51/2016	Proposal regarding Change of land use of an area measuring (1.71 ha + 0.07 ha) from "Recreational (District Park)" to "Commercial C1" located at Sanjay Gandhi Transport Nagar falling in Planning Zone-C. F.3(14)2008/MP	The proposal was presented by Director (Plg.) Zone-C. After detailed deliberation, the proposal as contained in para 4.0 of the agenda was recommended by the Technical Committee for further processing under Section- 11A of DD Act, 1957.	Action: Director (Plg.) Zone-C
52/2016	Proposed change of land use from 'Recreational'(P2-District Park) to 'Transportation' for the three pockets of land acquired by DMRC for Okhla NSIC Metro Station near Astha Kunj, Nehru Place in Zone- F. F.20(11)/2016/MP	The proposal was presented by Chief Architect, DMRC. During discussion the representatives of DMRC informed that in case of one of the plot the matter is subjudice before the Hon'ble court regarding the compensation. In view of this the agenda was deferred with the direction that DMRC will obtain the clarifications from legal department and inform that the plots are free from all encumbrances and that the clear title of the land pockets is in favour of DMRC.	Action: Chief Architect, DMRC

53/2016	Relaxation in setbacks and Gr. Coverage in the existing school building of Deepalaya Education Society, Pocket A-14, Kalkaji Extn., Gopvindpuri, New Delhi, for processing of completion certificate of School building which was sanctioned on 26.03.96 and constructed/completed in 1998. F.13(83)/95/Bldg./	The proposal was presented by Director (Plg.) Building. After detailed deliberation, the proposal as contained in para 3 & 4 was approved with the recommendation that any further alteration/addition made in the building shall require fresh approval from the Fire department as per the safety norms and UBBL 2016	Action: Director (Plg.)Building
54/2016	De-notification of balance area of Development Area No.171 (Dwarka Phase-I) F7(04)2014/Bldg./Misc/Resdl	The proposal was presented by Director (Plg.) Building. After detailed deliberation, the proposal as contained in para 3.0 was approved & the matter may be put up for the approval of the Authority.	Action: Director (Plg.)Building
55/2016	Regarding resizing of proposed gas godowns near Telephone Exchange at junction of New Rohtak Road and Rani Jhansi Road. F.3(14)/2015-MP	The proposal was presented by Director (Plg.) AP-I. After detailed deliberation, the proposal as contained in para 3.0 of the agenda was approved. The matter shall be forwarded to the Lands Disposal deptt for further necessary action.	Action: Director (Plg.)AP-I
56/2016	Relaxation in height and enhancing FAR for plot measuring 17309.52 sq.m. at Jhandewalan proposed for re-development as per MPD-2021. F.3(14)2015-MP/Pt.I	The proposal was presented by Director (Plg.) AP-I. After detailed deliberation, the proposal as contained in para 3.0 of the agenda was approved.	Action: Director (Plg.)AP-I

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

List of participants of 10th meeting for the year 2016 of Technical Committee on 21.12.2016

DELHI DEVELOPMENT AUTHORITY

1. Vice Chairman, DDA
2. Finance Member/CAO, DDA
3. Chief Engineer, DDA
4. Commissioner (Plg), DDA
5. Chief Architect, HUPW, DDA
6. Addl. Commissioner (Land Scape) DDA
7. Addl. Commissioner (Plg.) UTTIPEC
8. Director (Plg.) Bldg., DDA
9. Director (Plg) AP-I
10. Director(Plg)AP-II
11. Director (Plg) Rohini/Dwarka
12. Director(Plg), VC Sect., DDA
13. Director (Plg.) MP&DC,DDA
14. Dy. Director(Plg) Zone F&H,DDA
15. Dy. Director(Plg)Zone-D,DDA
16. Dy. Director(Plg)Zone C&G, DDA

OTHER ORGANIZATIONS

1. Chief Town Planner, South DMC
2. Chief Engineer (Gen)DMRC
3. Chief Architect(DMRC)
4. Associate Architect, TCPO (MoUD)
5. Director(DFS)
6. Dy. C.A.-III(DMRC)
7. Jt. (GMArch.), DMRC
8. Manager(Land)DMRC
9. D.O.(DFS)
10. Dy. CFO(DFS)
11. Asstt. Town Planner/North MCD
12. Plg. Asstt. (North MCD)



DELHI DEVELOPMENT AUTHORITY
Master Plan Section,
6th Floor, Vikas Minar,
I.P. Estate, New Delhi - 110002

F.1 (11)/2016/MP/374

Date: 28.12.2016

Subject: Minutes of the 10th Technical Committee meeting of DDA for the year 2016 held on 21.12.2016.

The 10th Technical Committee meeting of DDA for the year 2016 was held under the chairmanship of V.C., DDA on Wednesday 21.12.2016. The list of the participants is annexed as Annexure-I. Please find enclosed herewith a copy of the minutes of the same for information and further necessary action.

[Signature]
28/12/16

(Rajesh Kumar Jain)
Director (Plg.) MP&DC

To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Finance Member, DDA
4. Pr. Commissioner (LM) DDA
5. Commissioner (Plg.), DDA
6. Commissioner (LD), DDA
7. Chief Planner, TCPO
8. Chief Architect, HUPW, DDA
9. Chief Architect, NDMC
10. Chief Engineer (Property Development), DMRC
11. Chief Engineer (Elect.), DDA
12. Addl. Commissioner (Plg.) UTTIPEC, & GIS DDA
13. Addl. Commissioner (Landscape), DDA
14. Secretary, DUAC
15. Chief Town Planner, SDMC, NDMC, EDMC
16. Sr. Architect, (HQ-1), CPWD, Janpath
17. Dy. Commissioner of Police (Traffic) Delhi
18. Land & Development Officer, (L&DO)
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50/2016	Proposed change of Land Use of an area measuring 1.77 ha. from 'Recreational (District Park)' to 'Commercial-C1' located at Kamla Market, falling in Planning Zone-D. F3(16)91/MP	The proposal was presented by Asstt. Town Planner, North MCD. After detailed deliberation, the proposal as contained in para 4.0 of the agenda was recommended by the Technical Committee for further processing under Section- 11A of DD Act, 1957.	Action: Director (Plg.) Zone D.
51/2016	Proposal regarding Change of land use of an area measuring (1.71 ha + 0.07 ha) from "Recreational (District Park)" to "Commercial C1" located at Sanjay Gandhi Transport Nagar falling in Planning Zone-C. F.3(14)2008/MP	The proposal was presented by Director (Plg.) Zone-C. After detailed deliberation, the proposal as contained in para 4.0 of the agenda was recommended by the Technical Committee for further processing under Section- 11A of DD Act, 1957.	Action: Director (Plg.) Zone-C
52/2016	Proposed change of land use from 'Recreational'(P2-District Park) to 'Transportation' for the three pockets of land acquired by DMRC for Okhla NSIC Metro Station near Astha Kunj, Nehru Place in Zone- F. F.20(11)/2016/MP	The proposal was presented by Chief Architect, DMRC. During discussion the representatives of DMRC informed that in case of one of the plot the matter is subjudice before the Hon'ble court regarding the compensation. In view of this the agenda was deferred with the direction that DMRC will obtain the clarifications from legal department and inform that the plots are free from all encumbrances and that the clear title of the land pockets is in favour of DMRC.	Action: Chief Architect, DMRC

53/2016	Relaxation in setbacks and Gr. Coverage in the existing school building of Deepalaya Education Society, Pocket A-14, Kalkaji Extn., Gopvindpuri, New Delhi, for processing of completion certificate of School building which was sanctioned on 26.03.96 and constructed/completed in 1998. F.13(83)/95/Bldg./	The proposal was presented by Director (Plg.) Building. After detailed deliberation, the proposal as contained in para 3 & 4 was approved with the recommendation that any further alteration/addition made in the building shall require fresh approval from the Fire department as per the safety norms and UBBL 2016	Action: Director (Plg.)Building
54/2016	De-notification of balance area of Development Area No.171 (Dwarka Phase-I) F7(04)2014/Bldg./Misc./Resdl	The proposal was presented by Director (Plg.) Building. After detailed deliberation, the proposal as contained in para 3.0 was approved & the matter may be put up for the approval of the Authority.	Action: Director (Plg.)Building
55/2016	Regarding resizing of proposed gas godowns near Telephone Exchange at junction of New Rohtak Road and Rani Jhansi Road. F.3(14)/2015-MP	The proposal was presented by Director (Plg.) AP-I. After detailed deliberation, the proposal as contained in para 3.0 of the agenda was approved. The matter shall be forwarded to the Lands Disposal deptt for further necessary action.	Action: Director (Plg.)AP-I
56/2016	Relaxation in height and enhancing FAR for plot measuring 17309.52 sq.m. at Jhandewalan proposed for re-development as per MPD-2021. F.3(14)2015-MP/Pt.I	The proposal was presented by Director (Plg.) AP-I. After detailed deliberation, the proposal as contained in para 3.0 of the agenda was approved.	Action: Director (Plg.)AP-I

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

List of participants of 10th meeting for the year 2016 of Technical Committee on 21.12.2016

DELHI DEVELOPMENT AUTHORITY

1. Vice Chairman, DDA
2. Finance Member/CAO, DDA
3. Chief Engineer, DDA
4. Commissioner (Plg), DDA
5. Chief Architect, HUPW, DDA
6. Addl. Commissioner (Land Scape) DDA
7. Addl. Commissioner (Plg.) UTTIPEC
8. Director (Plg.) Bldg., DDA
9. Director (Plg) AP-I
10. Director(Plg)AP-II
11. Director (Plg) Rohini/Dwarka
12. Director(Plg), VC Sect., DDA
13. Director (Plg.) MP&DC,DDA
14. Dy. Director(Plg) Zone F&H,DDA
15. Dy. Director(Plg)Zone-D,DDA
16. Dy. Director(Plg)Zone C&G, DDA

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1. Chief Town Planner, South DMC
2. Chief Engineer (Gen)DMRC
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4. Associate Architect, TCPO (MoUD)
5. Director(DFS)
6. Dy. C.A.-III(DMRC)
7. Jt. (GMArch.), DMRC
8. Manager(Land)DMRC
9. D.O.(DFS)
10. Dy. CFO(DFS)
11. Asstt. Town Planner/North MCD
12. Plg. Asstt. (North MCD)

-6-

ITEM No. 50/2016/TC

Minutes of the Technical Committee Meeting
Held on 21.12.2016.

Subject: Proposed change of Land Use of an area measuring 1.77 ha. from 'Recreational (District Park)' to 'Commercial - C1' located at Kamla Market, New Delhi, falling in Planning Zone-D.

File No. F. 3(16)91-MP

1.0 Background:

- i. North Delhi Municipal Corporation vide letter No TP/G/4121 dated 27.06.2016 had sent the agenda for the Technical Committee meeting with respect to the proposed change of Land Use of an area measuring 0.984 ha. from 'Recreational (District Park)' to 'Commercial - C1' located at Kamla Market, New Delhi.
The Technical Committee agenda as submitted by North DMC vide letter dated 27.06.2016 is at Annexure 'A'.
- ii. The area of the Kamla market, as mentioned in the Technical Committee agenda at Annexure 'A', has been re-checked by North DMC and it has been communicated vide letter No. TP/G/4280/16 dated 15.07.2016 that the area of market is 1.77 ha. approx. instead of 0.984 ha.

2.0 Decision of the Technical Committee

The Proposal was considered by the 7th Technical Committee in its meeting held on 04.07.2016 vide item No.37/2016. The decision of the Technical Committee is as follows (Refer Annexure 'B'):

"The proposal was presented by Sr. Town Planner, North DMC. Technical Committee was informed that the land ownership of the kamla market has been transferred by L&DO in the year 2006 to the North DMC and the shops are leasehold properties. Hence, there is no windfall gains to the private owners through this change of land use. It was further informed by CTP that it is a case of 'fait accompli'. The market namely kamla market is an already existing market and is shown as 'Recreational' land use category in Zonal Development Plan of Zone 'D' and in MPD.

After detailed deliberation the proposal as contained in para 4.0 of the agenda was recommended by the Technical Committee for further processing under Section -11A of DD Act, 1957.

Technical Committee desired that all such cases of fait accompli as recommended by MCDs and New Delhi Municipal Council and approved by the Technical Committee will be put up to Authority as combined agenda.

Technical Committee further opined for such fate accompli cases that:

- i) All the MCDs and New Delhi Municipal Council to submit all such "fate accompli" cases for consideration by the Technical Committee within one-month period.
- ii) Concerned units of DDA to superimpose the sites proposed for change of landuse on the base maps of respective Zonal Development Plans before putting up for the approval of the Authority."

3.0 Follow up action of the Technical Committee meeting

- i) In view of the decision of the Technical Committee meeting dated 04.07.2016 vide item No. 37/2016, a letter dated 28.07.2016 was sent to North DMC with a request to submit Technical Committee agenda of Kamla market again along with all the "Fait accompli" cases.
- ii) Recently, North DMC vide letter No. TP/G/5013 dated 01.11.2016 has informed that three fait accompli cases (including Kamla market) are pending in North DMC and requested DDA to consider the cases in the Technical Committee of DDA. North DMC vide letter dated 01.11.2016 has further submitted the information with respect to MoUD, GoI letter dated 17.06.2016 which is placed at **Annexure 'C'**.

4.0 Proposal

In view of the decision of the Technical Committee meeting dated 04.07.2016 vide item No.37/2016 and North DMC letter dated 01.11.2016, the land use in respect of an area measuring 1.77 ha. located at Kamla Market, Delhi, falling in Planning Zone- 'D' may be changed from 'Recreational (District Park)' to 'Commercial - (C1)' under Section 11A of DD Act, 1957. The boundary details of the same are as under (refer location of the site under reference on the approved Zonal Development Plan of Zone -D prepared under MPD-2001 at Annexure 'D'):

Location	Area Ha (Acres)	Land use as per MPD- 2001/ZDP	Land use Changed to	Boundaries
1	2	3	4	5
Kamla Market	1.77 ha.	Recreational (District Park)	Commercial - (C1)	North: Asaf Ali Road South: J.L. Nehru Marg East: Service Road connecting Asaf Ali Road & JLN Marg West: Road from Ajmeri Gate to Minto Bridge (Bhavbhooti Marg)

Recommendation:

The proposal at para 4.0 above is placed before the Technical Committee for consideration for inviting objections and suggestions from the public under Section 11A of DD Act, 1957.

DECISION

50/2016	Proposed change of Land Use of an area measuring 1.77 ha. from 'Recreational (District Park)' to 'Commercial-C1' located at Kamla Market, falling in Planning Zone-D. F3(16)91/MP	The proposal was presented by Asstt. Town Planner, North MCD. After detailed deliberation, the proposal as contained in para 4.0 of the agenda was recommended by the Technical Committee for further processing under Section- 11A of DD Act, 1957.	Action: Director (Plg.) Zone D.
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DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
VERIFIED
This Proposal was Considered in
10th Technical Committee
Meeting held on 21.12.2016
Item No. 50/2016
Submitted 12.12.2016
Asstt. Director
Master Plan

Minutes of the 7th Technical Committee Meeting Held on 4.7.2016.

ITEM No. 37/TC/2016

ANNEXURE I

AGENDA FOR THE TECHNICAL COMMITTEE MEETING

Subject: Proposal regarding change of Land Use of an area measuring 0.984 Ha. from "Recreational (District Park)" to 'Commercial' (Non- Hierarchical Commercial Centre) C1" located at Kamla Market, falling in Planning Zone "D" (F.3(16)/91-MP)

Reference is invited to Sr. Town Planner, MCD (North)'s letter No. TP/G/4121 dated 27.6.2016. (Annexure - I)

1.0 Background:

- 1.1 The Request for change of land use has been received from Land & Estate Deptt. North DMC since the issue of conversion of shops from leasehold to freehold is under consideration in their department.
- 1.2 Earlier, a letter vide no. TP/G/3205 dated 7/4/2014 was sent to L&DO for taking up the matter with DDA for change of land use. However, no reply was received from L&DO. Accordingly it was decided that Town Planning Deptt. shall take-up the matter with DDA.

2.0 Examination:

- 2.1 The land use of Kamla Market is 'Recreational' (District Park) as per the Zonal Development Plan of Zone-D (approved under MPD-2001).
- 2.2 The site has been visited and there exist single storied building consisting of 272 shops and 12 flats and other amenities.
- 2.3 The control and management stands transferred to erstwhile MCD by the L&DO, GOI vide Notification No. L&DO/PS-4/Pol I/2004 dated 24-3-2006 issued by the Ministry of Urban Development, Govt. of India. A court case titled "Kamla Market Transporters Association Versus North DMC & Others, W.P.(C) No. 5546/2015 is being contested in the Hon'ble High Court and relates to conversion charges i.e. from leasehold to freehold and do not relate to Land under the market or a shop of the market. There is no pending litigation relating to the land of the Market except the one mentioned, about conversion from lease to freehold. The next date of hearing is on 18-7-2016.
- 2.4 The site does not fall in Natural Conservation Zone (NCZ), Natural features such as water bodies, etc.
- 2.5 Since the market is running in the present site/ location for approx. 75 years, it has been decided to retain the said Market and plan it accordingly by correcting the use depicted in the Zonal Development Plan from Recreational use to Commercial (Non-Hierarchical Commercial Centre) C1, as the area nearby has been shown as Non-Hierarchical Commercial Centre (Asaf Ali Road) as per Master Plan of Delhi-2021.

3.0 Information required as per the MoUD, Govt letters dated 07.04.2015/ 04.09.2015:

S.No.	Information required	Explanatory background
A. As per MoUD letter dated 04.09.2015		
(i)	Background Note indicating the current situation / provisions:	The Kamla Market has been in existence for past 75 years (approx.) and the use has been mentioned wrongly in the Master Plan as Recreational (District Park) and as such the rectification is required to be carried out in MPD-2021 for declaring the market as Commercial (Non-Hierarchical Commercial Centre).
(ii)	Whether similar proposals have earlier been considered by L&A / Urban Deptt. or disposed and if yes, when and how?	Similar proposal of change of land use have been processed by L&A earlier.
(iii)	What were the specific recommendations of the Authority, with/without any reservation?	The proposal is to be placed before Technical Committee.

(v)	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof;	Since the market is in a dilapidated condition the correction in the zonal plan will enable the Corporation to redevelop the market as per modern requirement under the provision of master plan.
(vi)	What are the expected short-term and long-term outcomes if the proposal is approved and implemented;	As per (v) above.
(vii)	How the proposal will benefit in the development and economic growth of the city;	Since the present existing shops / flats are in a deteriorated condition and also the market is facing parking problems, the development of the same into Non- Hierarchical Commercial Centre will address the issue.
(viii)	What are the provisions corresponding to the proposed policy / changes in other metropolitan cities in India and other countries, and if those provisions differ from the proposal then why are they not considered appropriate for Delhi;	The proposal is made as per the existing conditions at site.
(ix)	What will be the public purpose served by the proposed modification;	As stated in (vii) above.
(x)	What is the number of people / families / households likely to be affected by the proposed policy;	There are 272 shops and 12 flats existing in Kamla Market and the existing allottees on lease/ license/ freehold basis will be adjusted in the proposed complex by having consent/discussion with allottees. On the other hand the structure has become very old which require re-development as per requirement of developing metropolitan city.
(xi)	Whether the proposal is in consonance with the existing plans, laws, bye-laws, rules, etc;	The proposal has been made in accordance with the existing ground situation & the proposed Non-Hierarchical Commercial Centre at nearby Asaf Ali Road.
(xii)	Whether the implementation of the proposal will require changes in certain rules, provisions of Master Plan, etc., and if yes, what action has been taken to bring about such changes;	Since the market is functioning before the year 1962, the proposal would require correction in the zonal development plan.
(xiii)	Whether the departments / organizations / Ministries related with the proposal have been consulted and if yes, what were their views and how they were disposed;	The concerned Departments of North DMC have been consulted before the proposal is finalized.
(xiv)	Whether the relevant guidelines/ orders of DOP&T, Ministry of Finance and other nodal Ministries / Departments were taken into account while preparing and examining the proposal.	The proposal does not require to take into consideration any guidelines / orders of DOP&T/ Ministries.
(xv)	The name, designation and contact information of an officer of the level of Director or above who will be the nodal officer to be contacted by the Ministry regarding the proposal.	On behalf of North DMC, Sh. P. Dinesh, Sr. town Planner shall be the nodal officer (Tel. No. 23226323).

B. As per MoUD letter dated 07.04.2015:		
a.	Whether the land is government or private and who is the land owning agency?	The market is under the management and control of North DMC after transfer by L&DO.
b.	On whose request the change of land use case or modification to MPD-2021 has been initiated?	The proposal has been initiated after request was received from L&E Deptt. North DMC in respect of conversion of shops from leasehold to freehold/ better utilization of the market

c.	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	The site has been inspected by the staff of town Planning Deptt., North DMC.
d.	What is the public purpose proposed to be served by modification of MPD and /or change of land use?	The correction in land use is required due to the fact that the same has to be developed in a modernized aesthetical design commensurating to the heritage area of Old Delhi on the same pattern of parking complex developed by the DMRC near the Market/ Railway Station.
e.	What will be impact of proposal on the ZDP / MPD and whether the changes are in consonance with the approved plans/policies?	The changes/ correction in the zonal development plan will reflect the actual position at site.
f.	What will be proposal's impact / implications on general public eg. Law & order etc.?	There will be no implication regarding Law & order on the general public.
g.	Whether any court cases are ongoing on the land mentioned in the proposal? Full details be attached.	A court case titled "Kamla Market Transporters Association Versus North DMC & Others, WP (C) No. 5546/2015 is being contested in the Hon'ble High Court and relates to conversion charges i.e. from leasehold to freehold and do not relate to Land under the market or a shop of the market. It may also be informed to the T.P. Deptt. that there is no pending litigation relating to the land of the Market except the one mentioned about conversion from lease to freehold please. The next date of hearing is: 18-7-2016.

4.0 Proposal:

In view of the above, the land use in respect of an area measuring 0.984 Ha. located at Kamla Market, Delhi, falling in Planning Zone- 'D' may be changed from Recreational (District Park) to Commercial (Non-Hierarchical Commercial Centre) (C1) under Section 11A of DD Act, 1957.

Location	Area Ha (Acres)	Land use as per MPD-2001/ZDP	Land use Changed to	Boundaries
1	2	3	4	5
Kamla Market	0.984 Ha.	Recreational (District Park)	Commercial (Non-Hierarchical Commercial Centre) (C1)	North: Asaf Ali Road South: I.I. Nehru Marg East: Service Road connecting Asaf Ali Road & I.I.N Marg West: Road from Apollo Gate to Minto Bridge (Bhuxthoon Marg)

5. Recommendations:


The proposal at para 4.0 above is placed before the Technical Committee for consideration under Section 11A of DD Act for inviting objections / suggestions from public by issue of Public Notice.



Planning Assistant



Sr. Town Planner



Chief Town Planner

DECISION

37/2016	<p>Proposal regarding change of Land Use of an area measuring 0.984 Ha. from "Recreational (District Park)" to "Commercial (Non-Hierarchical Commercial Centre) C1" at Kamla Market falling in Zone-D F3(16)/91-MP</p>	<p>The proposal was presented by Sr. Town Planner, North DMC. Technical Committee was informed that the land ownership of the Kamla market has been transferred by L&DO in the year 2006 to the North DMC and the shops are leasehold properties. Hence, there is no windfall gains to the private owners through this change of landuse. It was further informed by CTP that it is a case of "fait accompli". The market namely Kamla Market is an already existing market and is shown as "Recreational" land use category in Zonal Development Plan of Zone "D" and in MPD.</p> <p>After detailed deliberation the proposal as contained in para 4.0 of the agenda was recommended by the Technical Committee for further processing under Section- 11A of DD Act, 1957.</p> <p>Technical Committee further desired that all such cases of fait accompli as recommended by MCDs and New Delhi Municipal Council and approved by the Technical Committee will be put up to Authority as combined agenda.</p> <p>Technical Committee further opined for such fate accompli cases that:</p> <ol style="list-style-type: none"> i) All the MCD's and New Delhi Municipal Council to submit all such "fate accompli" cases for consideration by the Technical Committee within one-month period. ii) Concerned units of DDA to superimpose the sites proposed for change of landuse on the base maps of respective Zonal Development Plans before putting up for the approval of the Authority. 	<p>Action: Director (Zone-D)</p>
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DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION

VEERENDRA

This Proposal was considered in the 7th Technical Committee Meeting held on 04.07.2016
Vide Item No. 37./2016

Sudhakar 13/7/2016
Asstt. Director
Master Plan

Manoj 13/7/2016
Asstt. Director
Master Plan

- 12 -

vg No- 1175- (14) Zone-D

29-6-16-37-

Annexure - I

NORTH DELHI MUNICIPAL CORPORATION

TOWN PLANNING DEPARTMENT

E-Block, 13th Floor, Civic Centre, Minto Road, New Delhi-110002, Tel. no.23226323

No: TP/G /-4/2)

Dated 27/6/16

To

 The Director (Plg.) Zone-'D'
Planning Zone -D Unit,
Delhi Development Authority
12th Floor, Vikas Minar,
New Delhi-110002.

Sub:- Regarding proposed change of landuse of 'Kamla Market' from 'Recreational' (District Park) to 'Commercial' (Non- hierarchical Commercial Centre) CI in the Zonal Development Plan under MPD-2021.

Ref: - F.3(16)/91/MP/D-92 dated 02.06.2016

Sir,

This is with reference to your letter no. F.3(16)/91/MP/D-92 dated 02.06.2016 vide which it has been requested to provide requisite information w.r.t DDA's letter dated 17.8.15 (17.07.15) and as per the decision taken in the Technical Committee meeting dated 10.04.2015 & 19.05.2015. In this regard this office has already replied vide letter no TP/G/982/15 dated 20/5/15, TP/G/1422/15 dated 16/7/15 and TP/G/1905 dated 17/9/15 (copies enclosed). The revised agenda is once again being sent for your reference.

It is therefore kindly requested to approve the site for change of land use as requested earlier by placing the case before Technical Committee.

Encl: As above.

Yours faithfully,



Sr. Town Planner

As above

-13-

**NORTH DELHI MUNICIPAL CORPORATION
TOWN PLANNING DEPARTMENT**

E-BLOCK, 13TH FLOOR, CIVIC CENTRE, MINTO ROAD,
New Delhi-110002, Tel no. 23226328

No: TP/G/.....*282*...../15

Dated: *20/5/15*

To,

The Director (Plg.) TC,
6th Floor, Vikas Minar, LP Estate,
Delhi Development Authority,
New Delhi-110002.

Sub: Change of land use of 'Kamla Market' from Recreational (District Park) to Commercial (Non-Hierarchical Commercial Centre) CI in the Zonal Development Plan under MPD-2021.

Sir,

In continuation of this office letter dated 24/2/2015, please find enclosed details of Kamla Market area i.e. total area, ownership, layout plan etc. as conveyed by Land & Estate Deptt., North DMC. It is kindly requested to approve the site for change of land use as requested earlier by placing the case before Technical Committee.

Encl.:

1. Copy of clarifications received from L&E Deptt., North DMC.
2. Copy of Layout Kamla Market.

Yours faithfully,


Sr. Town Planner-II

DECISION

ANNEXURE B

37/2016

Proposal regarding change of Land Use of an area measuring 0.984 Ha. from "Recreational (District Park)" to "Commercial (Non-Hierarchical Commercial Centre) C1" at Kamla Market falling in Zone-D
F3(16)/91-MP

The proposal was presented by Sr. Town Planner, North DMC. Technical Committee was informed that the land ownership of the Kamla market has been transferred by L&DO in the year 2006 to the North DMC and the shops are leasehold properties. Hence, there is no windfall gains to the private owners through this change of landuse. It was further informed by CTP that it is a case of "fait accompli". The market namely Kamla Market is an already existing market and is shown as "Recreational" land use category in Zonal Development Plan of Zone "D" and in MPD.

Action:
Director (Zone-D)

After detailed deliberation the proposal as contained in para 4.0 of the agenda was recommended by the Technical Committee for further processing under Section- 11A of DD Act, 1957.

Technical Committee further desired that all such cases of fait accompli as recommended by MCDs and New Delhi Municipal Council and approved by the Technical Committee will be put up to Authority as combined agenda.

Technical Committee further opined for such fait accompli cases that:

- i) All the MCD's and New Delhi Municipal Council to submit all such "fait accompli" cases for consideration by the Technical Committee within one-month period.
- ii) Concerned units of DDA to superimpose the sites proposed for change of landuse on the base maps of respective Zonal Development Plans before putting up for the approval of the Authority.

7th

04.07.2016

37/2016

Suc. 1/127046

10.10.16

24 NO 2131 D/RC/412 D
-16- 3-11-16
ANNEXURE C

NORTH DELHI MUNICIPAL CORPORATION
TOWN PLANNING DEPARTMENT

E-Block, 13th Floor, Civic Centre, Minto Road, New Delhi-110002, Tel. no.23226323

No: TP/G/54/3

Dated... 1-11-16

To

The Director (Plg.), Zone-'D'
Area Planning-II (Zone -D),
Delhi Development Authority,
12th Floor, Vikas Minar,
New Delhi-110002.

1985
7/11/16

Subject: Proposal regarding change of Land Use of an area measuring 1.77Ha.(approx) from "Recreational (District Park)" to 'Commercial' (Non- Hierarchical Commercial Centre) 'C1' located at Kamla Market, falling in Planning Zone "D".

Sir,

This is with the reference to your office letter no. F.3(16)91/MP/D-155 dated 28.07.2016 requesting to submit the Technical Committee agenda of Kamla Market again alongwith all the "fait accompli" cases.

With regard to information in respect of MoUD letter dated 17.6.2016, the details are enclosed herewith for your reference. Other details with regard to MoUD letters 7.4.15 & 4.9.15 agenda has already been provided vide letter dated 15/7/16, 27/6/16 and 01/4/16 respectively.

In North DMC three fait accompli cases are pending as mention below:

(1) Kamla Market (2) Sanjay Gandhi Transport Nagar, Ph-I (3) Cup and Saucer. However, the detail in respect of Cup and Saucer has not been received from concerned dept. Hence, DDA is requested to considered two cases of Kamla Market and Sanjay Gandhi Transport Nagar, Ph-I.

Encl:-As above.

Yours faithfully


SE Town Planner

Subject: Proposal regarding change of Land Use of an area measuring 1.77Ha.(approx) from "Recreational (District Park)" to 'Commercial' (Non- Hierarchical Commercial Centre) C1" located at Kamla Market, falling in Planning Zone "D".

As per MoUD letter dated 17.6.2016:		
(i)	What is the change proposed in MPD 2021/change of land use cases?	The proposed change of landuse is from Recreational (District Park) to Commercial (Non-Hierarchical Commercial Centre) C1
(ii)	Why is the change proposed i.e. the context and justification?	Since the market is in a dilapidated condition, the correction in the zonal plan will enable the Corporation to redevelop the market as per modern requirement under the provision of master plan.
(iii)	With the proposed changes/amendments who are going to be benefitted? A tentative statistics of details who will be benefitted, should be given.	With the proposed changes/ amendments i.e. 'Green' to 'Commercial' the business and livelihood of 272 shopkeepers and 12 flats on shops, will be protected. Side by side the single storeyed structure design Complex will be re-developed by the North DMC with the co-operation of shopkeepers who are holding license, lease hold and free hold rights. The re-developed complex will accommodate all the eligible / authorised shops keepers and rest of the shops, spaces, parking etc. will be with the North DMC for earning optimum remuneration.
(iv)	How they are going to be benefitted from the proposed amendment/change?	As above.
(v)	Any other relevant statistics, details, information, etc which will be useful from the point of view of press release for information to the public at large shall also be give.	Presently the market has very old structure, negligible civic amenities, no attraction for the customers/ persons making use of nearby New Delhi Railway Station, Ajmere Gate Metro Station and other important Markets of the area. If the change in use of land and multilevel Commercial Complex are permitted, the same will provide an aesthetic view, enhance the beauty of metropolitan city especially the walled city of Delhi will have a similarity with the nearby Canought Place and New Delhi.



Laid On Table

Minutes of the Technical Committee Meeting
Held on 21.12.2016

Item No. 55/TC/2016

Sub.: Regarding resizing of proposed gas godowns near Telephone Exchange at junction of New Rohtak Road and Rani Jhansi Road.

File No.F.3(14)/2015-MP

1.0 BACKGROUND

1.1 The proposal on "Resitement of existing gas godowns near Jhandewalan Mandir Complex area" to vacant land near Telephone Exchange at junction of New Rohtak Road and Rani Jhansi Road was recommended by Technical Committee vide Item No.24/2015 in its meeting held on 19.05.15. The decision of the T.C. was communicated vide letter dated 17.6.15 to CE (NZ), Director (LM), Director (Lands) and EE, ND-2 for necessary action.

1.2 The Land Disposal Deptt., DDA in file bearing No.F13(70)84/Pt./CL has communicated the following:-

As observed by PC(LD) vide note dated 18.8.16 the five plots earlier carved out for allotment to 5 gas godowns holders will require re-sizing by the Planning/Architect Wings of the DDA & thereafter may be allotted for 3 dealers as proposed by IOC on the basis of revised norms, on the approved terms and conditions. Regarding shifting of 2 dealers to the existing vacant godowns already allotted to IOC, we may have no objection to the same, provided all the dues/arrears/license fee, etc. are cleared/paid to DDA by the I.O.C., may be considered for approval.

Wherein, VC, DDA directed vide note dated 19.8.16 that since earlier, it was approved by LG, a self-contained note be put up for consideration & orders of LG.

In view of above, ASO(CL)/AD(CL)/DD(CL)/Dir.(CL)/CLD vide note submitted the following:-

May kindly see the orders of VC dated 19.8.16 at page-26/N for processing the case for consideration and order of the Hon'ble LG. In this regard, it is submitted that before a self-contained note is prepared and processed for consideration and orders of LG, it will be appropriate if the Planning Cell is requested to resize the five existing plots into plots so that the same could be allotted to the existing three gas dealers as requested by the Indian Oil Company (refer to letter of IOC dated 1.6.16 at page-151/c). In this case, it is stated that two of gas dealers have already been adjusted by the oil company at some other place. Therefore, now only three plots for shifting of existing gas dealers are required. In view of the above, in the first instance, we may request planning department to resize the existing five plots into three plots.

2.0 EXAMINATION

2.1 As desired by LD Deptt., DDA the width of 5 plots is same i.e., 15m and the total length of 5 plots is $19 \times 5 = 95\text{m}$. After dividing length into 3 parts the size of each individual gas godown will be $31.66\text{m} \times 15\text{m} = 475\text{ sqm. (approx.)}$.

MS

2.2 The increase in size charges etc. is outside the purview of Technical Committee of DDA and will be dealt by the Lands Deptt., DDA. The Master Plan for Delhi-2021 under para 13.7 (Distributive facilities) and Table 13.15 provides the following development controls for LPG gas godowns including booking office as part of distributive services.

- i) Plot size - upto 600 sqm. including booking office and security hut.
- ii) Permitted in all use zones except in residential and recreational use zones subject to statutory clearances.

Further in the Table 13.26: Distributive Services of MPD-2021 the use premise 'Gas Godown' is defined as "A premise having the facility of wholesale storage of LPG, godown, etc." and activities permitted are "Gas godown, watch & ward residence (upto 20 sqm.) Care taker office".

2.3 The area carved out for each godown i.e. 475 sqm. (approx.) is within the limit of MPD-2021 provisions i.e. upto 600 sqm.

3.0 PROPOSAL

3.1 Based on the proposal of LD Deptt., DDA the gas godown size of 31.66m x 15m having an area of 475 sqm. (approx.) for three gas godowns is placed for consideration of TC.

3.2 The layout plan is annexed at Annexure-I.

4.0 RECOMMENDATION

4.1 The proposal at para-3 above is placed before the Technical Committee for consideration. Based on the recommendation of the Technical Committee the approval of Committee will be forwarded to Land Disposal Department for further follow up action.

DECISION

55/2016	Regarding resizing of proposed gas godowns near Telephone Exchange at junction of New Rohtak Road and Rani Jhansi Road. F.3(14)/2015-MP	The proposal was presented by Director (Plg.) AP-I. After detailed deliberation, the proposal as contained in para 3.0 of the agenda was approved. The matter shall be forwarded to the Lands Disposal deptt for further necessary action.	Action: — Director (Plg.)AP-I
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DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
21.12.2016
Meeting held on 21.12.2016
Vide Order No. 55/2016
21.12.2016
Director
Master Plan

21/12/16
By Director
Master Plan

AREA PLANNING
(ZONE-'A' & 'B')

NOTES

1. LAND USE OF THE SCHEME AREA AS PER ZPMPO 2021
2. IS "PUBLIC OPEN SPACE"
3. THE ENTRY OF THE ALL GAS GOODMAN SITES WILL
4. BE THROUGH RANI JHANSI ROAD ONLY
5. NO ENTRY VIA THROUGH NEW ROHTAK ROAD
6. LAND OWNERSHIP SHALL BE CHECKED BY LANDS
7. DEPARTMENT BEFORE HANDING OVER THE
8. POSSESSION
9. ALL LOTS SHALL CHECK THE PLOTTING DIMENSIONS
10. & AREA OF THE SITE BEFORE HANDING OVER THE
11. POSSESSION
12. PERMISSION OF THE COMPETENT AUTHORITY BE
13. PERMITTED BEFORE CUTTING OF TREES
14. FIRE /EXPLOSIVE GASES & VERTICAL / HORIZONTAL
15. PREVAILING STANDARDS BE MAINTAINED AS PER
16. SAFETY DISTANCE RULES
17. (PREVAILING DIMENSIONS TO BE FOLLOWED)

TOTAL SURVEY AREA = 9466.28 SQM.

AREA UNDER GAS GODOWNS & OTHER FACILITIES:

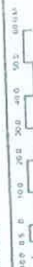
1. AREA UNDER 3 NOS. GAS GODOWNS
 = 1425 SQM
 (15 m X 31.66 m = 475 sqm (approx.)
 including Chowkidar hut of 5 m X 2 m
 = 10 sqm each)
 2. MANDATORY GREEN= 270 SQM (approx.)
 3. CIRCULATION = 1388 SQM (approx.)
-
- TOTAL = 3083 SQM. (approx.)

FILE NO.: F.3 (14)/2015-MP

ORG. TITLE

REG. TITLE
RE-SITEMENT OF GAS GODOWNS
FROM JHANDEWALAN MANDIR
COMPLEX TO PUBLIC & SEMI-PUBLIC
SITE NEAR MTNL TELEPHONE
EXCHANGE

SCALE:



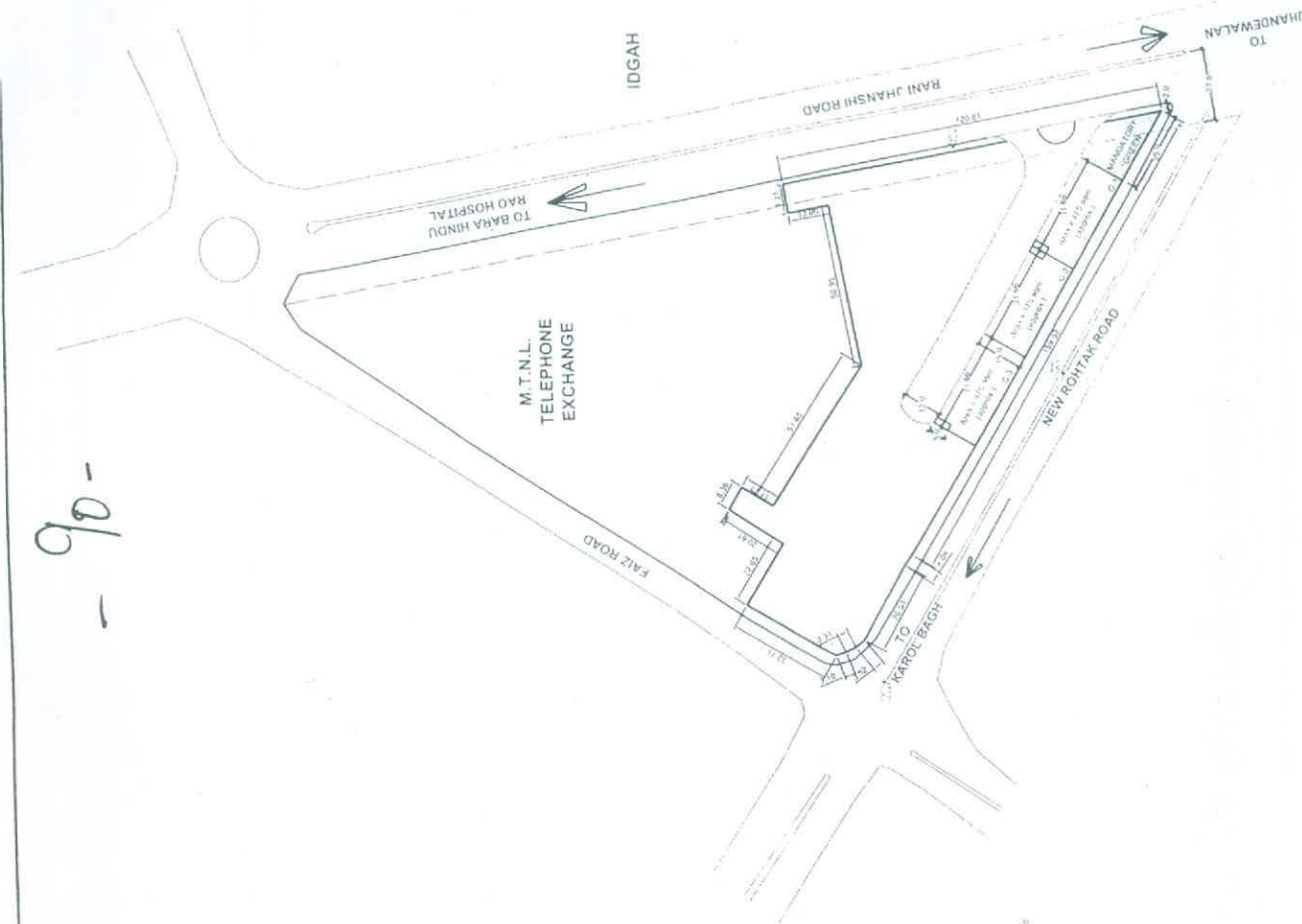
Date _____

ing. 1966.

10/10/10

Director (Pug.)

2



Minutes of the Technical Committee Meeting
Laid ON TABLE *on 21.12.2016*

Item No. 56/TC/2016

Sub.: Relaxation in height and incentivised FAR for Plot measuring 17309.52 sq.m. at Jhandewalan proposed for re-development as per MPD-2021.

File No.: F3 (14)2015-MP/Pt.I

1. BACKGROUND:

- 1.1 The Chief Town Planner, North Delhi Municipal Corporation vide letter No. TP/5322/G/2016 dated 16.12.16 examined and informed the following with reference to representation of Keshav Smarak Samiti, Jhandewalan (**Annexure-1**):

The building plan of institutional complex of Shree Keshav Samarak Samiti at Plot No.10196 Sh. Keshav Kunj Jhandewalan, New Delhi was sanctioned by the Building Department (HQ) North Delhi Municipal Corporation on 23.03.2016 with development control norms of PSP Facilities/Premises (clause 13.13 of MPD-2021). The area of the Plot is 17309.52 Sq.m. and is surrounded as under:

North :	Jhandewalan Road.
South :	D.B.Gupta Road.
East :	Road/Jhandewalan Mandir
West :	Jhandewalan Road

Copy of the site plan and ZDP of Zone-A (other than walled city) are enclosed herewith.

The applicant vide his representation dated 08.12.2016 (copy enclosed) has informed that the existing old structures on the site under reference shall be demolished and redeveloped by constructing state of the art green building. The applicant therefore has requested to allow him to avail FAR of 50% over and above the permissible FAR (as incentive for redevelopment). As per Zonal Development Plan of Zone "A" (Other than Walled City) under MPD-2021, the site falls in the area earmarked as "Residential" (Redevelopment). However, as per earlier Zonal Development Plan of Zone-A (other than Walled City) under MPD-2021 the site was falling in the area earmarked for "Religious". The site under reference does not form part of the Jhandewalan Temple Complex. LOSC vide Item No.: 13/15 dated 12.01.2015 has decided to allow institutional building on the site under reference with development control norms of PSP facility/premises under clause of 13.13 of MPD-2021. The applicant has also stated the plot is of irregular shape and it will be difficult to achieve the full FAR within 26m and as such relaxation height be allowed.

In view of the above, DDA is requested to confirm/allow the permissibility of 50% FAR over and above the permissible FAR of 120, being an institutional building and also grant relaxation in height restriction of 26m. The applicant has further requested that since the plot is of irregular shape and to achieve the full FAR (including incentive of 50% additional FAR), relaxation be given for height restriction of 26m.

- 1.2 The Keshav Smarak Samiti, Jhandewalan, Desh Bandhu Gupta Marg, New Delhi, vide letter dated 08.12.16 addressed to Vice Chairman/DDA has also requested that

VLS

relaxation may be given to North Delhi Municipal Corporation for sanctioning of Building Plans (with): a) 50% additional FAR of permitted 120 by North Delhi Municipal Corporation and b) Removing restrictions of 26 meter height. The copy of above mentioned letter has already been endorsed to the Commissioner, North Delhi Municipal Corporation.

2. EXAMINATION:

2.1: MPD-2021/ZDP provisions:

As per MPD-2021 special area plan, the land use of the plot under reference is Public-semi-Public (Facilities/ Education). However the land use of this plot is residential as per Zonal Development Plan of Zone-A (other than walled city) .

2.2: Redevelopment Plan/Scheme for Special Area as per MPD-2021:

The re-development plan/scheme for special area was prepared by Municipal Corporation of Delhi and submitted to Technical Committee of DDA, which was discussed in the meeting held on 02.09.14 and after detailed deliberations, the Technical Committee in principal approved the Redevelopment plan for Special Area with the following conditions:

4. In order to avoid any legal complications, the Redevelopment Plan for Special Area to be placed in Public Domain should display following:

"In case of any discrepancy in land use, Road Right of Way etc. of Redevelopment Plan for Special Area, the land use/ Road Right of Way indicated in MPD / ZDP will prevail"

5. Individual cases of change of Land use will be examined and shall be placed before Technical Committee.

2.3: Building Regulations for special area, unauthorised colonies and village abadi notified vide S.O.97 (E) dated 17.01.2011 stipulates following:

As per Clause 3 (x) of the regulations notified on 17.01.2011 under guidelines for redevelopment schemes of the provisions of MPD-2021, the basic objective of redevelopment is to upgrade the area by implementing specific schemes on the basis of existing physical and socio-economic conditions in the way of:

vi) Within the over Redevelopment / Regularisation plans, building plan approval shall be at following two stages:

d) Planning Permission for an area of around 4 Hac. This permission may not be required in case an approved layout / redevelopment / Regularisation plan exists.

e) 1. Cluster Block for a minimum area of 3000 Sq.m. The owners should pool together and reorganise their individual properties so as to provide minimum 30% of area as common green / soft parking besides circular areas and common facilities.

2. Individual buildings shall be given sanction by the concerned authority within the framework of cluster block approval.

MS

- f) The norms of Group Housing with respect to ground coverage, basement parking, setbacks etc. (except FAR) shall be applicable.
- vii) Amalgamation and reconstitution of the plots for planning purpose will be permitted.
- viii) To incentivise the redevelopment a maximum overall FAR of 50% over and above, the existing permissible FAR on individual plots subject to a maximum of 400 shall be permissible. Higher FAR shall however not be permissible in redevelopment of Lutyens Bungalow Zone, Civil Lines Bungalows Area and Monument regulated Zone.

The extracts of regulations are annexed as **Annexure-2**.

- 2.4: Since the plot is of irregular shape and to achieve the full FAR (including incentive of 50% additional FAR) and North Delhi Municipal Corporation requesting for relaxation in height be given for height restriction of 26m. The provision given under note of Table 17.1, minimum setbacks (other residential plotted development) that the Technical Committee of DDA may relax set-backs, grounds coverage and height in special circumstances to be considered.

3. PROPOSAL:

- 3.1 In view of the provisions given in MPD-2021 and Building Regulations dated 17.01.2011, North DMC shall prepare a scheme of redevelopment of the area and consider the following:

- iii) Based on the redevelopment scheme, the incentive of 50% additional FAR on individual plot/use-premise.
- iv) Relaxation in height from '26m' to 'no restriction' subject to clearance from AAI, Fire Department and other statutory bodies.

56/2016	Relaxation in height and enhancing FAR for plot measuring 17309.52 sq.m. at Jhandewalan proposed for redevelopment as per MPD-2021.	The proposal was presented by Director (Plg.) AP-I. After detailed deliberation, the proposal as contained in para 3.0 of the agenda was approved.	Action: Director (Plg.)AP-I
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17
NORTH DELHI MUNICIPAL CORPORATION
TOWN PLANNING DEPARTMENT
E-BLOCK, 13TH FLOOR, CIVIC CENTRE, MINTO ROAD,
New Delhi-110002, Tel no.23226328

आयुक्त (योजना) कार्यालय
अयरी सं. C-2532
दिनांक 19/12/16

No. TP/5322/4/2016

Dated 16 Dec 2016

Sub:- Representation of Shree Keshav Smarak Samiti regarding relaxation in height and enhancing FAR as per MPD-2021

The building plan of institutional complex of Shree Keshav Samark Samiti at plot no 10196 Sh. Kehav Kunj Jhandewalan New Delhi by was sanctioned by the Bldg. Deptt.HQ, North DMC on 23/03/2016 with development control norms of PSP Facilities/Premises (clause 13.13 of MPD-2021). The area of the plot is 17309.52 sq. m. and is surrounded as under:

North- Jhandewalan Road
South- D.B. Gupta Road
East - Road/Jhandewalan Mandir
West - Jhandawalan Road

Copy of the site plan and ZDP of zone A (other than walled city) are enclosed herewith.

The applicant vide his representation dated 8.12.2016 (copy enclosed) has informed that the existing old structures on the site u/r shall be demolished and redeveloped by constructing state of the art green bldg. The applicant therefore has requested to allow him to avail FAR of 50% over and above the permissible FAR (as incentive for redevelopment). As per Zonal Development Plan of Zone "A" (Other than Walled City) under MPD-2021, the site falls in the area earmarked as "Residential" (Redevelopment). However as per earlier Zonal Development Plan of Zone-A (other than Walled City) under MPD-2001 the site was falling in the area earmarked for "Religious". The site u/r does not form part of the Jhandewalan Temple Complex. LOEC vide item No: 13/15 dated 12/01/2015 has decided to allow institutional building on the site u/r with development control norms of PSP facility/premises under clause of 13.13 of MPD- 2021. The applicant has also stated the plot is of irregular shape and it will be difficult to achieve the full FAR within 26m and as such relaxation height be allowed:

In view of the above, DDA is requested to confirm/allow the permissibility of 50% FAR over and above the permissible FAR of 120, being an institutional bldg. and also grant relaxation in height restriction of 26m. The applicant has further requested that since the plot is of irregular shape and to achieve the full FAR (including incentive of 50% additional FAR), relaxation be given for height restriction of 26m.

[Signature]
Chief Town Planner

Encl: as above

✓ Commissioner (Plg.) *[Signature]*
Delhi Development Authority
I.P.Estate, 5th Floor,
Vikas Minar,
New Delhi.

[Signature]

[Signature]
19/12/16

Copy to:

1. Shree Keshav Smarak Samiti, Keshav Kunj, Jandewalan, D.B. Gupta Marg, New Delhi-10055.
2. SE(Bldg. HQ) /North DMC 8th Floor, Civic Centre, Minto Road.



श्री केशव स्मारक समिति, दिल्ली

(दिल्ली पंजीकरण क्रमांक 3988)

केशवकुन्ज, झण्डेवाला, देशबन्धु गुप्ता मार्ग, नई दिल्ली -110055

R-5508/HQ-VI
13/12/16

क्रमांक

Office of EE(B) HQ/II

North Delhi Municipal Corporation

Diary 6305 Date 9-12-16



दिनांक

Date- 8th December 2016

To,
The Commissioner
North Delhi Municipal Corporation
New Delhi.

Handwritten notes: *SELB-HQ*, *Wgr*, *8/12/16*, *EE/H*, *9/12/16*

Handwritten notes: *AE-VI*, *Arash*, *9/12/16*

Subject -Waiving of Height Limit and Enhancing FAR as per New Master Plan

Dear Sir,

Keshav Smarak Samiti is constructing its institutional complex at plot no -10196, Keshav Kunj, Jhandewalan, at New Delhi-110055.

Our plot is part of special area and our buildings are quite old, constructed in 1963 as per prevailing requirements of that time. Now we want to redevelop by demolishing existing old structures, and construct state of the art building/ green building as per requirements of the present bye-laws.

It is understood that the Master Plan has given incentive FAR of 50% for such redevelopments. Further, the Building bylaws 2016 has excluded certain areas counting in FAR.

Our plot is of irregular shape. Thus it will be difficult to achieve the full FAR (including incentive FAR) within 26 meters height. In view of above clarification, relaxation may be given to the North Delhi Municipal Corporation for sanction of building plans:

- 50% additional FAR above permitted 1.20 by North Delhi Municipal Corporation.
- Removing restrictions on 26-meter height.

We are annexing following documents along with this representation:

- Approved building lay out plan vide letter no 13(38) 80 dated 5/3/1982, by DDA.
- Approved building lay out plan vide file no 24/A/HQ/NDMC/2014 dated 23/03/2016, by North Delhi Municipal Corporation.
- Sanction letter of North Delhi Municipal Corporation dated 26/04/2016, conveying its approval.
- Copy of title documents.

Thanking you,
For Keshav Smarak Samiti

Ravinder Gupta
Ravinder Gupta

Ravindra Kumar Gupta
For Shree Keshav Smarak Samiti Delhi

Cc: The Vice Chairman, DDA, Vikas Sadan, New Delhi.

Mayor

LANDUSE PLAN

LEGEND - ZONE - A (OTHER THAN WALLED CITY)

— ZONAL BOUNDARY
--- SUB ZONE BOUNDARY

RESIDENTIAL

RECREATIONAL
REDEVELOPMENT AREA

COMMERCIAL

DISTRICT CENTRE
COMMUNITY CENTRE
HIGH HIERARCHY COMMERCIAL CENTRE
WALKER SALE MARKET
CNG STATION / PETROL PUMP

INDUSTRIAL / MANUFACTURING

MANUFACTURING, SERVICE, LIGHT AND FACTORIES

RECREATIONAL

DISTRICT PARK / MULTIPURPOSE PARK / GROUND
NEIGHBOURHOOD PARK / OPEN SPACE

TRANSPORTATION

RAIL TERMINAL / RAILWAY STATION
RAIL CIRCULATION
BUS TERMINAL / DEPOT
MASTER PLAN ROAD - 30 M TO 100 M R/W
ZONAL PLAN ROAD - 18 M TO 24 M R/W

M.U.T.S. ROUTE / METRO STATION
GRADE SEPARATOR
FLY OVER (EXISTING / PROPOSED)

UTILITY

WATER / SEWERAGE TREATMENT PLANT
ELECTRIC SUB STATION

PUBLIC AND SEMI PUBLIC

HOSPITAL FACILITY CENTRE
POLICE STATION
FIRE STATION
OPERATION AND BURIAL GROUND / CEMETERY
RELIGIOUS CENTRE
RESEARCH INSTITUTE / OTHER INSTITUTE
STADIUM / SPORTS COMPLEX
POST OFFICE
TELEPHONE EXCHANGE / TELEPHONE OFFICE
COLLEGE

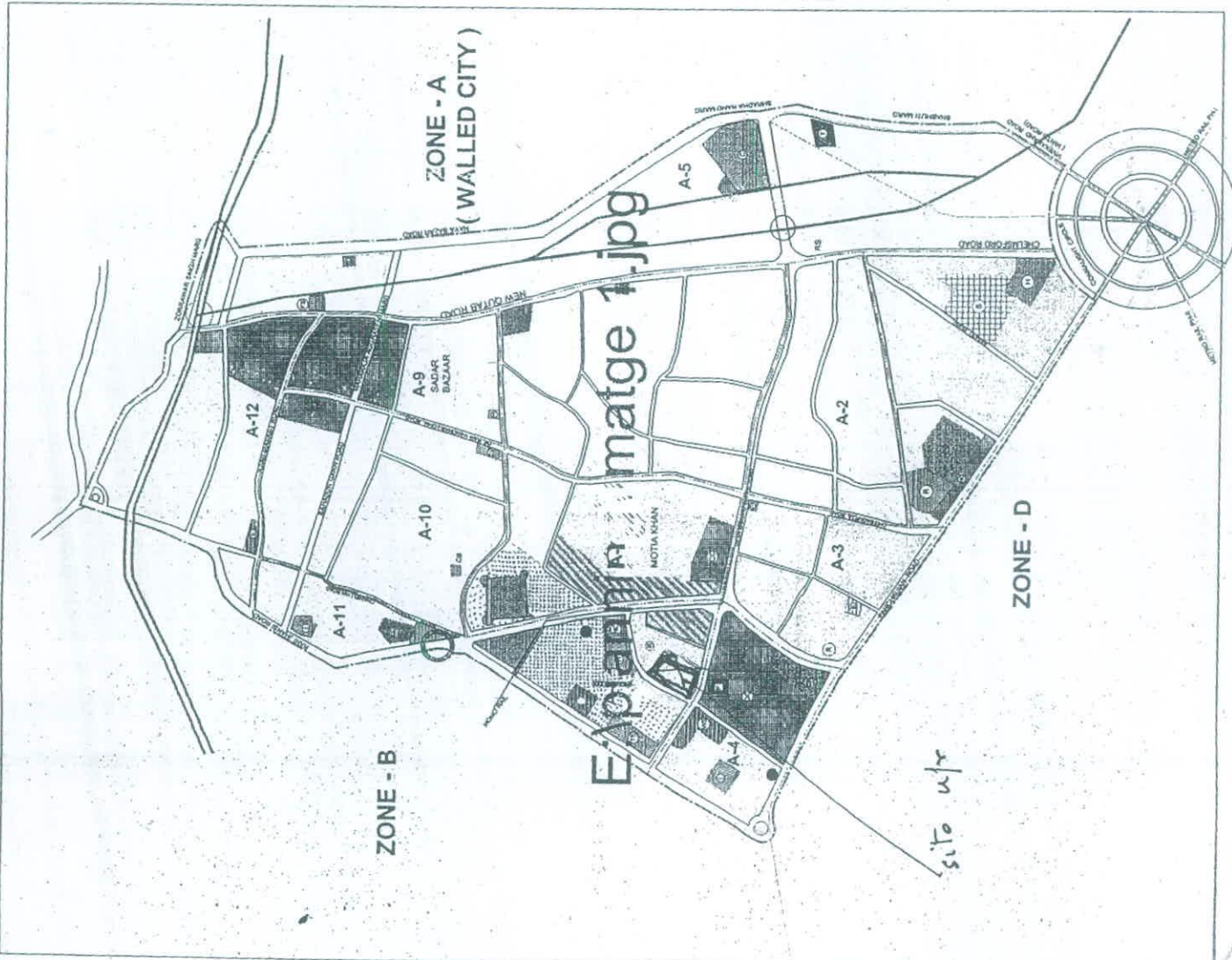
GOVERNMENT

ZONAL DEVELOPMENT PLAN ZONE - 'A' (OTHER THAN WALLED CITY)

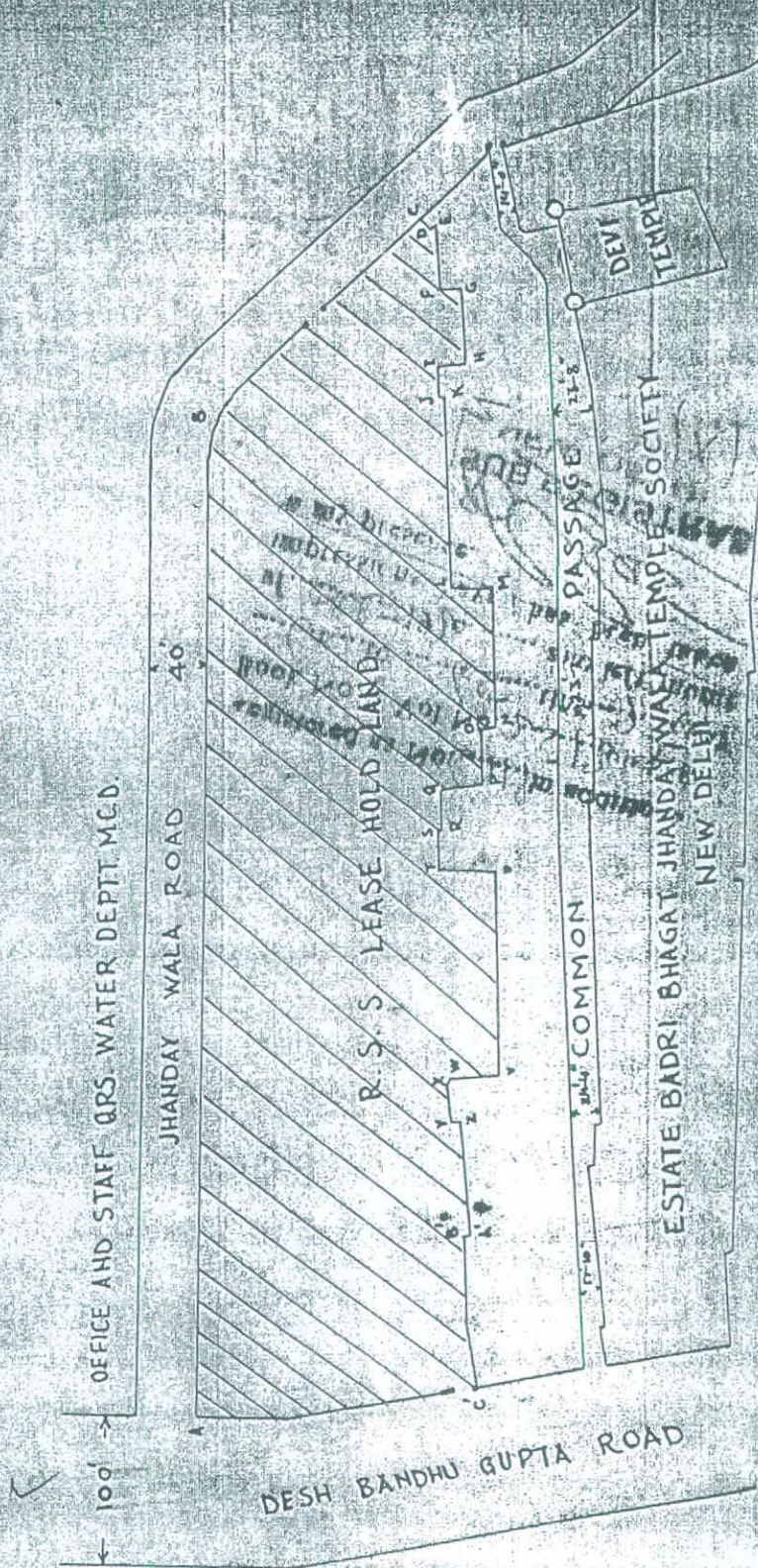
DATE: 10/10/2015	BY: [Signature]	FOR: [Signature]	SCALE: 1:10,000
<p>DELHI DEVELOPMENT AUTHORITY</p>			

NOTE:
Approved on behalf of Government of India
Approved by the Ministry of Urban Development
Dated 8th June, 2015.

(S. YESHWADHANI)
Under Secretary to the Govt. of India
Ministry of Urban Development
New Delhi.



SUBSTITUTED PLAN
VIDE ADDENDUM INDENTURE DATED 5TH OCT 70
SCALE: 1"=128'



Ram Mohan Gupta

SECRETARY

BADRI BHAGAT JHANDAYWALA TEMPLE
 SOCIETY - DELHI

Ram Saran Gupta

PRESIDENT

Chand

ATTORNEY

SHRI K.S. GOCHHAR

xii. बड़े हुए एफ.ए.आर. हेतु समुचित वसूली और भूमि उपयोग परिवर्तन हेतु विद्यमान नियमों/आदेशों के अनुसार सक्षम प्राधिकारी द्वारा लाभ प्राप्तकर्ताओं से शुल्क लिया जाना चाहिए।

xiii. शहरी डिजाइन और विरासत दिशा-निर्देशों के अनुसार सुनिश्चित किए जाएंगे।

xiv. भूमि उपयोग मुख्य योजना/जोनल विकास योजना के अनुसार नियंत्रित किए जाएंगे। गैर आवासीय उपयोगों की अनुमति मिश्रित भूमि उपयोग विनियमों और विशेष क्षेत्र विनियमों के प्रावधानों के अनुसार दी जाएगी।

xv. भौतिक आधारित संरचना की योजना अध्याय 4.0 आश्रय की तालिका 4.2 के नोट (iv) के अनुसार होगी।

नोट:—दिल्ली नगर निगम द्वारा भवन उपनियमों और सार-संग्रह, (कम्पैडियम) के संबंधित पैरों के अलग से तैयार किये गये विवरण का उल्लेख उपर्युक्त विनियमों में नहीं किया गया है।

[फा. सं. एफ. 3(28)2008/एम.पी./पार्ट]

डी. सरकार, आयुक्त एवं सचिव

DELHI DEVELOPMENT AUTHORITY

NOTIFICATION

New Delhi, the 17th January, 2011

S.O. 97(E).—In exercise of the powers conferred by Sub-section (1) of Section 57 of the Delhi Development Act, 1957 the Delhi Development Authority, with the previous approval of the Central Government, hereby makes the following regulations:-

1. SHORT TITLE

"The Building Regulations for Special Area, Unauthorized Regularized Colonies and Village Abadis, 2010."

- i) These shall come into force with effect from the date of notification & shall be applicable in entire NCT Delhi.
- ii) All words and expressions used in these Regulations, but not defined shall have the meaning assigned to them in the Delhi Development Act, 1957 or the Master Plan prepared and approved under the said Act or the Delhi Municipal Corporation Act, 1957 as the case may be.

If any question arises relating to the interpretation of these Regulations, it shall be settled by the DDA, if required, in consultation with the Central Government.

2. DEFINITIONS

In these Regulations unless there is anything repugnant in the subject or context:

- i) 'Act' means the Delhi Development Act, 1957 as amended from time to time.
- ii) 'AUTHORITY' means the Delhi Development Authority constituted under Section-3 of the Act.
- iii) 'MASTER PLAN' means the Master Plan of Delhi for the time being in force.
- iv) 'CHAIRMAN' means the Chairman of the Delhi Development Authority.
- v) 'VICE CHAIRMAN' means the Vice Chairman of Delhi Development Authority.
- vi) 'Special Area' as defined in the Plan includes (i) Walled city (ii) Walled City and Extension and (iii) Karol Bagh. The Authority may further designate other areas as 'Special Area'
- vii) 'Village Abadis' (Urban and Rural) as per DMC Act, 1957 and the properties falling within the village abadis area/Lal Dora/Extended Lal Dora Area as notified by GNCTD.
- viii) 'Unauthorised Regularized Colonies' are those residential settlements that are duly approved/formally regularised by the local body/DDA/Government of NCT of Delhi as per the prevailing policies of the Government.
- ix) 'Local Body' - For the notified development area - 'DDA' will be the Local Body. For areas notified under DMC Act- 'MCD' will be the Local body. For notified New Delhi Areas - 'NDMC' will be the Local Body.
- x) 'Local Area Plan' - Local Area Plan means the plan of a Ward / Sub Zone to be prepared and approved by the concerned local body.

Other definitions shall be in accordance with the relevant Acts, Delhi Master Plan, Unified Building Bye-Laws, etc.

3. BUILDING REGULATIONS

Building Plans in Special Area, Unauthorized Regularized Colonies and Village abadis Rural/Urban will be considered only for the plots which form part of approved / notified Layout Plan of the Area by the Competent Authority. The Area in respect of which there is no approved Layout Plan shall be governed by the provisions of the Master Plan / Zonal Development Plan. This shall be the responsibility of the residents/ RWA to prepare layout plan and get it approved from the local body. All existing exemptions with respect to sanctioning of building plans in the village abadis will cease to exist from the date of notification of these regulations.

- i) No. of Dwelling Units (DUs), FAR, height of building, basement and other conditions shall be as per MPD-2021 norms for residential plotted development. However full Ground Coverage will be permissible and Setbacks will not be insisted upon. (Refer para 4.4.3 A of MPD-2021)
- ii) At the time of submission of application for sanctioning of the Building Plans, the ownership documents and other affidavits etc. shall be in conformity with the BBL / to the satisfaction of the Local Body. (Refer compendium separately prepared by MCD)

In Village abadis, Special Areas and Unauthorized Regularized Colonies, Sub-Division that have taken place upto 08.02.2007 may be recognised provided that if there are more than one building in one residential plot, the sum of the built up area and ground coverage of all such buildings, shall not exceed the built up area and ground coverage permissible in the undivided plot.

This is subject to the condition that :

- The area of sub-division is not less than the minimum area (32 sqm.) prescribed in MPD-2021.
 - Should have access from the public road/street.
 - Documentary evidence of sub-division existing upto 08.02.2007 is submitted with the application for sanctioning of layout plans and building plans to the local body.
- (iv) Requirement of different parts of building, e.g., minimum size of kitchen, toilets, staircase, habitation room, doors, windows etc., can also be with reduced norms as per the BIS 8888, 78/ Building byelaws.
- v) Statutory provisions for Heritage as per ASI notification indicating the distance from heritage building, etc., as per BBL Clause (23) and other statutory provisions as prescribed by GNCTD, for heritage conservation shall be followed. (Refer Clause 23 of BBL, 1983)
- vi) Projections/chajjas/covered chajjas shall be allowed as per MPD-2021 provisions. (Refer condition xvii (a) & (b) of MPD-2021 modifications dated 12.08.2008)
- vii) Development charges and additional FAR charges shall be payable, as decided by the Govt. from time to time.
- viii) Group Housing shall be permissible as per MPD-2021 norms ; subject to provision in the Layout Plan / Local Area Plan by the concerned Local Body, clearance by revenue department, services department/fire department etc. (Refer para 4.4.3 B (ii) of MPD-2021).
- ix) Mixed use regulations given under Chapter-15 of MPD-2021 applicable to village abadis, unauthorised regularised colonies and special areas shall be followed. (Refer para 15.3.2, 15.3.3, 15.3.4, 15.7.2, 15.7.3 and 15.12.1 of Chapter 15 of MPD-2021)
- x) The areas falling in the 'influence Zone of MRTS corridor' and 'Redevelopment Scheme' shall be dealt in accordance with the respective provisions of MPD-2021 and subsequent Guidelines & Orders issued by the Competent Authority from time to time. (Refer para 3.3.1 & 3.3.2 of MPD-2021)
- xi) The guidelines for Rain Water Harvesting, as prescribed under statutory provisions shall be followed. (Refer Clause 22.4.1 Part-III of BBL 1983)
- xii) The owners shall follow structural safety requirements and will also ensure structural safety of the adjoining buildings as per provisions of BIS or building byelaws. (Refer Clause 18 of Part-III of BBL, 1983)
- xiii) All requirements to meet barrier free environment in public buildings for person with disabilities, shall be in conformity with the notification no. K-12016/5/79-DDIA/VA/IB Vol IX (Pt.) on dated 28-8-2002.

4. APPLICATION

Application for sanction of Building Plans with essential documents and prescribed fee has to be made to the concerned local body.

5. For Para 3 (x) of modified draft Regulations

3.3.1. REDEVELOPMENT STRATEGY

The target areas for redevelopment will have to be identified on the basis of their need for up-gradation and potential for development. Redevelopment Schemes will be prepared by the respective local body / land owners / residents. The concerned local body should promote private land owners to take up assembly and redevelopment of a minimum area of 4 hectares. Some of the areas identified are:

3.3.1.1. Planned Areas

A. Influence Zone along MRTS and major Transport Corridor

Growth of Delhi over the years has been on the ring and radial pattern with reliance on road based public transport. The development envisaged by the previous Plans was poly nodal with hierarchy of Commercial Centres located either on ring or radial roads. The proposed MRTS network will bring sizable urban area within walking distance from the proposed stations. This will have an impact on the existing structure of the city and consequently its development. This changed scenario provides opportunities for city restructuring and optimum utilization of the land along the MRTS corridors. In this process, a sizable proportion of the additional population with requisite facilities and employment can be absorbed along these corridors.

Influence Zone along MRTS corridor is envisaged as intensive development zone. The scheme for Redevelopment of Influence Zone shall be prepared on the basis of the following:

- i. Maximum upto 500 m. wide belt on both sides of centre line of the MRTS / Major Transport Corridor (to be identified in consultation with GNCTD) will be designated as Influence Zone which will be identified in the respective Zonal Development Plans.
- ii. Entire approved layout plan of a scheme will be included in the zone if more than 70% of the plan area falls inside the influence zone. In case of large schemes, block / pocket boundary should be considered as one scheme for this purpose.
- iii. The approval of schemes will be granted only after commencement of execution of the respective phase of MRTS.
- iv. Development Controls applicable will be as permissible for the respective use zones / use premises.
- v. Higher FAR and height can be availed of through the preparation and approval of comprehensive integrated scheme.
- vi. In the proposed Urban Extension areas the land uses will be integrated with the proposed movement corridors at planning stages only.
- vii. The following areas shall be excluded from the enhancement of FAR: -
 - Lutyens' Bungalow Zone, Chanakya Puri, DIZ Area and Matasundari Area.
 - Civil Lines Bungalow Area.
 - Monument Regulated Zone (As per ASI guidelines).
 - Property development of DMRC.
 - Comprehensive commercial schemes.

3.3.1.2. Special Area

The Special Area as defined in the Plan has been divided into three separate parts, namely (i) Walled City (ii) Walled City and Extension and (iii) Karol Bagh. These are characterized by a mix of different land uses and have similarities in compact built form, narrow circulation space and low-rise high-density developments, mainly accommodating residential, commercial - both retail or wholesale and industrial uses. Therefore, it is important that the areas, which are already established with identified uses, continue to play an active economic role. The Authority may further designate certain other areas as 'Special Area'.

The strategy is to provide suitable framework for allowing mix-use activities appropriate to the character of the areas as per the individual schemes having greater flexibility in terms of permitting variety of uses namely, commercial use (shops, offices, banks etc.), household industries or outlets for specialized services etc. However, the criterion of selection of the mix-use activities shall be as per Mixed Use Regulations.

Required parking and open spaces will have to be provided as per the norms, while reduced space norms for other facilities may be accepted. The redevelopment areas should ensure modern services and amenities, thereby eliminating risk generating structures and activities.

The regulations for Special Area shall be different from other areas. All these areas are to be brought within the planning purview. For this, the owners can jointly redevelop on the basis of the norms and regulations to be prescribed.

A. Shahjahanabad (Walled City)

The most important part of the Special Area is the traditional City of Shahjahanabad, part of which is a core of the business district. The area is prone to commercialisation, particularly with improved accessibility due to the MRTS. The Plan proposes to regulate and shift noxious and hazardous wholesale trades and industrial activity from this area.

Traditional areas in Walled City need special treatment to conserve its heritage value while retaining the residential character. Redevelopment of government owned katras is to be taken on priority. However, redevelopment would also be promoted in privately owned katras simultaneously. Permission of activities in use premises and building control regulations shall be as follows:

- i. The area surrendered for public facilities or for heritage value to be used as tradable FAR.
- ii. Street pattern:
The street pattern in residential area is proposed to be restructured with linkages from the metro stations. The minimum road width and prioritizing of road widening are dictated by fire and other disaster management criteria. The streets, having 30m to 50m lengths, shall have a minimum of 3m width and streets having more than 50m length shall have a minimum of 4.5m width. Common facilities shall be located with linkages to pedestrian roads and metro stations.
- iii. Subject to preparation and approval of an Integrated Redevelopment Scheme, higher FAR and other development controls can be considered. This provision is also subject to requirement of heritage controls, parking, accessibility of emergency vehicles and basic services.

B. Walled City Extension

Pahar Ganj, Sadar Bazar, Roshanara Road and their adjoining areas comprise the Walled City and Extension. These are old congested built-up areas and for up-gradation of the environment in these areas, minimum level of infrastructure and parking facilities should be provided.

The redevelopment in these areas shall be in accordance with the respective comprehensive redevelopment schemes with conservative surgery as a planning tool, as far as possible.

In the Special Area Plan, use zones have been marked in different pockets of the 'Other Urban Renewal Areas'. These pockets shall be planned for the respective use zones assigned. The redevelopment schemes for different use zones shall generally adopt regulations prescribed in the Development Code except in cases where special provisions have been made / proposed in this Plan.

C. Karol Bagh

Karol Bagh has become one of the important commercial centre outside the Walled City. The invasion of commercial activity has pushed out the residential use substantially. Karol Bagh area is due for comprehensive redevelopment on the basis of mixed-use concept with provisions of parking and up-gradation of facilities and utilities. The gridiron pattern should be treated as an asset to regulate and pedestrianize the traffic movement.

3.3.1.3. Unplanned Areas**A. Slum and JJ Clusters, Resettlement Colonies and Unauthorised Colonies**

In-situ up-gradation of the land pockets of slum and JJ Clusters, which are not required for public / priority use is the first option for provision of affordable housing for rehabilitation of squatters. Resettlement colonies though planned, are also to be upgraded in a similar way for infrastructure provision. Similarly, unauthorized colonies slated for regularization are also proposed to be improved through redevelopment by ensuring participation of the inhabitants.

B. Villages

The villages in Delhi have undergone significant physical and functional transformation related with their specific location. Villages are characterized by a mix of different land uses and have similarities in compact built form, narrow circulation space and low-rise high-density developments. These mainly accommodate residential, commercial and industrial uses and function as a mix. It is important that these areas, which are already established with identified uses, continue to play an active economic role.

Comprehensive schemes for the development of villages should be prepared by the concerned local bodies with the aim of provision of optimal facilities and services within the abadis and integration with the surrounding areas. Towards the latter objective, development along the peripheries of the villages should be carefully planned, wherever necessary for the provision of services and green / open areas, circulation, etc. This aspect should also be kept in view while preparing layout plans for urban extension areas.

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For provision of social and educational facilities, reduced space standards shall be adopted. The facilities like community hall, dispensary etc. may be grouped together depending on the availability land. Small shops shall be permissible in residential plots on ground floor as per provisions of Mixed Use Regulations in village abadi including rural (para 15.6.3).

3.3.2 GUIDELINES FOR REDEVELOPMENT SCHEMES

The basic objective of redevelopment is to upgrade the area by implementing specific schemes on the basis of existing physical and socio-economic conditions in the following way:

- i. Influence Zone along MRTS Corridor and the Sub-Zones for redevelopment and renewal should be identified on the basis of physical features such as metro, roads, drains, high tension lines and control zones of Monuments/ Heritage areas, etc.
- ii. The residents / cooperative societies/ private developers should get the layout and services plan prepared in consultation with the concerned authority for approval.
- iii. Within the overall Redevelopment / Regularisation plans, building plan approval shall be at following two stages:
 - a) Planning Permission for an area of around 4 Ha. This permission may not be required in case an approved layout / Redevelopment / Regularisation plan exists.
 - b) 1. Cluster Block for a minimum area of 3000 sq.m. The owners should pool together and reorganise their individual properties so as to provide minimum 30% of area as common green / soft parking besides circulation areas and common facilities.
2. Individual buildings shall be given sanction by the concerned authority within the framework of cluster block approval.
 - c) The norms of Group Housing with respect to ground coverage, basement, parking, set backs etc. (except FAR) shall be applicable.
- iv. Amalgamation and reconstitution of the plots for planning purpose will be permitted.
- v. To incentivise the redevelopment a maximum overall FAR of 50% over and above the existing permissible FAR on individual plots subject to a maximum of 400 shall be permissible. Higher FAR shall however not be permissible in redevelopment of Lutyens Bungalow Zone, Civil Lines Bungalows Area and Monument regulated Zone.
- vi. In case of plots with service lanes, the lane area may be included in the scheme. However, no FAR / coverage will be granted and the area shall be used as public area.
- vii. The standards of housing density, minimum width of roads and community facilities can be relaxed, wherever justified, by planning considerations (e.g., pedestrianization of the area).
- viii. The Public and Semi-public uses and services like hospitals, dispensaries, colleges, schools, police stations, fire stations, post offices, local government offices, parking etc. shall be retained in their present locations as far as possible and if not, relocated as part of the redevelopment scheme. Alternative sites shall be indicated in the Redevelopment Schemes / Zonal Development Plans. Any change or addition thereof shall be in accordance with the overall policy frame prescribed in the plan.
- ix. Reduced space standards may be adopted for community facilities / social infrastructure for the areas mentioned in 4.2.2.2 B sub para (ii) 'social'. The land required for any public purpose may be acquired with the consent of the owner through issue of Development Rights Certificate in lieu of payment towards cost of land as per the prescribed regulations. The concept of Accommodation Reservation i.e. allowing construction of community facilities without counting in FAR may also be utilized.
- x. Subject to preparation and approval of integrated / comprehensive Redevelopment schemes and provision of parking and services, up to 10% of the FAR may be allowed for commercial use and 10% of the FAR for community facilities with a view to trigger a process of self-generating redevelopment.
- xi. The circulation pattern should include segregation of pedestrian and vehicular traffic, entry control, access of emergency vehicles to every block, provision of adequate parking etc.
- xii. Appropriate levies for increased FAR, and land use conversion shall be charged from the beneficiaries by the competent authority as per prevailing rules / orders.
- xiii. Urban Design and Heritage to be ensured as per the guidelines.

- xiv. The land use shall be governed as per the Master Plan / Zonal Development Plan. The non-residential use will be permitted as per the provisions of the Mixed Use Regulations and Special Area Regulations.
- xv. The planning of Physical Infrastructure shall be as per note (iv) of Table 4.2 of Chapter 4.0 Shelter.

Note: The details of the concerned para of the Building Bye Laws and Compendium separately prepared by MCD is not mentioned in the above regulations.

[F. No. F.3(28)2008/MP/Part]

D. SARKAR, Commissioner-cum-Secy.

ITEM No 51/296/TC

19-

Minutes of the Technical Committee Meeting Held on 21.12.2016

Subject: Proposal regarding change of Land Use of an area measuring (1.71 Ha + 0.07 Ha) = 1.78 Ha from "Recreational (District Park)" to 'Commercial' C1" located at Sanjay Gandhi Transport Nagar, falling in Planning Zone "C".

File No. E-3(14)2008/MP

1.0 Background:

1.1 The proposal of change of land use of Sanjay Gandhi Transport Nagar (SGTN) Ph.-I, was initiated by North DMC in respect of Relocation Scheme of Tyre Market, Rani Jhansi road, Gaushala Marg located at Sanjay Gandhi Transport Nagar, Ph.-I, affected due to widening of Kishan Ganj, RUB. The layout plan of Sanjay Gandhi Transport Nagar, Phase- I was approved by Standing Committee of MCD vide resolution no. 118 dated 1-3-1984 after the change of land use by DDA. Time to time many incorporations were made in the layout plan. The Re-location of Tyre Market was one such incorporation, which was initiated for the construction of fly-over at Rani Jhansi Road and clearance of encroachments on Gaushala Road by MCD. The scheme was administratively approved by Hon'ble L.G. in 2006 and the allotments were made to the plot holders as per the scheme approved by the Standing Committee of MCD vide Resolution No. 1198 dated 21.1.2009 and further revised vide Standing Committee Resolution no. 158 dated 02.07.2009.

1.2 The case was earlier considered by DDA's Technical Committee on 2/9/14 and the case was deferred. Thereafter North DMC referred the file was sent to Hon'ble L.G. for resolving the issue. The P.S. to Hon'ble L.G. vide letter dt. 13/1/2015 has directed the VC, DDA to consider the proposal of North DMC.

2.0 Examination:

2.1 The site under reference falls in "Recreational" (District Park) use zone as per the Zonal Development Plan of Zone-C (approved under MPD-2021).

2.2 The site has been visited and about 70 to 75% shops built-up and some shops are under construction.

2.3 (i) A judgment dated 23.4.12 has been received from ATMCD regarding quashing of the Resolution of the Standing Committee stating that the plots are carved out from the land meant for Green Belt and is in violation of MPD-2021. It has been further stated in the order that MCD is at liberty to initiate fresh proceedings for change of layout plan but in that situation, it has to take into considerations objections of the appellant society as well as of general public through by giving public notice in newspapers and has also to call the reports from Fire department, Police department, Disaster Management department, and other important offices as deem proper before putting up the matter before Standing Committee again. The various provisions in Master Plan -2021 have also to be taken into consideration before dealing with any revision in layout plan.

(ii) The NDMC had filed an appeal against the orders of ATMCD dated 23.04.2012 before the District Judge, Rohini Courts, Delhi bearing appeal no. 11/2012, but the said appeal was dismissed vide orders dated 18.10.12 on the ground of delay.

Against the orders dated 18.10.12, of District Judge, the NDMC has filed a writ petition bearing no. 605/2013 before the Hon'ble High Court, who vide orders dated 09.10.14 has set aside the orders dated 18.10.12 and remand back the matter to the District Judge for deciding the controversy on merits.

(iii) The North MCD had filed an appeal (11/12) in the Court of District & Sessions Judge (North West), Rohini Court, which was decided on 26.11.15 with the following directions, part of which is reproduced

"In view of above discussion, the prayer of the appellant stands allowed and I hold that the staying of operation of the impugned resolutions was against the spirit of the orders passed by the Hon'ble High Court of Delhi and accordingly, the impugned Judgment dated 23.04.2012 passed by the learned Addl. District & Session Judge cum PO Appellant Tribunal, MCD, Delhi, in Appeal No. 700/AT/MCD/2010, stands set aside. With these observations, the present appeal stands disposed of. The Trial Court Record be returned along with copy of this Judgment. Appeal file be consigned to the Record Room".

2.4 The site does not fall in Natural Conservation Zone (NCZ), Natural features such as water bodies, etc.

2.5 Since the shops are already constructed/ being constructed at site, it has been decided to retain the said market by correcting the use depicted in the Zonal Development Plan from Recreational use to Commercial (C1).

North Delhi Municipal Corporation vide resolution no. 201 dated 13-10-2014, which was put-up by the office of Director, SGTN, it has been decided to allot alternative plots for affected persons on account of widening of Kishan Ganj RUB. These plots (20 plots) have been carved out in the 12m wide ROW at SGTN where already 488 plots have been carved out.

The meeting taken by the Commissioner North DMC on 08-12-2015, it was decided that these 20 plots of 75 sqft each (total area 0.07Ha) may be carved out from the Idle Parking in Sanjay Gandhi Transport Nagar, Phase-I, near Tyre Market for rehabilitation of affected persons on account of execution work at project on widening of Kishan Ganj RUB.

The proposal was received from Dy. Commissioner, Civil Lines Zone, North DMC for carving out 20 nos. plots each measuring 75 sqft in Idle Parking in Sanjay Gandhi Transport Nagar Ph-I, near Tyre Market for rehabilitation of affected persons on account of execution work at project on widening of Kishan Ganj RUB. The matter was considered in LOSC on 23/05/16 vide Item No. 26/16 and the following decision was taken:

"The case was discussed. It was informed that earlier the case was discussed in LOSC on 6.9.2013 and was referred back to the deptt. for taking necessary action at their level. The deptt. thereafter got the approval from Standing Committee for carving out 20 plots in the right of way of 12 mt road. Since this is not permissible, another site of "idle parking" was suggested in the meeting taken by the Commissioner.

It was also informed to the Committee that the said "idle parking" site falls in the Recreational Use Zone (Green Belt) as per the zonal development plan. Earlier some plots were carved out in the said green belt for which the Town Planning department is taking up the matter with the DDA for change of land use.

After discussion it was decided that the carving of 20 plots on "idle parking" requires change of land use and the revised proposal including the earlier carved out 488 plots shall be forwarded to the DDA for their consideration. After Change of landuse, the modification in the layout plan arising out of carving of 20 plots in "idle parking" shall be placed before the Standing Committee for approval.

3 Information required as per the MoUD, GoI letters dated 07.04.2015/ 04.09.2015:

S.No	Information required	Explanatory background
A. As per MoUD letter dated 04.09.2015		
(i)	Background Note indicating the current situation / provisions:	Since the shops are functioning and partly under construction in the present site/ location and the use has been mentioned in the Master Plan as Recreational (District Parks) and as such the rectification required to be carried out in MPD-2021 sq. including the project as Commercial (Shop) has been allowed in terms of C-1 category. The site to be given for the parking & long vacant at site.

		& is being used for surface parking for trucks.
(ii)	Whether similar proposals have earlier been considered by DDA / Ministry and / or disposed, and if yes, when and how;	Similar proposals of change of land use have been processed by DDA earlier.
(iii)	What were the specific recommendations of the Authority with regard to the proposal;	The proposal is to be placed before Technical Committee.
(iv)	How and why the proposal was initiated;	As per 1.1 above.
(v)	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof;	The proposal requires correction in the Zonal Development Plan in view of existing shops.
(vi)	What are the expected short-term and long-term outcomes if the proposal is approved and implemented;	As per (v) above.
(vii)	How the proposal will benefit in the development and economic growth of the city;	The proposal was initiated to relocate the affected shopkeepers.
(viii)	What are the provisions corresponding to the proposed policy / changes in other metropolitan cities in India and other countries, and if those provisions differ from the proposal then why are they not considered appropriate for Delhi;	The proposal is made as per the existing conditions at site.
(ix)	What will be the public purpose served by the proposed modification;	As stated in (vii) above.
(x)	What is the number of people / families / households likely to be affected by the proposed policy;	No people / families / households are affected by the proposed policy.
(xi)	Whether the proposal is in consonance with the existing plans, laws, bye-laws, rules, etc;	As stated in (viii) above.
(xii)	Whether the implementation of the proposal will require changes in certain rules, provisions of Master Plan, etc., and if yes, what action has been taken to bring about such changes;	Since the shops are existing at site, the proposal requires correction in the Zonal Development Plan.
(xiii)	Whether the departments / organizations / Ministries related with the proposal have been consulted and if yes, what were their views and how they were disposed;	The concerned Departments of North DMC have been consulted before the proposal is finalized.
(xiv)	Whether the relevant guidelines/ orders of DOP&T, Ministry of Finance and other nodal Ministries / Departments were taken into account while preparing and examining the proposal.	The proposal does not require to take into consideration any guidelines / orders of DOP&T/ Ministries.
(xv)	The name, designation and contact information of an officer of the level of Director or above who will be the nodal officer to be contacted by the Ministry regarding the proposal.	On behalf of North DMC, Sh. P. Dinesh, Sr. town Planner shall be the nodal officer (Tel. No. 23226323).

B. As per MoUD letter dated 07.04.2015:

a.	Whether the land is government or private and who is the land owning agency?	The land owning agency of Sanjay Gandhi Transport Nagar (SGTN) is the Local Body under North DMC.
b.	On whose request the change of land use case or modification to M.U.D. has been initiated?	North DMC

	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	The site has been inspected by the staff of Town Planning Deptt., North DMC.
d.	What is the public purpose proposed to be served by modification of MPD and /or change of land use?	To relocate the tyre shops from Gaushala Road /DCM Road to SGTN for widening of Kishan Ganj RUB and for Construction of Grade Separator at Rani Jhansi Road from Filmistan to St. Stephen's Hospital.
e.	What will be impact of proposal on the ZDP / MPD and whether the changes are in consonance with the approved plans/policies?	The changes/ correction in the zonal development plan will reflect the actual position at site.
f.	What will be proposal's impact / implications on general public eg. Law & order etc.?	The proposal is to rehabilitate the tyre shops in SGTN vide Resolution No. 1108 dated 21.01.2009 of Standing Committee and Resolution No. 201 dated 13-10-2014 of North DMC.
g.	Whether any court cases are ongoing on the land mentioned in the proposal? Full details be attached.	As stated in 2.3 above.

4 Proposal :

In view of the above, the land use in respect of an area measuring (1.71Ha+0.07Ha)= 1.78Ha located at Sanjay Gandhi Transport Nagar Phase-I, Delhi, falling in Planning Zone- 'C' may be changed from Recreational (District Park) to Commercial (C1) under Section 11A of DD Act, 1957.

Location	Area Ha (Acres)	Land use as per MPD- 2021/ZDP	Land use Changed to	Boundaries
1	2	3	4	5
Sanjay Gandhi Transport Nagar, Ph-I	(1.71Ha+0.07Ha)= 1.78Ha	Recreational (District Park)	Commercial (C1)	North: Green Belt and NH-1 South: Idle Parking existing/ 12.0M wide road East: Green Belt West: Green Belt & 66KV Grid Sub Station site

DDA OFFICE, TECHNICAL AUTHORITY
MASTER PLAN SECTION
VERIFIED
This Proposal was verified on 21.12.2016
by 10th
21.12.2016
Item No. 51/2016
Suchhaud/28.12.2016
Asstt. Director
Master Plan

5 Recommendations:

The proposal at para 4.0 above is placed before the Technical Committee for consideration under Section 11A of DD Act for inviting objections / suggestions from public by issue of Public Notice

DECISION

51/2016

Proposal regarding Change of land use of an area measuring (1.71 ha + 0.07 ha) from "Recreational (District Park)" to "Commercial C1" located at Sanjay Gandhi Transport Nagar falling in Planning Zone-C.

The proposal was presented by Director (Plg.) Zone-C. After detailed deliberation, the proposal as contained in para 4.0 of the agenda was recommended by the Technical Committee for further processing under Section- 11A of DD Act, 1957.

Action:
Director
(Plg.) Zone-C

Subject: Proposal regarding change of Land Use of an area measuring (1.71 Ha + 0.07 Ha) 1.78 Ha from "Recreational (District Park)" to 'Commercial' C1" located at Sanjay Gandhi Transport Nagar, falling in Planning Zone "C".

As per MoUD letter dated 17.6.2016:		
(i)	What is the change proposed in MPD 2021/change of land use cases?	The proposed change of landuse is from Recreational (District Park) to Commercial (Non- Hierarchical Commercial Centre) C1.
(ii)	Why is the change proposed i.e. the context and justification?	To relocate the tyre shops from Gaushala Road /DCM Road to SGTN for widening of Kishan Ganj RUB and for Construction of Grade Separator at Rani Jhansi Road from Filmistan to St. Stephen's Hospital.
(iii)	With the proposed changes/amendments who are going to be benefitted? A tentative statistics of details who will be benefitted, should be given.	With the proposed changes/ amendments i.e. 'Recreational (District Park)' to 'Commercial' the business and livelihood of 488 shopkeepers and 20 plots.
(iv)	How they are going to be benefitted from the proposed amendment/change?	As above.
(v)	Any other relevant statistics, details, information, etc which will be useful from the point of view of press release for information to the public at large shall also be give.	As above.



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NORTH DELHI MUNICIPAL CORPORATION
TOWN PLANNING DEPARTMENT

E-Block, 13th Floor, Civic Centre, Minto Road, New Delhi-110002, Tel. no.23226323

No: TP/G/4178

Dated 1/07/16

To

The Commissioner (Plg.), DDA,
5th Floor, Vikas Minar,
New Delhi-110002.

Sub:- Regarding proposed change of landuse of 'Kamla Market' from Recreational' (District Park) to 'Commercial' (Non- hierarchical Commercial Centre) C1 in the Zonal Development Plan under MPD-2021.

Sir,

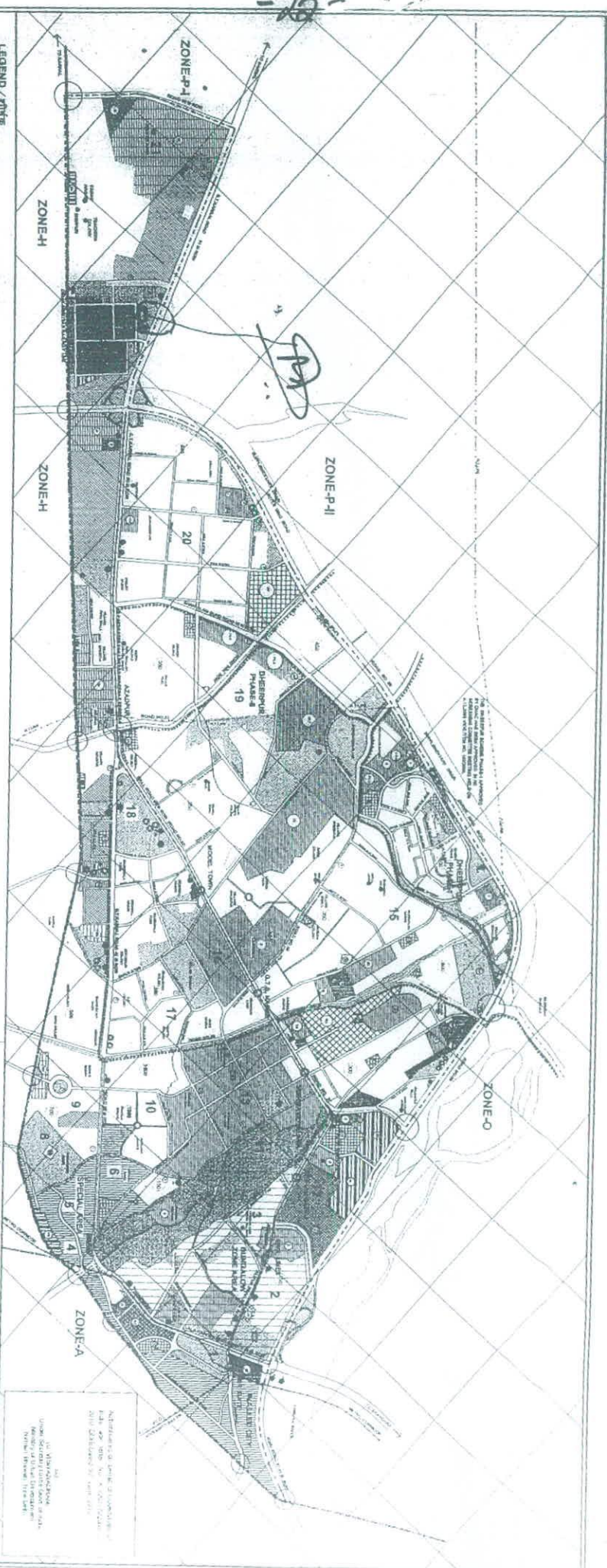
With reference to the discussion the under signed had with Asstt. Director, it is to say that as of now two cases of fait accompli i.e. Sanjay Gandhi Transport Nagar and Kamla Market is pending. However, due to decision of LOSEC vide Item No. 26/16 dated 23/5/2016 in respect of change of land use of Sanjay Gandhi Transport Nagar for 20 plots, the earlier agenda sent for change of land use for 488 plots now need to be amended for combined 488 plots + 20 plots i.e. 508 plots. The said modified agenda shall be forwarded to DDA shortly.

It is therefore kindly requested to consider the case of Kamla Market in the coming Technical Committee meeting.

Yours faithfully,


Sr. Town Planner

2

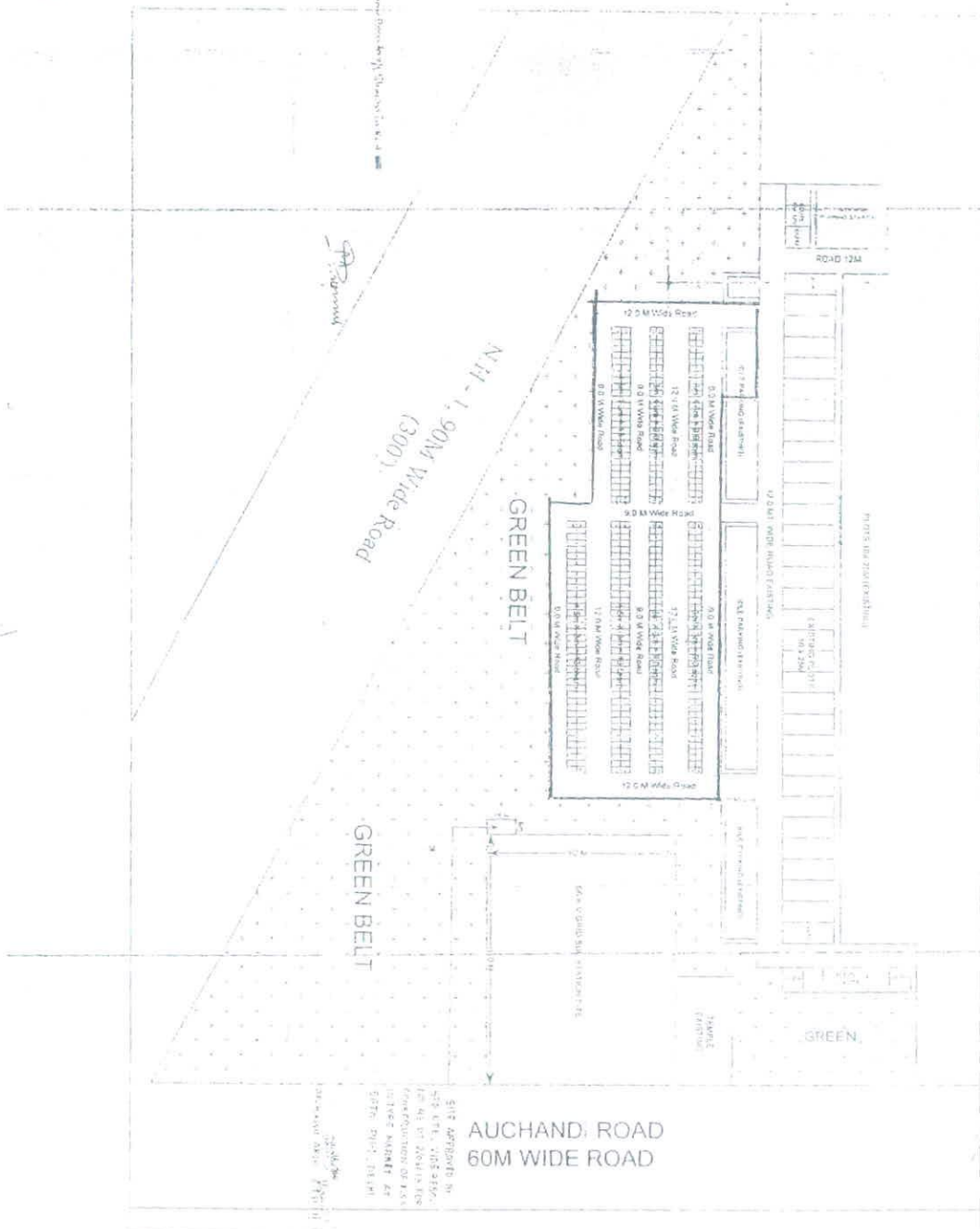


ZONAL DEVELOPMENT PLAN FOR ZONE - C (CIVIL LINES ZONE)
क्षेत्रीय विकास योजना जोन 'सी' के लिए (सिविल लाइन क्षेत्र)

क्षेत्रीय विकास योजना 'जीन सी' के लिए (सिविल लेन क्षेत्र)

- [illegible]

[illegible]



INTC 10

SITE PLAN

TOTAL AREA 17181 sqm (1.71 Hec)

PLOTS AREA 5364 sqm (0.53 Hec) (31.28%)

CIRCULATION 11617 sqm (1.16 Hec) (68.72%)

NUMBER OF PLOTS & AREA

PILOT SIZES	NUMBER	TOTAL AREA
3m x 3m = 9.0 sqm	272	2448
3m x 4.5m = 13.5 sqm	275	2916
4m x 4m = 16.0 sqm	468	5352

Note: Shifting of T-Tree Market from Kuan Dhara Road to Kuan Dhara Road & widening of Kuan Dhara Road (10m) to be relocated in Sanjay Gandhi Transport Nagar T-1.

The above proposal has been approved by the Standing Committee vide Resolution No. 150/2002 dated 15.07.02 subject to the following conditions:-

Relocation Scheme (Modification)

SANJAY GANDHI TIRA - S-012, R.A.S. J.S.

SCALE 1:1000

DATE 02.07.09

15/7/09
15/7/09

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NORTH DELHI MUNICIPAL CORPORATION
TOWN PLANNING DEPARTMENT

E-Block, 13th Floor, Civic Centre, Minto Road, New Delhi-110002, Tel. no.23226328

No.TP/ 6/50/4

Dated 01/11/16

To,
The Director (Plg.) AP-I,
Delhi Development Authority,
3rd Floor, Vikas Minar
I. P Estate, New Delhi-110002.

निदेशक (यो.) एम. पी.
डा. सं. 210/
दिनांक 4-11-16

उप निदेशक (यो.) एम. पी.
डा. सं. 1981
दिनांक 4/11/16

Sub:-Proposal regarding change of Landuse of an area measuring 1.78 Ha from "Recreational (District Park)" to "Commercial (C-I)" located at Sanjay Gandhi Transport Nagar Falling in Planning Zone-"C" processing of change of land uses already executed at site without processing under DD Act 1957 (fait accompli cases).

Dy. Dir. (G&C)
Dy. No. 782 C
Date 01/11/16

Sir,

This is with the reference to your office letter no. F.3(14)2008/MP/D-55 dated 17/19.8.2016 requesting to submit the information with reference to NCZ, MoUD letters vide dated 07.04.15, 04.09.15 & 17.6.16 and certificate mentioning number of such fait accompli cases or no such cases pending in the area of jurisdictions of MCD & NDMC.

In the meanwhile, a letter from Deputy Director (GIS), NCRPB dated 12.8.16 has been received in this office in which it is mentioned that "Delhi Development Authority (DDA) is carrying out the exercise of ground truthing and delineation of NCZ using the NCZ boundaries superimposed on satellite imageries at the scale of 1:10,000. The matter regarding NCZ pertains to DDA.

With regard to information sought in respect to MoUD letter 17.6.16, the details are enclosed herewith for your reference. Other details with regard to MoUD letters 7.4.15 & 4.9.15 agenda has already been provided vide letter dated 03/8/16, 30/5/16, 01/4/16 and 10/8/15 respectively.

North DMC three fait accompli cases are pending as mentioned below:

- (1) Kamla Market (2) Sanjay Gandhi Transport Nagar, Ph-I (3) Cup and Saucer. However, the detail in respect of Cup and Saucer has not been received from concerned deptt. Hence, DDA is requested to consider two cases of Kamla Market and Sanjay Gandhi Transport Nagar, Ph-i.

Encl:-As above.

Yours faithfully

Sr. Town Planner

- 1) Dir. (Plg.) MP
2) Dir. (Plg.) AP-I (zone-I)
3) AD (Plg.) C

Ag. Dir. MP

4/11/16

04/11/2016

P.T.C.

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SOUTH DELHI MUNICIPAL CORPORATION
TOWN PLANNING DEPARTMENT
21st Floor, E-Block, Civic Center, Minto Road, New Delhi-110002

No. TP/K/SDMC/16/8789

Dated 07/11/2016

To,

Sh. K. Srirangan,
Director (Plg.),
Delhi Development Authority,
3rd Floor, Vikas Minar, I.P. Estate,
New Delhi - 110002

702 Dy. No. 784C
3/11/16 Dated 9/11/16

Sub: Regarding change of land use cases pertaining to all MCDs & NDMC.


Sir

Kindly refer your email communication dated 18/10/2016 enclosing the letters of DDA whereby it has been requested to provide a certificate in respect of pending fait accompli cases of change of land uses. In this regard, it is to inform that no such case is available/pending in the respective zones of Town Planning Department, SDMC.

This is for your kind information.

Yours faithfully,


07/11/16
Executive Engineer (TP)-I


08/11/16

- 1) Dir. (Plg.) MP
- 2) Dir. (Plg.) AP-II
- 3) AD (Plg.) C

-29-

Dy. Dir. (G&C)

No. 709 C

Dated 28/9/16

EAST DELHI MUNICIPAL CORPORATION
TOWN PLANNING DEPARTMENT
419, Udyog Sadan, Patparganj Industrial Area,
Delhi-110092.

No.TP/EDMC/2016/ 635

Dated: 30/8/16

To

Dr. K. Srirangan,
Director (Plg.) AP-1,
Delhi Development Authority,
4th Floor, Vikas Minar,
New Delhi-110002.

1800
9/9/16

उप निदेशक (पीओ) एडमो पीओ
डिओ सं. 1736
दिनांक 12/9/16

Sub: Processing of change of land use for sites already executed without processing under DD Act 1957 (fait accompli cases).

Ref: 1) Your letter No.F.3(14)2008/MP/D-34 dated 18.05.2016 and reminder-1 sent vide No.F.3914)2008/MP/D-42 dated 27.6.2016.

2) Letter No.F3(16)1991/MP/242 dt. 27.7.2016 sent by the Dy. Dir (MP).

3) Your letter No.F3(14)2008/MP/D-55 dt. 17/19.8.2016.

Sir,

This is with reference to your letters as mentioned above, asking for intimating CLU cases of fait accompli and asking for certificate for confirmation regarding number of such cases or no such cases.

It is to convey that as far as developments are concerned, the Town Planning Department does not carry out or permit any development which is not in conformity with the land use as per the MPD 2021 or zonal plan of Zone 'E'. However, this department would recall that once during the meeting of the Authority, the undersigned had raised the issue regarding wrongly represented land use in Zone 'E-17' and 'E-18' as Agriculture/Green Belt, where unauthorised colonies exist and a few regularized colonies are also located therein. On this issue, the Hon'ble L.G. had given certain directions to the DDA to process the land use as to the factual status of the colonies and the area falling under zone 'E-17' & 'E-18'. This is one of the crucial issue as the deceptive picture of land use in these areas shown in the zonal plan requires correction.

Long time back, the department had also sent the case of 'Burgess Park colony' at G.T. Road, Shahdara falling in 'E-6' zone, which had also been represented wrongly as 'District Park' and 'District Centre' in the zonal plan. This also requires CLU since the colony is very old and of the period around the year 1940.

Apart from the above two cases, as on date, the department has no information about requirement of CLU as fait accompli as far as jurisdiction of EDMC is concerned. But this cannot be a surety that at a subsequent date any issue could come up from any quarter either from any government department or from a private person, requiring CLU.

The justification for change of land use of the above instances as stated in this letter has also been communicated to the DDA through previous communications.

Refer on fait accompli cases received from EDMC may be processed for further action.

Chief Town Planner

17/9/11

1) Ac (Mg.) AP 23

2) Ac (Mg.) AP 22

3) Dir. (Mg.) DMK / Admin. / works

4) Dir. (Mg.) DMK

Concerned file bearing No. F.3(14)/2008.145 was sent to Dir. (C&G) on 18.11.2015

ITEM No. 52/TC/2016

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Minutes of the Technical Committee Meeting
Held on 21.12.2016

Sub: Proposed change of land use from 'Recreational' (P2-District Park) to 'Transportation' for the three pockets of land acquired by DMRC for Okhla NSIC Metro Station near Astha Kunj, Nehru Place in Zone-F. F20(11)/2016-MP

1.0 BACKGROUND:

1.1 A request was received from Chief Engineer/General DMRC vide letters no. DMRC/Land/15/PD/218/484 dated 16.09.2016 and no.DMRC/Land/15/PD/218/608 dated 28.11.2016 for change of land use of three pockets of land for **Okhla NSIC Metro Station** on Outer ring Road near Astha Kunj, Nehru Place in Zone-F from 'Recreational' (P2-District Park) to 'Transportation' for Janak Puri West-Botanical Garden Corridor (Line-8).

DMRC had acquired these three land pockets as under :-

Pocket	Area in sq. mts.	Land acquired from	Land use proposed by DMRC
Pkt.1	3070.93	National Small Industries Corporation (NSIC)	Transportation
Pkt.2	2947.63	Private owners running small scale industries.	Transportation
Pkt. 3	3113.79	Delhi Jal Board	Transportation
Total	9132.35		

2.0 EXAMINATION:

2.1 The land use of the above mentioned three land pockets as per the Zonal Development Plan of Zone-F and MPD-2021 is 'Recreational' (P2- District Park).

2.2 **Site Inspection Report:** The site under reference located on the junction of Outer Ring Road and Captain Gaur Marg near Astha Kunj, Nehru Place was inspected by Asstt. Dir.(Plg.), Dy. Dir.(Plg.)F&H and the representatives of DMRC and the following was observed;

- i) The land pocket 1 and 2 as shown in the DMRC Plan are in advance stage of construction.
- ii) The JE, DMRC informed that a number of Industries are running in the area and Pocket 2 is acquired from Private owners who were running Small Scale Industries.

2.3 The comments/observations of Landscape Wing and UTTIPEC were also requested vide this office letter no. F.1(31)2005//MP/Pt./D-362 dated 08.11.16.

3.0 INFORMATION w.r.t. MOUD LETTERS DATED 07/04/2015 & 04/09/15

Chief Engineer/General, DMRC vide letter No. DMRC/Land/15/PD/218/608 dated 28/11/16 has submitted the following information w.r.t. MoUD letters dated 07.04.2015 and 04.09.2015:-

(i) Information for MoUD's letter No. K-13011/3/2012-DD-I dated 04.09.15:

S.No.	Information sought by MoUD	Point-wise information
(i).	Back ground note indicating the current situation/provisions;	Okhla, NSIC is a station of Line-8 (Janakpuri West-Botanical Garden) of DMRC phase-III project. This station is located on outer ring road with close proximity to Nehru Place business centre, Okhla Industrial area and Lotus Temple. DMRC has planned integrated scheme based on Transit Oriented Development concept to generate additional revenue by Property Development as per mandate vide MoUD order K-14011/8/2000-MRTS dated 30.03.2009. DMRC has acquired land measuring 2971.53 sqm. from private party, 3073.93 sqm. from NSIC and 3113.80 sqm. from DJB. Since few industries were functioning on the plot, as per policy, they will be rehabilitated thereby. The site was jointly inspected by Deputy Director (AP), Assistant Director (AP) from DDA and Manager/Land from DMRC on 18.10.16 and it was concluded that under reference land is 'Recreational'.
(ii).	Whether similar proposals have earlier been considered by DDA/Ministry and/or disposed, and if yes, when and how;	DDA has changed the land use at various places for DMRC i.e. Netaji Subash Place, Shastri Park, Tis Hazari, Seelampur, Khyber Pass etc.
(iii).	What were the specific recommendations of the Authority with regard to the proposal;	Land use can be changed from "Recreational" to "Transportation".
(iv).	How and why the proposal was initiated;	Land measuring 3070.93 sqm., 3113.80 sqm. and 2971.53 sqm. was allotted to DMRC at Okhla for construction of MRTS purpose. Therefore, land use needs to be changed from "Recreational;" to "transportation".
(v).	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof;	There is no negative impact on the population and environment. On the other hand, people surrounding the locality will get modern and environmental friendly transportation facility.
(vi).	What are the expected short-term and long-term outcomes if the proposal is approved and implemented;	Short term - Project affected people will get rehabilitated at the same place. Long term - Residents of Okhla area will get modern state of art and environmental friendly transportation facility.
(vii).	How the proposal will benefit in the development and economic growth of the city;	Effective transportation connecting major transportation hubs and business districts will uplift the economic activity and living standards of people.

viii).	What are the provisions corresponding to the proposed policy / changes in other metropolitan cities in India and other countries, and if those provisions differ from the proposal then why are they not considered appropriate for Delhi;	The DDA & other Development Authorities in metropolitan cities in India function as per their respective Acts and therefore the provisions of other cities are similar
(ix).	What will be the public purpose served by the proposed modification;	MRTS is a public purpose project.
(x).	What is the number of people/families/household likely to be affected by the proposed policy;	Three small scale industries are getting affected.
(xi).	Whether the proposal is in consonance with the existing plans, laws, bye-laws, rules, etc.;	Yes
(xii).	Whether the implementation of the proposal will require changes in certain rules, provisions of Master Plan, etc., and if yes, what action has been taken to bring about such changes;	It involves "change of land use".
xiii).	Whether the departments/organizations/Ministries related with the proposal have been consulted and if yes, what were their views and how they were disposed;	NSIC has issued NOC (copy enclosed) and DJB have been requested to issue their no objection to this proposal.
xiv).	Whether the relevant guidelines/orders of DOP&T, Ministry of Finance and other nodal Ministries/Departments were taken into account while preparing and examining the proposal and;	The issue of change of land use is not related to any guidelines/orders of DOP&T, Ministry of Finance and other nodal Ministries/ Departments.
(xv).	The name, designation and contact information of an officer of the level of Director or above who will be the nodal officer to be contacted by the Ministry regarding the proposal.	The concerned Officer presently dealing with this matter is Dr. K. Srirangan, Director (Plg.) Area Planning-I (Zones A,B,C,G,F&H) DDA, 4th floor, Vikas Minar, New Delhi -110002. Contact No.: 23378167.

(ii) Information for MoUD's letter No. K-13011/3/2012-DD-IB dated 07.04.15:

S.No.	Information sought by MoUD	Point-wise information
(i).	Whether the land is Government or private and who is the land owning agency?	Government land. i) The National Small Industries Corporation Ltd. - 3070.93 sqm. ii) Private Land - 2971.53 sqm. iii) Delhi Jal Board - 3113.80 sqm.
(ii).	On whose request the change of land use case or modification to MPD-2021 has been initiated?	DMRC Ltd.
(iii).	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	The site was jointly inspected by Deputy Director (AP), Assistant Director (AP) from DDA and Manager/Land from DMRC on 18.10.16 and the land use of the site is 'Recreational'.

(iv).	What is the public purpose proposed to be served by modification of MPD and/or change of land use?	It will improve economic and living condition of peoples of surrounding areas.
(v).	What will be the impact of proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans and policies?	No negative impact is envisaged.
(vi).	What will be proposal's impact/implications on general public e.g. Law and order etc?	No Law and Order issue is anticipated.
(vii).	Whether any court case are ongoing on the land mentioned in proposal? Full details be attached.	Court case to be indicated for private land pocket.

(iii) Information for MoUD's letter No. K-13011/3/2012-DD-IB dated 17.06.2016 :

Sl. No.	Information sought by MOUD	Point-wise information
i).	What is the change proposed in MPD-2021/Change of land use case?	The Change of Land Use of land measuring 9132.358 sqm.(03 pockets) from "Recreational" (P2-District Park) to "Transportation" is Proposed in MPD-2021.
ii).	Why the change is proposed i.e. the context and justification?	The change of land use is being processed on the request of DMRC for Metro Station at Okhla NSIC Metro Station for Janak Puri West-Botanical Garden Corridor (Line-8). As per MPD-2021 provisions, the metro station is permitted in all use zones except Recreational and Ridge/ Regional Use zones. As the proposed site for metro station falls in Recreational Use (District Park), thus the change of land use is required under section 11-A of DD Act, 1957.
iii).	With the proposed changes /amendments, who are going to be benefitted? A tentative statistics or details who will be benefitted should be given?	The general public in the area would be benefitted.
iv).	How they are going to be benefitted from the proposed amendment/ change?	It will facilitate the MRTS Corridor which will be an effective and environmental friendly mode of transportation for the residents of the area.
v).	Any other relevant statistics, details, information etc. which will be useful from the point of view of press release for information to the public at large shall also be given.	No

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4.0 PROPOSAL:

It is proposed to modify land use of the following pockets of land, in MPD-2021, Zone-F under section 11-A of DD Act, 1957 by inviting objections/suggestions from the general public:-

Locations	Area in sq. mts.	Land use as per MPD-2021	Land use proposed to be changed to	Boundaries
1	2	3	4	5
Proposed change of land use of three pockets of land located near Astha Kunj, Nehru Place, Zone - F.	Pkt-1=3070.93 Pkt-2=2947.63 Pkt-3=3113.79 Total=9132.35	Recreational (P-2-District Park)	Transportation	North: District Park (Astha Kunj) South: 45 m Row Outer Ring Road. East: 30 M Row Cpt. Gaur Marg. West: District Park (Astha Kunj)

The plan submitted by DMRC showing the three land pockets is enclosed as **Annexure-A** and the Zonal Development Plan of Zone-F indicating the location of these three pockets is enclosed as **Annexure-B**.

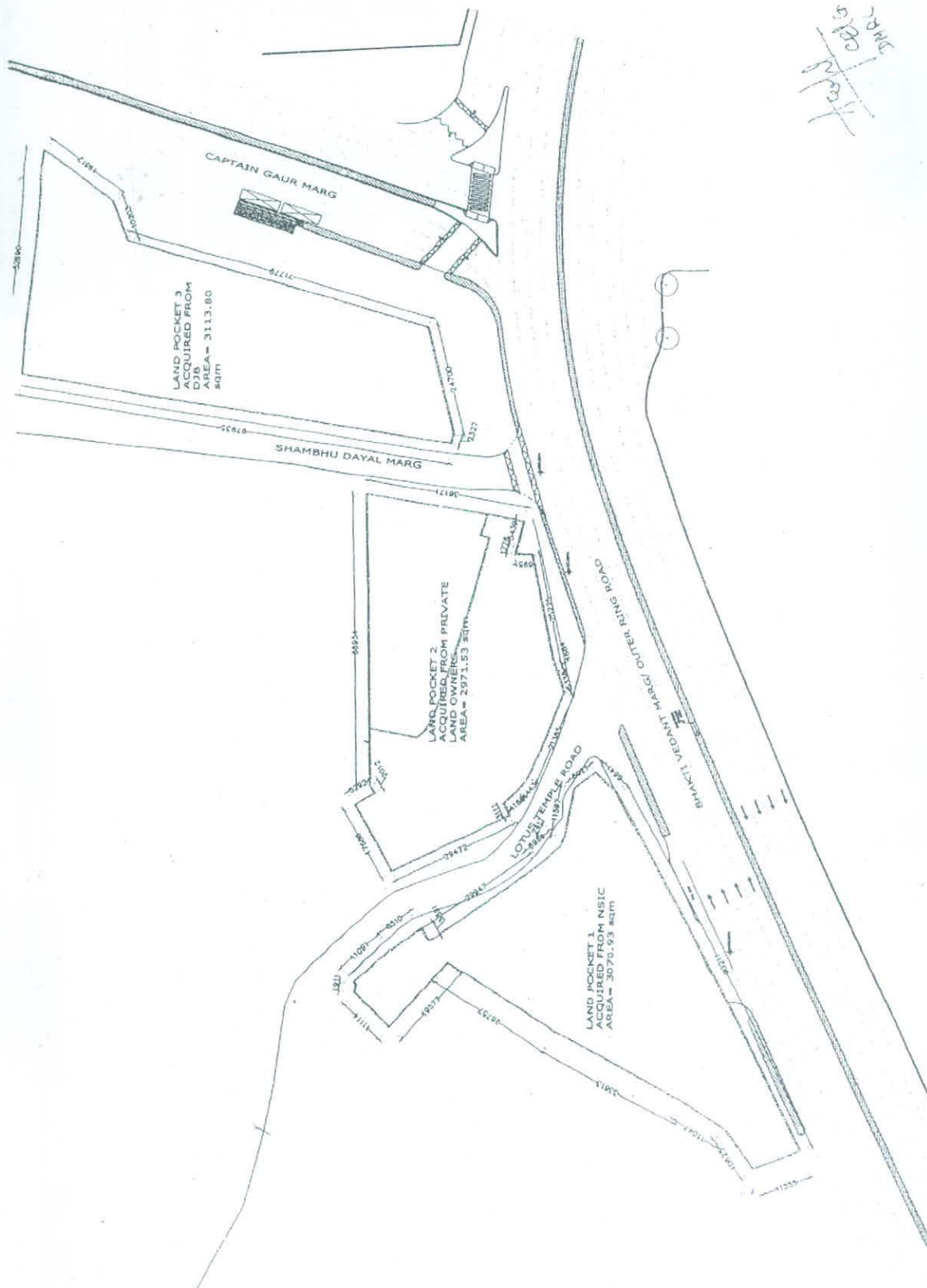
5.0 RECOMMENDATIONS:

In view of background and examination mentioned above in para-1.0 & 2.0, the proposal as given in para-4.0 is placed before the Technical Committee for consideration. Based on recommendation by the Technical Committee, the proposal needs to be forwarded to the Authority for consideration and giving permission to invite objection / suggestions from the public.

DECISION

52/2016	Proposed change of land use from 'Recreational'(P2-District Park)to 'Transportation' for the three pockets of land acquired by DMRC for Okhla NSIC Metro Station near Astha Kunj, Nehru Place in Zone- F. F.20(11)/2016/MP	The proposal was presented by Chief Architect, DMRC. During discussion the representatives of DMRC informed that in case of one of the plot the matter is subjudice before the Hon'ble court regarding the compensation. In view of this the agenda was deferred with the direction that DMRC will obtain the clarifications from legal department and inform that the plots are free from all encumbrances and that the clear title of the land pockets is in favour of DMRC.	Action: Chief Architect, DMRC
---------	--	--	---





20/12/2014
20/12/2014
20/12/2014

REVISIONS		APPROVAL BY DMRC		DELHI METRO RAIL CORPORATION LTD	
No.	Description	Date	Signature	Date	Signature
1	As per drawing	20/12/2014	[Signature]	20/12/2014	[Signature]
2	As per drawing	20/12/2014	[Signature]	20/12/2014	[Signature]
3	As per drawing	20/12/2014	[Signature]	20/12/2014	[Signature]
4	As per drawing	20/12/2014	[Signature]	20/12/2014	[Signature]
5	As per drawing	20/12/2014	[Signature]	20/12/2014	[Signature]
6	As per drawing	20/12/2014	[Signature]	20/12/2014	[Signature]
7	As per drawing	20/12/2014	[Signature]	20/12/2014	[Signature]
8	As per drawing	20/12/2014	[Signature]	20/12/2014	[Signature]
9	As per drawing	20/12/2014	[Signature]	20/12/2014	[Signature]
10	As per drawing	20/12/2014	[Signature]	20/12/2014	[Signature]

DELHI METRO RAIL CORPORATION LTD
DRAWING TITLE: SITE PLAN - PART 1
DRAWING NO.: DMRC/2014/1000
SCALE: 1:1000
DATE: 20/12/2014
BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]

PROJECT NO.: 1000
DRAWING NO.: 1000
SCALE: 1:1000
DATE: 20/12/2014
BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]

PROJECT NO.: 1000
DRAWING NO.: 1000
SCALE: 1:1000
DATE: 20/12/2014
BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]

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ANNEXURE - E

FRIENDS COLONY

NEW FRIENDS COLONY

W

U

H

H

VILLAGE SARAI JULIANA

SUKHDEV VIHAR

F-7

CAPTAIN GAUR MARG 1000m

POCKET 1
AREA = 2113.80 Sqm

POCKET 2
AREA = 2971.53 Sqm

POCKET 3
AREA = 3070.93 Sqm

ASTHA KUNJ

OKHLA INDUSTRIAL AREA
PHASE-III

PR

D

C

PART ZDP- F
SHOWING THREE

LAI D ON TABLE

ITEM No. 53/2016/TC

-37-

Minutes of the Technical Committee Meeting
Held on 21.12.2016.

Sub: Relaxation in Setbacks and Gr. Coverage in the existing School building of Deepalaya Education Society, Pocket A-14, Kalkaji Extn., Govindpuri, New Delhi, for processing of Completion Certificate of School building which was Sanctioned on 26-03-96 and constructed/completed in 1998.

File No. F13(83)/95/Bldg./

1.0 Background:

1.1 2.00 acres of land was allotted to the Society for construction of a school by Director (Land), DDA vide letter No.F18 (31)/89/IL/4141 dt. 26.08.94. Out of 2.00 acres, 50% for building area & 50% for play field was earmarked. The land of 2.00 acres was handed over to the Society by IL Branch on 17-1-95 and NOC for construction was issued by IL Branch on 17-02-95 (ref. Annexure-A)

1.2 The Society had submitted building plan in DDA and got sanctioned on 20.03.96 with proposed setbacks Front - 10.0 M, Rear - 6.0 M, Left - Play field and Right - 8.0 M against permissible set back 9.0 M, 6.0M, 6.8 & 6.0M (ref. Annexure -B) and building was completed in 1998 without boundary wall since there was dispute in the shape and size of the plot due to realignment of the front road and boundary of the DDA built flats in the rear side.

1.3 The lease deed was executed on 04-02-2003 with a change in shape and area of available plot became 7846.012 sqm. instead of 2 Acre (8093.89 sqm) and 3923.0106 sqm for School Building (ref. Annexure -C).

1.4 The Society addressed a letter to VC, DDA on dated 21/11/2003 for releasing completion relax the setbacks etc. As per the letter, the shape and area of allotted land has been changed from 2.0 acres (8093.89 sqm.) to 7846.01 sqm. as per lease deed executed on 04.02.03 on IL file. Due to change of shape and area of allotted land, the permissible FAR and setbacks could not be maintained by the society/Institute on already constructed building as per sanctioned plan and requested for the following:- (ref. annexure-D)

4c 11/1

- i. Relax the setback from 9.0 M to 5.0 M.
- ii. To increase the land area for building activity, adjusting from play field.
- iii. Adjust the composition fee charges.

1.5 The Society submitted the superimposed Site Plan showing the Existing School Building on the shape of plot earlier allotted on 17-01-95 (shown red) and shape of existing plot as per Lease Deed Plan dated 4-2-2003 (shown yellow), on 5-9-2005 (refer Annexure E).

1.6 The Society applied for completion cum occupancy certificate on 3-11-2012 by depositing building permit fee vide Challan No. 668 dated 22-11-2012 of SBI but same could not be processed due to reduced/inadequate setbacks and excess Ground coverage more than compoundable limit.

1.6.1 The Building file bearing No. F-13(83)95/Bldg. was sent to Dir. (Plg.) Zone F&H on 26-05-15, with a request to provide the modified LOP of the area under reference so that the case can be put up in Technical Committee DDA. The Dir. (Plg.) F&H vide their noting dated 19-06-15 states that:

"Society vide their letter dated 21-10-03 at page No. 159/C To 160/c addressed to VC DDA, requested that as the shape and the area of the allotted land has been changed from 2 acres to 7846.01 sqm. (refer page 168/C to 169/C).

Plan of reduced area i.e. 7846.01 sqm. Of land as provided by IL Deptt. placed at 227/C.

In view of above Bldg. Deptt. has requested to provide a modified Layout plan. The possession plan is placed at 97/C. As per plan the Primary School site measuring 2 acres allotted to Deepalaya for Middle School vide LG's order dated 9-8-94, at page 28/N in File No. F -18 (31) 89/ IL. As per information available there is neither MP File nor lop is available in the record. If agreed it may suggest to Building Deptt. to consult IL File for further necessary action."

(refer Annexure E-1)

1.6.2. The Building file bearing No. F-13(83)95/Bldg., was also sent to the Director (Lands) on 26-06-15 vide which following is stated:

"Reference to remarks of Director (Plg) on page 106/N and reports Furnished by A.D. (Survey)/IL, the Society was allotted 2 Acres as per Allotment Letter dt. 26-08-94(P-112/C) and NOC for construction was issued on 17.02.95.

However, due to the disputes of carving out/ alignment of road on one side and Boundary-wall of DDA Flats on other side of the school, the superimposed LOP was issued by the Plg. Deptt. and the area/ alignment of the school was modified after due examination at

he
1/2

various level/ deptts. the detail reports from page-196-200/C in this File can be seen.

Accordingly, in due course, in terms of superimposed LOP the Lease Deed with modified lease plan as per existing site condition, was executed on 4-2-2003 (P-220-227/C) for a total measuring 7846.01 sqm. With the ratio of 50:50 (i.e. 50% for building and 50% for play field). therefore, if agreed, we may inform the Building Deptt. to proceed in terms of the area as per lease Plan placed at P-227/C in this File." (refer Annexure E 2)

After the sanction of building plan on 20-3-1996, the Society started the building construction and completed in the year 1998 without completing the boundary wall.

Due to the dispute of carving out /realignment of road on one side and boundary wall of DDA Flats on other side of the School resulted into change in shape & area of the School Plot (from the earlier shape as per handing over the possession of plot on 17-01-95) and accordingly the lease deed was executed on 04-02-2003 with a change in shape and area of available plot for 7846.012 sqm. instead of 2 Acre (8093.89 sqm) and 3923.0106 sqm for School Building.

But since the Society has already constructed the School building as per handing over the possession of plot on 17-01-95 and NOC for construction issued on 17-02-95, prior to execution the Perpetual Lease Deed dated 04-02-03; this has resulted into the reduction in setbacks

2. Examination:

2.1 The School Site is surrounded by the following (Ref. annexure-E):

2.2 North-East 13.5 m wide Road (approach road)

2.3 East -South Park/Green

2.4 South-West DDA Housing & Park/Green

2.5 West-NorthGreen & EWS Insitu- Rehabilitation Housing Project(across)

2.6 The Total Land allotted as per allotment letter No.

F18 (31)89-IL/4141	dated 26.08.94	-	2 acre
(1 acre for School Bldg. and			1 acre for Play Field)

2.7 The building plan submitted and sanctioned for 4048.58 sqm (1 Acr)

2.8 Total land for school building - 4048.58 Sqm

2.9 Plot area allotted for Play field - 4048.58 Sqm

40
1/3

-40-

(Development control norms)

2.10 Area Chart as per Sanctioned Building Plans as per possession plan dt.17.1.95, 1Acre (4048.58 sqm). Area for School Building.

S.No.	DC Norms As per MPD 2001	Permissible (Max) 4048.58 Sqm	Sanctioned
1.	Maximum Ground Coverage	30% 1214.574 Sqm)	29.937% 1212.84 sq.m
2	Max FAR	120% (4858.296 sqm)	115.359% (4670.426sqm)
3	Max Ht.	15 m	Less than 15 m

2.11 Area of the Plot as per the perpetual lease
Vide dated 4-2-2003 = 7846.012sqm

2.12 Area allotted for Building = 3923.0106 sqm.

2.13 The status of the Building : Low Rise

2.14 Nos. of Floors : 3 storied + Basement

2.15 Height : 13.15 m (Less than 15m)

2.16 Comparison Area Chart as per possession Plan dt. 17-01-95, lease Deed plan dt.04-02-03 and Completion Plans

S.No	DC Norms As per MPD 2001	Permissible (Max) as per 4048.58 sqm for building area	Sanctioned	Permissible (Max.) As per lease deed dt. 4-02-2003 3923.0106sqm . For building area	As per completion plan	Permissible compounding (max.) 5%	Relaxation required
1.	Maximum Ground Coverage 30%	1214.574 Sqm)	1212.84 sqm. 29.937%	1176.903 sqm.	(1266.42 sqm) 32.28 %	58.845 sqm. 1176.903+ 58.845 =1235.748 sqm.	Relaxation required for 30.672 sqm.
2	Max FAR 120	(4858.296 sqm)	(4670.426 sqm) 115.359%	4707.613 sqm.	4824.91 sqm. 122.99 %	235.38 sqm. 4707.613+ 235.38 =4942.993 sqm.	In order
3	Max Ht.	15 m	15 m		Less than 15 m		In order

S.No.	Set Back as per MPD -2001 mtrs	Sanctioned mtrs	Available as per Completion Plan	
Front	9	10	7.95 m	Relaxation required
Left Side	6	Play Field	Play Field	
Right Side	6	8	More than 6m	
Rear	6	6	4.75	Relaxation required

2.18 The site was inspected on 15-05-05 and noted that front set back is 7.95m instead of 9m and rear setback is 4.75m instead of 6m. The site was again inspected on 29-12-15 and status of the set back is found the same as of 15-05-05. **(Ref. Annexure -E).**

2.19 Statutory approvals from Delhi Fire Services and DUAC

2.19.1 The completion Plan was forwarded to DUAC on 08-05-14 and approval of DUAC was accorded vide letter No. 48 (08)2014 /DUAC dated 28-07-14 **(refer Annexure -F)**

2.19.2 The fire Safety Certificate With the reduced/ existing Set Backs (Front 7.95 m and rear 4.75m) has also been obtained from Delhi Fire Services vide F6/MS/DFS/2006/3855, dated 29-12-2006 and up to date Fire Safety Certificate has also been obtained vide No. F6/DFS/MS/School/2014/SZ/1241, dated 24-09-2014 which is valid for next three years **(refer Annexure -G)**

2.20 A meeting was held on 25.11.16 at 5.00 PM in the chamber of the Principal Commissioner (LD) wherein the Commissioner (Plg), Director (Bldg), Executive Engineer (ED-7) and Assistant Director(Arch) Bldg.- L&I where the matter of pending Occupancy-cum Completion Certificate was discussed along with the issues of setback and excess Ground Coverage. The entire background on reduction of size of land for this particular plot was discussed and it was decided that the owner of the school was not at fault for the reduction of land. It was noted that the sanction had already been accorded and building has been constructed as per sanction.

In view of the above the following were decided:

- The reduction of setbacks at two places be considered in consonance with the sanctioned plan.
- The excess area of Ground Coverage (30.672sqm) constructed more than the compoundable limit is due to reduction of the plot area, which is not intentional; and hence it will remain the same.

iii. If the school authority seeks to construct more by availing additional FAR, than the construction of the additional floor shall have Ground Coverage with reduced area of 30.672sqm. The reduced area shall be designed towards the-on the side of 4.75 m set back to facilitate the fire safety.

3. Proposal/relaxation required:

The relaxation required in Front setback i.e. 7.95m instead of 9m and rear Setback 4.75m instead of 6m and Ground coverage of 30.672 sqm more than the compoundable limit.

4. **Recommendation:** The following are proposed for consideration and approval of the Technical Committee:

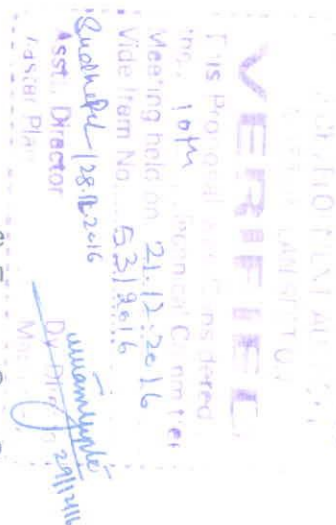
- The reduction of setbacks at two places be considered in consonance with the sanctioned plan.
- The excess area of Ground Coverage (30.672sqm) constructed more than the compoundable limit is due to reduction of the plot area, which is not intentional; and hence it will remain the same.
- If the school authority seeks to construct more by availing additional FAR, than the construction of the additional floor shall have Ground Coverage with reduced area of 30.672sqm. The reduced area shall be designed towards the-on the side of 4.75 m set back to facilitate the fire safety.
- The provisions of MPD 2021 and UBBL-2016 shall be applicable for any additions.

5. Follow up action

- After the approval of Technical committee, the layout [plan of the school site shall be sent to the Planning Department for ratification the site in zonal / Site Plan.
- The case of completion shall be processed as per BBL 1983 as no benefit of UBBL 2016 has been sought.
The agenda for technical Committee is placed opposite for putting up in Technical Committee for consideration and approval.

DECISION

53/2016	Relaxation in setbacks and Gr. Coverage in the existing school building of Deepalaya Education Society, Pocket A-14, Kalkaji Extn., Gopvindhuri, New Delhi, for processing of completion certificate of School building which was sanctioned on 26.03.96 and constructed/completed in 1998. F.13(83)/95/Bldg./	The proposal was presented by Director (Plg.) Building. After detailed deliberation, the proposal as contained in para 3 & 4 was approved with the recommendation that any further alteration/addition made in the building shall require fresh approval from the Fire department as per the safety norms and UBBL 2016	Action: Director (Plg.)Building
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ANNEXURE-A

DELHI DEVELOPMENT AUTHORITY

No.F.

9-FL.

VIKAS SABAN
THIRD FLOOR
BLOCK 'A'

8
26-11-74

To

The Secretary & Chief Executive,
Deepalaya Education Society

BF-99, Janakpuri New Delhi. 110058

Kushin
Sethi

SUBJECT: Allotment of land to Deepalaya for construction
of Middle School at Govindpuri, Kalkaji Extn.
measuring 2.00 Acres.

DEAR SIR,

I am directed to inform you that it has been
decided to allot on perpetual lease hold basis a plot of
land measuring 2.00 acres (1 Acres for School Building
& 1 Acres for play field) for running a Nursery/Middle School
at Govindpuri, Kalkaji Extn.
on usual terms and conditions which shall also include
the following:-

1. The ~~Deepalaya Education Society~~ shall be required to pay the cost of land measuring 1.00 acres allotted for school building at the rate of Rs. 30.00 lacs per acre & annual ground rent @ 2-1/2% p.a./Prev. of the area in.
2. The land measuring 1.0 Acres is allotted to the Society for play ground on temporary basis on payment of nominal ground rent of Rs. 1000/- per annum (provisionally)
3. The Ground rent of land shall be paid by the said Society from the date of handing over the possession of the land.
4. The area allotted for play ground shall be kept open and no structure of even temporary nature shall be raised on this land.
5. The DEEPALAYA EDUCATION SOCIETY shall use the land for running a Middle School failing which the land alongwith the structures raised thereon will be resumed by the Govt./DDA.
6. The cost of land as demanded is provisional. The Society shall give an undertaking on Rs.2/- stamp paper duly attested from 1st Class Magistrate/Notary public to the effect that the difference as cost of land and when decided by the Govt. of India and DDA shall be payable by the Society,

20. The Society shall not refuse admission to the residents of the locality.
21. The society shall follow the instructions of the Dte. of Education for minimum/maximum enrolment of students in the school new building constructed on land allotted by the Govt.

If the above terms and conditions are acceptable to the DEEPALAYA EDUCATION SOCIETY the acceptance thereof, may be communicated to the undersigned and also deposit a sum of Rs. 82,05,000/- on account of cost of land Rs. 80,00,000/- & Rs. 2,00,000/- G.R.P.A. on account of ground rent for the period of one year @ Rs. 5000/- as nominal ground rent for the play ground) in favour of Dte., within 30 days from the date of issue of this letter, failing which the allotment will stand automatically cancelled and withdrawn.

Yours faithfully,

(Signature)
(A.K. DABHAKAR)
DIRECTOR (Land).

BY: *(Signature)* (SUBSTITUTIONAL)

Copy to:-

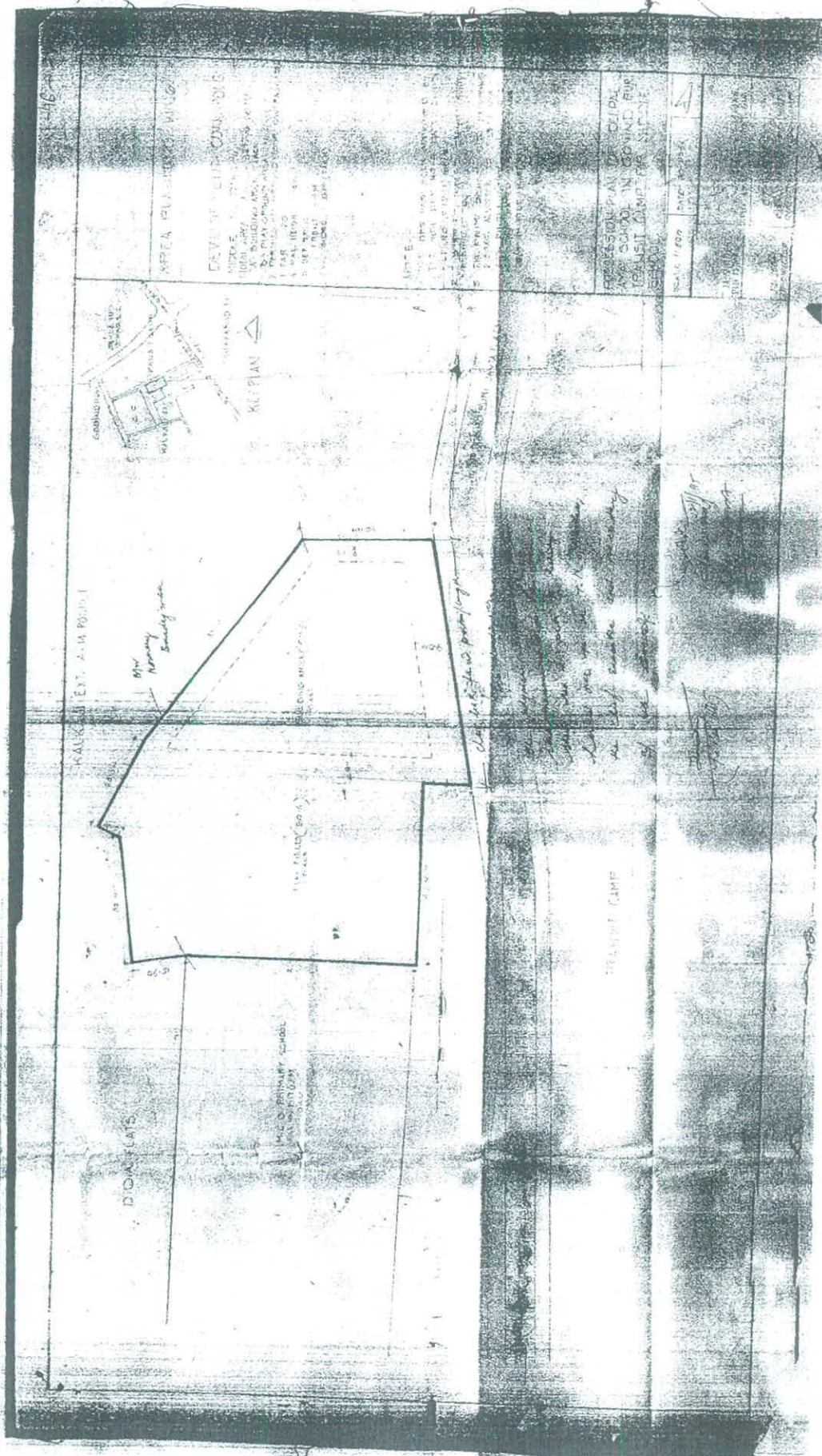
1. Dy. Commr. (C) District of Education, Old Secy., Delhi for information.
2. A.D.(G), D.D.A. for information.

Details of Premium.

DIRECTOR (Land).

1. Premium of School building i.e 1 Acres @ Rs. 80 Lacs per Acre	Rs. 80,00,000/- <i>(By Dir. (Instl.) D.D.A.)</i>
2. Licence fee for play ground @ Rs. 5000/- per annum for 1 Acres	Rs. 5,000/-
3. Ground rent for school Building land @ 2-1/2 % per annum	Rs. 2,00,000/-
Total	<u>Rs. 82,05,000/-</u>

7. The Society shall shift the present existing school within two years from the date of handing over possession of the plot.
8. The D.D.A. reserves its right to alter the plan & conditions in its discretion.
9. The land shall be used by the Society for the construction of Nursery/Sr.Sec./Middle school and for no other purpose whatsoever. No residence is permitted except a small hut for chowkidar.
10. The building plans should be got approved from the local body/DDA before undertaking any construction of land.
11. The Society shall complete the construction of school building on the land within a period of two years from the date of handing over possession of land.
12. The land shall not be transferred/sub-leased to any other organization/deptt. by the Society without prior permission of the DDA obtained in writing.
13. The perpetual lease shall be executed by the society at their own cost as and when called upon to do so.
14. The Society shall provide fencing and boundary wall immediately after taking over the possession to prevent the encroachment.
15. No person attending the school shall be permitted to take part in any religious/Institution or to attend any religious worship without the consent and no citizen shall be deprived of admission to the school on ground of religion, race, caste, language or any of them.
16. In the event of deracognition of school by the Director of Education, Delhi Admn. or any other Competent Authority, the lessor shall be required to pay premium for the land allotted at the market rate prevailing on the date of de-recognition of the school or the land with super structure, fixtures, fittings etc. shall revert to the Government of compensation as may be decided by the Govt.
17. The school shall not increase the rates of tuition fee without the prior sanction of the Director of Education, Delhi Admn. and shall follow the provisions of Delhi School Education Act/Rules, 1973 and other instructions issued from time to time.
18. The DEEPA LAYA EDUCATION SOCIETY shall contribute a percentage of free-ship from the tuition fee as laid down under rules by the Delhi Admn. from time to time is strictly complied. They will ensure admission to the students belonging to weaker sections to the extent of 25% and grant free-ship to them.
19. The Delhi Admn. will have two nominees on the Governing body of the school.



-47-
DELHI DEVELOPMENT AUTHORITY
(INSTITUTIONAL BRANCH)

" 2nd Floor, Block 'A'
Vikas Sadan, I.N.A.

No. F. F18(31)/89-1C | 236
New Delhi, 17/2/95 1994

To

The Secy & Chief Executive,
Deepalaya Edu. Society,
BF-79 Janakpuri
New Delhi.

Sub:-

Issue of No objection certificate in respect
of land allotted to Deepalaya Edu. Society
measuring 2.00 Acre. in Govindpur
Kalkaji Extn for Middle School

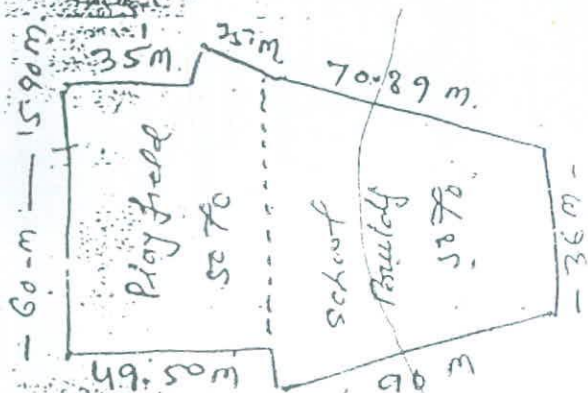
Sir/Madam,

With reference to your letter dated _____
please find herewith a No objection certificate in
respect of the plot/land for getting the sanction of
building plans.

NO OBJECTION CERTIFICATE.

1. Name of the lessee/ allottee Deepalaya Edu. Society
2. Plot No./situation of plot _____
3. Name of the Scheme Govindpur Kalkaji
4. Area of the plot/land 2.00 Acre.
5. Size of the plot As per Sketch given below
6. Use of the plot/land as specified Middle School
7. Premium of the land/plot Rs 82,05,000/- Full payment received
8. Date of issue of possession handed over to the allottee. 17-1-95

Rough sketch not to scale.



17/2/95
LEASE ADMINISTRATION OFFICER,
INSTITUTIONAL BRANCH,

Nº 010441

दिल्ली विकास प्राधिकरण

भवन अनुभाग

प्रेषक सं०.....

दिनांक 20/3/96

विकास मदन,

नई दिल्ली

दिनांक :-



फाइल सं० F13(03)95/Bldg

सेवा में,

The Hony. Secretary
Deepalaya Education Society
C.N.-12, Shivaji Enclave, Delhi-110027

विषय :- दिल्ली विकास अधिनियम की धारा 12 के अन्तर्गत स्वीकृति।

महोदय/महोदया,
Kalkaji Extn. से/पर स्थित प्लॉट सं० Deepalaya Education
Society से संबंधित आपके आवेदन-पत्र में निर्दिष्ट
विकास कार्य को पूरा करने के लिए भवन के निर्माण/पुनर्निर्माण/उत्प्रेषण/परिवर्तन/परिवर्तन करने की स्वीकृति देने के बारे में आपके दिनांक 25-9-95 के आवेदन-पत्र के मन्दर्भ में मुझे यह कहना है कि वह दिल्ली विकास प्राधिकरण द्वारा दिनांक 18-03-96 को निम्नलिखित शर्तों एवं नक्शों में किए गए सुधारों के अधीन दी गई है।

- नक्शे वर्ष 99 के March माह के 17th दिन तक बंध है। (Two years only)
- निर्माण-कार्य केवल स्वीकृत नक्शों के अनुसार प्रारम्भ किया जाएगा और उप-विधि में किसी भी विचलन के लिए पूर्व-स्वीकृति के बिना अनुमति नहीं दी जाएगी यदि उप-विधि की व्यवस्था के विरुद्ध कोई विचलन किया जाएगा तो निर्माण पिरा दिया जाएगा और इस स्थिति में कार्य-गत पर्यवेक्षण-वारन्तुबिद का लाइसेंस रद्द किया जा सकता है।
- भवन उप-विधि का सम्बंधन नियो जाने पर कोई समझौता नहीं किया जाएगा।
- यह सुनिश्चित करने का कर्तव्य प्लॉट के स्वामी और नक्शे तैयार करने वाले वास्तुविद् का होगा कि स्वीकृत नक्शे लागू भवन उप-विधि के अनुसार है। यदि उप-विधि का कोई उल्लंघन जानकारी में नहीं आया तो, दिल्ली विकास प्राधिकरण को, जब भी उस इस उल्लंघन के बारे में जानकारी प्राप्त होगी, नक्शों में संशोधन करने का अधिकार होगा और इसके कारण किसी भी दावे की क्षतिपूर्ति दिल्ली विकास प्राधिकरण को भी जाएगी।
- उप-विधि के अनुसार भवन का निर्माण-कार्य प्रारम्भ करने से पहले दिल्ली विकास प्राधिकरण को लिखित रूप में एक नोटिस भेजना होगा। इसी प्रकार का एक और नोटिस दिल्ली विकास प्राधिकरण को तब भेजना होगा, जब भवन का स्तर कुर्सी स्तर तक पहुंच जाएगा।
- अब तक प्राधिकरण द्वारा बिल्डिंग में रहने का प्रमाण-पत्र जारी नहीं किया जाएगा जब तक पार्टी न तो बिल्डिंग में रहेगी और न ही किसी को उसमें रहने की अनुमति देगी और न ही उसका अथवा उसके किसी भाग का उपयोग करेंगी या उपयोग करने की अनुमति देगी।
- दिल्ली विकास प्राधिकरण को न्यायालयों और अन्य प्राधिकारियों के समक्ष उन सभी खर्चों, हानियों और दावों की समस्त कार्यवाहियों से सुरक्षित रखा जाएगा और उनकी क्षतिपूर्ति की जाएगी जो दिल्ली विकास प्राधिकरण को इन भवन नक्शों की स्वीकृति प्रदान करने के फलस्वरूप अथवा परिणाम स्वरूप बटन करने पड़ेगे अथवा दिल्ली विकास प्राधिकरण को जितना भुगतान करना पड़ेगा।
- दस्तावेज और खर्चा इम प्रकार लगायी जाएगी कि जब इन खोला जाए तो वे जिनो गली में बाहर की ओर न मुलें।
- पार्टी स्वीकृत नक्शों का उल्लंघन करके भवन का निर्माण और/अथवा इसका उपयोग नहीं करेंगे।
- भवन का निर्माण स्थल के ऊपर, उसके पास से गुजर रही वोल्टेज लाइन से न्यूनतम दूरी, जो भारतीय विद्युत नियमों में निर्दिष्ट है के अन्तर्गत नहीं किया जाएगा।
- सेट-बैक नियम के लागू होने के परिणाम स्वरूप छोड़ी गई सड़क सार्वजनिक गली का भाग होगी।
- यदि उपर्युक्त उल्लिखित सहायक शर्तों का अनुपालन नहीं किया जाता है तो यह स्वीकृति प्रारम्भ से ही प्रामाण्य समझी जाएगी।
- Society will submit lease deed
अनुमति प्रमाणित करने की शर्तों के अधीन रहेगा।
- Letter from DDA along with stamp please enclosed in strict compliance.

20/3/96
भवदीय K.S. S.H.L.
हो. उप-निर्देशक
दिल्ली विकास प्राधिकरण

Submitted drawing
Site plan
Scale: 1:1000
Date: 10/10/2018
Project: Proposed middle school for disabled education society at Gopinapur, Kalyan, Dist. Thane

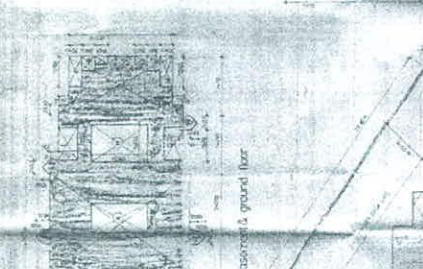
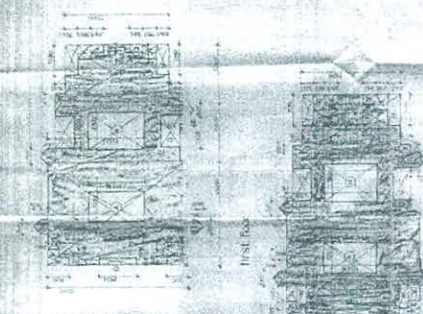


Table with 2 columns: Room Name, Area (sq. ft.)

Room Name	Area (sq. ft.)
First Floor	
Hall	1000
Library	500
Playground	1000
Second Floor	
Hall	1000
Library	500

Table with 2 columns: Room Name, Area (sq. ft.)

Room Name	Area (sq. ft.)
Basement	
Hall	1000
Library	500
Ground Floor	
Hall	1000
Library	500

Table with 2 columns: Room Name, Area (sq. ft.)

Room Name	Area (sq. ft.)
First Floor	
Hall	1000
Library	500
Playground	1000
Second Floor	
Hall	1000
Library	500

Table with 2 columns: Room Name, Area (sq. ft.)

Room Name	Area (sq. ft.)
Basement	
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Library	500
Ground Floor	
Hall	1000
Library	500

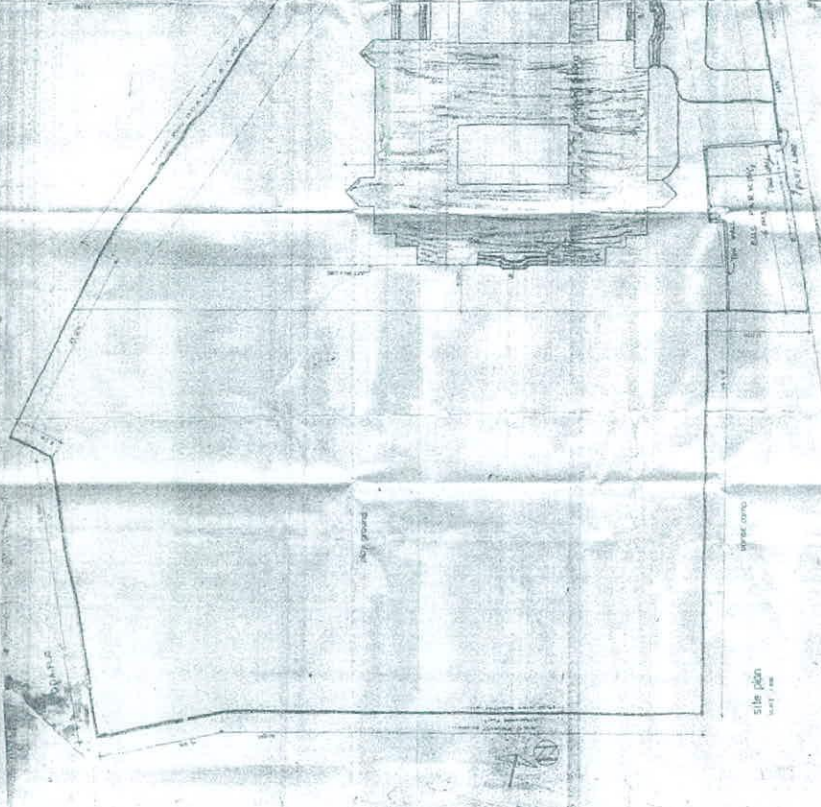


Table with 2 columns: Room Name, Area (sq. ft.)

Room Name	Area (sq. ft.)
First Floor	
Hall	1000
Library	500
Playground	1000
Second Floor	
Hall	1000
Library	500

D.D.A./P.P.

PERPETUAL LEASE

INSTITUTION



THIS INDENTURE made this 4th 4/15

day of Feb.
Two
one thousand nine hundred and Three

BETWEEN THE PRESIDENT OF INDIA (hereinafter called "the Lessor") of the one part and Dr. J. K. Jaiswal through its President/Secretary, Shri/Smt. I. M. Abraham, Treasurer of Dr. Jaiswal

registered under the Societies Registration Act, XX 1860 and having its registered office at 4, Institutional Area D, Block, Janak Puri, Delhi 58 (hereinafter called "the Lessee") of the other part.

WHEREAS THE LESSEE HAS applied to the Lessor for the grant of a perpetual lease of nazul land and the Lessor has on the faith of the statements and the representation made by the Lessee agreed to demise the plot of nazul land hereinafter described and in the manner hereinafter appearing.

NOW THIS INDENTURE WITNESSETH that in consideration of the Lessee having paid to the Lessor Rs. 37,54,892/- (Rs. Seventy seven Lacs Fifty four thousand eight hundred and ninety two only)

towards premium before the execution of these presents (the receipt whereof the Lessor hereby acknowledges) and of the rent hereinafter reserved and of the covenants on the part of the Lessee hereinafter contained, the Lessor, doth hereby demise unto the Lessee 3923-0126

ALL THAT plot of nazul land containing by admeasurement an area of 7846-0126 or there about situate at A-14, Kalkaji, Delhi

which nazul land is more particularly described in the schedule hereunder written and with boundaries thereof for greater clearness have been delineated on the layout plan annexed to these presents and thereon coloured red (hereinafter called "the said nazul land") TOGETHER with all rights, easements and appurtenances whatsoever to the said nazul land belonging or appertaining TO HOLD the premises hereby demised unto the Lessee in perpetuity from the 1.2.15 day of Jan.

one thousands nine hundred and thirty five YIELDING AND PAYING

therefore the yearly rent payable in advance of Rs. 193,872/-
(Rupees one lac ninety three thousand eight hundred and seventy two only) upto the

day of one thousand nine hundred and and there after



(VIJAY SINGH)
Lease Administration Officer
I. L. Branch D.D.A.
Vikas Sadan I.N.A. N. Delhi

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(2)

@ of 2.5% the premium the sum already paid and such other sum or sums hereafter to be paid towards premium under the covenants & conditions hereinafter contained or such other enhanced rent as may hereinafter be assessed under the covenants and condition hereinafter contained to be paid towards premium under the covenants and conditions hereinafter contained clear of all deductions, by equal half yearly payments on the fifteenth day of January and fifteenth day of July in each year at the Reserve Bank of India, New Delhi, or at such other place as may be notified by the Lessor for this purpose, from time to time the first of such payments to be made on the fifteenth day of 12.15.71 one thousand nine hundred and 1971 and the rent amounting to Rs. 193,829/- (Rs. One Lakh Ninety Three thousand Eight Hundred and Twenty Nine Rupees) from the date of commencement of this lease to the last mentioned date having been paid before the execution of these presents.

Subject always to the exception; reservations, covenant and conditions hereinafter, contained, that is to say as follows:—

I. The Lessor excepts and reserves unto himself all mines, minerals, coal, gold-washing, earth oils and quarries in or under the said land and full right and power at all times to do all acts and things which may be necessary or expedient for the purpose of searching for, working, obtaining removing and enjoying the same without providing or leaving any vertical support for the surface of the said land or for any building for the time being standing thereon provided always that the Lessor shall make reasonable compensation to the Lessee for all damage directly occasioned by the exercises of the rights hereby reserved or any of them.

II. The Lessee for himself, successor and assignees covenants with the Lessor in the manner following that is to say:

(1) The Lessee shall pay within such time such additional sum or sums towards premium as may be decided upon by the Lessor on account of the compensation awarded by the Land Acquisition Collector in respect of the said land or any part thereof being enhanced on reference or in appeal or both and the decision of the Lessor in this behalf shall be final and binding on the Lessee.

The yearly rent of Rs. 193,829/- percent of the premium hereby reserved shall be calculated on the sum received towards premium by the Lessor before the execution of these presents and such additional sum or sums payable towards premium as provided herein from 12.15.71 day of Jan. one thousand nine hundred and 1971.

(2) The Lessee shall pay unto Lessor the yearly rent hereby reserved on the days and in the manner herein appointed.

(3) The Lessee shall not deviate in any manner from the Master Plan for Delhi and the Zonal Development Plans nor alter the size of the said land whether by sub-division amalgamation or otherwise.

(4) The Lessee shall, within a period of two years from the days of one thousands nine hundred and (and the time so specified shall be of the essence of the contract) after obtaining sanction to the building plan, with necessary designs, plans and specifica-



(VIJAY SINGH)
Lease Administration Officer
I. L. Branch D.D.A.
Vikas Sadan I N A N. Delhi

(3)

land and complete in a substantial and workmanlike manner a building for 40 middle class with the requisite and proper walls, sewers and drain and other conveniences in accordance with the sanctioned building plan and to the satisfaction of such municipal or other authority.

(5)(a) The Lessee shall not sell, transfer, assign or otherwise part with possession of the whole or any part of the said land or any building thereon except with the previous consent in writing of the Lessor which he shall be entitled to refuse in his absolute discretion.

PROVIDED that such consent shall not be given for a period of ten years from the commencement of this lease unless, in the opinion of the Lessor, exceptional circumstances exist for the grant of such consent.

PROVIDED FURTHER that, in the event of the consent being given the Lessor may impose such terms and conditions as he thinks fit and the Lessor shall be entitled to claim and recover the whole or a portion (as the Lessor may in his absolute discretion determine) of the unearned increase in the value (i.e. the difference between the premium paid and the market value) of the said land at the time of sale, transfer, assignment, or parting with the possession and the decision of the Lessor in the respect of the market value, shall be final and binding.

PROVIDED FURTHER that the Lessor shall have the pre-emptive right to purchase the property after deducting such percentage as decided by the Lessor of un-earned increase as aforesaid.

(b) Notwithstanding any thing contained in sub-clause (a) above, the Lessee may with the previous consent in writing of the Lt. Governor, of Delhi (hereinafter called "the Lt. Governor") mortgage or charge the said land to such person as may be approved by the Lt. Governor in his absolute discretion.

PROVIDED that, in the event of the sale or fore-closure of the mortgaged or charged property, the Lessor shall be entitled to claim and recover such percentage as decided by the Lessor of the unearned increase in the value, of the said land as aforesaid, and the amount of the Lessor's share of the said unearned increase shall be a first charge, having priority over the said mortgage or charge. The decision of the Lessor in respect of the market value of the said land shall be final and binding on all parties concerned.

PROVIDED FURTHER that the Lessor shall have the pre-emptive right to purchase the mortgaged or charged property after deducting such percentage as decided by the Lessor of the unearned increase as aforesaid.

(6) The Lessor's right to the recovery of the unearned increase and the pre-emptive right to purchase the property as mentioned hereinbefore shall apply equally to an involuntary sale or transfer whether it be by or through an executing or insolvency court.

(7) Whenever the title of the Lessee in the said land is transferred in any manner whatsoever, the transferee shall be bound by all the covenants and conditions contained herein and be answerable in all respects therefore.

(8) Whenever the title of the Lessee in the said land is transferred in any manner whatsoever the transferor and the transferee shall, within three months of the transfer give notice of such transfer in writing to the Lessor.

The transferee or the person on whom the title devolves, as the case may be, shall



(VIJAY SINGH)
Lease Administration Officer
I. L. Branch D.D.A.
Vikas Sadan I.N.A. N. Delhi

supply the Lessor certified copies of the document(s) evidencing the transfer or devolution.

(9) The Lessee shall from time to time and at all times pay and discharge all rates, taxes, charges and assessments of every description which are now or may at any time hereafter during the continuance of this lease be assessed, charged imposed upon the said land hereby demised or on any building to be erected thereupon or on the landlord or tenant in respect thereof.

(10) All arrears of rent and other payments due in respect of the said land hereby demised or any of them shall be recoverable in the same manner as arrears of land revenue.

(11) The lessee shall in all respects comply with and be bound by the building, drainage and other by-laws of the proper municipal or other authority for the time being in force.

(12) The lessee shall not without sanction or permission in writing of the proper municipal or other authority erect any building or make any alteration or addition to such building on the demised land.

(13) The Lessee shall not without the written consent of the Lessor carry on, or permit to be carried on, on the said land or in any building thereon any trade or business whatsoever or use the whole or part of the same to be used for any purpose other than that of C/o Middle School or do or suffer to be done thereon any act, or thing whatsoever which in the opinion of the Lessor may be nuisance, annoyance or disturbance to the Lessor and persons living in neighbourhood.

PROVIDED that if the Lessee is desirous of using the said land or the building thereon for a purpose other than that of C/o Middle School the Lessor may allow such change of user on such terms and conditions including payment of additional premium and additional yearly rent as the Lessor may in his absolute discretion determine.

(14) The Lessee shall at all reasonable times grant access to the said land to the Lt. Governor for being satisfied that the covenants and conditions herein contained have been and are being complied with.

(15) The Lessee shall on the determination of this Lease peaceably yield up the said land and the buildings thereon upon the Lessor.

III. If the sum or sums payable towards the premium or the yearly rent hereby reserved or any part thereof shall at any time be in arrear and unpaid for one calendar month next after any of the days whereon the same shall have become due, whether the same shall have been demanded or not, or if it is discovered that this Lease has been obtained by suppression of any fact or by any mis-statement, mis-representation or fraud or if there shall have been, in the opinion of the Lessor, whose decision shall be final, any breach by the lessee by or any person claiming through or under it, or of any of the covenants or conditions herein contained and on its part to be observed or performed, then and in any such case, It shall be lawful for the Lessor, notwithstanding the waiver of any previous cause or right of re-entry upon the said land hereby demised and the buildings



(VIJAY SINGH)
 Lease Administration Officer
 I. L. Branch D.D.A.
 Vikas Sadan I.N.A. N. Delhi

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(5)

thereon to re-enter upon and take possession of the said land and the buildings and fixture thereon and thereupon this demise and everything herein contained shall cease and determine and the Lessee shall not be entitled to any compensation what so ever, not to the return of any premium paid by it.

PROVIDED that, notwithstanding any thing contained herein to the contrary, the Lessor may without prejudice to his right of re-entry as aforesaid, and to his absolute discretion, waive or condone breaches temporarily or otherwise, on receipt of such amount and on such terms and conditions as may be determined by him and may also accept the payment of the said sum or sums of the rent which shall be in arrear as aforesaid together with interest at the rate of ten percent per annum or such other rate as the Lessor may in his absolute discretion prescribe from time to time.

IV. No. forfeiture or re-entry shall be effected until the Lessor has served on the Lessee a notice in writing.

- (a) specifying the particular breach complained of, and
- (b) if the breach is capable of remedy requiring the Lessee to remedy the breach, and the Lessee fails within such reasonable time as may be mentioned in the notice to remedy the breach if it is capable of remedy and in the event of forfeiture or re-entry the Lessor may in his discretion relieve against forfeiture on such terms and conditions as he thinks proper.

Nothing in this clause shall apply to forfeiture or re-entry

- (a) for breach of covenants and conditions relating to sub-division or amalgamation, erection, completion, the alteration of the size of the said land and transfer of the said land as mentioned in Clause II, or
- (b) in case this lease has been obtained by suppression of any fact, mis-statement, mis-representation or fraud.

V. The rent hereby reserved shall be enhanced from the first day of January one ~~thousand nine hundred and thirty-two~~ ¹⁹⁴² ~~thousand~~ ^{only} ~~thence~~ ^{hereafter} at the end of each successive period of thirty years provided that increase in the rent fixed at each enhancement shall not at each such time exceed one-half of the increase in the letting value of the site without bldgs., at the date on which the enhancement is due and such letting value shall be assessed by the Collector or Additional Collector of Delhi as may be appointed by the Lessor.

PROVIDED ALWAYS that any such assessment of the letting value for the purpose of this provision shall be subject to the same right on the part of the Lessee of appeal from the orders of the said Collector or Additional Collector and within such time as if the same were an assessment by a Revenue Officer under the Punjab Land Revenue Act 1887 (Act XVII of 1887) or any amending Act, for the time being in force and the proceeding for or in relation to any such appeal shall be in all respects governed by the provisions of the said Act, in the same manner as if the same had been taken thereunder.

VI. In the event of any question, dispute or difference arising under these presents, or in connection therewith (except as to any matters the decision of which is specially provided by these presents) the same shall be referred to the sole arbitration of the Lt. Governor or any other person appointed by him. It will be no objection that the arbitrator is a Government Servant, and that he has to deal with the matters to which



(VIJAY SINGH)
Lease Administration Officer
I. L. Branch D.D.A.
Vikas Sedan I N A. N. Delhi

- 55 -
(6)

the Lease relates, or that in the course of his duties as a Government Servant he has expressed views on all or any of the matters in dispute or difference. The award of the arbitrator shall be final and binding on the parties.

The arbitrator may, with the consent of the parties, enlarge the time from time to time, for making and publishing the award.

Subject as aforesaid, the arbitration Act, 1940 and the Rules there under and any modifications thereof for the time being in force shall be deemed to apply to the arbitration proceedings under this Clause.

VII. All notices, orders, directions, consents, or approvals to be given under this Lease shall be in writing and shall be signed by such officers as may be authorised by the Lt. Governor and shall be considered as duly served upon the Lessee if the same shall have been delivered at or sent by post to the registered office of the Lessee or any person claiming any right to the said land if the same shall have been affixed to any building or erection whether temporary or otherwise upon the said land or shall have been delivered at or sent by post to the then residence, office or place of business or usual or last known residence, office or place of business of the Lessee or such person.

VIII. All powers exercisable by the Lessor under this lease may be exercised by the Lt. Governor. The Lessor may also authorise any other officer or officers to exercise all or any powers exercisable by him under this Lease.

(b) The Lt. Governor may authorise any officer or officers to exercise all or any of the powers which he is empowered to exercise under this Lease except the powers of the Lessor exercisable by him by virtue of sub-clause (a) above.

IX. In this Lease the expression "The Lt. Governor" means the Lt. Governor of Delhi for the time being or in case his designation is changed or his office is abolished, the officer who for the time being is entrusted, whether or not in addition to other functions, with the functions similar to those of the Lt. Governor by whatever designation such officer may be called. The said expression shall further include such officer as may be designated by the Lessor to perform the functions of the Lt. Governor under the Lease.

X. The expression 'the Lessor' herein before used shall where the context so admits include his successors and assigns, and the expressions 'the Lessee' hereinbefore used shall mean the Deepalaya

XI. This lease is granted under the Government Grants Act, 1895. (Act, XV of 1895).

IN WITNESS WHEREOF Shri. Vijay Singh L.A.O. (C)

.....for and on behalf of and by the order and direction of the Lessor has hereunto set his hand and the common seal of the Lessee has hereunto been affixed the day and year first above written.



J - -
(VIJAY SINGH)
Lease Administration Officer
I. L. Branch D.D.A.
Vikas Sadan I.N.A. N. Delhi

(7)

Signed by Shri. Vijay Singh

(VIJAY SINGH)
Lease Administration Officer
I. L. Branch D.D.A.
Vikas Sadan I.N.A. N. Delhi

for and on behalf of and by the order and direction of the President of India (Lessor) in the presence of.

(1) Shri. N. C. Chandra
N.C.C.

The common seal of the Deepalaya

(Lessee) is hereby affixed in the presence of

Shri. T. M. Abraham

Treasurer of Deepalaya

(Name and designation) in pursuance of bye-law

No. 1

(Lessee)/Resolution No. D.D.A. 135

10.6.66

dt. the 10.6.66
of the managing Committee of the

(Lessee) and the said(a)

Shri. T. M. Abraham

Treasurer of Deepalaya

(1) Shri. THOMAS MATHER
B-5/3B, Pashim Vihar
New Delhi - 110063

(2) Shri. MURARI LAL
6-B, VIKAS NAGAR EXT. HASMUL
ATTARWALA

(THE SCHEDULE ABOVE REFERRED TO)

North Vasant Vihar
East Road

South Gate
West Gate

SEAL



SEAL



L.S.B. (INDL) B

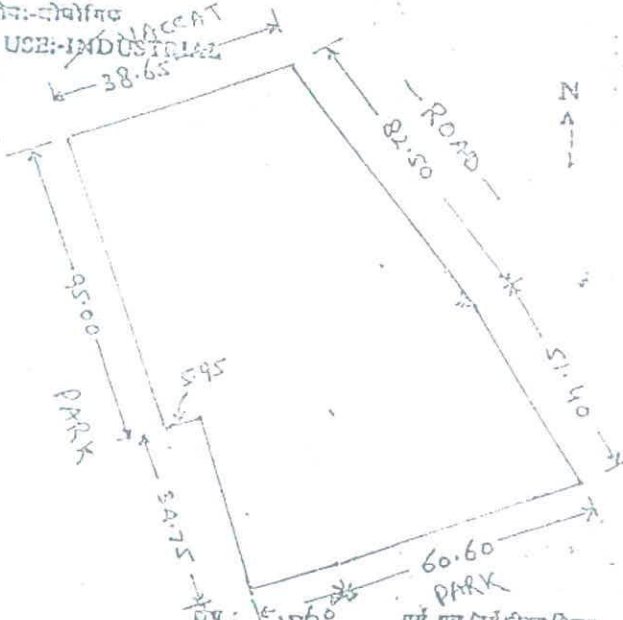
दिल्ली विकास प्राधिकरण

Delhi Development Authority

FILE No.:— FISC-1089/11
 Govind Puri
 Plot No. Kalkaji Extn.
 ELEC. No.

योजना DEEPAVA SCHOOL
 SCHEME

पुनर् प्रयोग-वैधानिक
 LAND USE-INDUSTRIAL
 INST.



क्षेत्र : 1560
 Area 7846.01 Sq. Yds./Sq. Mts./Acres

दिल्ली विकास प्राधिकरण, नई दिल्ली
 Delhi Development Authority.



PREPARED

विकास विभाग
 LESSOR/VENDOR
 Lease Administration Officer
 I. L. IDDA/2P.D.A.
 Vikas Sadan I.N.A. N. Delhi



DEEPALAYA

To enable the child look beyond slums

58-3446

167/1

46, Institutional Area, D-Block
Janakpuri, New Delhi - 110058

Tel : 25548263, 25590347, 25595326, 25512908
Fax : 91-11-25540546

41488-CD
5-12

November 21, 2003

Friends of Deepalaya

Mr. Pavan K. Varma

Mr. Suhel Seth

Mr. Jyoti Sagar

Ms. Shovana Narayan

Mr. Raghu Rai

Ms. Prema Sagar

Mr. Arun Kapur

Mr. Gopan

Ms. Gul Panag

Ms. Sharon Lowen

Ms. Nafisa Ali

Ms. Manpreet Brar

Mr. Dinesh Goel

Mr. Avinash Pasricha

Ms. Devi Cherian

Mr. Prem Singh

D/GOVT/DDA/1/3019

Vice Chairman
Delhi Development Authority
Vikas Sadan (INA)
New Delhi - 110 023

Sub:

Allotment of Land to Deepalaya Education Society for Construction of Middle School at Govindpuri, Kalkaji extn.

CLD

Request for relaxation of set back from 9 m to 5 m and retain the land for building activities as allotted.

Ref:

1. File No. F 18(31)/89 IL/4141 dt. 26/8/94
2. Copy of possession plan dt. 17/1/95
3. Copy of building plan approval dt. 18/3/1996
4. Govt./DDA/119/5888 dt. 13/5/99
5. F 18(31)/89/16/2201 dt. 7/12/99

Dear Sir,

Kindly refer to our letter quoted above at (4) in which, we had requested DDA to restore the full area of land of 2 acres allotted to us, copy enclosed for ready reference.

Against this request, you have, instead of restoring the full 2 acres of land, refunded and adjusted a sum of Rs.2,51,389/- against ground rent for the area short of the two acre vide your letter ref No. F-18 (31) 89/IL/2201 dt. 7/12/99, ref at (5) (copy attached for ready reference).

In this context, we have to place before you the following facts:

1. DDA made an offer to sell 2 acres of land to Deepalaya Middle School at Govindpuri, Kalkaji Extension vide letter referred above at (1) 4141 dated 26-8-1994 asking us to remit a sum of Rs.80 lakhs and Rs.2,05,000 as ground rent - altogether Rs.82,05,000.
2. We have paid the above sum of Rs 82,05,000 on 24th September 1994 vide challan Nos. 46961 and 46962.
3. Vide letter no.4961 dated 5.1.95 we were advised to take possession of the land and we were given actual possession of land on 17.1.95 as per a plan ref at (2) (copy of which is attached) without diagonal or angular measurements.

After obtaining the NOC from the land department, the plan for the project got approved from D.U.A.C, C.F.O and finally from the building department on 18th March 1996 ref at (3). Building Plan approval order dated 18-3-1996 attached for ready reference.

The construction for the project started immediately thereafter, expecting that two acres of land would be restored to us. The foundation stone was laid by the then Lt. Governor. The building got completed and inaugurated on 1st August 1998 in the presence of Mrs. Menaka Gandhi, the then Minister of State, Govt. of India.

Corporate Office : info@deepalaya.org
E-mail : Sponsorship : sponsorchild@deepalaya.org
Fund Raising : support@deepalaya.org
Visit us at : www.deepalaya.org

At Deepalaya & ABC
S. S. Chandra
2-11



DEEPALAYA

To enable the child look beyond slums

-59- / ANNEXURE - D

40.00 Acre (Total Area) 10 Block

Janakpuri, New Delhi - 110058

Tel: 25548263, 25590347, 25595326, 25512908

Fax: 91 11 25540546

November 21, 2003

Friends of Deepalaya

Mr. Pavan K. Varma

Mr. Suhel Seth

Mr. Jyoti Sagar

Ms. Shovana Narayan

Mr. Jaghu Rai

Ms. Prema Sagar

Mr. Arun Kapur

Mr. Gopan

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Ms. Sharon Lowen

Ms. Hafisa Ali

Ms. Manpreet Brar

Mr. Dinesh Goel

Mr. Avinash Pasricha

Ms. Devi Cherian

Mr. Prem Singh

D/GOVT/DDA/1/3019

Vice Chairman Dy. Director - Building
Delhi Development Authority
Vikas Sadan (INA)
New Delhi - 110 023

Ref. file no: F-13(83)98

Sub: Allotment of Land to Deepalaya Education Society for Construction of Middle School at Govindpuri, Kalkaji extn.

Request for relaxation of set back from 9 m to 5 m and retain the land for building activities as allotted.

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3. Vide letter no.4961 dated 5.1.95 we were advised to take possession of the land and we were given actual possession of land on 17.1.95 as per a plan ref at (2) (copy of which is attached) without diagonal or angular measurements.

After obtaining the NOC from the land department, the plan for the project got approved from D.U.A.C, C.F.O and finally from the building department on 18th March 1996 ref at (3). Building Plan approval order dated 18-3-1996 attached for ready reference.

The construction for the project started immediately thereafter, expecting that two acres of land would be restored to us. The foundation stone was laid by the then Lt. Governor. The building got completed and inaugurated on 1st August 1998 in the presence of Mrs. Menaka Gandhi, the then Minister of State, Govt. of India.

Corporate Office: 40.00 Acre (Total Area) 10 Block
Sponsorship: Janakpuri, New Delhi - 110058
Fund Raising: Tel: 25548263, 25590347, 25595326, 25512908
Contact us at: Fax: 91 11 25540546

- 60 -

Though the building was completed and inaugurated on 1st August 1998, we could not apply for completion/ occupancy certificate because the lease deed was not executed inspite of several requests.

The lease deed was executed only on 19/9/2002. According to the plan enclosed with the lease deed, the shape and size of the land, specially the area in which building activity has already taken place, was considerably changed.

As a result of this we could not maintain the setbacks as required by the bylaws. More over we had already achieved by that time the FAR as per the original allotment. Therefore according to the revised plan given with the lease deed, the ground coverage is more than the permissible limit and the setbacks are less.

Therefore we request for the following:

1. In order to obtain the completion certificate you are requested to relax the setback from 9 m to 5 meter.
2. You are also requested to increase the area of land for building activity adjusting the same from the playground.
3. Please refund and adjust the composition fees charged so far.

Thanking you,

Yours sincerely,



(Rtn. T.K. Mathew)
Secretary & Chief Executive

- CC : 1. **The Commissioner**
Land Disposal
Vikas Sadan
(with the request to increase the area of land for building activity adjusting the same from the playground)
2. **Director Building**
Vikas Sadan, New Delhi - 110 023
With a request to relax the setback from 9 m to 5 meter and accept the completion plan and issue the CC/OC.
3. **Dy. Director - Building**
Vikas Sadan, New Delhi - 110 023
(With the request to accept the completion plans and process it, pending directions from appropriate authority.)

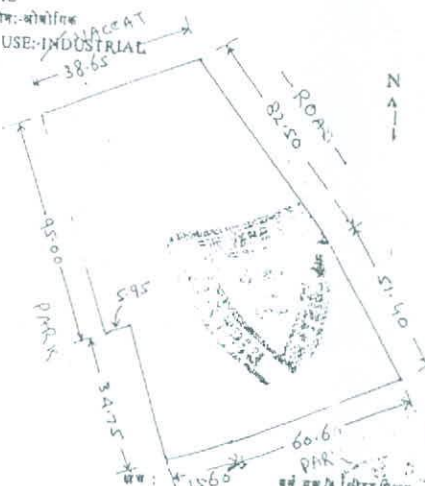
Handwritten signature:  

दिल्ली विकास प्राधिकरण
Delhi Development Authority

FILE No.:- F18(31)89/12
 Govina Puri
 Plot No. Kalkaji Block No. 140
 DEEPA SCHOOLS
 Er.m.

Plot
योजना DEEPAYA SCHOOL
SCHEME

SCHEME
मृमि प्रयोग:- औद्योगिक
LAND USE:- INDUSTRIAL
T/MS/ 29.65



Area 7846.01 Sq. Yds./Sq. Mts./Acres

Delhi Development Authority

LESSEE/VRN REP

PREPARED

LESSOR/ ENDOR.

1. L. B. (A. B. A.)
Sadani I. A. N. Delhi

091

[KATIE + JAY]

Brandy is all

WQ 25

707111

Chemical
Physical



DEEPALAYA

To enable the child look beyond slums

ANNEXURE-E-1

-65-

46, Institutional Area, D-Block
Janakpuri, New Delhi - 110058
Tel. 25548263, 25590347, 25595326, 25512901
Fax: 91-11-25540546

November 21, 2003

Friends of Deepalaya

Mr. Pavan K. Varma

Mr. Suhel Seth

Mr. Jyoti Sagar

Ms. Shovana Narayan

Mr. Raghu Rai

Ms. Prema Sagar

Mr. Arun Kapur

Mr. Gopan

Ms. Gul Panag

Ms. Sharon Lowen

Ms. Nafisa Ali

Ms. Manpreet Brar

Mr. Dinesh Goel

Mr. Avinash Pasricha

Ms. Devi Cherian

Mr. Prem Singh

D/GOVT/DDA/1/3019

Vice Chairman
Delhi Development Authority
Vikas Sadan (INA)
New Delhi - 110 023

Sub:

Allotment of Land to Deepalaya Education Society for Construction of Middle School at Govindpuri, Kalkaji extn.

Request for relaxation of set back from 9 m to 5 m and retain the land for building activities as allotted.

Ref:

1. File No. F 18(31)/89 IL/4141 dt. 26/8/94
2. Copy of possession plan dt. 17/1/95
3. Copy of building plan approval dt. 18/3/1996
4. Govt./DDA/119/5888 dt. 13/5/99
5. F 18(31)/89/16/2201 dt. 7/12/99

Dear Sir,

Kindly refer to our letter quoted above at (4) in which, we had requested DDA to restore the full area of land of 2 acres allotted to us, copy enclosed for ready reference.

Against this request, you have, instead of restoring the full 2 acres of land, refunded and adjusted a sum of Rs.2,51,389/- against ground rent for the area short of the two acre vide your letter ref No. F-18 (31) 89/IL/2201 dt. 7/12/99, ref at (5) (copy attached for ready reference).

In this context, we have to place before you the following facts:

1. DDA made an offer to sell 2 acres of land to Deepalaya Middle School at Govindpuri, Kalkaji Extension vide letter referred above at (1) 4141 dated 26-8-1994 asking us to remit a sum of Rs.80 lakhs and Rs.2,05,000 as ground rent - altogether Rs.82,05,000.
2. We have paid the above sum of Rs.82,05,000 on 24th September 1994 vide challan Nos. 46961 and 46962.
3. Vide letter no.4961 dated 5.1.95 we were advised to take possession of the land and we were given actual possession of land on 17.1.95 as per a plan ref at (2) (copy of which is attached) without diagonal or angular measurements.

After obtaining the NOC from the land department, the plan for the project got approved from D.U.A.C, C.F.O and finally from the building department on 18th March 1996 ref at (3). Building Plan approval order dated 18-3-1996 attached for ready reference.

The construction for the project started immediately thereafter, expecting that two acres of land would be restored to us. The foundation stone was laid by the then Lt. Governor. The building got completed and inaugurated on 1st August 1998 in the presence of Mrs. Menaka Gandhi, the then Minister of State, Govt. of India.

Corporate Office : info@deepalaya.org
E-mail : Sponsorship : sponsorchild@deepalaya.org
Fund Raising : support@deepalaya.org
Visit us at : www.deepalaya.org

It is hereby
certified
that
the
above
mentioned
facts
are
correct
and
true
to
the
best
of
my
knowledge
and
belief
as
per
the
records
of
the
DDA
New
Delhi
on
21/11/2003
Signature
of
Vice
Chairman
DDA
New
Delhi

Though the building was completed and inaugurated on 1st August 1998, we could not apply for completion/ occupancy certificate because the lease deed was not executed inspite of several requests.

The lease deed was executed only on 19/9/2002. According to the plan enclosed with the lease deed, the shape and size of the land, specially the area in which building activity has already taken place, was considerably changed.

As a result of this we could not maintain the setbacks as required by the bylaws. More over we had already achieved by that time the FAR as per the original allotment. Therefore according to the revised plan given with the lease deed, the ground coverage is more than the permissible limit and the setbacks are less.

Therefore we request for the following:

1. In order to obtain the completion certificate you are requested to relax the setback from 9 m to 5 meter.
2. You are also requested to increase the area of land for building activity adjusting the same from the playground.
3. Please refund and adjust the composition fees charged so far.

Thanking you,

Yours sincerely,



(Rtn. T.K. Mathew)
Secretary & Chief Executive

CC

✓ 1.

The Commissioner

Land Disposal

Vikas Sadan

(with the request to increase the area of land for building activity adjusting the same from the playground)

2.

Director Building

Vikas Sadan, New Delhi - 110 023

With a request to relax the setback from 9 m to 5 meter and accept the completion plan and issue the CC/OC.

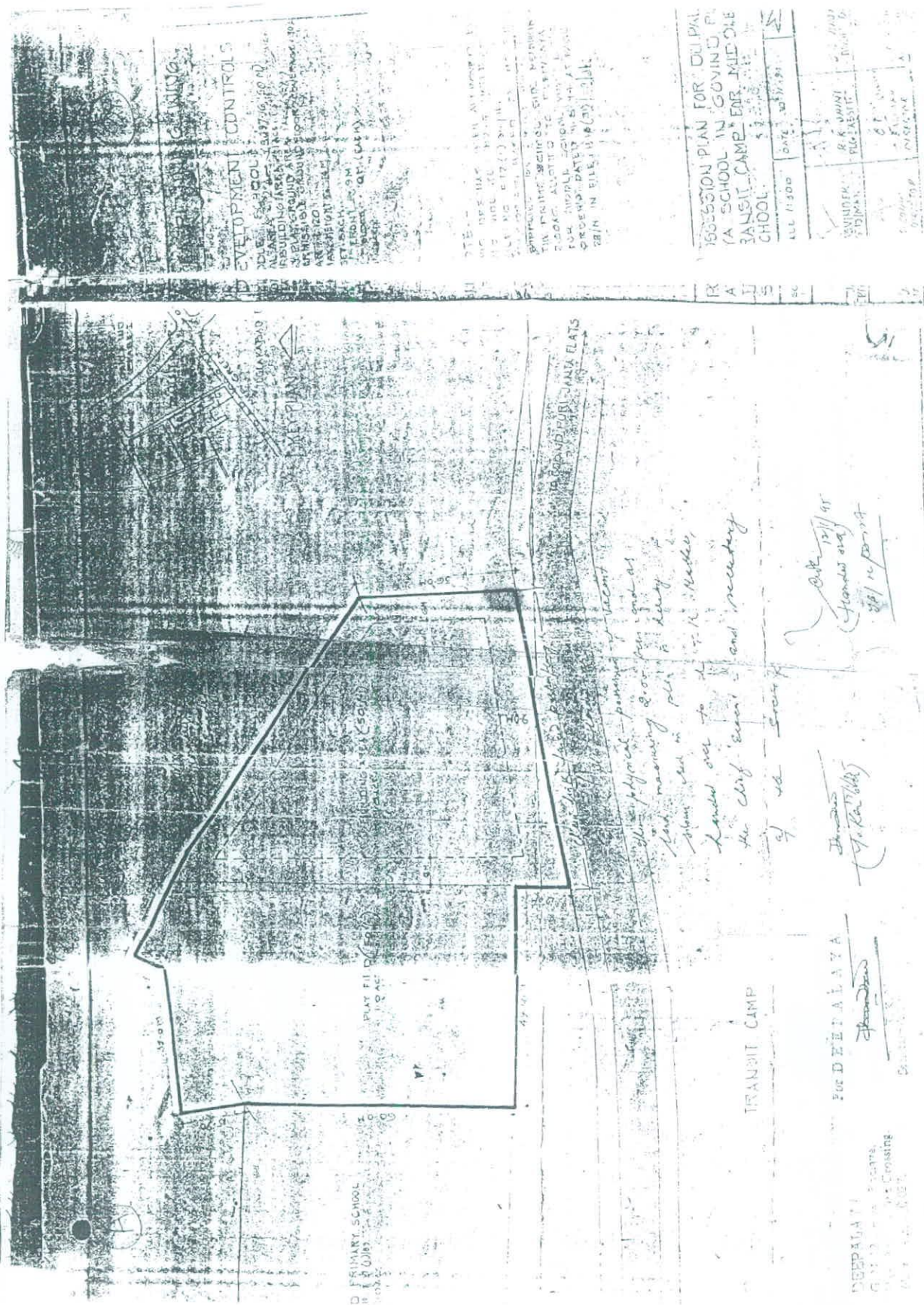
3.

Dy. Director - Building

Vikas Sadan, New Delhi - 110 023

(With the request to accept the completion plans and process it pending directions from appropriate authority.)

97/c



PROPOSED DEVELOPMENT CONTROLS

1. ALL BUILDINGS TO BE CONSTRUCTED IN ACCORDANCE WITH THE BUILDING REGULATIONS.

2. ALL BUILDINGS TO BE CONSTRUCTED IN ACCORDANCE WITH THE BUILDING REGULATIONS.

3. ALL BUILDINGS TO BE CONSTRUCTED IN ACCORDANCE WITH THE BUILDING REGULATIONS.

4. ALL BUILDINGS TO BE CONSTRUCTED IN ACCORDANCE WITH THE BUILDING REGULATIONS.

5. ALL BUILDINGS TO BE CONSTRUCTED IN ACCORDANCE WITH THE BUILDING REGULATIONS.

6. ALL BUILDINGS TO BE CONSTRUCTED IN ACCORDANCE WITH THE BUILDING REGULATIONS.

7. ALL BUILDINGS TO BE CONSTRUCTED IN ACCORDANCE WITH THE BUILDING REGULATIONS.

8. ALL BUILDINGS TO BE CONSTRUCTED IN ACCORDANCE WITH THE BUILDING REGULATIONS.

9. ALL BUILDINGS TO BE CONSTRUCTED IN ACCORDANCE WITH THE BUILDING REGULATIONS.

10. ALL BUILDINGS TO BE CONSTRUCTED IN ACCORDANCE WITH THE BUILDING REGULATIONS.

PROPOSED DEVELOPMENT CONTROLS

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PROPOSED DEVELOPMENT CONTROLS

L.S.B. (INDL)

दिल्ली विकास प्राधिकरण

Delhi Development Authority

FILE No.:— F/18(31)89/11 प्लॉट नं. Govind Park
Plot No. Kalkaji Extn. ब्लॉक नं. Block No.

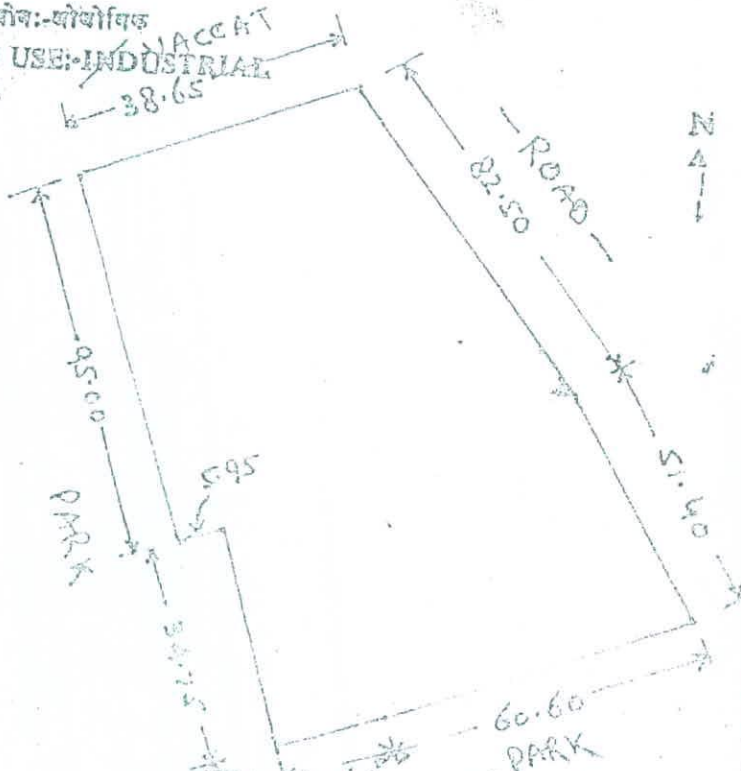
योजना DEEPAYA SCHOOL

SCHEME

पुर्व प्रयोग:- शैक्षणिक

LAND USE: INDUSTRIAL

INST.



एक: 1966
Area 7846.01 Sq. Yds./Sq. Mts./Acres

दिल्ली विकास प्राधिकरण, नई दिल्ली
Delhi Development Authority

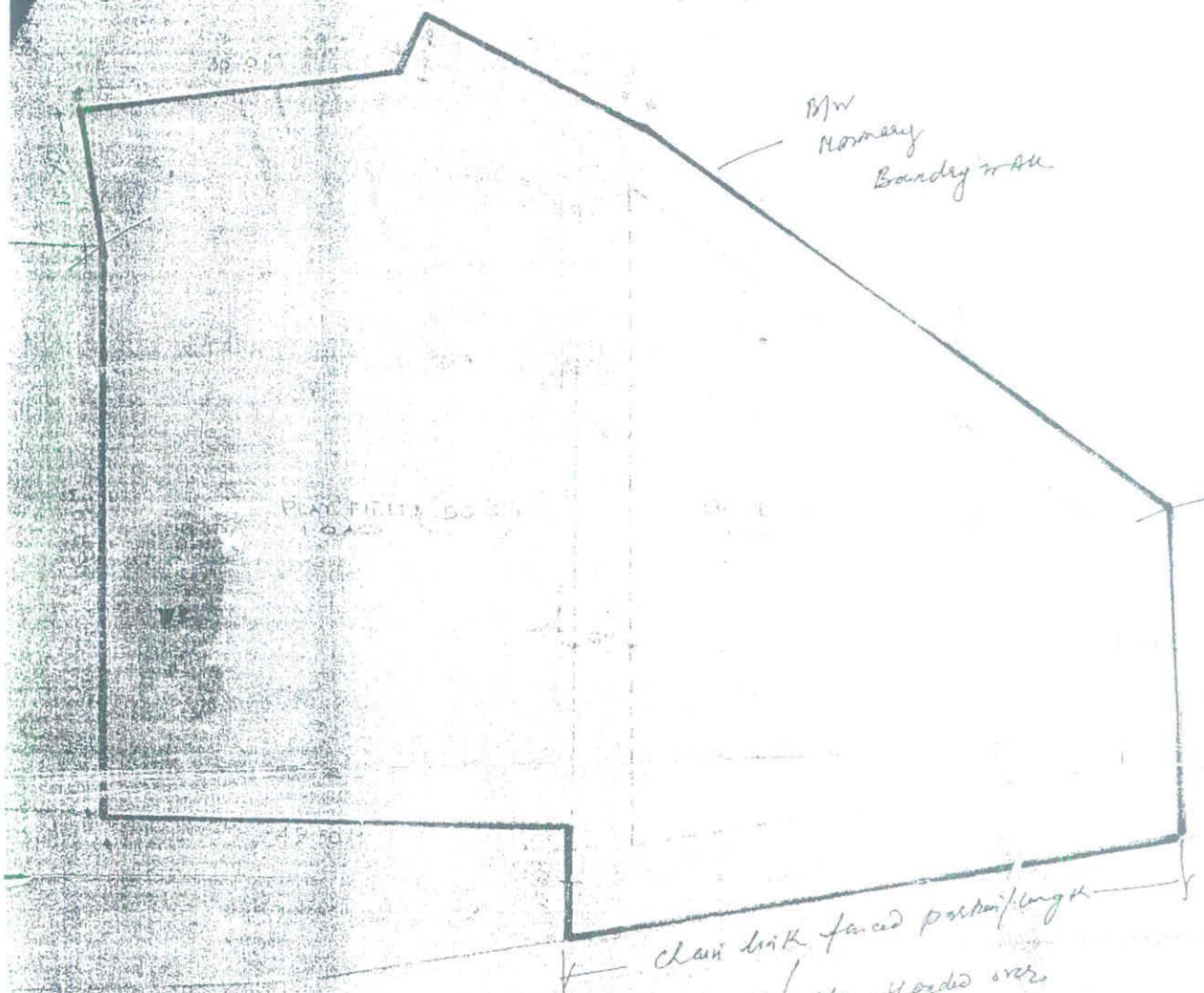
PREPARED

प्राधिकृत/विक्रेता
LESSOR/VENDOR
Lease Administration Officer
I. L. BHACHA P.D.A.
Vikas Sadan I.N.A. N. Delhi



- 69 -

226/2



the physical possession of vacant
land measuring 2.00 acres and as
shown red in plan is hereby
handed over to Sh. T. K. Mathew,
the Chief Executive and secretary
of the Society

Handed over
(Taken over)

12/1/45
(Handed over)
GA/npst

- 70 -

U.P.C

DELHI DEVELOPMENT AUTHORITY
BUILDING SECTION
C-1, 1st Floor, Vikas Sadan,
I. N. A. Vikas Sadan, New Delhi-23.

File No. E 13 (83) / 95 / Bldg. / 297

Dated: 19-4-11

To,

The Hony. President/Secretary

DEEBALAYA;

46 Institutional Area,

D-Block, Jangpuri, N.I. Bell-58

Sub: Completion certificate Deebalaya School
A-14, Kalbaji Extn

Sir,

With reference to your Architect's/this office letter No. P-13(83)/95/B
98 D-7/2/2011

on the subject cited above. You are requested to depute your Architect
for clarification on the drawings.

Needful may please be done within 15 days

Copy to :-

M/s. Ranjit P. John, Architect,
Hill Top Room, 125 Anderson Marg,
Mehrauli, N. Delhi-30.

Asstt. Engineer - III (Bldg.) / L&I

Asstt. Engineer - III (Bldg.) / L&I

- 71 -

DEEPALAYA

Enabling self reliance



Friends of Deepalaya

Mr. Pavan K. Varma

Mr. Suhel Seth

Mr. Jyoti Sagar

Ms. Shovana Narayan

Mr. Raghu Rai

Ms. Prema Sagar

Mr. Arun Kapur

Mr. Gopan

Ms. Gul Panag

Ms. Sharon Lowen

Ms. Nafisa Ali

Ms. Manpreet Brar

Mr. Dinesh Goel

Mr. Avinash Pasricha

Ms. Devi Cherian

Mr. Prem Singh

Ref : D/D.SCOOL/11

Dated 17 March, 2011

The Deputy Director (Building)
Delhi Development Authority
Vikas Sadan

AETII

773

17/3/11

COMPLETION CERTIFICATE; DEEPALAYA SCHOOL A-14, KALKAJI EXTENSION

Sir,

Deepalaya School is a recognized school by the Govt of Delhi. Completion Certificate of the school building from the DDA is a requirement for renewal of the validity date of the recognition. Please refer to our letter No D/DDA/TCS/11/113 dated 7th. Feb. 2011, forwarding a copy of the lease deed as asked for, being the latest correspondence.

Now, the Deputy Director of Education has asked us to submit a letter from DDA, indicating the latest position of the case for extending the validity of school recognition. You are, therefore, requested to issue a letter for further submission to the Director of Education, Govt of Delhi.

Thanking you.

Yours faithfully,

Sr. Manager (Administration)
for DEEPALAYA

Pls discuss with
the case

AETII

Assn

18/3/11

46, Institutional Area, D-Block
Janakpuri, New Delhi-110058
Tel.: 28520347, 28525326, 28522263, 28525908
Fax: +91(011)28520546

E-mail : info@deepalaya.org
Corporate Office : sponsorchild@deepalaya.org
Sponsorship : support@deepalaya.org
Fund Raising : www.deepalaya.org
Visit us at

Corporate Office : info@deepalaya.org
Sponsorship

an ISO 9001 : 2003
certified organization for its
Quality Management Systems

DEEPALAYA
Enabling self reliance

-72-



Friends of Deepalaya

Mr. Pavan K. Varma

Mr. Suhel Seth

Mr. Jyoti Sagar

Ms. Shovana Narayan

Mr. Raghu Rai

Ms. Prema Sagar

Mr. Arun Kapur

Mr. Gopan

Ms. Gul Panag

Ms. Sharon Lowen

Ms. Nafisa Ali

Ms. Manpreet Brar

Mr. Dinesh Goel

Mr. Avinash Pasricha

Ms. Devi Cherian

Mr. Prem Singh

Ref : D/DDA/TCS/11/113

Dated 7th. February, 2011

The Asst. Engineer (Bldg)
Delhi Development Authority
Vikas Sadan
New Delhi.

Sir,

Completion Certificate: Deepalaya School, A-14- Kalakaji
Extension

Reference discussion we had with you in your office on the above subject.

As advised, a copy of lease deed of Deepalaya School land is enclosed.

Thanking you.

Yours faithfully,


For Deepalaya.

P/H
Avtl
100
7/2/11

46, Institutional Area, D-Block
Janakpuri, New Delhi-110058
Tel.: 28520347, 28525326, 28522263, 28525908
Fax: +91(011) 28520546

E-mail
Corporate Office : info@deepalaya.org
Sponsorship : sponsorchild@deepalaya.org
Fund Raising : support@deepalaya.org
Visit us at : www.deepalaya.org

ADCB
4/2-

-73-

AAATC



D.D.A./P.P.

PERPETUAL LEASE

INSTITUTION

THIS INDENTURE made this 4th 15

day of Feb.
Two
one thousand nine hundred and three

BETWEEN THE PRESIDENT OF INDIA (hereinafter called "the Lessor") of the one
part and Dee Palaya through its
President/Secretary, Shri/Smt. T.M. Abraham, Treasurer
ab Dee Palaya

registered under
the Societies Registration Act. XV 1860 and having its registered office
at 46 Institutional Area D. Block Janak Puri D.D.A.
(hereinafter called "the Lessee") of the other part.

WHEREAS THE LESSEE HAS applied to the Lessor for the grant of a perpetual
lease of nazul land and the Lessor has on the faith of the statements and the representation
made by the Lessee agreed to demise the plot of nazul land hereinafter described and in
the manner hereinafter appearing.

NOW THIS INDENTURE WITNESSETH that in consideration of the Lessee having
paid to the Lessor Rs. 7754.2921 (Rs. Seven thousand seven hundred and fifty four
and ninety two paise only)

towards premium before the execution of these presents (the receipt whereof the Lessor
hereby acknowledges) and of the rent hereinafter reserved and of the covenants on the
part of the Lessee hereinafter contained, the Lessor, doth hereby demise unto the Lessee

ALL THAT plot of nazul land containing by admeasurement an area of 7846-012
or there about situate at A-14 Kalkaji Extn.

which nazul land is more particular described in the schedule hereunder written and with
boundaries thereof for greater clearness have been delineated on the layout plan annexed
to these presents and thereon coloured red (hereinafter called "the said nazul land")
TOGETHER with all rights, easements and appurtenances whatsoever to the said nazul
land belonging or appertaining TO HOLD the premises hereby demised unto the Lessee in
perpetuity from the 12.15 day of Jan.

one thousands nine hundred and ninety five YIELDING AND PAYING
therefore the yearly rent payable in advance of Rs. 193.8721
(Rupees one hundred and ninety three and eighty seven paise only) upto the
day of one thousand nine hundred and and there after



(VIJAY SINGH)
Lease Administration Officer
I. L. Branch D.D.A.
Vikas Sedan I.N.A. N. Delhi

(2)

@ of 2-5-70 the premium the sum already paid and such other sum or sums hereafter to be paid towards premium under the covenants & conditions hereinafter contained or such other enhanced rent as may hereinafter be assessed under the covenants and condition hereinafter contained to be paid towards premium under the covenants and conditions hereinafter contained clear of all deductions, by equal half yearly payments on the fifteenth day of January and fifteenth day of July in each year at the Reserve Bank of India, New Delhi, or at such other place as may be notified by the Lessor for this purpose, from time to time the first of such payments to be made on the fifteenth day of 12.11.70 Jan one thousand nine hundred and thirty the and the rent amounting to Rs. 193,572/- (Rs. one lakh ninety three thousand five hundred and seventy two only) from the date of commencement of this lease to the last mentioned date having been paid before the execution of these presents.

Subject always to the exception; reservations, covenant and conditions hereinafter, contained, that is to say as follows;—

I. The Lessor excepts and reserves unto himself all mines, minerals, coal, gold-washing, earth oils and quarries in or under the said land and full right and power at all times to do all acts and things which may be necessary or expedient for the purpose of searching for, working, obtaining removing and enjoying the same without providing or leaving any vertical support for the surface of the said land or for any building for the time being standing thereon provided always that the Lessor shall make reasonable compensation to the Lessee for all damage directly occasioned by the exercises of the rights hereby reserved or any of them.

II. The Lessee for himself, successor and assignees covenants with the Lessor in the manner following that is to say;

(1) The Lessee shall pay within such time such additional sum or sums towards premium as may be decided upon by the Lessor on account of the compensation awarded by the Land Acquisition Collector in respect of the said land or any part thereof being enhanced on reference or in appeal or both and the decision of the Lessor in this behalf shall be final and binding on the Lessee.

The yearly rent of Rs. 193,572/- percent of the premium hereby reserved shall be calculated on the sum received towards premium by the Lessor before the execution of these presents and such additional sum or sums payable towards premium as provided herein from 12.11.70 day of Jan one thousand nine hundred and thirty five

(2) The Lessee shall pay unto Lessor the yearly rent hereby reserved on the days and in the manner herein appointed.

(3) The Lessee shall not deviate in any manner from the Master Plan for Delhi and the Zonal Development Plans nor alter the size of the said land whether by sub-division amalgamation or otherwise.

(4) The Lessee shall, within a period of two years from the 12.11.70 days of one thousand nine hundred and thirty (and the time so specified shall be of the essence of the contract) after obtaining sanction to the building plan, with necessary designs, plans and specifica-



(VIJAY SINGH)
Lease Administration Officer
I. L. Branch D.D.A.
Vikas Sadan I N A. N. Delhi

-75- *date*

(3)

land and complete in a substantial and workmanlike manner a building for *c/o* *Middle School* with the requisite and proper walls, sewers and drain and other conveniences in accordance with the sanctioned building plan and to the satisfaction of such municipal or other authority.

(5) (a) The Lessee shall not sell, transfer, assign or otherwise part with possession of the whole or any part of the said land or any building thereon except with the previous consent in writing of the Lessor which he shall be entitled to refuse in his absolute discretion.

PROVIDED that such consent shall not be given for a period of *ten* years from the commencement of this lease unless, in the opinion of the Lessor, exceptional circumstances exist for the grant of such consent.

PROVIDED FURTHER that, in the event of the consent being given the Lessor may impose such terms and conditions as he thinks fit and the Lessor shall be entitled to claim and recover the whole or a portion (as the Lessor may in his absolute discretion determine) of the unearned increase in the value (i.e. the difference between the premium paid and the market value) of the said land at the time of sale, transfer, assignment, or parting with the possession and the decision of the Lessor in the respect of the market value, shall be final and binding.

PROVIDED FURTHER that the Lessor shall have the pre-emptive right to purchase the property after deducting such percentage as decided by the Lessor of un-earned increase as aforesaid.

(b) Notwithstanding any thing contained in sub-clause (a) above, the Lessee may with the previous consent in writing of the Lt. Governor, of Delhi (hereinafter called "the Lt. Governor") mortgage or charge the said land to such person as may be approved by the Lt. Governor in his absolute discretion.

PROVIDED that, in the event of the sale or fore-closure of the mortgaged or charged property, the Lessor shall be entitled to claim and recover such percentage as decided by the Lessor of the unearned increase in the value, of the said land as aforesaid, and the amount of the Lessor's share of the said unearned increase shall be a first charge, having priority over the said mortgage or charge. The decision of the Lessor in respect of the market value of the said land shall be final and binding on all parties concerned.

PROVIDED FURTHER that the Lessor shall have the pre-emptive right to purchase the mortgaged or charged property after deducting such percentage as decided by the Lessor of the unearned increase as aforesaid.

(6) The Lessor's right to the recovery of the unearned increase and the pre-emptive right to purchase the property as mentioned hereinbefore shall apply equally to an involuntary sale or transfer whether it be by or through an executing or insolvency court.

(7) Whenever the title of the Lessee in the said land is transferred in any manner whatsoever, the transferee shall be bound by all the covenants and conditions contained herein and be answerable in all respects therefor.

(8) Whenever the title of the Lessee in the said land is transferred in any manner whatsoever the transferor and the transferee shall, within three months of the transfer give notice of such transfer in writing to the Lessor.

The transferee or the person on whom the title devolves, as the case may be, shall



(Signature)
(VIJAY SINGH)
Lease Administration Officer
I. L. Branch D.D.A.
Villas Sadan I.N.A. N. Delhi

In this case, the land measuring 2 Acre was allotted to the Deepalaya Education Society for construction of Middle School at Govind Puri, Kalkaji Extension vide demand-cum-allotment letter No. F 18 (31) 89 / IL / 4141 dated 26.8.1994 (Page-68/C). The Society deposited the premium. The physical possession was handed over to the Society on 17.1.1995 but the total area was available 7846.012 Sgm. instead of 8000 Sgm. The deficiency is about 154Sqm. The NOC was issued to the Society vide letter No. 236, dated 17.2.1995 and the lease deed was executed on 04.02.2003 (Page-227/C) (3923.006 Sgm. for building portion and 3923.006 Sgm. for play field). The excess payment of the Society of Rs.2,51,389/- had been adjusted against the ground rent and license fee (Page-84/N).

In view of the above, if agreed, we may forward the file to Director (Building) for necessary action please.

Submitted please.

AD (HL)

DD (IL)

JX (Mdp.) L & I

what specific action is needed from the Building Section is not clear from above note? File may be returned back to IL branch, if agree.

AE (B) L & C

DD (IL)

2/12

28/11/08
PA(B)

1997/10

77 -

This is regarding Deepalaya Educational Society, Kalkaji Extn. for C/o Middle School. The society letter dt. 20/12/03 & 26/2/04 placed on P-287/c & 290/c respectively are not sent to Building Section. However the matter is as mentioned below according to references available in this file:- (P-227/c)

- 1) The lease deed of the society was executed on 4/2/2003 (P-287/c)
- 2) The scheme was approved on 20/3/96 by Building Section.
- 3) At the time of submission of Completion Certificate it was observed that there is a difference between the area of land allotted as per possession plan (Ref P-278/c) i.e. 2.0 Acres given and the actual area of land in possession as at present according to the perpetual lease. (Ref P-277/c) (1846.01 sqm)
- 4) The shape of the plot has undergone change due to the revision of plan by the land department at the time of lease deed.

5) The set back which was reqd. as per the approved building plan is not available with the land in actual possession.

6) Further, the society has requested for reduction of set back from 9 m to 4.5 m and also to restore full area of land for building activity by adjusting the deficit area from the play field area.

7) The society was advised that they pursue the above matter with land disposal branch BDA & submit the outcome to this office in the public hearing on dt. 29/12/03 in the office of J.D. (L&I).

Submitted for further course of action please

ABCD/III

J.D. (L&I)

Pl. put up with Bldg file

DEC/III

Building file is attached please

J.D. (L&I)

MSF 5/7/4



3479/2012 20/7/04

15-90 20/9/04

This Building file (F13/83) 95/MDP is attached herewith. A letter of the school dt. 21 Nov 2003 addressed to RE was received by Bldg Sec (P167/c & MDP file). The matter was discussed with School authority & the District Engineer in PH and the decision is recorded in the file. No compliance in school has yet been received. Submitted for further course of action please

ABCD/III J.D. (L&I) 20/7/04

MSF 12/1/4

198/c 128N F 18(31)89/IL
-78-

In this case, it is submitted that this file was marked to DD(IL). The same has been found with Vol files & LTI. Now this file may be sent to DD(IL) for further action please.

AE(II)(B)

5/1/07

~~08/1/07~~

D.D.(IL) AE(II)(B)
LTI

~~10/1/07~~ M. R. G. G. G.
11/1/07

P.V.C. may kindly be seen placed opposite vide which AE(Bldg) has observed the matter regarding the lease deed and possession plans. In this case, it is submitted that the land measuring 8000 Sqm² was allotted to the Society. But the total area of the plot was found 7846.012 Sqm and thus 154 Sqm area was less than the allotted area. (Page-110/11)

The lease deed was executed on 04/2/2003 (3923.006 for building portion and 3923.006 Sqm for play field).

A. T. G.

120/11 1024-79-

The building department has observed that there is a difference between the area of land allotted as per possession plan. It has been clarified on pre-pag

In this matter for the clarification of the measurement of the land, we may forward the file to Asstt. Dir (S) for further necessary action please, if agree
Submitted pl.

Asstt. Dir (IL) B₂₀₇₆

Dy. Dir (IL)

Asstt. Dir (S)

AE (IL)

Don'tital / R. Khan

[Signature]
18/6/08

lwo
26/06/08

538
1-7-08

The above note in response to PVC dt 2/6/08 may kindly be seen. The mentioned PVC is Reminder Vth from AE-III, L&I (Bldg.) for furnishing some replies / reports sought by AE (Bldg) letter no. F-13 (83)/95/Bldg./984 dt 13.7.06. Neither the letter nor any reminder is available in this file. In the absence of AE-III (Bldg.) letters dated 13.07.06 no reply can be furnished.

Submitted pl.

DY. Dir / I.L

Pl check in my

Bhose
02/07/08

R. 20/11/08
B₁₁₇

AE (IL) B₂₀₇₆
B₂₀₇₆
B₂₀₇₆

127/N ~~126~~ L 80 -

As per query of A E (IL) on pre
page in this connection may please
the ~~the~~ ^{clear} observation of JE/AE
Building on page 124/N.

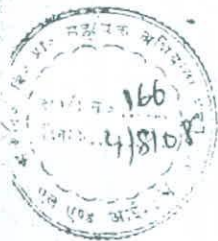
Submitted for necessary action
please.

Asst
Asst Dir (IL)
Dy. Dir (IL)
A E / Asst Dir (S)

Finors
17/7/08

Reference note of Building Deptt., D. D. A. at P-124/N.
In this regard it is ~~not~~ stated that land measuring
2 Acre was allotted and handed over to the Society.
Later on it came to the notice that actual area
under possession of the Society is 7846.01 Sqm. only
and lease deed for actual area was executed.
Balance premium deposited by the Society was
adjusted into ground rent vide letter dt. 7/12/99 (P-119/c)

Further action may be taken by
Bldg. Deptt. w.r.t. his letter dt. 2/6/08 (P-309/c).
We may forward the file to Bldg. section.



ADVL Ru 22/7/08
DDH
AE-4(B) L&T

ho 30/7/08
2f 25/7

ASU
PA(B)

4/8

if agreed, we may keep the photocopies of the pages
124/N to 127/N and keep them in the concerned Building
File for taking further n/a and ^{this} file may be sent
back to IL Branch.

166
4/8/08
11/8/08

AE(B) 1/8

Agree for n/a

11/8 11/8/08 PA(B)



ANNEXURE-F Spread 1 2

-81-

दिल्ली नगर कला
DELHI URBAN ART COM
भारत पर्यावास केन्द्र, कोर 6 ए
India Habitat Centre, Core 6A
लोधी रोड, नई दिल्ली - 110003
Lodi Road, New Delhi - 110003
July 28, 2014

No. 48(08)2014-DUAC

संयुक्त निदेशक (L&I) भवन
डी.डी.ए., विकास सदन,
नई दिल्ली।

विषय : Completion plans in respect of Deepalaya Education Society at Govindpuri, Kalkaji Extn.,
संदर्भ : DDA's letter no.F13(83)/95/Bldg./23 dated 08.05.2014 & Proponent's letter no.
DSKE/DDA/CC/14 dated 04.07.2014.

महोदय,

उक्त प्रस्ताव पर आयोग की दिनांक 4, जुलाई 2014 को आयोजित बैठक में विचार किया गया था। आयोग की प्रेक्षाएं तथा निर्णय इस प्रकार हैं :-

"Decisions :

NOC approved.

Observations :

1. The proposal forwarded by the DDA was scrutinised.
2. The building plans of the proposal were approved by the Commission at its meeting held on December 8, 1995.
3. The completion plans proposal was found acceptable."

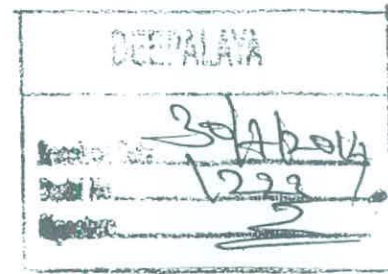
भवदीय

(विनोद कुमार)
सचिव

प्रतिलिपि :

1. M/s Ranjit P. John, 126 Hill Top Farm, Andheria More, Mehrauli, New Delhi.
2. The Director (Administration), Deepalaya Education Society, 46 Institutional Area, D-Block, Janakpuri, New Delhi-58.

(विनोद कुमार)
सचिव



R. P.

दूरभाष PHONE : 24619593, 24618607, 24690821, 24636191, फैक्स FAX : 24648970

ई-मेल E-mail : duac74@gmail.com वेबसाइट Website : www.duac.org

ANNEXURE - G

- 82 -

GOVERNMENT OF NATIONAL CAPITAL TERRITORY OF DELHI HEADQUARTERS DELHI FIRE SERVICE: NEW DELHI-1.

No. F.L.N. 57/1 P.S. / 2006-13555

Dated: 29/12/06

To,

The Education officer, Zone-25,
Office of the Dy. Director of Education,
District South, Defense colony,
New Delhi.

Sub: -Issuing of N.O.C for Deepalaya School, A-14, Kalkaji Extension, New Delhi
Sir,

Please refer to your letter No E.O/Zone, 25/2005-06/696 dated 20-07-05 and party letter no. NIL dated October 9, 2006 on the subject cited above. In this regard it is to inform you that the inspection of the abovesaid premises was carried out by the officer concerned of this department from fire safety point of view. At the time of inspection Shri P.T.Varghese manager Administration was also present. During the course of inspection, it was observed that the building is comprised of ground floor, basement and two upper floors. The basement is sunken from other side and there is a large opening towards the play ground.

Fire safety arrangements found provided are underground static water tank having capacity 50,000 litres and overhead static water tank having capacity 20,000 litres, sprinkler system in the basement, Fire Hydrants, Hose reels, and portable fire extinguishers. School building is approachable to fire service vehicles and width of the school gate is 4.5 metres. Draw-off connection found provided in U.G.S. water tank.

There are three staircases in the school building. There is natural ventilation in the school. Boosting arrangement is provided on terrace. Electric wiring found laid through conduit pipe. E.L.C.B/ M.C.B found installed on electric circuit.

Keeping in view of above mentioned Fire safety arrangements as found provided in the building, this department has no objection for the school building at A-14, Kalkaji Extension (Deepalaya School) New Delhi from fire safety point of view. However, the following conditions shall be strictly adhered to:-

- 1- All the fire safety measures/ fire protection equipments provided in the building shall always be kept maintained in good working condition as found during the inspection.
- 2- Means of escape viz. exits, staircases shall always be kept free from every obstruction.
- 3- The fire protection/ safety arrangements provided in the building are to minimize losses in if maintained properly. This system cannot give guarantees that there will be no fire or losses in the event of one.
- 4- All employees/occupants shall be acquainted with the use and maintenance of fire safety/ fire protection arrangements provided in building.
- 5- The basement shall be used as per building Bye Laws. The unauthorized construction/occupancy or deviation during construction (if, any), in building, shall be got verified by the authority concerned and taken action as necessary.

Any lapse rendering to non-functional of above said fire safety measures/equipments at the time of any fire/ emergency, the management shall be responsible for the loss of life and property.

Copy to:-

✓ The Manager Administration
Deepalaya School, A-14,
Kalkaji Extension, New Delhi.

Yours Faithfully,


Dy. Chief Fire Officer
Delhi Fire Service

-83-

GOVERNMENT OF NATIONAL CAPITAL TERRITORY OF DELHI
HEADQUARTERS: DELHI FIRE SERVICE, NEW DELHI- 110001

Fax: 011-23412593, Email: dfs.delhigovt.nic.in Ph. 011-23414333

NO. F6/DFS/MS/School/2014/ SZ/ 1241

DATED: 24/09/14

FIRE SAFETY CERTIFICATE

Certified that Deepalaya School at A-14, Kaikaji Extn. New Delhi-110019 comprised of sunken basement ground plus two upper floors was granted NOC by this department vide letter no. F6/MS/DFS/2006/3855 dated 29.12.2006. The premises was re-inspected by the officers concerned of Fire Service on 18.09.2014 in the presence of Sh. Kuriakosenj (Admin. Officer) and observed that fire safety norms as required under Rule 33 of Delhi Fire Service Rules, 2010 are deemed complied and that the building / premises is fit for occupancy class B "Educational building" with effect from 24/09/14 for a period of three years, in accordance with Rule 36 unless renewed under Rule 37 or sooner cancelled under rule 40 and subject to compliance of the conditions under Rule 38 of the Delhi Fire Service Rule 2010

Issued on 24/09/14 at New Delhi by

(Dr. G.C. Misra)
Chief Fire Officer

Copy to,

1. The Director, Education, G. N.C.T Delhi, Old Secretariat, New Delhi
2. The Authorized Signatory, Deepalaya School, A-14, Kalkaji Extn. New Delhi-110019.

Conditions for the validity of fire safety certificate

1. All the fire safety and means of escape facilities shall be maintained in good working conditions at all time. Any lapse rendering fire safety or means of evacuation facilities rendering non-functional shall be the responsibility of the management.
2. Building Sanctioning authority may verify any deviation with regard to the construction/occupancy in the building. In case of any deviation, the fire safety certificate stands null and void.
3. The staffs shall be trained for operating fire fighting system and mock evacuation drills be conducted at regular intervals and record be maintained.
4. The basement shall be used strictly as per the provisions of Building Bye laws.
5. The owner/occupier shall submit a declaration every year in form 'K' provided in the first schedule of Delhi Fire Service Rules-2010. The form is available on www.dfs.delhigovt.nic.in.
6. The owner/occupier shall apply for renewal of this Fire Safety Certificate to the Director in Form "J" [sub rule (1) of rule 37] along with a copy of this certificate, six months prior to its expiry. The form is available on www.dfs.delhigovt.nic.in.



DELHI DEVELOPMENT AUTHORITY
Master Plan Section,
6th Floor, Vikas Minar,
I.P. Estate, New Delhi - 110002

F.1 (11)/2016/MP/374

Date: 28.12.2016

Subject: Minutes of the 10th Technical Committee meeting of DDA for the year 2016 held on 21.12.2016.

The 10th Technical Committee meeting of DDA for the year 2016 was held under the chairmanship of V.C., DDA on Wednesday 21.12.2016. The list of the participants is annexed as Annexure-I. Please find enclosed herewith a copy of the minutes of the same for information and further necessary action.

[Signature]
28/12/16

(Rajesh Kumar Jain)
Director (Plg.) MP&DC

To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Finance Member, DDA
4. Pr. Commissioner (LM) DDA
5. Commissioner (Plg.), DDA
6. Commissioner (LD), DDA
7. Chief Planner, TCPO
8. Chief Architect, HUPW, DDA
9. Chief Architect, NDMC
10. Chief Engineer (Property Development), DMRC
11. Chief Engineer (Elect.), DDA
12. Addl. Commissioner (Plg.) UTTIPEC, & GIS DDA
13. Addl. Commissioner (Landscape), DDA
14. Secretary, DUAC
15. Chief Town Planner, SDMC, NDMC, EDMC
16. Sr. Architect, (HQ-1), CPWD, Janpath
17. Dy. Commissioner of Police (Traffic) Delhi
18. Land & Development Officer, (L&DO)
19. Director Fire Service, GNCTD

Agenda Item No.	Issue	Discussion/ Recommendations	Remarks
48/2016	Confirmation of the 9 th Technical Committee meeting held on 16.11.2016 F1(10)/2016/MP	Since no observations/ comments were received, the minutes of the 9 th Technical Committee meeting held on 16.11.2016 were confirmed as circulated.	
49/2016	Action Taken Report of the decisions taken during the previous T.C. meetings.	The Action Taken Report of the decisions taken during the previous T.C. meetings was noted.	Action: Concerned Unit
50/2016	Proposed change of Land Use of an area measuring 1.77 ha. from 'Recreational (District Park)' to 'Commercial-C1' located at Kamla Market, falling in Planning Zone-D. F3(16)91/MP	The proposal was presented by Asstt. Town Planner, North MCD. After detailed deliberation, the proposal as contained in para 4.0 of the agenda was recommended by the Technical Committee for further processing under Section- 11A of DD Act, 1957.	Action: Director (Plg.) Zone D.
51/2016	Proposal regarding Change of land use of an area measuring (1.71 ha + 0.07 ha) from "Recreational (District Park)" to "Commercial C1" located at Sanjay Gandhi Transport Nagar falling in Planning Zone-C. F.3(14)2008/MP	The proposal was presented by Director (Plg.) Zone-C. After detailed deliberation, the proposal as contained in para 4.0 of the agenda was recommended by the Technical Committee for further processing under Section- 11A of DD Act, 1957.	Action: Director (Plg.) Zone-C
52/2016	Proposed change of land use from 'Recreational'(P2-District Park) to 'Transportation' for the three pockets of land acquired by DMRC for Okhla NSIC Metro Station near Astha Kunj, Nehru Place in Zone- F. F.20(11)/2016/MP	The proposal was presented by Chief Architect, DMRC. During discussion the representatives of DMRC informed that in case of one of the plot the matter is subjudice before the Hon'ble court regarding the compensation. In view of this the agenda was deferred with the direction that DMRC will obtain the clarifications from legal department and inform that the plots are free from all encumbrances and that the clear title of the land pockets is in favour of DMRC.	Action: Chief Architect, DMRC

INDEX

10th Technical Committee Meeting to be held on 21.12.2016

SL. No.	ITEM NO.	SUBJECT	PAGE NO.
1.	48/2016	Confirmation of the 9 th Technical Committee meeting held on 16.11.2016 F1(10)/2016/MP	1 - 4
2.	49/2016	Action Taken Report of the decisions taken during the previous T.C. meetings.	05
4	50/2016	Proposed change of Land Use of an area measuring 1.77 ha. from 'Recreational (District Park)' to 'Commercial-C1' located at Kamla Market, falling in Planning Zone-D. F3(16)91/MP	6 - 18
5	51/2016	Proposal regarding Change of land use of an area measuring (1.71 ha + 0.07 ha) from "Recreational (District Park)" to "Commercial C1" located at Sanjay Gandhi Transport Nagar falling in Planning Zone-C. F.3(14)2008/MP	19 - 29
6.	52/2016	Proposed change of land use from 'Recreational'(P2- District Park) to 'Transportation' for the three pockets of land acquired by DMRC for Okhla Nsric Metro Station near Astha Kunj, Nehru Place in Zone-F. F.20(11)/2016/MP	30 - 36

ITEM NO.49/T.C/2016:

ACTION TAKEN REPORT OF THE DECISIONS TAKEN DURING THE 9th T.C. MEETINGS. (16.11.2016)

Sl. No.	Item No	Subject	Action Taken
1.	45/2016	Regarding permissibility of various facilities/use premises for Government Sector in MPD-2021. F20(09)2015/MP	Based on the decision of Technical Committee, agenda has been put up for the next Authority meeting.
2.	46/2016	Change of land use of an area measuring 3164.30 sqm from "Recreational" to "Residential" located at Trilok Puri for rehabilitation of affected persons by DMRC in falling Zone-E. F.20(9)2016/MP	Based on the decision of Technical Committee, agenda has been put up for the next Authority meeting.
3.	47/2016	Relaxation in height for Multi Level Parking sites in i.) Sant Nagar, Rani Bagh ii.) Shiva Market, Pitampura Village iii.) Shashtri Park, Karol Bagh. F3(07)/97/MP	Based on the decision of Technical Committee, agenda is under process for the next Authority meeting.

Subject: Proposed change of Land Use of an area measuring 1.77 ha. from 'Recreational (District Park)' to 'Commercial - C1' located at Kamla Market, New Delhi, falling in Planning Zone-D.

File No. F. 3(16)91-MP

1.0 Background:

- i. North Delhi Municipal Corporation vide letter No TP/G/4121 dated 27.06.2016 had sent the agenda for the Technical Committee meeting with respect to the proposed change of Land Use of an area measuring 0.984 ha. from 'Recreational (District Park)' to 'Commercial - C1' located at Kamla Market, New Delhi.
The Technical Committee agenda as submitted by North DMC vide letter dated 27.06.2016 is at Annexure 'A'.
- ii. The area of the Kamla market, as mentioned in the Technical Committee agenda at Annexure 'A', has been re-checked by North DMC and it has been communicated vide letter No. TP/G/4280/16 dated 15.07.2016 that the area of market is 1.77 ha. approx. instead of 0.984 ha.

2.0 Decision of the Technical Committee

The Proposal was considered by the 7th Technical Committee in its meeting held on 04.07.2016 vide item No.37/2016. The decision of the Technical Committee is as follows (Refer Annexure 'B'):

"The proposal was presented by Sr. Town Planner, North DMC. Technical Committee was informed that the land ownership of the kamla market has been transferred by L&DO in the year 2006 to the North DMC and the shops are leasehold properties. Hence, there is no windfall gains to the private owners through this change of land use. It was further informed by CTP that it is a case of 'fait accompli'. The market namely kamla market is an already existing market and is shown as 'Recreational' land use category in Zonal Development Plan of Zone 'D' and in MPD.

After detailed deliberation the proposal as contained in para 4.0 of the agenda was recommended by the Technical Committee for further processing under Section -11A of DD Act, 1957.

Technical Committee desired that all such cases of fait accompli as recommended by MCDs and New Delhi Municipal Council and approved by the Technical Committee will be put up to Authority as combined agenda.

Technical Committee further opined for such fate accompli cases that:

- i) All the MCDs and New Delhi Municipal Council to submit all such "fait accompli" cases for consideration by the Technical Committee within one-month period.
- ii) Concerned units of DDA to superimpose the sites proposed for change of landuse on the base maps of respective Zonal Development Plans before putting up for the approval of the Authority."

3.0 Follow up action of the Technical Committee meeting

- i) In view of the decision of the Technical Committee meeting dated 04.07.2016 vide item No. 37/2016, a letter dated 28.07.2016 was sent to North DMC with a request to submit Technical Committee agenda of Kamla market again along with all the "Fait accompli" cases.
- ii) Recently, North DMC vide letter No. TP/G/5013 dated 01.11.2016 has informed that three fait accompli cases (including Kamla market) are pending in North DMC and requested DDA to consider the cases in the Technical Committee of DDA. North DMC vide letter dated 01.11.2016 has further submitted the information with respect to MoUD, Gol letter dated 17.06.2016 which is placed at **Annexure 'C'**.

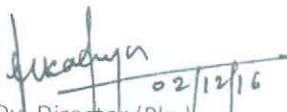
4.0 Proposal


In view of the decision of the Technical Committee meeting dated 04.07.2016 vide item No.37/2016 and North DMC letter dated 01.11.2016, the land use in respect of an area measuring 1.77 ha. located at Kamla Market, Delhi, falling in Planning Zone- 'D' may be changed from 'Recreational (District Park)' to 'Commercial - (C1)' under Section 11A of DD Act, 1957. The boundary details of the same are as under (refer location of the site under reference on the approved Zonal Development Plan of Zone -D prepared under MPD-2001 at Annexure 'D'):

Location	Area Ha (Acres)	Land use as per MPD- 2001/ZDP	Land use Changed to	Boundaries
1	2	3	4	5
Kamla Market	1.77 ha.	Recreational (District Park)	Commercial - (C1)	North: Asaf Ali Road South: J.L. Nehru Marg East: Service Road connecting Asaf Ali Road & JLN Marg West: Road from Ajmeri Gate to Minto Bridge (Bhavbhooti Marg)

5.0 Recommendation:

The proposal at para 4.0 above is placed before the Technical Committee for consideration for inviting objections and suggestions from the public under Section 11A of DD Act, 1957.


Dy. Director (Plg.)
Zone -D, E&O/UC


Director (Plg.)
Zone-D, E&O/UC&J-Zone

Minutes of the 7th. Technical Committee Meeting Held On 4.7.2016.

ITEM No. 37/TC/2016

ANNEXURE A

AGENDA FOR THE TECHNICAL COMMITTEE MEETING

Subject: Proposal regarding change of Land Use of an area measuring 0.984 Ha. from "Recreational (District Park)" to 'Commercial' (Non- Hierarchical Commercial Centre) C1" located at Kamla Market, falling in Planning Zone "D" (F.3(C6)/91-MP)

Reference is invited to Sr. Town Planner, MCD (North)'s letter No. TP/G/4121 dated 27.6.2016. (Annexure - I)

1.0 Background:

- 1.1 The Request for change of land use has been received from Land & Estate Deptt., North DMC since the issue of conversion of shops from leasehold to freehold is under consideration in their department.
- 1.2 Earlier, a letter vide no. TP/G/3205 dated 7/4/2014 was sent to L&DO for taking up the matter with DDA for change of land use. However, no reply was received from L&DO. Accordingly it was decided that Town Planning Deptt. shall take-up the matter with DDA.

2.0 Examination:

- 2.1 The land use of Kamla Market is 'Recreational' (District Park) as per the Zonal Development Plan of Zone-D (approved under MPD-2001).
- 2.2 The site has been visited and there exist single storied building consisting of 272 shops and 12 flats and other amenities.
- 2.3 The control and management stands transferred to erstwhile MCD by the L&DO, GOI vide Notification No. L&DO/PS-4/Pol/1/2004 dated 24-3-2006 issued by the Ministry of Urban Development, Govt. of India. A court case titled "Kamla Market Transporters Association Versus North DMC & Others, W.P.(C) No. 5546/2015 is being contested in the Hon'ble High Court and relates to conversion charges i.e. from leasehold to freehold and do not relate to Land under the market or a shop of the market. There is no pending litigation relating to the land of the Market except the one mentioned, about conversion from lease to freehold. The next date of hearing is on 18-7-2016.
- 2.4 The site does not fall in Natural Conservation Zone (NCZ), Natural features such as water bodies, etc.
- 2.5 Since the market is running in the present site/ location for approx. 75 years, it has been decided to retain the said Market and plan it accordingly by correcting the use depicted in the Zonal Development Plan from Recreational use to Commercial (Non-Hierarchical Commercial Centre) C1, as the area nearby has been shown as Non-Hierarchical Commercial Centre (Asaf Ali Road) as per Master Plan of Delhi-2021.

3.0 Information required as per the MoUD, Govt letters dated 07.04.2015/ 04.09.2015:

S.No.	Information required	Explanatory background
A. As per MoUD letter dated 04.09.2015		
(i)	Background Note indicating the current situation / provisions;	The Kamla Market has been in existence for past 75 years (approx.) and the use has been mentioned wrongly in the Master Plan as Recreational (District Park) and as such the rectification is required to be carried out in MPD-2021 for declaring the market as Commercial(Non-Hierarchical Commercial Centre).
(ii)	Whether similar proposals have earlier been considered by DDA / Ministry and / or disposed, and if yes, when and how;	Similar proposals of change of land use have been processed by DDA earlier.
(iii)	What were the specific recommendations of the Authority with regard to the proposal;	The proposal is to be placed before Technical Committee.
(iv)	How and why the proposal was initiated;	As per 1.1 above.

(v)	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof;	Since the market is in a dilapidated condition the correction in the zonal plan will enable the Corporation to redevelop the market as per modern requirement under the provision of master plan.
(vi)	What are the expected short-term and long-term outcomes if the proposal is approved and implemented;	As per (v) above.
(vii)	How the proposal will benefit in the development and economic growth of the city;	Since the present existing shops / flats are in a deteriorated condition and also the market is facing parking problems, the development of the same into Non- Hierarchical Commercial Centre will address the issue.
(viii)	What are the provisions corresponding to the proposed policy / changes in other metropolitan cities in India and other countries, and if those provisions differ from the proposal then why are they not considered appropriate for Delhi;	The proposal is made as per the existing conditions at site.
(ix)	What will be the public purpose served by the proposed modification;	As stated in (vii) above.
(x)	What is the number of people / families / households likely to be affected by the proposed policy;	There are 272 shops and 12 flats existing in Kamla Market and the existing allottees on lease/ license/ freehold basis will be adjusted in the proposed complex by having consent/discussion with allottees. On the other hand the structure has become very old which require re-development as per requirement of developing metropolitan city.
(xi)	Whether the proposal is in consonance with the existing plans, laws, bye-laws, rules, etc;	The proposal has been made in accordance with the existing ground situation & the proposed Non-Hierarchical Commercial Centre at nearby Asaf Ali Road.
(xii)	Whether the implementation of the proposal will require changes in certain rules, provisions of Master Plan, etc., and if yes, what action has been taken to bring about such changes;	Since the market is functioning before the year 1962, the proposal would require correction in the zonal development plan.
(xiii)	Whether the departments / organizations / Ministries related with the proposal have been consulted and if yes, what were their views and how they were disposed;	The concerned Departments of North DMC have been consulted before the proposal is finalized.
(xiv)	Whether the relevant guidelines/ orders of DOP&T, Ministry of Finance and other nodal Ministries / Departments were taken into account while preparing and examining the proposal.	The proposal does not require to take into consideration any guidelines / orders of DOP&T Ministries.
(xv)	The name, designation and contact information of an officer of the level of Director or above who will be the nodal officer to be contacted by the Ministry regarding the proposal.	On behalf of North DMC, Sh. P. Dinesh, Sr. town Planner shall be the nodal officer (Tel. No. 23226323).

B. As per MoUD letter dated 07.04.2015:

a.	Whether the land is government or private and who is the land owning agency?	The market is under the management and control of North DMC after transfer by L&DO.
b.	On whose request the change of land use/ use or modification to MPD-2021 has been initiated?	The proposal has been initiated after request was received from L&E Deptt. North DMC in respect of conversion of shops from leasehold to freehold- better utilization of the market.

c.	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	The site has been inspected by the staff of town Planning Deptt., North DMC.
d.	What is the public purpose proposed to be served by modification of MPD and /or change of land use?	The correction in land use is required due to the fact that the same has to be developed in a modernized aesthetical design commensurating to the heritage area of Old Delhi on the same pattern of parking complex developed by the DMRC near the Market/ Railway Station.
e.	What will be impact of proposal on the ZDP / MPD and whether the changes are in consonance with the approved plans/ policies?	The changes/ correction in the zonal development plan will reflect the actual position at site.
f.	What will be proposal's impact / implications on general public eg. Law & order etc.?	There will be no implication regarding Law & order on the general public.
g.	Whether any court cases are ongoing on the land mentioned in the proposal? Full details be attached.	A court case titled "Kamla Market Transporters Association Versus North DMC & Others, W.P.(C) No. 5546/2015 is being contested in the Hon'ble High Court and relates to conversion charges i.e. from leasehold to freehold and do not relate to Land under the market or a shop of the market. It may also be informed to the T.P. Deptt. that there is no pending litigation relating to the land of the Market except the one mentioned, about conversion from lease to freehold please. The next date of hearing is 18-7-2016.

4.0 Proposal :

In view of the above, the land use in respect of an area measuring 0.984 Ha. located at Kamla Market, Delhi, falling in Planning Zone- 'D' may be changed from Recreational (District Park) to Commercial (Non-Hierarchical Commercial Centre) (C1) under Section 11A of DD Act, 1957.

Location	Area Ha (Acres)	Land use as per MPD- 2001/ZDP	Land use Changed to	Boundaries
1	2	3	4	5
Kamla Market	0.984 Ha.	Recreational (District Park)	Commercial (Non-Hierarchical Commercial Centre) (C1)	North: Asaf Ali Road South: J.L. Nehru Marg East: Service Road connecting Asaf Ali Road & JLN Marg West: Road from Ajmeri Gate to Minto Bridge (Bhavbhooti Marg)

5. Recommendations:

The proposal at para 4.0 above is placed before the Technical Committee for consideration under Section 11A of DD Act for inviting objections / suggestions from public by issue of Public Notice.


Planning Assistant


Sr. Town Planner


Chief Town Planner

DECISION

37/2016	<p>Proposal regarding change of Land Use of an area measuring 0.984 Ha. from "Recreational (District Park)" to "Commercial (Non-Hierarchical Commercial Centre) C1" at Kamla Market falling in Zone-D . F3(16)/91-MP</p>	<p>The proposal was presented by Sr. Town Planner, North DMC. Technical Committee was informed that the land ownership of the Kamla market has been transferred by L&DO in the year 2006 to the North DMC and the shops are leasehold properties. Hence, there is no windfall gains to the private owners through this change of landuse. It was further informed by CTP that it is a case of "fait accompli". The market namely Kamla Market is an already existing market and is shown as "Recreational" land use category in Zonal Development Plan of Zone "D" and in MPD.</p> <p>After detailed deliberation the proposal as contained in para 4.0 of the agenda was recommended by the Technical Committee for further processing under Section- 11A of DP Act, 1957.</p> <p>Technical Committee further desired that all such cases of fait accompli as recommended by MCDs and New Delhi Municipal Council and approved by the Technical Committee will be put up to Authority as combined agenda.</p> <p>Technical Committee further opined for such fate accompli cases that:</p> <ol style="list-style-type: none"> All the MCD's and New Delhi Municipal Council to submit all such "fate accompli" cases for consideration by the Technical Committee within one-month period. Concerned units of DDA to superimpose the sites proposed for change of landuse on the base maps of respective Zonal Development Plans before putting up for the approval of the Authority. 	<p>Action: Director (Zone-D)</p>
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DELHI DEVELOPMENT AUTHORITY	
MASTER PLAN SECTION	
VERIFIED	
This Proposal was considered in the 7th	Technical Committee
Meeting held on 04.07.2016	
Agenda Item No. 37/2016	
S. V. K. Singh	By Director
Asstt. Director	Master Plan

-12-

Ug No- 1173- (888 (Pg) Zone D)
29-6-16-37-

Annexure - I


NORTH DELHI MUNICIPAL CORPORATION
TOWN PLANNING DEPARTMENT

E-Block, 13th Floor, Civic Centre, Minto Road, New Delhi-110002, Tel. no.23226323

No: TP/G..1412)

Dated 27/6/16

To

 The Director (Plg.) Zone-'D'
Planning Zone -D Unit,
Delhi Development Authority
12th Floor, Vikas Minar,
New Delhi-110002.

Sub:- Regarding proposed change of landuse of 'Kamla Market' from Recreational' (District Park) to 'Commercial' (Non- hierarchical Commercial Centre) C1 in the Zonal Development Plan under MPD-2021.

Ref: - F.3(16)/91/MP/D-92 dated 02.06.2016

Sir,

This is with reference to your letter no. F.3(16)/91/MP/D-92 dated 02.06.2016 vide which it has been requested to provide requisite information w.r.t DDA's letter dated 17.8.15 (17.07.15) and as per the decision taken in the Technical Committee meeting dated 10.04.2015 & 19.05.2015. In this regard this office has already replied vide letter no. TP/G/982/15 dated 20/5/15, TP/G/1422/15 dated 16/7/15 and TP/G/1905 dated 17/9/15 (copies enclosed). The revised agenda is once again being sent for your reference.

It is therefore kindly requested to approve the site for change of land use as requested earlier by placing the case before Technical Committee.

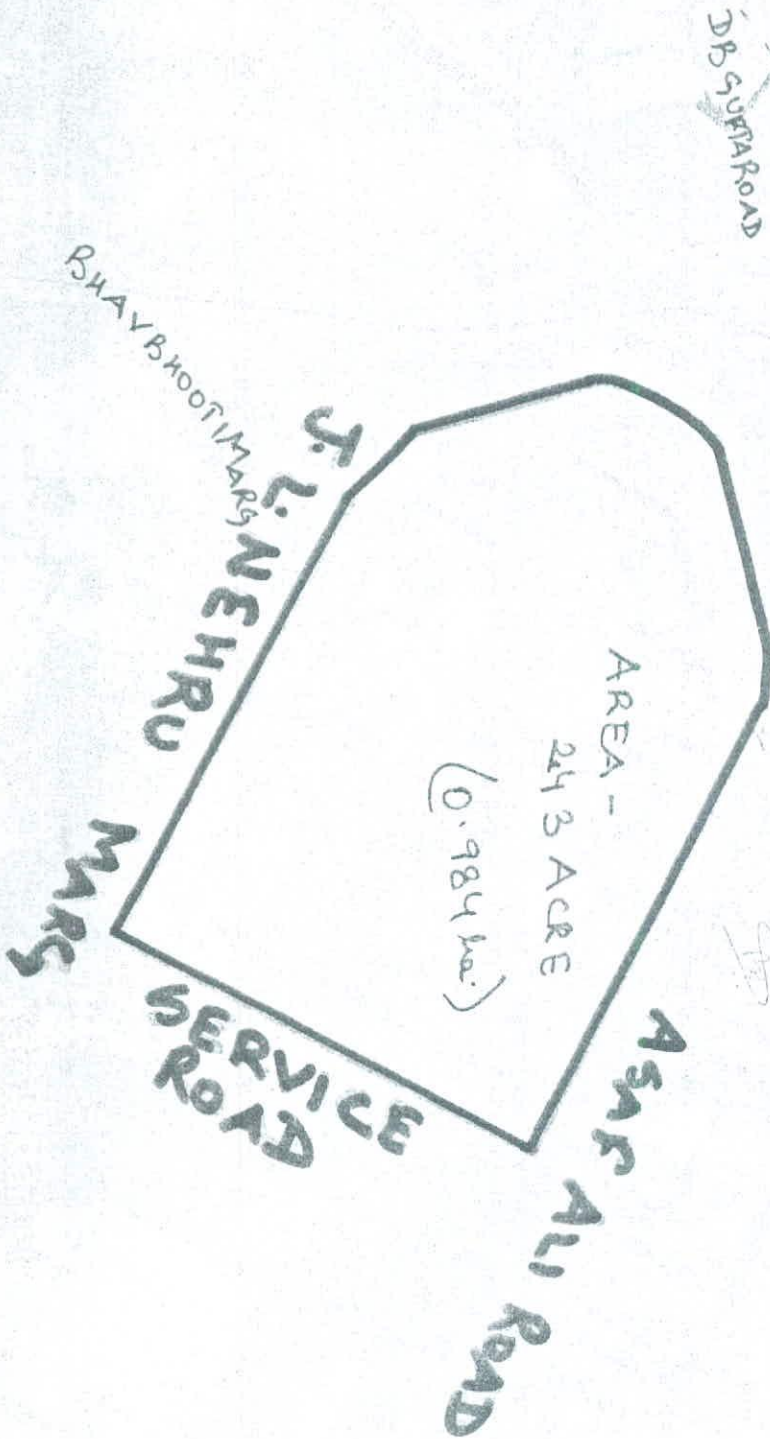
Encl: As above.

Yours faithfully,



Sr. Town Planner

AD (Regime D)



Annexure - II

DECISION

37/2016	<p>Proposal regarding change of Land Use of an area measuring 0.984 Ha. from "Recreational (District Park)" to "Commercial (Non-Hierarchical Commercial Centre) C1" at Kamla Market falling in Zone-D F3(16)/91-MP</p>	<p>The proposal was presented by Sr. Town Planner, North DMC. Technical Committee was informed that the land ownership of the Kamla market has been transferred by L&DO in the year 2006 to the North DMC and the shops are leasehold properties. Hence, there is no windfall gains to the private owners through this change of landuse. It was further informed by CTP that it is a case of "fait accompli". The market namely Kamla Market is an already existing market and is shown as "Recreational" land use category in Zonal Development Plan of Zone "D" and in MPD.</p>	<p>Action: Director (Zone-D)</p>
		<p>After detailed deliberation the proposal as contained in para 4.0 of the agenda was recommended by the Technical Committee for further processing under Section- 11A of DD Act, 1957.</p>	
		<p>Technical Committee further desired that all such cases of fait accompli as recommended by MCDs and New Delhi Municipal Council and approved by the Technical Committee will be put up to Authority as combined agenda.</p>	
		<p>Technical Committee further opined for such fait accompli cases that:</p>	
		<ol style="list-style-type: none"> All the MCD's and New Delhi Municipal Council to submit all such "fait accompli" cases for consideration by the Technical Committee within one-month period. Concerned units of DDA to superimpose the sites proposed for change of landuse on the base maps of respective Zonal Development Plans before putting up for the approval of the Authority. 	

7/11

04.07.2016

37/2015

Suc. Ref. 127296

12/7/2016

24 NO 2/3/D/RC/412 D
-16- 3-11-16

ANNEXURE C

NORTH DELHI MUNICIPAL CORPORATION
TOWN PLANNING DEPARTMENT

E-Block, 13th Floor, Civic Centre, Minto Road, New Delhi-110002, Tel. no.23226323

No: TP/G./5.9/3

Dated... 1-11-16

To

The Director (Plg.), Zone-'D'
Area Planning-II (Zone -D),
Delhi Development Authority,
12th Floor, Vikas Minar,
New Delhi-110002.

1988

7/11/16

Subject: Proposal regarding change of Land Use of an area measuring 1.77Ha.(approx) from "Recreational (District Park)" to 'Commercial' (Non- Hierarchical Commercial Centre) C1" located at Kamla Market, falling in Planning Zone "D".

Sir,

This is with the reference to your office letter no. F.3(16)91/MP/D-155 dated 28.07.2016 requesting to submit the Technical Committee agenda of Kamla Market again alongwith all the "fait accompli" cases.

With regard to information in respect of MoUD letter dated 17.6.2016, the details are enclosed herewith for your reference. Other details with regard to MoUD letters 7.4.15 & 4.9.15 agenda has already been provided vide letter dated 15/7/16, 27/6/16 and 01/4/16 respectively.

In North DMC three fait accompli cases are pending as mention below:

(1) Kamla Market (2) Sanjay Gandhi Transport Nagar, Ph-I (3) Cup and Saucer. However, the detail in respect of Cup and Saucer has not been received from concerned deptt. Hence, DDA is requested to considered two cases of Kamla Market and Sanjay Gandhi Transport Nagar, Ph-I.

Encl:-As above.

Yours faithfully

Sr. Town Planner

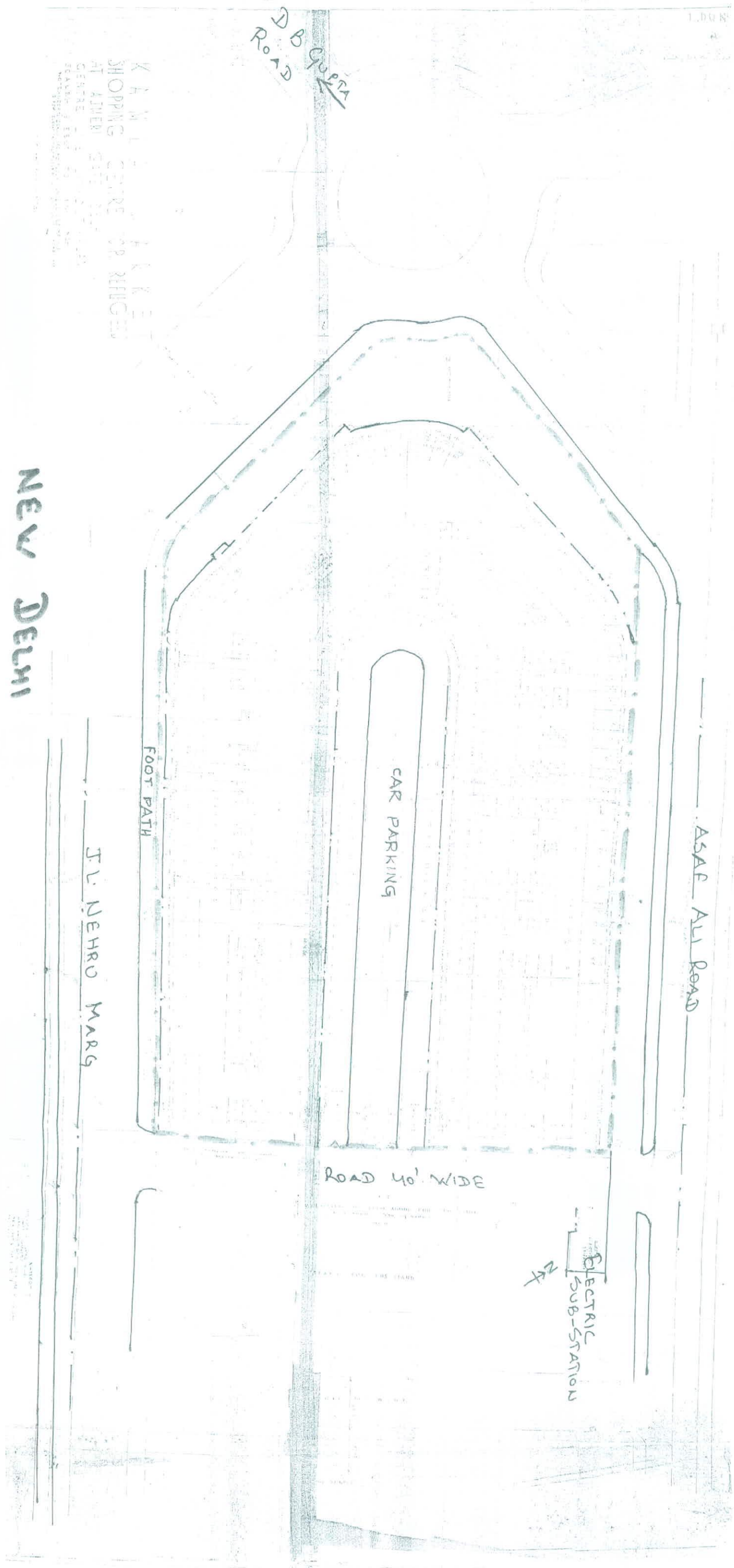
Subject: Proposal regarding change of Land Use of an area measuring 1.77Ha.(approx) from "Recreational (District Park)" to "Commercial" (Non- Hierarchical Commercial Centre) C1" located at Kamla Market, falling in Planning Zone "D".

As per MoUD letter dated 17.6.2016:		
(i)	What is the change proposed in MPD 2021/change of land use cases?	The proposed change of landuse is from Recreational (District Park) to Commercial (Non-Hierarchical Commercial Centre) C1
(ii)	Why is the change proposed i.e. the context and justification?	Since the market is in a dilapidated condition, the correction in the zonal plan will enable the Corporation to redevelop the market as per modern requirement under the provision of master plan.
(iii)	With the proposed changes/amendments who are going to be benefitted? A tentative statistics of details who will be benefitted, should be given.	With the proposed changes/ amendments i.e. 'Green' to 'Commercial' the business and livelihood of 272 shopkeepers and 12 flats on shops, will be protected. Side by side the single storeyed structure design Complex will be re-developed by the North DMC with the co-operation of shopkeepers who are holding license, lease hold and free hold rights. The re-developed complex will accommodate all the eligible / authorised shops keepers and rest of the shops, spaces, parking etc. will be with the North DMC for earning optimum remuneration.
(iv)	How they are going to be benefitted from the proposed amendment/change?	As above.
(v)	Any other relevant statistics, details, information, etc which will be useful from the point of view of press release for information to the public at large shall also be give.	Presently the market has very old structure, negligible civic amenities, no attraction for the customers/ persons making use of nearby New Delhi Railway Station, Ajmere Gate Metro Station and other important Markets of the area. If the change in use of land and multilevel Commercial Complex are permitted, the same will provide an aesthetic view, enhance the beauty of metropolitan city especially the walled city of Delhi will have a similarity with the nearby Canought Place and New Delhi.



L & DO No. 31

NEW DELHI
RAILWAY STATION



SHOPPING CENTRE
OFFICES

ROAD

ASAF Ali Road

ROAD 40' WIDE

ELECTRIC
SUB-STATION

CAR PARKING

FOOT PATH

J.L. NEHRU MARG

Subject: Proposal regarding change of Land Use of an area measuring (1.71 Ha + 0.07 Ha) = 1.78 Ha from "Recreational (District Park)" to 'Commercial' C1" located at Sanjay Gandhi Transport Nagar, falling in Planning Zone "C".

File No. E.3(14)2008/MP

1.0 Background:

- 1.1 The proposal of change of land use of Sanjay Gandhi Transport Nagar (SGTN) Ph.-I, was initiated by North DMC in respect of Relocation Scheme of Tyre Market, Rani Jhansi road, Gaushala Marg, located at Sanjay Gandhi Transport Nagar, Ph.-I, affected due to widening of Kishan Ganj, RUB. The layout plan of Sanjay Gandhi Transport Nagar, Phase- I was approved by Standing Committee of MCD vide resolution no. 118 dated 1-3-1984 after the change of land use by DDA. Time to time many incorporations were made in the layout plan. The Re-location of Tyre Market was one such incorporation, which was initiated for the construction of fly-over at Rani Jhansi Road and clearance of encroachments on Gaushala Road by MCD. The scheme was administratively approved by Hon'ble L.G. in 2006 and the allotments were made to the plot holders as per the scheme approved by the Standing Committee of MCD vide Resolution No. 1108 dated 21.1.2009 and further revised vide Standing Committee Resolution no. 158 dated 02.07.2009.
- 1.2 The case was earlier considered by DDA's Technical Committee on 2/9/14 and the case was deferred. Thereafter North DMC referred the file was sent to Hon'ble L.G. for resolving the issue. The P.S. to Hon'ble L.G. vide letter dt. 13/1/2015 has directed the VC, DDA to consider the proposal of North DMC.

2.0 Examination:

- 2.1 The site under reference falls in 'Recreational' (District Park) use zone as per the Zonal Development Plan of Zone-C (approved under MPD-2021).
- 2.2 The site has been visited and about 70 to 75% shops built-up and some shops are under construction.
- 2.3 (i) A judgment dated 23.4.12 has been received from ATMCD regarding quashing of the Resolution of the Standing Committee stating that the plots are carved out from the land meant for Green Belt and is in violation of MPD-2021. It has been further stated in the order that MCD is at liberty to initiate fresh proceedings for change of layout plan but in that situation, it has to take into considerations objections of the appellant society as well as of general public through by giving public notice in newspapers and has also to call the reports from Fire department, Police department, Disaster Management department, and other important offices as deem proper before putting up the matter before Standing Committee again. The various provisions in Master Plan -2021 have also to be taken into consideration before dealing with any revision in layout plan.
- (ii) The NDMC had filed an appeal against the orders of ATMCD dated 23.04.2012 before the District Judge, Rohini Courts, Delhi bearing appeal no. 11/2012, but the said appeal was dismissed vide orders dated 18.10.12 on the ground of delay.

Against the orders dated 18.10.12, of District Judge, the NDMC has filed a writ petition bearing no. 603/2013 before the Hon'ble High Court, who vide orders dated 09.10.14 has set aside the orders dated 18.10.12 and remand back the matter to the District Judge for deciding the controversy on merits.

(iii) The North MCD had filed an appeal (11/12) in the Court of District & Sessions Judge (North West), Rohini Court which was decided on 26-11-15 with the following directions, part of which is reproduced:

"In view of above discussion, the prayer of the appellant stands allowed and I hold that the staying of operation of the impugned resolutions was against the spirit of the orders passed by the Hon'ble High Court of Delhi and accordingly, the impugned Judgment dated 23.04.2012 passed by the learned Addl. District & Session Judge cum PO Appellant Tribunal, MCD, Delhi, in Appeal No. 700/AT/MCD/2010, stands set aside. With these observations, the present appeal stands disposed of. The Trial Court Record be returned along with copy of this Judgment. Appeal file be consigned to the Record Room".

2.4 The site does not fall in Natural Conservation Zone (NCZ), Natural features such as water bodies, etc.

2.5 Since the shops are already constructed/ being constructed at site, it has been decided to retain the said market by correcting the use depicted in the Zonal Development Plan from Recreational use to Commercial (C1).

North Delhi Municipal Corporation vide resolution no. 201 dated 13-10-2014, which was put-up by the office of Director, SGTN, it has been decided to allot alternative plots for affected persons on account of widening of Kishan Ganj RUB. These plots (20 plots) have been carved out in the 12m wide ROW at SGTN where already 488 plots have been carved out.

The meeting taken by the Commissioner North DMC on 08-12-2015, it was decided that these 20 plots of 75 sqft each (total area 0.07Ha) may be carved out from the Idle Parking in Sanjay Gandhi Transport Nagar, Phase-I, near Tyre Market for rehabilitation of affected persons on account of execution work at project on widening of Kishan Ganj RUB.

The proposal was received from Dy. Commissioner, Civil Lines Zone, North DMC for carving out 20 nos. plots each measuring 75 sqft in Idle Parking in Sanjay Gandhi Transport Nagar Ph-I, near Tyre Market for rehabilitation of affected persons on account of execution work at project on widening of Kishan Ganj RUB. The matter was considered in LOSC on 23/05/16 vide Item No. 26/16 and the following decision was taken:

"The case was discussed. It was informed that earlier the case was discussed in LOSC on 6.9.2013 and was referred back to the deptt. for taking necessary action at their level. The deptt. thereafter got the approval from Standing Committee for carving out 20 plots in the right of way of 12 mt road. Since this is not permissible, another site of "idle parking" was suggested in the meeting taken by the Commissioner.

It was also informed to the Committee that the said "idle parking" site falls in the Recreational Use Zone (Green Belt) as per the zonal development plan. Earlier some plots were carved out in the said green belt for which the Town Planning department is taking up the matter with the DDA for change of land use.

After discussion it was decided that the carving of 20 plots on "idle parking" requires change of land use and the revised proposal including the earlier carved out 488 plots shall be forwarded to the DDA for their consideration. After Change of landuse, the modification in the layout plan arising out of carving of 20 plots in "idle parking" shall be placed before the Standing Committee for approval".

3 Information required as per the MoUD, GoI letters dated 07.04.2015/ 04.09.2015:

S.No.	Information required	Explanatory background
A. As per MoUD letter dated 04.09.2015		
(i)	Background Note indicating the current situation / provisions;	Since the shops are functioning and partly under construction in the present site/ location and the use has been mentioned in the Master Plan as Recreational (District Park) and as such the rectification is required to be carried out in MPD-2021 for declaring the market as Commercial (Non- Hierarchical Commercial Centre). The site for 20 plots in idle parking is lying vacant at site

		& is being used for surface parking for trucks.
(ii)	Whether similar proposals have earlier been considered by DDA / Ministry and / or disposed, and if yes, when and how;	Similar proposals of change of land use have been processed by DDA earlier.
(iii)	What were the specific recommendations of the Authority with regard to the proposal;	The proposal is to be placed before Technical Committee.
(iv)	How and why the proposal was initiated;	As per 1.1 above.
(v)	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof;	The proposal requires correction in the Zonal Development Plan in view of existing shops.
(vi)	What are the expected short-term and long-term outcomes if the proposal is approved and implemented;	As per (v) above.
(vii)	How the proposal will benefit in the development and economic growth of the city;	The proposal was initiated to relocate the affected shopkeepers.
(viii)	What are the provisions corresponding to the proposed policy / changes in other metropolitan cities in India and other countries, and if those provisions differ from the proposal then why are they not considered appropriate for Delhi;	The proposal is made as per the existing conditions at site.
(ix)	What will be the public purpose served by the proposed modification;	As stated in (vii) above.
(x)	What is the number of people / families / households likely to be affected by the proposed policy;	No people / families / households are affected by the proposed policy.
(xi)	Whether the proposal is in consonance with the existing plans, laws, bye-laws, rules, etc;	As stated in (viii) above.
(xii)	Whether the implementation of the proposal will require changes in certain rules, provisions of Master Plan, etc., and if yes, what action has been taken to bring about such changes;	Since the shops are existing at site, the proposal requires correction in the Zonal Development Plan.
(xiii)	Whether the departments / organizations / Ministries related with the proposal have been consulted and if yes, what were their views and how they were disposed;	The concerned Departments of North DMC have been consulted before the proposal is finalized.
(xiv)	Whether the relevant guidelines/ orders of DOP&T, Ministry of Finance and other nodal Ministries / Departments were taken into account while preparing and examining the proposal.	The proposal does not require to take into consideration any guidelines / orders of DOP&T/ Ministries.
(xv)	The name, designation and contact information of an officer of the level of Director or above who will be the nodal officer to be contacted by the Ministry regarding the proposal.	On behalf of North DMC, Sh. P. Dinesh, Sr. town Planner shall be the nodal officer (Tel. No. 23226323).

B. As per MoUD letter dated 07.04.2015:		
a.	Whether the land is government or private and who is the land owning agency?	The land owning agency of Sanjay Gandhi Transport Nagar (SGTN) is the Local Body under North DMC.
b.	On whose request the change of land use case or modification to MPD-2021 has been initiated?	North DMC.

	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	The site has been inspected by the staff of Town Planning Deptt., North DMC.
d.	What is the public purpose proposed to be served by modification of MPD and /or change of land use?	To relocate the tyre shops from Gaushala Road /DCM Road to SGTN for widening of Kishan Ganj RUB and for Construction of Grade Separator at Rani Jhansi Road from Filmistan to St. Stephen's Hospital.
e.	What will be impact of proposal on the ZDP / MPD and whether the changes are in consonance with the approved plans/ polices?	The changes/ correction in the zonal development plan will reflect the actual position at site.
f.	What will be proposal's impact / implications on general public eg. Law & order etc.?	The proposal is to rehabilitate the tyre shops in SGTN vide Resolution No. 1108 dated 21.01.2009 of Standing Committee and Resolution No. 201 dated 13-10-2014 of North DMC.
g.	Whether any court cases are ongoing on the land mentioned in the proposal? Full details be attached.	As stated in 2.3 above.

4 Proposal :

In view of the above, the land use in respect of an area measuring $(1.71\text{Ha}+0.07\text{Ha})= 1.78\text{Ha}$ located at Sanjay Gandhi Transport Nagar Phase-I, Delhi, falling in Planning Zone- 'C' may be changed from Recreational (District Park) to Commercial (C1) under Section 11A of DD Act, 1957.

Location	Area Ha (Acres)	Land use as per MPD- 2021/ZDP	Land use Changed to	Boundaries
1	2	3	4	5
Sanjay Gandhi Transport Nagar, Ph-I	$(1.71\text{Ha}+0.07\text{Ha})= 1.78\text{Ha}$	Recreational (District Park)	Commercial (C1)	North: Green Belt and NH-1 South: Idle Parking existing/ 12.0M wide road East: Green Belt West: Green Belt & 66KV Grid Sub Station site

5 Recommendations:

The proposal at para 4.0 above is placed before the Technical Committee for consideration under Section 11A of DD Act for inviting objections / suggestions from public by issue of Public Notice.



Planning Assistant



Sr. Town Planner



Chief Town Planner

Subject: Proposal regarding change of Land Use of an area measuring (1.71 Ha + 0.07 Ha) 1.78 Ha from "Recreational (District Park)" to 'Commercial' C1" located at Sanjay Gandhi Transport Nagar, falling in Planning Zone "C".

As per MoUD letter dated 17.6.2016:		
(i)	What is the change proposed in MPD 2021/change of land use cases?	The proposed change of landuse is from Recreational (District Park) to Commercial (Non- Hierarchical Commercial Centre) C1.
(ii)	Why is the change proposed i.e. the context and justification?	To relocate the tyre shops from Gaushala Road /DCM Road to SGTN for widening of Kishan Ganj RUB and for Construction of Grade Separator at Rani Jhansi Road from Filmistan to St. Stephen's Hospital.
(iii)	With the proposed changes/amendments who are going to be benefitted? A tentative statistics of details who will be benefitted, should be given.	With the proposed changes/ amendments i.e. 'Recreational (District Park)' to 'Commercial' the business and livelihood of 488 shopkeepers and 20 plots.
(iv)	How they are going to be benefitted from the proposed amendment/change?	As above.
(v)	Any other relevant statistics, details, information, etc which will be useful from the point of view of press release for information to the public at large shall also be give.	As above.



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NORTH DELHI MUNICIPAL CORPORATION
TOWN PLANNING DEPARTMENT

E-Block, 13th Floor, Civic Centre, Minto Road, New Delhi-110002, Tel. no.23226323

No: TP/G/4/78

Dated...1/07/16

To

The Commissioner (Plg.), DDA,
5th Floor, Vikas Minar,
New Delhi-110002.

Sub:- Regarding proposed change of landuse of 'Kamla Market' from Recreational' (District Park) to 'Commercial' (Non- hierarchical Commercial Centre) C1 in the Zonal Development Plan under MPD-2021.

Sir,

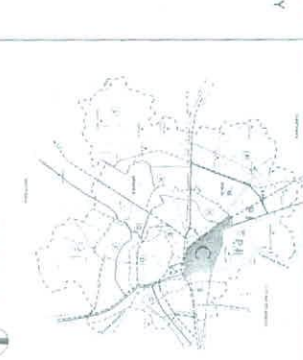
With reference to the discussion the under signed had with Asstt. Director, it is to say that as of now two cases of fait accompli i.e. Sanjay Gandhi Transport Nagar and Kamla Market is pending. However, due to decision of LOSC vide Item No. 26/16 dated 23/5/2016 in respect of change of land use of Sanjay Gandhi Transport Nagar for 20 plots, the earlier agenda sent for change of land use for 488 plots now need to be amended for combined 488 plots + 20 plots i.e. 508 plots. The said modified agenda shall be forwarded to DDA shortly.


It is therefore kindly requested to consider the case of Kamla Market in the coming Technical Committee meeting.

Yours faithfully,


Sr. Town Planner

2



 <p>MINISTERO DELLA DIFESA DIREZIONE GENERALE UFFICIO TECNICO SEZIONE PROGETTAZIONE</p>	<p>PROGETTO DI COSTRUZIONE DI UN EDIFICIO A 10 STAGIONI PER IL SERVIZIO DI TRASPORTO</p>	<p>PROGETTO DI COSTRUZIONE DI UN EDIFICIO A 10 STAGIONI PER IL SERVIZIO DI TRASPORTO</p>
<p>PROGETTO DI COSTRUZIONE DI UN EDIFICIO A 10 STAGIONI PER IL SERVIZIO DI TRASPORTO</p>	<p>PROGETTO DI COSTRUZIONE DI UN EDIFICIO A 10 STAGIONI PER IL SERVIZIO DI TRASPORTO</p>	<p>PROGETTO DI COSTRUZIONE DI UN EDIFICIO A 10 STAGIONI PER IL SERVIZIO DI TRASPORTO</p>
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<p>PROGETTO DI COSTRUZIONE DI UN EDIFICIO A 10 STAGIONI PER IL SERVIZIO DI TRASPORTO</p>	<p>PROGETTO DI COSTRUZIONE DI UN EDIFICIO A 10 STAGIONI PER IL SERVIZIO DI TRASPORTO</p>	<p>PROGETTO DI COSTRUZIONE DI UN EDIFICIO A 10 STAGIONI PER IL SERVIZIO DI TRASPORTO</p>
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CIRCULATION: 118175mm (1.18 Hm) (68 700)
NUMBER OF PLOTS & AREA

PLACE SIZES	NET WT. LBS.	TOTAL AREA sqm
3m x 3m = 9.0 sqm <small>9' x 9' 6 1/2"</small>	272	2440
3m x 4.5m = 13.5 sqm <small>9' 6 1/2" x 14' 6 1/2"</small>	210	2916
	488	5354

The aforesaid proposals have been approved by the Standing Committee Wide Resolution No. 158 dated 27.07.00. Attached to the conclusions must be placed

<i>0</i>	<i>157/08</i>	<i>157/08</i>	<i>157/08</i>
APR 16 AM 1998 (U)		DR. J. W. PETERSON (U)	

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NORTH DELHI MUNICIPAL CORPORATION
TOWN PLANNING DEPARTMENT

E-Block, 13th Floor, Civic Centre, Minto Road, New Delhi-110002, Tel. no.23226328

No.TP/ 9/5014

Dated 01/11/16

To,
The Director (Plg.) AP-I,
Delhi Development Authority,
3rd Floor, Vikas Minar
I. P Estate, New Delhi-110002.

निदेशक (प्लग.) एम्. पी.
डा. सं. 2101
दिनांक 4-11-16

डा. सं. 1981
दिनांक 4/11/16

Sub:-Proposal regarding change of Landuse of an area measuring 1.78 Ha from "Recreational (District Park)" to "Commercial (C-I)" located at Sanjay Gandhi Transport Nagar Falling in Planning Zone-"C" processing of change of land uses already executed at site without processing under DD Act 1957 (fait accompli cases).

Sir,

Dy. Dir. (G&C)
Dy. No. 782 C
Date 9/11/16

This is with the reference to your office letter no. F.3(14)2008/MP/D-55 dated 17/19.8.2016 requesting to submit the information with reference to NCZ, MoUD letters vide dated 07.04.15, 04.09.15 & 17.6.16 and certificate mentioning number of such fait accompli cases or no such cases pending in the area of jurisdictions of MCD & NDMC.

In the meanwhile, a letter from Deputy Director (GIS), NCRPB dated 12.8.16 has been received in this office in which it is mentioned that "Delhi Development Authority (DDA) is carrying out the exercise of ground truthing and delineation of NCZ using the NCZ boundaries superimposed on satellite imageries at the scale of 1:10,000. The matter regarding NCZ pertains to DDA.

With regard to information sought in respect to MoUD letter 17.6.16, the details are enclosed herewith for your reference. Other details with regard to MoUD letters 7.4.15 & 4.9.15 agenda has already been provided vide letter dated 03/8/16, 30/5/16, 01/4/16 and 10/8/15 respectively.

North DMC three fait accompli cases are pending as mention^{ed} below:

- (1) Kamla Market (2) Sanjay Gandhi Transport Nagar, Ph-I (3) Cup and Saucer. However, the detail in respect of Cup and Saucer has not been received from concerned deptt. Hence, DDA is requested to considered two cases of Kamla Market and Sanjay Gandhi Transport Nagar, Ph-I.

Encl:-As above.

Yours faithfully

Sr. Town Planner

1) Dir (Plg.) MP

2) Dir (Plg.) AP-II (zone-D)

3) Dir (Plg.) C

3/11/16

4/11/16

04/11/2016

05/11/2016

P.T.C.

Reference on pre-page -

Enc is received in response to
this office letter No. R.2(14)/2008-MP/D-55
dated 13.8.2016.

Dir. (AP) - I may kindly see above
& to arrange to return the aforesaid
file with comments so that the same
could be placed before T/C pl

(X) which was
sent to your
office on 8.11.15

~~DD(MP)~~

~~unassigned~~
5/11/16

~~in~~
4/11/16

Dir. (AP)/FI

~~Handwritten~~
8/11/16

AD 136.1C

SOUTH DELHI MUNICIPAL CORPORATION
TOWN PLANNING DEPARTMENT
21st Floor, E-Block, Civic Center, Minto Road, New Delhi-110002

No. TP/S/SDMC/16/8789

Dated 07/11/2016

To,

Sh. K. Srirangan,
Director (Plg.),
Delhi Development Authority,
3rd Floor, Vikas Minar, I.P. Estate,
New Delhi - 110002

702 Dy. No. 784C
8/11/16 Dated 8/11/16

Sub: Regarding change of land use cases pertaining to all MCDs & NDMC.


Sir

Kindly refer your email communication dated 18/10/2016 enclosing the letters of DDA whereby it has been requested to provide a certificate in respect of pending fait accompli cases of change of land uses. In this regard, it is to inform that no such case is available/pending in the respective zones of Town Planning Department, SDMC.

This is for your kind information.

Yours faithfully,


07/11/16
Executive Engineer (TP)-I


08/11/16

- 1) Dir. (Plg.) MP
- 2) Dir. (Plg.) AP-II
- ✓ 3) AD (Plg.) C

23/9/16

Sub: Proposed change of land use from 'Recreational' (P2-District Park) to 'Transportation' for the three pockets of land acquired by DMRC for Okhla NSIC Metro Station near Astha Kunj, Nehru Place in Zone-F. F20(11)/2016-MP

1.0 BACKGROUND:

1.1 A request was received from Chief Engineer/General DMRC vide letters no. DMRC/Land/15/PD/218/484 dated 16.09.2016 and no.DMRC/Land/15/PD/218/608 dated 28.11.2016 for change of land use of three pockets of land for **Okhla NSIC Metro Station** on Outer ring Road near Astha Kunj, Nehru Place in Zone-F from 'Recreational'(P2-District Park) to 'Transportation' for Janak Puri West-Botanical Garden Corridor (Line-8).

DMRC had acquired these three land pockets as under :-

Pocket	Area in sq. mts.	Land acquired from	Land use proposed by DMRC
Pkt.1	3070.93	National Small Industries Corporation (NSIC)	Transportation
Pkt.2	2947.63	Private owners running small scale industries.	Transportation
Pkt. 3	3113.79	Delhi Jal Board	Transportation
Total	9132.35		

2.0 EXAMINATION:

2.1 The land use of the above mentioned three land pockets as per the Zonal Development Plan of Zone-F and MPD-2021 is 'Recreational' (P2- District Park).

2.2 **Site Inspection Report:** The site under reference located on the junction of Outer Ring Road and Captain Gaur Marg near Astha Kunj, Nehru Place was inspected by Asstt. Dir.(Plg.), Dy. Dir.(Plg.)F&H and the representatives of DMRC and the following was observed;.

- The land pocket 1 and 2 as shown in the DMRC Plan are in advance stage of construction.
- The JE, DMRC informed that a number of Industries are running in the area and Pocket 2 is acquired from Private owners who were running Small Scale Industries.

2.3 The comments/observations of Landscape Wing and UTTIPEC were also requested vide this office letter no. F.1(31)2005//MP/Pt./D-362 dated 08.11.16.

3.0 INFORMATION w.r.t. MOUD LETTERS DATED 07/04/2015 & 04/09/15

Chief Engineer/General, DMRC vide letter No. DMRC/Land/15/PD/218/608 dated 28/11/16 has submitted the following information w.r.t. MoUD letters dated 07.04.2015 and 04.09.2015:-

(i) **Information for MoUD's letter No. K-13011/3/2012-DD-I dated 04.09.15:**

S.No.	Information sought by MoUD	Point-wise information
(i).	Back ground note indicating the current situation/provisions;	Okhla, NSIC is a station of Line-8 (Janakpuri West-Botanical Garden) of DMRC phase-III project. This station is located on outer ring road with close proximity to Nehru Place business centre, Okhla Industrial area and Lotus Temple. DMRC has planned integrated scheme based on Transit Oriented Development concept to generate additional revenue by Property Development as per mandate vide MoUD order K-14011/8/2000-MRTS dated 30.03.2009. DMRC has acquired land measuring 2971.53 sqm. from private party, 3073.93 sqm. from NSIC and 3113.80 sqm. from DJB. Since few industries were functioning on the plot, as per policy, they will be rehabilitated thereby. The site was jointly inspected by Deputy Director (AP), Assistant Director (AP) from DDA and Manager/Land from DMRC on 18.10.16 and it was concluded that under reference land is 'Recreational'.
(ii).	Whether similar proposals have earlier been considered by DDA/Ministry and/or disposed, and if yes, when and how;	DDA has changed the land use at various places for DMRC i.e. Netaji Subash Place, Shastri Park, Tis Hazari, Seelampur, Khyber Pass etc.
(iii).	What were the specific recommendations of the Authority with regard to the proposal;	Land use can be changed from "Recreational" to "Transportation".
(iv).	How and why the proposal was initiated;	Land measuring 3070.93 sqm., 3113.80 sqm. and 2971.53 sqm. was allotted to DMRC at Okhla for construction of MRTS purpose. Therefore, land use needs to be changed from "Recreational;" to "transportation".
(v).	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof;	There is no negative impact on the population and environment. On the other hand, people surrounding the locality will get modern and environmental friendly transportation facility.
(vi).	What are the expected short-term and long-term outcomes if the proposal is approved and implemented;	Short term – Project affected people will get rehabilitated at the same place. Long term – Residents of Okhla area will get modern state of art and environmental friendly transportation facility.
(vii).	How the proposal will benefit in the development and economic growth of the city;	Effective transportation connecting major transportation hubs and business districts will uplift the economic activity and living standards of people.

viii).	What are the provisions corresponding to the proposed policy / changes in other metropolitan cities in India and other countries, and if those provisions differ from the proposal then why are they not considered appropriate for Delhi;	The DDA & other Development Authorities in metropolitan cities in India function as per their respective Acts and therefore the provisions of other cities are similar
(ix).	What will be the public purpose served by the proposed modification;	MRTS is a public purpose project.
(x).	What is the number of people/families/household likely to be affected by the proposed policy;	Three small scale industries are getting affected.
(xi).	Whether the proposal is in consonance with the existing plans, laws, bye-laws, rules, etc.;	Yes
(xii).	Whether the implementation of the proposal will require changes in certain rules, provisions of Master Plan, etc., and if yes, what action has been taken to bring about such changes;	It involves "change of land use".
xiii).	Whether the departments/organizations/Ministries related with the proposal have been consulted and if yes, what were their views and how they were disposed;	NSIC has issued NOC (copy enclosed) and DJB have been requested to issue their no objection to this proposal.
xiv).	Whether the relevant guidelines/orders of DOP&T, Ministry of Finance and other nodal Ministries/Departments were taken into account while preparing and examining the proposal and;	The issue of change of land use is not related to any guidelines/orders of DOP&T, Ministry of Finance and other nodal Ministries/ Departments.
(xv).	The name, designation and contact information of an officer of the level of Director or above who will be the nodal officer to be contacted by the Ministry regarding the proposal.	The concerned Officer presently dealing with this matter is Dr. K. Srirangan, Director (Plg.) Area Planning-I (Zones A,B,C,G,F&H) DDA, 4th floor, Vikas Minar, New Delhi -110002. Contact No.: 23378167.

(ii) **Information for MoUD's letter No. K-13011/3/2012-DD-IB dated 07.04.15:**

S.No.	Information sought by MoUD	Point-wise information
(i).	Whether the land is Government or private and who is the land owning agency?	Government land. i) The National Small Industries Corporation Ltd. - 3070.93 sqm. ii) Private Land - 2971.53 sqm. iii) Delhi Jal Board - 3113.80 sqm.
(ii).	On whose request the change of land use case or modification to MPD-2021 has been initiated?	DMRC Ltd.
(iii).	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	The site was jointly inspected by Deputy Director (AP), Assistant Director (AP) from DDA and Manager/Land from DMRC on 18.10.16 and the land use of the site is 'Recreational'.

(iv).	What is the public purpose proposed to be served by modification of MPD and/or change of land use?	It will improve economic and living condition of peoples of surrounding areas.
(v).	What will be the impact of proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans and policies?	No negative impact is envisaged.
(vi).	What will be proposal's impact/implications on general public e.g. Law and order etc?	No Law and Order issue is anticipated.
(vii).	Whether any court case are ongoing on the land mentioned in proposal? Full details be attached.	Court case to be indicated for private land pocket.

(iii) Information for MoUD's letter No. K-13011/3/2012-DD-IB dated 17.06.2016 :

Sl. No.	Information sought by MOUD	Point-wise information
i).	What is the change proposed in MPD-2021/Change of land use case?	The Change of Land Use of land measuring 9132.358 sqm.(03 pockets) from "Recreational" (P2-District Park) to "Transportation" is Proposed in MPD-2021.
ii).	Why the change is proposed i.e. the context and justification?	<p>The change of land use is being processed on the request of DMRC for Metro Station at Okhla NSIC Metro Station for Janak Puri West-Botanical Garden Corridor (Line-8).</p> <p>As per MPD-2021 provisions, the metro station is permitted in all use zones except Recreational and Ridge/ Regional Use zones. As the proposed site for metro station falls in Recreational Use (District Park), thus the change of land use is required under section 11-A of DD Act, 1957.</p>
iii).	With the proposed changes /amendments, who are going to be benefitted? A tentative statistics or details who will be benefitted should be given?	The general public in the area would be benefitted.
iv).	How they are going to be benefitted from the proposed amendment/ change?	It will facilitate the MRTS Corridor which will be an effective and environmental friendly mode of transportation for the residents of the area.
v).	Any other relevant statistics, details, information etc. which will be useful from the point of view of press release for information to the public at large shall also be given.	No

4.0 PROPOSAL:


It is proposed to modify land use of the following pockets of land, in MPD-2021, Zone-F under section 11-A of DD Act, 1957 by inviting objections/suggestions from the general public:-

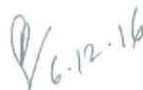
Locations	Area in sq. mts.	Land use as per MPD-2021	Land use proposed to be changed to	Boundaries
1	2	3	4	5
Proposed change of land use of three pockets of land located near Astha Kunj, Nehru Place, Zone - F.	Pkt-1=3070.93 Pkt-2=2947.63 Pkt-3=3113.79 Total=9132.35	Recreational (P-2-District Park)	Transportation	North: District Park (Astha Kunj) South: 45 m Row Outer Ring Road. East: 30 M Row Cpt. Gaur Marg. West: District Park (Astha Kunj)

The plan submitted by DMRC showing the three land pockets is enclosed as **Annexure-A** and the Zonal Development Plan of Zone-F indicating the location of these three pockets is enclosed as **Annexure-B**.

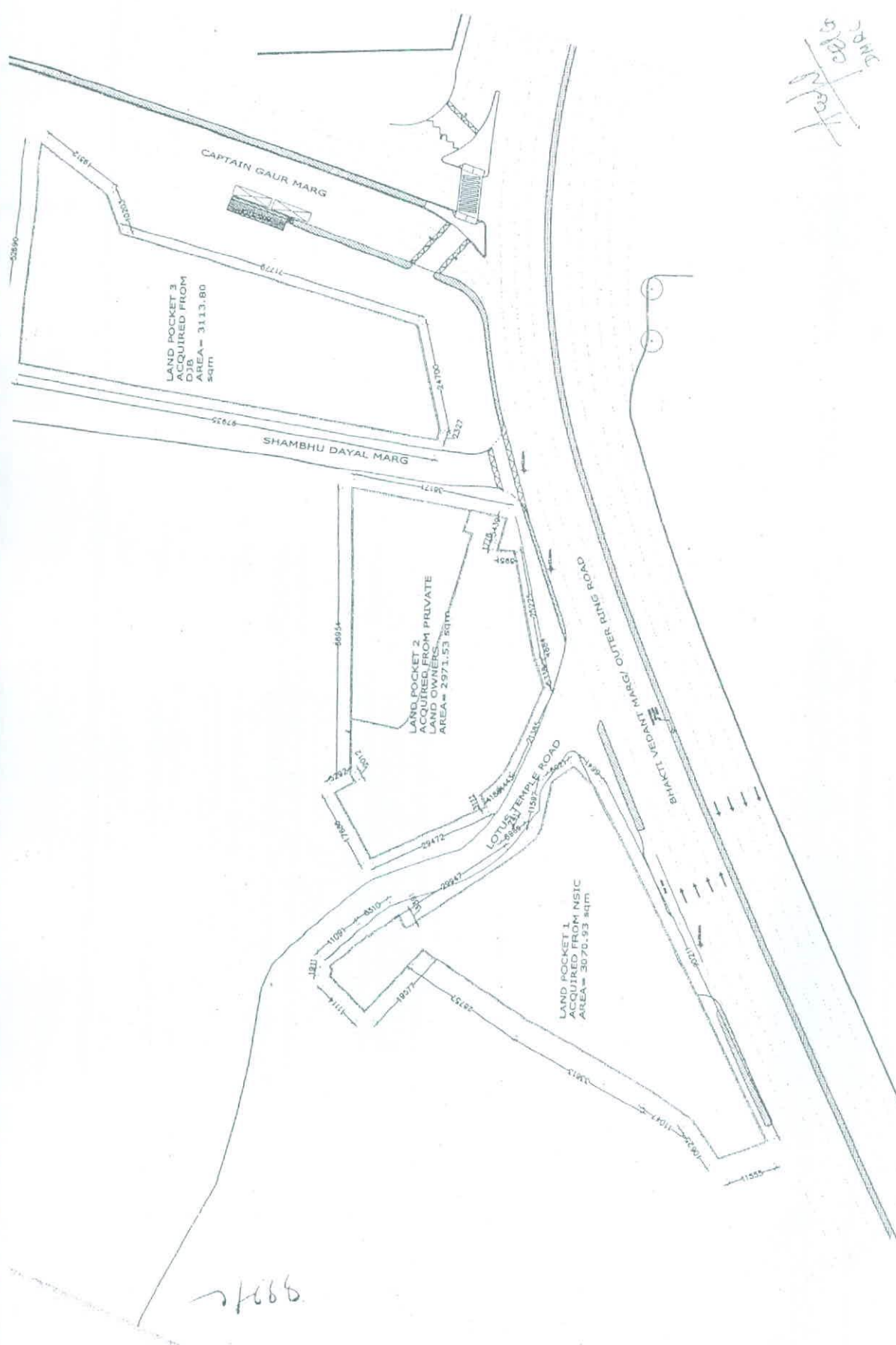
5.0 RECOMMENDATIONS:

In view of background and examination mentioned above in para-1.0 & 2.0, the proposal as given in para-4.0 is placed before the Technical Committee for consideration. Based on recommendation by the Technical Committee, the proposal needs to be forwarded to the Authority for consideration and giving permission to invite objection / suggestions from the public.


(Dr. K. Srirangan)
Director (Plg.)AP-I


(Rita Grover)
Dy. Director (Plg.)Zone-F


(S.K. Kapoor)
Asstt. Director(Plg.)Zone-F

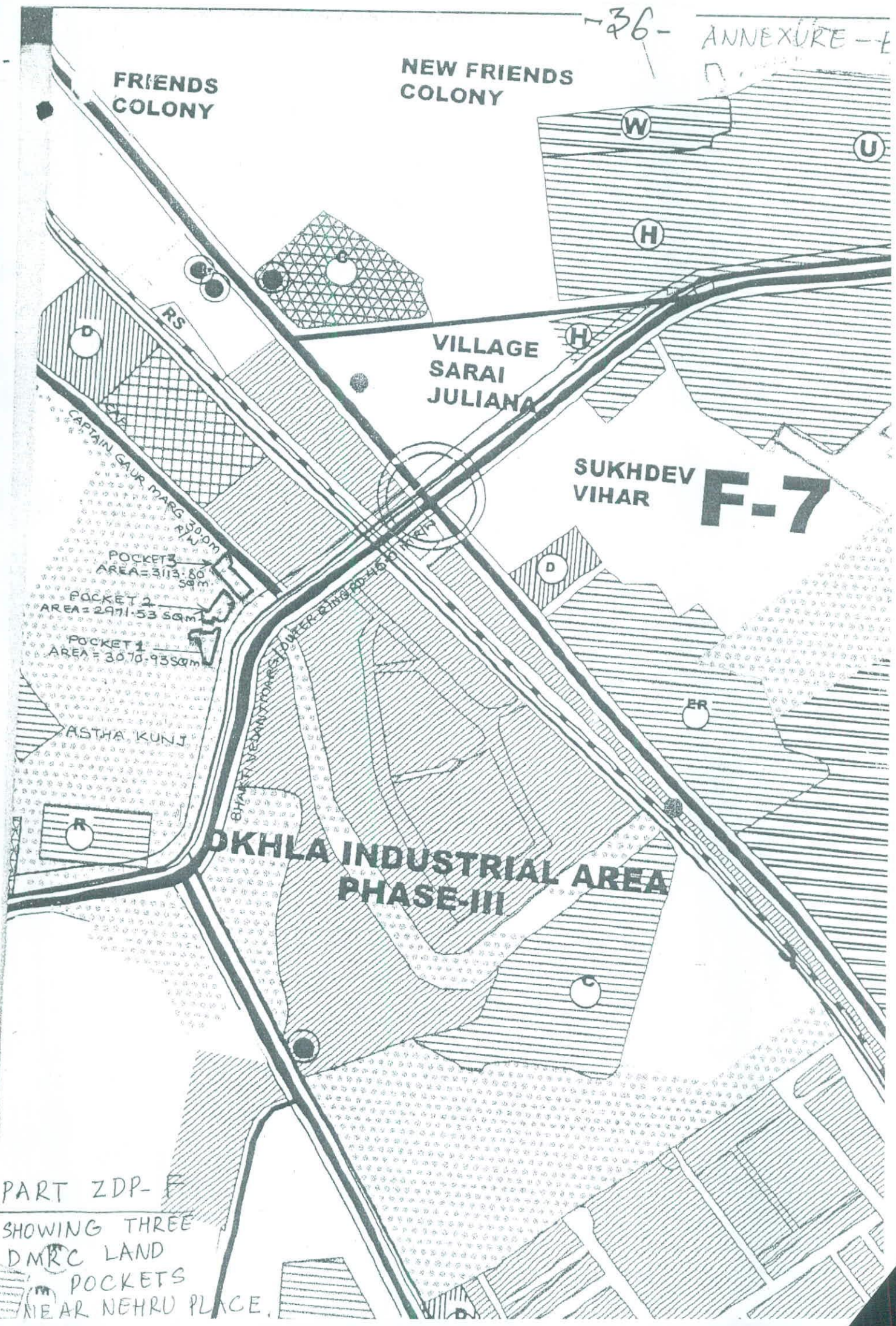


Handwritten notes: "3070.93", "2971.53", "3113.80" with arrows pointing to the respective land pockets.

REVISIONS		APPROVAL BY DMRC		DESIGNER'S DETAILS		PROJECT INFORMATION	
NO.	DATE	REVISION	DATE	NAME	DESIGN	PROJECT NAME	PROJECT NO.
1	10/01/2014	Initial Design	10/01/2014	DR. S. S. SINGH	ARCHITECTURE	DELHI METRO RAIL CORPORATION LTD	DMRC/2013/001
2	15/01/2014	Revised Design	15/01/2014	DR. S. S. SINGH	ARCHITECTURE	DELHI METRO RAIL CORPORATION LTD	DMRC/2013/001
3	20/01/2014	Final Design	20/01/2014	DR. S. S. SINGH	ARCHITECTURE	DELHI METRO RAIL CORPORATION LTD	DMRC/2013/001

DESIGNER'S DETAILS DR. S. S. SINGH ARCHITECTURE 10/01/2014 15/01/2014 20/01/2014		PROJECT INFORMATION PROJECT NAME: DELHI METRO RAIL CORPORATION LTD PROJECT NO.: DMRC/2013/001 DESIGNER: DR. S. S. SINGH DATE: 10/01/2014 SCALE: 1:200	
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DESIGNER'S DETAILS DR. S. S. SINGH ARCHITECTURE 10/01/2014 15/01/2014 20/01/2014		PROJECT INFORMATION PROJECT NAME: DELHI METRO RAIL CORPORATION LTD PROJECT NO.: DMRC/2013/001 DESIGNER: DR. S. S. SINGH DATE: 10/01/2014 SCALE: 1:200	
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PART ZDP-F
SHOWING THREE
DMRC LAND
POCKETS
NEAR NEHRU PLACE.

Laid On Table

-37-

ITEM No. 53/2016/TC

Sub: Relaxation in Setbacks and Gr. Coverage in the existing School building of Deepalaya Education Society, Pocket A-14, Kalkaji Extn., Govindpuri, New Delhi, for processing of Completion Certificate of School building which was Sanctioned on 26-03-96 and constructed/completed in 1998.

File No. F13(83)/95/Bldg./

1.0 Background:

1.1 2.00 acres of land was allotted to the Society for construction of a school by Director (Land), DDA vide letter No. F18 (31)/89/IL/4141 dt. 26.08.94. Out of 2.00 acres, 50% for building area & 50% for play field was earmarked. The land of 2.00 acres was handed over to the Society by IL Branch on 17-1-95 and NOC for construction was issued by IL Branch on 17-02-95 (**ref. Annexure-A**)

1.2 The Society had submitted building plan in DDA and got sanctioned on 20.03.96 with proposed setbacks Front - 10.0 M, Rear - 6.0 M, Left - Play field and Right - 8.0 M against permissible set back 9.0 M, 6.0 M, 6.0 M & 6.0 M (**ref. Annexure -B**) and building was completed in 1998 without boundary wall since there was dispute in the shape and size of the plot due to realignment of the front road and boundary of the DDA built flats in the rear side.

1.3 The lease deed was executed on 04-02-2003 with a change in shape and area of available plot became 7846.012 sqm. instead of 2 Acre (8093.89 sqm) and 3923.0106 sqm for School Building (**ref. Annexure -C**).

1.4 The Society addressed a letter to VC, DDA on dated 21/11/2003 for releasing completion relax the setbacks etc. As per the letter, the shape and area of allotted land has been changed from 2.0 acres (8093.89 sqm.) to 7846.01 sqm. as per lease deed executed on 04.02.03 on IL file. Due to change of shape and area of allotted land, the permissible FAR and setbacks could not be maintained by the society/Institute on already constructed building as per sanctioned plan and requested for the following:-: (**ref. annexure-D**)

4c 1/1

- i. Relax the setback from 9.0 M to 5.0 M.
- ii. To increase the land area for building activity, adjusting from play field.
- iii. Adjust the composition fee charges.

1.5 The Society submitted the superimposed Site Plan showing the Existing School Building on the shape of plot earlier allotted on 17-01-95 (shown red) and shape of existing plot as per Lease Deed Plan dated 4-2-2003 (shown yellow), on 5-9-2005 (refer Annexure E).

1.6 The Society applied for completion cum occupancy certificate on 3-11-2012 by depositing building permit fee vide Challan No. 668 dated 22-11-2012 of SBI but same could not be processed due to reduced/inadequate setbacks and excess Ground coverage more than compoundable limit.

1.6.1 The Building file bearing No. F-13(83)95/Bldg. was sent to Dir. (Plg.) Zone F&H on 26-05-15, with a request to provide the modified LOP of the area under reference so that the case can be put up in Technical Committee DDA. The Dir. (Plg.) F&H vide their noting dated 19-06-15 states that:

"Society vide their letter dated 21-10-03 at page No. 159/C To 160/c addressed to VC DDA, requested that as the shape and the area of the allotted land has been changed from 2 acres to 7846.01 sqm. (refer page 168/C to 169/C).

Plan of reduced area i.e. 7846.01 sqm. Of land as provided by IL Deptt. placed at 227/C.

In view of above Bldg. Deptt. has requested to provide a modified Layout plan. The possession plan is placed at 97/C. As per plan the Primary School site measuring 2 acres allotted to Deepalaya for Middle School vide LG's order dated 9-8-94, at page 28/N in File No. F-18 (31) 89/ IL. As per information available there is neither MP File nor lop is available in the record. If agreed it may suggest to Building Deptt. to consult IL File for further necessary action."

(refer Annexure E-1)

1.6.2. The Building file bearing No. F-13(83)95/Bldg., was also sent to the Director (Lands) on 26-06-15 vide which following is stated:

"Reference to remarks of Director (Plg) on page 106/N and reports Furnished by A.D. (Survey)/IL, the Society was allotted 2 Acres as per Allotment Letter dt. 26-08-94(P-112/C) and NOC for construction was issued on 17.02.95.

However, due to the disputes of carving out/ alignment of road on one side and Boundary-wall of DDA Flats on other side of the school, the superimposed LOP was issued by the Plg. Deptt. and the area/ alignment of the school was modified after due examination at

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various level/ deptts. the detail reports from page-196-200/C in this File can be seen.

Accordingly, in due course, in terms of superimposed LOP the Lease Deed with modified lease plan as per existing site condition, was executed on 4-2-2003 (P-220-227/C) for a total measuring 7846.01 sqm. With the ratio of 50:50 (i.e. 50% for building and 50% for play field). therefore, if agreed, we may inform the Building Deptt. to proceed in terms of the area as per lease Plan placed at P-227/C in this File." (refer Annexure E 2)

After the sanction of building plan on 20-3-1996, the Society started the building construction and completed in the year 1998 without completing the boundary wall.

Due to the dispute of carving out /realignment of road on one side and boundary wall of DDA Flats on other side of the School resulted into change in shape & area of the School Plot (from the earlier shape as per handing over the possession of plot on 17-01-95) and accordingly the lease deed was executed on 04-02-2003 with a change in shape and area of available plot for 7846.012 sqm. instead of 2 Acre (8093.89 sqm) and 3923.0106 sqm for School Building.

But since the Society has already constructed the School building as per handing over the possession of plot on 17-01-95 and NOC for construction issued on 17-02-95, prior to execution the Perpetual Lease Deed dated 04-02-03; this has resulted into the reduction in setbacks

2. Examination:

2.1 The School Site is surrounded by the following (Ref. annexure-E):

- 2.2 North-East 13.5 m wide Road (approach road)
- 2.3 East -South Park/Green
- 2.4 South-West DDA Housing & Park/Green
- 2.5 West-NorthGreen & EWS Insitu- Rehabilitation Housing Project(across)

2.6 The Total Land allotted as per allotment letter No. F18 (31)89-IL/4141 dated 26.08.94 - 2 acre
(1 acre for School Bldg. and 1 acre for Play Field)

2.7 The building plan submitted and sanctioned for 4048.58 sqm (1 Acr)

2.8 Total land for school building - 4048.58 Sqm

2.9 Plot area allotted for Play field - 4048.58 Sqm

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-40-

(Development control norms)

2.10 Area Chart as per Sanctioned Building Plans as per possession plan dt.17.1.95, 1Acre (4048.58 sqm). Area for School Building.

S.No.	DC Norms As per MPD 2001	Permissible (Max) 4048.58 Sqm	Sanctioned
1.	Maximum Ground Coverage	30% 1214.574 Sqm)	29.937% 1212.84 sq.m
2	Max FAR	120% (4858.296 sqm)	115.359% (4670.426sqm)
3	Max Ht.	15 m	Less than 15 m

2.11 Area of the Plot as per the perpetual lease
Vide dated 4-2-2003 = 7846.012sqm

2.12 Area allotted for Building = 3923.0106 sqm.

2.13 The status of the Building : Low Rise

2.14 Nos. of Floors : 3 storied + Basement

2.15 Height : 13.15 m (Less than 15m)

2.16 Comparison Area Chart as per possession Plan dt. 17-01-95, lease Deed plan dt.04-02-03 and Completion Plans

S.No	DC Norms As per MPD 2001	Permissible (Max) as per 4048.58 sqm for building area	Sanctioned	Permissible (Max.) As per lease deed dt. 4-02-2003 3923.0106sqm For building area	As per completion plan	Permissible compounding (max.) 5%	Relaxation required
1.	Maximum Ground Coverage 30%	1214.574 Sqm)	1212.84 sqm. 29.937%	1176.903 sqm.	(1266.42 sqm) 32.28 %	58.845 sqm. 1176.903+ 58.845 =1235.748 sqm.	Relaxation required for 30.672 sqm.
2	Max FAR 120	(4858.296 sqm)	(4670.426 sqm) 115.359%	4707.613 sqm.	4824.91 sqm. 122.99 %	235.38 sqm. 4707.613+ 235.38 =4942.993 sqm.	In order
3	Max Ht.	15 m	15 m		Less than 15 m		In order

S.No.	Set Back as per MPD -2001 mtrs	Sanctioned mtrs	Available as per Completion Plan	
Front	9	10	7.95 m	Relaxation required
Left Side	6	Play Field	Play Field	
Right Side	6	8	More than 6m	
Rear	6	6	4.75	Relaxation required

2.18 The site was inspected on 15-05-05 and noted that front set back is 7.95m instead of 9m and rear setback is 4.75m instead of 6m. The site was again inspected on 29-12-15 and status of the set back is found the same as of 15-05-05. (Ref. Annexure -E).

2.19 Statutory approvals from Delhi Fire Services and DUAC

2.19.1 The completion Plan was forwarded to DUAC on 08-05-14 and approval of DUAC was accorded vide letter No. 48 (08)2014 /DUAC dated 28-07-14 (refer Annexure -F)

2.19.2 The fire Safety Certificate With the reduced/ existing Set Backs (Front 7.95 m and rear 4.75m) has also been obtained from Delhi Fire Services vide F6/MS/DFS/2006/3855, dated 29-12-2006 and up to date Fire Safety Certificate has also been obtained vide No. F6/DFS/MS/School/2014/SZ/1241, dated 24-09-2014 which is valid for next three years (refer Annexure -G)

2.20 A meeting was held on 25.11.16 at 5.00 PM in the chamber of the Principal Commissioner (LD) wherein the Commissioner (Plg), Director (Bldg), Executive Engineer (ED-7) and Assistant Director(Arch) Bldg.- L&I where the matter of pending Occupancy-cum Completion Certificate was discussed along with the issues of setback and excess Ground Coverage. The entire background on reduction of size of land for this particular plot was discussed and it was decided that the owner of the school was not at fault for the reduction of land. It was noted that the sanction had already been accorded and building has been constructed as per sanction.

In view of the above the following were decided:

- The reduction of setbacks at two places be considered in consonance with the sanctioned plan.
- The excess area of Ground Coverage (30.672sqm) constructed more than the compoundable limit is due to reduction of the plot area, which is not intentional; and hence it will remain the same.

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- iii. If the school authority seeks to construct more by availing additional FAR, than the construction of the additional floor shall have Ground Coverage with reduced area of 30.672sqm. The reduced area shall be designed towards the-on the side of 4.75 m set back to facilitate the fire safety.

3. Proposal/relaxation required:

The relaxation required in Front setback i.e. 7.95m instead of 9m and rear Setback 4.75m instead of 6m and Ground coverage of 30.672 sqm more than the compoundable limit.

4. Recommendation: The following are proposed for consideration and approval of the Technical Committee:

- a) The reduction of setbacks at two places be considered in consonance with the sanctioned plan.
- b) The excess area of Ground Coverage (30.672sqm) constructed more than the compoundable limit is due to reduction of the plot area, which is not intentional; and hence it will remain the same.
- c) If the school authority seeks to construct more by availing additional FAR, than the construction of the additional floor shall have Ground Coverage with reduced area of 30.672sqm. The reduced area shall be designed towards the-on the side of 4.75 m set back to facilitate the fire safety.
- d) The provisions of MPD 2021 and UBBL-2016 shall be applicable for any additions.

5. Follow up action

- a) After the approval of Technical committee, the layout [plan of the school site shall be sent to the Planning Department for ratification the site in zonal / Site Plan.
- b) The case of completion shall be processed as per BBL 1983 as no benefit of UBBL 2016 has been sought.
The agenda for technical Committee is placed opposite for putting up in Technical Committee for consideration and approval.

12
1/6

AD(Arch.) Bldg. L&I


Dy. Director (Building) L&I


Director(Bldg.)

No. F.

9-11.

DELHI DEVELOPMENT AUTHORITY

VIKAS SADAN
THIRD FLOOR
BLOCK 'A'

8
26/11

To

The Secretary & Chief Executive,
Deepalaya Education Society

BF-99, Janakpuri New Delhi. 110058

SUBJECT: Allotment of land to Deepalaya for construction
of Middle School at Govindpuri, Kalkaji Extn.
measuring 2.00 Acres.

DEAR SIR,

I am directed to inform you that it has been
decided to allot on parpatual lease hold basis a plot of
land measuring 2.00 acres (1 Acres for School Building
& 1 Acres for play field) for running a ~~Primary~~/Middle School
~~at Govindpuri, Kalkaji Extn.~~
on usual terms and conditions which shall be included
as follows:-

1. The ~~Deepalaya Education Society~~ shall be required to pay the cost of land measuring 1.00 acres allotted for school building at the rate of Rs. 30.00 lacs per acre & annual ground rent @ 2-1/2% p.a./Prov. of the premium.
2. The land measuring 1.0 Acres is allotted to the Society for play ground on temporary basis on payment of nominal ground rent of Rs. 1000/- per annum (provisionally)
3. The Ground rent of land shall be paid by the said Society from the date of handing over the possession of the land.
4. The area allotted for play ground shall be kept open and no structure of even temporary nature shall be raised on this land.
5. The DEEPALAYA EDUCATION SOCIETY shall use the land for running a Middle School failing which the land alongwith the structures raised thereon will be resumed by the Govt./DDA.
6. The cost of land as demanded is provisional. The Society shall give an undertaking on Rs.2/- stamp paper duly attested from 1st Class Magistrate/Notary public to the effect that the difference as cost of land and when decided by the Govt. of India and DDA shall be payable by the Society,

: 3 :

20. The Society shall not refuse admission to the residents of the locality.
21. The society shall follow the instructions of the Dte. of Education for minimum/maximum enrolment of students in the school new building constructed on land allotted by the Govt.

If the above terms and conditions are acceptable to the DEEPALAYA EDUCATION SOCIETY the acceptance thereof, may be communicated to the undersigned and also deposit a sum of Rs. 82,05,000/- on account of cost of land Rs. 80,00,000/- & Rs. 2,00,000/- G.R.P.A. on account of ground rent for the period of one year @ Rs. 5000/- as nominal ground rent for the play ground) in favour of DD., within 30 days from the date of issue of this letter, failing which the allotment will stand automatically cancelled and withdrawn.

Yours faithfully,

(A.K. BARNALAL)
DIRECTOR (Land).

BY. (INSTITUTIONAL)

Copy to:-

1. Dy. Secy. (Instl) Directorate of Education, Old Secy., Connaught Place, Delhi for information.
2. A.D.(R), D.D.A. for information.

Details of Premium.

DIRECTOR (Land).

1. Premium of School building i.e 1 Acres @ Rs. 80 Lacs per Acre	Rs. 80,00,000/-
2. Licence fee for play ground @ Rs. 5000/- per annum for 1 Acres	Rs. 5,000/-
3. Ground rent for school Building land @ 2-1/2 % per annum	Rs. 2,00,000/-
Total	Rs. 82,05,000/-

By. Dir. (Instl-)
D.D.A.

7. The Society shall shift the present existing school within two years from the date of handing over possession of the plot.
8. The D.D.A. reserves its right to allow any use & construction in its discretion.
9. The land shall be used by the Society for the construction of Nursery/Sr.Sec./Middle school and for no other purpose whatsoever. No residence is permitted except a small hut for chowkidar.
10. The building plans should be got approved from the local body/DDA before undertaking any construction of land.
11. The Society shall complete the construction of school building on the land within a period of two years from the date of handing over possession of land.
12. The land shall not be transferred/sub-leased to any other organization/deptt. by the Society without prior permission of the DDA obtained in writing.
13. The perpetual lease shall be executed by the society at their own cost as and when called upon to do so.
14. The Society shall provide fencing and Boundary Wall immediately after taking over the possession to prevent the encroachment.
15. No person attending the school shall be allowed to take part in any religious/Institution or to attend any religious worship without the consent and no citizen shall be deprived of admission to the school on ground of religion, race, caste, language or any of them.
16. In the event of deracognition of school by the Director of Education, Delhi Admn. or any other Competent Authority, the lessor shall be required to pay premium for the land allotted at the market rate prevailing on the date of de-recognition of the school or the land with super structure, fixtures, fittings etc. shall revert to the Govt. on payment of compensation as may be decided by the Govt.
17. The school shall not increase the rates of tuition fee without the prior sanction of the Director of Education, Delhi Admn. and shall follow the provisions of Delhi School Education Act/Rules, 1973 and other instructions issued from time to time.
18. The **DEEPA LAYA EDUCATION SOCIETY** shall ensure that percentage of free-ship from the tuition fee as laid down under rules by the Delhi Admn. from time to time is strictly complied. They will ensure admission to the students belonging to weaker sections to the extent of 25% and free-ship to them.
19. The Delhi Admn. will have two nominees on the Governing body of the society.

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DELHI DEVELOPMENT AUTHORITY
(INSTITUTIONAL BRANCH)

" 2nd Floor, Block 'A'
Vikas Sadan, I.N.A.

No. F. F18(3D)89-14 | 236 New Delhi, 17/2/95 1994

To

The Secy + Chief Executive,
Deepalaya Edu. Society,
BF-79 Janakpuri
New Delhi.

Sub:-

Issue of No objection certificate in respect
of land allotted to Deepalaya Edu. Society
measuring 2.00 Acre. in Govindpur
Kalkaji Extn for Middle School

Sir/Madam,

With reference to your letter dated _____
please find herewith a No objection certificate in
respect of the plot /land for getting the sanction of
building plans.

NO OBJECTION CERTIFICATE.

1. Name of the lessee/ allottee Deepalaya Edu. Society
2. Plot No./situation of plot _____
3. Name of the Scheme Govindpur Kalkaji
4. Area of the plot/land 2.00 Acre.
5. Size of the plot As per Sketch given below
6. Use of the plot/land as specified Middle School
7. Premium of the land/plot Rs 82,05,000/- Full payment received
8. Date of issue of possession handed over to the allottee. 17-1-95

Rough sketch not to scale.



Mr. S. S. Choudhary
LEASE ADMINISTRATION OFFICER
INSTITUTIONAL BRANCH,

51-
(2)

@ of Rs. 2-5-0 the premium the sum already paid and such other sum or sums hereafter to be paid towards premium under the covenants & conditions hereinafter contained or such other enhanced rent as may hereinafter be assessed under the covenants and condition hereinafter contained to be paid towards premium under the covenants and conditions hereinafter contained clear of all deductions, by equal half yearly payments on the fifteenth day of January and fifteenth day of July in each year at the Reserve Bank of India, New Delhi, or at such other place as may be notified by the Lessor for this purpose, from time to time the first of such payments to be made on the fifteenth day of 12/11/52 one thousand nine hundred and 12/11/52 and the rent amounting to Rs. 1,93,574/- (Rs. one lakh ninety three thousand five hundred and seventy four) from the date of commencement of this lease to the last mentioned date having been paid before the execution of these presents.

Subject always to the exception; reservations, covenant and conditions hereinafter, contained, that is to say as follows:—

1. The Lessor excepts and reserves unto himself all mines, minerals, coal, gold-washing, earth oils and quarries in or under the said land and full right and power at all times to do all acts and things which may be necessary or expedient for the purpose of searching for, working, obtaining removing and enjoying the same without providing or leaving any vertical support for the surface of the said land or for any building for the time being standing thereon provided always that the Lessor shall make reasonable compensation to the Lessee for all damage directly occasioned by the exercises of the rights hereby reserved or any of them.

11. The Lessee for himself, successor and assignees covenants with the Lessor in the manner following that is to say,

(1) The Lessee shall pay within such time such additional sum or sums towards premium as may be decided upon by the Lessor on account of the compensation awarded by the Land Acquisition Collector in respect of the said land or any part thereof being enhanced on reference or in appeal or both and the decision of the Lessor in this behalf shall be final and binding on the Lessee.

The yearly rent of Rs. 1,93,574/- percent of the premium hereby reserved shall be calculated on the sum received towards premium by the Lessor before the execution of these presents and such additional sum or sums payable towards premium as provided herein from 12/11/52 day of Jan one thousand nine hundred and 12/11/52.

(2) The Lessee shall pay unto Lessor the yearly rent hereby reserved on the days and in the manner herein appointed.

(3) The Lessee shall not deviate in any manner from the Master Plan for Delhi and the Zonal Development Plans nor alter the size of the said land whether by sub-division amalgamation or otherwise.

(4) The Lessee shall, within a period of two years from the days of one thousands nine hundred and (and the time so specified shall be of the essence of the contract) after obtaining sanction to the building plan, with necessary designs, plans and specifications



(VIJAY SINGH)
Lease Administration Officer
I. L. Branch D.D.A.
Vikas Sadan I N A N. Delhi

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ANNEXURE - C

D.D.A./P.P.

PERPETUAL LEASE

INSTITUTION



THIS INDENTURE made this 4th 15

day of Feb

Two
one thousand nine hundred and thirty

BETWEEN THE PRESIDENT OF INDIA (hereinafter called "the Lessor") of the one

part and Deep Palaya through its

President/Secretary, Sri/Smt. T. M. Abraham, Treasurer

at Deep Palaya

registered under

the Societies Registration Act, XXV 1860 and having its registered office

at 4th Institutional Area D Block Janak Puri Delhi 58
(hereinafter called "the Lessee") of the other part.

WHEREAS THE LESSEE HAS applied to the Lessor for the grant of a perpetual lease of nazul land and the Lessor has on the faith of the statements and the representation made by the Lessee agreed to demise the plot of nazul land hereinafter described and in the manner hereinafter appearing.

NOW THIS INDENTURE WITNESSETH that in consideration of the Lessee having paid to the Lessor Rs. 77,54,822/- (Rs. Seventy seven lakh fifty four thousand eight hundred and twenty two only)

towards premium before the execution of these presents (the receipt whereof the Lessor hereby acknowledges) and of the rent hereinafter reserved and of the covenants on the part of the Lessee hereinafter contained, the Lessor, doth hereby demise unto the Lessee

ALL THAT plot of nazul land containing by admeasurement an area of 7446 sq. meters or there about situate at A-11, Kalkaji Extension

which nazul land is more particularly described in the schedule hereunder written and with boundaries thereof for greater clearness have been delineated on the layout plan annexed to these presents and thereon coloured red (hereinafter called "the said nazul land") TOGETHER with all rights, easements and appurtenances whatsoever to the said nazul land belonging or appertaining TO HOLD the premises hereby demised unto the Lessee in

perpetuity from the 15 day of Jan

one thousands nine hundred and thirty YIELDING AND PAYING

therefore the yearly rent payable in advance of Rs. 1,93,822/-

(Rupees one lac ninety three thousand eight hundred and twenty two only) upto the

day of one thousand nine hundred and and there after



(VIJAY SINGH)
Lease Administration Officer
I. L. Branch D.D.A.
Vikas Sadan I.N.A. N. Delhi

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(4)

supply the Lessor certified copies of the document(s) evidencing the transfer or devolution.

(9) The Lessee shall from time to time and at all times pay and discharge all rates, taxes, charges and assessments of every description which are now or may at any time hereafter during the continuance of this lease be assessed, charged imposed upon the said land hereby demised or on any building to be erected thereupon or on the landlord or tenant in respect thereof.

(10) All arrears of rent and other payments due in respect of the said land hereby demised or any of them shall be recoverable in the same manner as arrears of land revenue.

(11) The lessee shall in all respects comply with and be bound by the building, drainage and other bye-laws of the proper municipal or other authority for the time being in force.

(12) The lessee shall not without sanction or permission in writing of the proper municipal or other authority erect any building or make any alteration or addition to such building on the demised land.

(13) The Lessee shall not without the written consent of the Lessor carry on, or permit to be carried on, on the said land or on any building thereon any trade or business whatsoever or use the said land or permit the same to be used for any purpose other than that of for middle school

or do or suffer to be done therein any act, or thing whatsoever which in the opinion of the Lessor may be nuisance, annoyance or disturbance to the Lessor and persons living in neighbourhood.

PROVIDED that if the Lessee is desirous of using the said land or the building thereon for a purpose other than that of for middle school

the Lessor may allow such change of user on such terms and conditions including payment of additional premium and additional yearly rent as the Lessor may in his absolute discretion determine.

(14) The Lessor shall at all reasonable times grant access to the said land to the Lt. Governor for being satisfied that the covenants and conditions herein contained have been and are being complied with.

(15) The Lessee shall on the determination of this Lease peaceably yield up the said land and the buildings thereon upon the Lessor.

III. If the sum or sums payable towards the premium or the yearly rent hereby reserved or any part thereof shall at any time be in arrear and unpaid for one calendar month next after any of the days whereon the same shall have become due, whether the same shall have been demanded or not, or if it is discovered that this Lease has been obtained by suppression of any fact or by any mis-statement, mis-representation or fraud or if there shall have been, in the opinion of the Lessor, whose decision shall be final, any breach by the lessee by or any person claiming through or under it, or of any of the covenants or conditions herein contained and on its part to be observed or performed, then and in any such case, it shall be lawful for the Lessor, notwithstanding the waiver of any previous cause or right of re-entry upon the said land hereby demised and the buildings



(VIJAY SINGH)
Lessor Administration Officer
I. L. Branch D.D.A.
Vikas Sadan I.N.A. N. Delhi

(3)

land and complete in a substantial and workmanlike manner a building for c/o Middle School with the requisite and proper walls, sewers and drain and other conveniences in accordance with the sanctioned building plan and to the satisfaction of such municipal or other authority.

(5)(a) The Lessee shall not sell, transfer, assign or otherwise part with possession of the whole or any part of the said land or any building thereon except with the previous consent in writing of the Lessor which he shall be entitled to refuse in his absolute discretion.

PROVIDED that such consent shall not be given for a period of ten years from the commencement of this lease unless, in the opinion of the Lessor, exceptional circumstances exist for the grant of such consent.

PROVIDED FURTHER that, in the event of the consent being given the Lessor may impose such terms and conditions as he thinks fit and the Lessor shall be entitled to claim and recover the whole or a portion (as the Lessor may in his absolute discretion determine) of the unearned increase in the value (i.e. the difference between the premium paid and the market value) of the said land at the time of sale, transfer, assignment, or parting with the possession and the decision of the Lessor in the respect of the market value, shall be final and binding.

PROVIDED FURTHER that the Lessor shall have the pre-emptive right to purchase the property after deducting such percentage as decided by the Lessor of un-earned increase as aforesaid.

(b) Notwithstanding any thing contained in sub-clause (a) above, the Lessee may with the previous consent in writing of the Lt. Governor, of Delhi (hereinafter called "the Lt. Governor") mortgage or charge the said land to such person as may be approved by the Lt. Governor in his absolute discretion.

PROVIDED that, in the event of the sale or fore-closure of the mortgaged or charged property, the Lessor shall be entitled to claim and recover such percentage as decided by the Lessor of the unearned increase in the value, of the said land as aforesaid, and the amount of the Lessor's share of the said unearned increase shall be a first charge, having priority over the said mortgage or charge. The decision of the Lessor in respect of the market value of the said land shall be final and binding on all parties concerned.

PROVIDED FURTHER that the Lessor shall have the pre-emptive right to purchase the mortgaged or charged property after deducting such percentage as decided by the Lessor of the unearned increase as aforesaid.

(6) The Lessor's right to the recovery of the unearned increase and the pre-emptive right to purchase the property as mentioned hereinbefore shall apply equally to an involuntary sale or transfer whether it be by or through an executing or insolvency court.

(7) Whenever the title of the Lessee in the said land is transferred in any manner whatsoever, the transferee shall be bound by all the covenants and conditions contained herein and be answerable in all respects therefore.

(8) Whenever the title of the Lessee in the said land is transferred in any manner whatsoever the transferor and the transferee shall, within three months of the transfer give notice of such transfer in writing to the Lessor.

The transferee or the person on whom the title devolves, as the case may be, shall



(VIJAY SINGH)
Lease Administration Officer
I. L. Branch D.D.A.
Vikas Sadan I.N.A. N. Delhi

the Lease relates, or that in the course of his duties as a Government Servant he has expressed views on all or any of the matters in dispute or difference. The award of the arbitrator shall be final and binding on the parties.

The arbitrator may, with the consent of the parties, enlarge the time from time to time, for making and publishing the award.

Subject as aforesaid, the arbitration Act, 1940 and the Rules there under and any modifications thereof for the time being in force shall be deemed to apply to the arbitration proceedings under this Clause.

VII. All notices, orders, directions, consents, or approvals to be given under this Lease shall be in writing and shall be signed by such officers as may be authorised by the Lt. Governor and shall be considered as duly served upon the Lessee if the same shall have been delivered at or sent by post to the registered office of the Lessee or any person claiming any right to the said land if the same shall have been affixed to any building or erection whether temporary or otherwise upon the said land or shall have been delivered at or sent by post to the then residence, office or place of business or usual or last known residence, office or place of business of the Lessee or such person.

VIII. All powers exercisable by the Lessor under this lease may be exercised by the Lt. Governor. The Lessor may also authorise any other officer or officers to exercise all or any powers exercisable by him under this Lease.

(b) The Lt. Governor may authorise any officer or officers to exercise all or any of the powers which he is empowered to exercise under this Lease except the powers of the Lessor exercisable by him by virtue of sub-clause (a) above.

IX. In this Lease the expression "The Lt. Governor" means the Lt. Governor of Delhi for the time being or in case his designation is changed or his office is abolished, the officer who for the time being is entrusted, whether or not in addition to other functions, with the functions similar to those of the Lt. Governor by whatever designation such officer may be called. The said expression shall further include such officer as may be designated by the Lessor to perform the functions of the Lt. Governor under the Lease.

X. The expression "the Lessor" herein before used shall where the context so admits include his successors and assigns, and the expressions "the Lessee" hereinbefore used shall mean the Deepalaya

XI. This lease is granted under the Government Grants Act, 1895 (Act XV of 1895).

IN WITNESS WHEREOF Shri Vijay Singh L.A.O.

for and on behalf of and by the order and direction of the Lessor has hereunto set his hand and the common seal of the Lessee has hereunto been affixed the day and year first above written.



(VIJAY SINGH)
Lease Administration Officer
I. L. Branch D.D.A.
Vikas Sadan I.N.A. N. Delhi

(5)

thereon to re-enter upon and take possession of the said land and the buildings and fixture thereon and thereupon this demise and everything herein contained shall cease and determine and the Lessee shall not be entitled to any compensation what so-ever, not to the return of any premium paid by it.

PROVIDED that, notwithstanding any thing contained herein to the contrary, the Lessor may without prejudice to his right of re-entry as aforesaid, and in his absolute discretion, waive or condone breaches temporarily or otherwise, on receipt of such amount and on such terms and conditions as may be determined by him and may also accept the payment of the said sum or sums of the rent which shall be in arrear as aforesaid together with interest at the rate of ten percent per annum or such other rate as the Lessor may in his absolute discretion prescribe from time to time.

IV. No. forfeiture or re-entry shall be effected until the Lessor has served on the Lessee a notice in writing,

- (a) specifying the particular breach complained of, and
- (b) if the breach is capable of remedy requiring the Lessee to remedy the breach, and the Lessee fails within such reasonable time as may be mentioned in the notice to remedy the breach if it is capable of remedy and in the event of forfeiture or re-entry the Lessor may in his discretion relieve against forfeiture on such terms and conditions as he thinks proper.

Nothing in this clause shall apply to forfeiture or re-entry

- (a) for breach of covenants and conditions relating to sub-division or amalgamation erection, completion the alteration of the size of the said land and transfer of the said land as mentioned in Clause II, or
- (b) in case this lease has been obtained by suppression of any fact, mis-statement, mis-representation or fraud.

V. The rent hereby reserved shall be enhanced from the first day of January one ~~thousand nine hundred and fifteen~~ ¹⁹⁴⁶ and thereafter at the end of each successive period of thirty years provided that increase in the rent fixed at each enhancement shall not at each such time exceed one-half of the increase in the letting value of the site without bldgs., at the date on which the enhancement is due and such letting value shall be assessed by the Collector or Additional Collector of Delhi as may be appointed by the Lessor.

PROVIDED ALWAYS that any such assessment of the letting value for the purpose of this provision shall be subject to the same right on the part of the Lessee of appeal from the orders of the said Collector or Additional Collector and within such time as if the same were an assessment by a Revenue Officer under the Punjab Land Revenue Act 1887 (Act XVII of 1887) or any amending Act, for the time being in force and the proceeding for or in relation to any such appeal shall be in all respects governed by the provisions of the said Act, in the same manner as if the same had been taken thereunder.

VI. In the event of any question, dispute or difference arising under these presents, or in connection therewith (except as to any matters the decision of which is specially provided by these presents) the same shall be referred to the sole arbitration of the Lt. Governor or any other person appointed by him. It will be no objection that the arbitrator is a Government Servant, and that he has to deal with the matters to which



(VIJAY SINGH)
Lease Administration Officer
I. L. Branch D.D.A.
Vikas Sadan I N A. N. Delhi

L.S.B. (INDL) 6

दिल्ली विकास प्राधिकरण

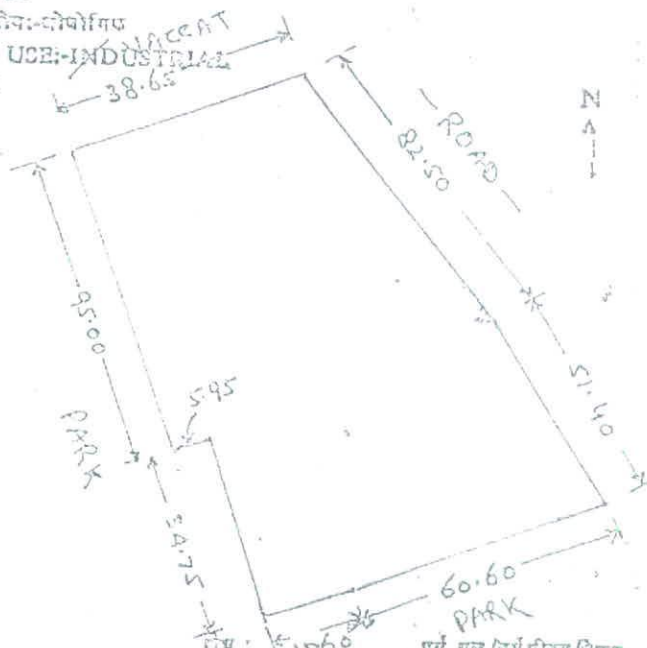
Delhi Development Authority

FILE No.:— F18(1)39/12 प्लॉट नं. Govind Puri
Plot No. Kalkaji Extn. Block No.

योजना DEEPA School

SCHEME

भूमि प्रयोग: औद्योगिक
LAND USE: INDUSTRIAL
INST.



एकड़ : 1560
Sq. Yds./Sq. Mts./Acres
7846.01 sqm.

दिल्ली विकास प्राधिकरण, नई दिल्ली
Delhi Development Authority.



पट्टाधार/विक्रेता
LESSEE/VENDOR

PREPARED

पट्टाधार/विक्रेता
LESSOR/VENDOR
Lease Administration Officer
I. L. IDDA/3 P.D.A.
Vikas Sadan I.N.A. N. Delhi

(7)

Signed by Shri. Vijay Singh

(VIJAY SINGH)
Lease Administration Officer
I. L. Branch D.D.A.
Vikas Sदन I.N.A. N. Delhi

for and on behalf of and by the order and direction of the President of India (Lessor) in the presence of.

(1) Shri. M. C. Paul Singh
S.O. 1/12

The common seal of the Deepalaya

(Lessee) is hereby affixed in the presence of
Shri. T. M. Abraham

Trustee of Deepalaya

(Name and designation) in pursuance of bye-law
No. 1

(Lessee)/Resolution No. 1/1/1966/35
10.6.66

dt. the 10.6.66
of the managing Committee of the

(Lessee) and the said(a)
Shri. T. M. Abraham

Trustee of Deepalaya

(1) Shri. THOMAS MATHEW
B-5/3B, Pashim Vihar
New Delhi - 110063

(2) Shri. MURARI LAL
6-B, VIKAS NAGAR EXT. HASTIN
AT TIKHATGARH

(THE SCHEDULE ABOVE REFERRED TO)
North Neelam land South Neelam
East Neelam West Neelam

SEAL





DEEPALAYA

To enable the child look beyond slums

58-3446

167/1

46, Institutional Area, D-Block
Janakpuri, New Delhi - 110058
Tel.: 25548263, 25590347, 25595326, 25512908
Fax: 91-11-25540546

4488-CD. D
5.12.03

November 21, 2003

Friends of Deepalaya

Mr. Pavan K. Varma

Mr. Suhel Seth

Mr. Jyoti Sagar

Ms. Shovana Narayan

Mr. Raghu Rai

Ms. Prema Sagar

Mr. Arun Kapur

Mr. Gopan

Ms. Gul Panag

Ms. Sharon Lowen

Ms. Nafisa Ali

Ms. Manpreet Brar

Mr. Dinesh Goel

Mr. Avinash Pasricha

Ms. Devi Cherian

Mr. Prem Singh

D/GOVT/DDA/1/3019

Vice Chairman
Delhi Development Authority
Vikas Sadan (INA)
New Delhi - 110 023

Sub:

Allotment of Land to Deepalaya Education Society for Construction of Middle School at Govindpuri, Kalkaji extn.

CLD

Request for relaxation of set back from 9 m to 5 m and retain the land for building activities as allotted.

Ref:

1. File No. F 18(31)/89 IL/4141 dt. 26/8/94
2. Copy of possession plan dt. 17/1/95
3. Copy of building plan approval dt. 18/3/1996
4. Govt./DDA/119/5888 dt. 13/5/99
5. F 18(31)/89/16/2201 dt. 7/12/99

Dear Sir,

Kindly refer to our letter quoted above at (4) in which, we had requested DDA to restore the full area of land of 2 acres allotted to us, copy enclosed for ready reference.

Against this request, you have, instead of restoring the full 2 acres of land, refunded and adjusted a sum of Rs.2,51,389/- against ground rent for the area short of the two acre vide your letter ref No. F-18 (31) 89/IL/2201 dt. 7/12/99, ref at (5) (copy attached for ready reference).

In this context, we have to place before you the following facts:

1. DDA made an offer to sell 2 acres of land to Deepalaya Middle School at Govindpuri, Kalkaji Extension vide letter referred above at (1) 4141 dated 26-8-1994 asking us to remit a sum of Rs.80 lakhs and Rs.2,05,000 as ground rent - altogether Rs.82,05,000.
2. We have paid the above sum of Rs.82,05,000 on 24th September 1994 vide challan Nos. 46961 and 46962.
3. Vide letter no.4961 dated 5.1.95 we were advised to take possession of the land and we were given actual possession of land on 17.1.95 as per a plan ref at (2) (copy of which is attached) without diagonal or angular measurements.

After obtaining the NOC from the land department, the plan for the project got approved from D.U.A.C, C.F.O and finally from the building department on 18th March 1996 ref at (3). Building Plan approval order dated 18-3-1996 attached for ready reference.

The construction for the project started immediately thereafter, expecting that two acres of land would be restored to us. The foundation stone was laid by the then Lt. Governor. The building got completed and inaugurated on 1st August 1998 in the presence of Mrs. Menaka Gandhi, the then Minister of State, Govt. of India.

Corporate Office : info@deepalaya.org
E-mail : Sponsorship : sponsorchild@deepalaya.org
Fund Raising : support@deepalaya.org
Visit us at : www.deepalaya.org

At performance to 1369
Sachin H
DO
DRILL
JAN 21 2004

- 60 -

Though the building was completed and inaugurated on 1st August 1998, we could not apply for completion/ occupancy certificate because the lease deed was not executed inspite of several requests.

The lease deed was executed only on 19/9/2002. According to the plan enclosed with the lease deed, the shape and size of the land, specially the area in which building activity has already taken place, was considerably changed.

As a result of this we could not maintain the setbacks as required by the bylaws. More over we had already achieved by that time the FAR as per the original allotment. Therefore according to the revised plan given with the lease deed, the ground coverage is more than the permissible limit and the setbacks are less.

Therefore we request for the following:

1. In order to obtain the completion certificate you are requested to relax the setback from 9 m to 5 meter.
2. You are also requested to increase the area of land for building activity adjusting the same from the playground.
3. Please refund and adjust the composition fees charged so far.

Thanking you,

Yours sincerely,



(Rtn. T.K. Mathew)
Secretary & Chief Executive

CC

1. **The Commissioner**
Land Disposal
Vikas Sadan
(with the request to increase the area of land for building activity adjusting the same from the playground)
2. **Director Building**
Vikas Sadan, New Delhi - 110 023
With a request to relax the setback from 9 m to 5 meter and accept the completion plan and issue the CC/OC.
3. **Dy. Director - Building**
Vikas Sadan, New Delhi - 110 023
(With the request to accept the completion plans and process it, pending directions from appropriate authority.)



DEEPALAYA

To enable the child look beyond slums

45, Institutional Area D-Block
Janakpuri, New Delhi - 110058
Tel: 25548263, 25590247, 25595326, 25512908
Fax: 91-11-25540546

D/GOVT/DDA/1/3019

November 21, 2003

Friends of Deepalaya

Mr. Pavan K. Varma

Mr. Suhel Seth

Mr. Jyoti Sagar

Ms. Shovana Narayan

Ms. Jaghu Rai

Ms. Prema Sagar

Mr. Arun Kapur

Mr. Gopan

Ms. Gul Panag

Ms. Sharon Lowen

Ms. Hafisa Ali

Ms. Manpreet Brar

Mr. Dinesh Goel

Mr. Avinash Pasricha

Ms. Devi Cherian

Mr. Prem Singh

Vice-Chairman
Delhi Development Authority
Vikas Sadan (INA)
New Delhi - 110 023

Dy. Director - Building Ref. file no: F-13(83)95

Sub: Allotment of Land to Deepalaya Education Society for Construction of Middle School at Govindpuri, Kalkaji exth.

Request for relaxation of set back from 9 m to 5 m and retain the land for building activities as allotted.

- Ref:
1. File No. F 18(31)/89 IL/4141 dt. 26/8/94
 2. Copy of possession plan dt. 17/1/95
 3. Copy of building plan approval dt. 18/3/1996
 4. Govt./DDA/119/5888 dt. 13/5/99
 5. F 18(31)89/16/2201 dt. 7/12/99

Dear Sir,

Kindly refer to our letter quoted above at (4) in which, we had requested DDA to restore the full area of land of 2 acres allotted to us, copy enclosed for ready reference.

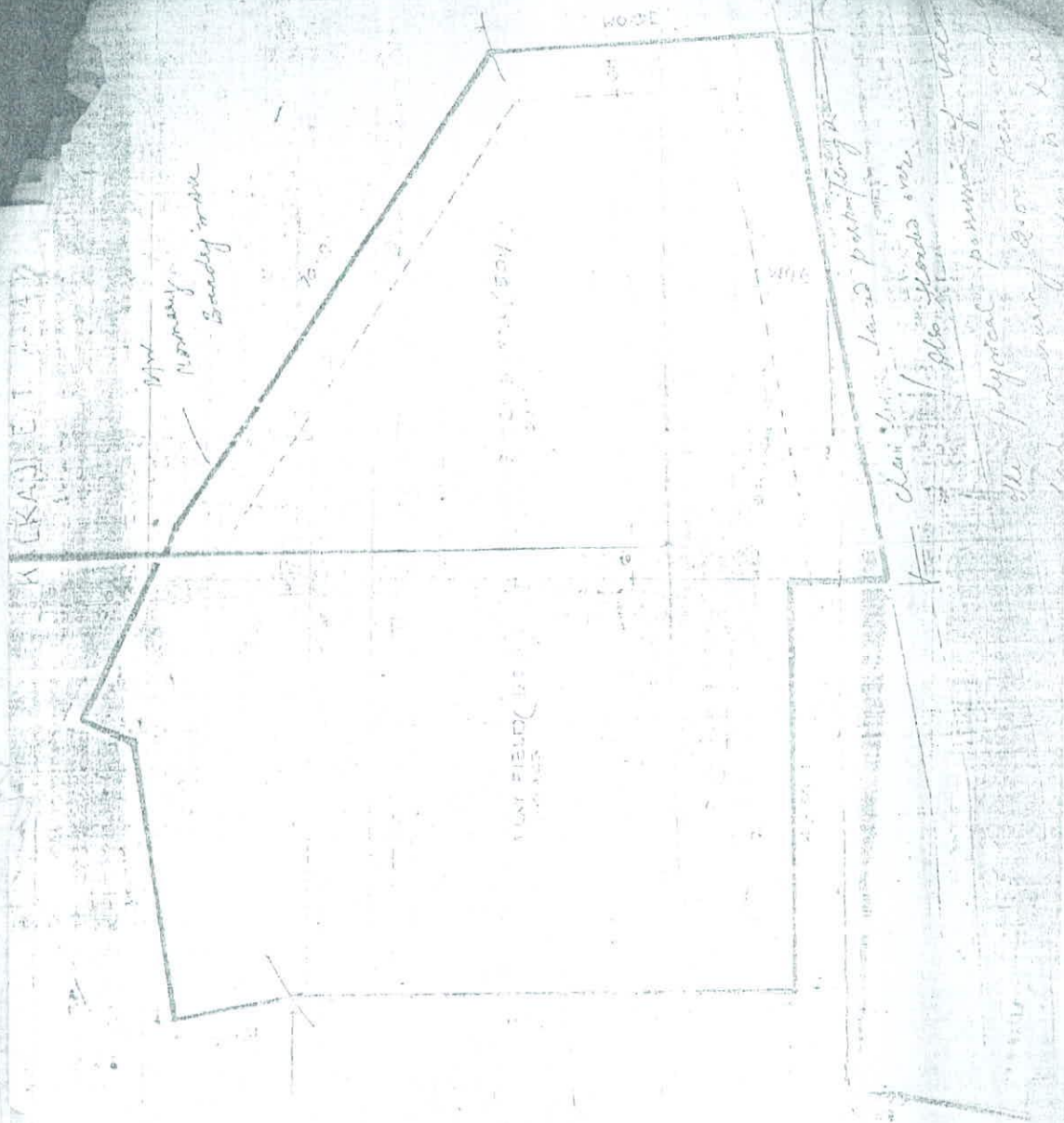
Against this request, you have, instead of restoring the full 2 acres of land, refunded and adjusted a sum of Rs.2,51,389/- against ground rent for the area short of the two acre vide your letter ref No. F-18 (31) 89/IL/2201 dt. 7/12/99, ref at (5) (copy attached for ready reference).

In this context, we have to place before you the following facts:

1. DDA made an offer to sell 2 acres of land to Deepalaya Middle School at Govindpuri, Kalkaji Extension vide letter referred above at (1) 4141 dated 26-8-1994 asking us to remit a sum of Rs.80 lakhs and Rs.2,05,000 as ground rent - altogether Rs.82,05,000.
2. We have paid the above sum of Rs.82,05,000 on 24th September 1994 vide challan Nos. 46961 and 46962.
3. Vide letter no.4961 dated 5.1.95 we were advised to take possession of the land and we were given actual possession of land on 17.1.95 as per a plan ref at (2) (copy of which is attached) without diagonal or angular measurements.

After obtaining the NOC from the land department, the plan for the project got approved from D.U.A.C, C.F.O and finally from the building department on 18th March 1996 ref at (3). Building Plan approval order dated 18-3-1996 attached for ready reference.

The construction for the project started immediately thereafter, expecting that two acres of land would be restored to us. The foundation stone was laid by the then Lt. Governor. The building got completed and inaugurated on 1st August 1998 in the presence of Mrs. Menaka Gandhi, the then Minister of State, Govt. of India.



Copy of 278 of F&G W 518-231) 89/IL

168/c

168/c



DEEPALAYA

To enable the child look beyond slums

ANNEXURE-E-1

-65-

CMD

Dr. No. 344
Date 26/12/03

46, Institutional Area, D-Block

Janakpuri, New Delhi - 110058

Tel.: 25548263, 25590347, 25595326, 25512908

D. D. Fax: 91-11-25540546

November 21, 2003

Friends of Deepalaya

Mr. Pavan K. Varma

Mr. Suhel Seth

Mr. Jyoti Sagar

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Mr. Arun Kapur

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Ms. Nafisa Ali

Ms. Manpreet Brar

Mr. Dinesh Goel

Mr. Avinash Pasricha

Ms. Devi Cherian

Mr. Prem Singh

D/GOVT/DDA/1/3019

Vice Chairman
Delhi Development Authority
Vikas Sadan (INA)
New Delhi - 110 023

Sub:

Allotment of Land to Deepalaya Education Society for Construction of Middle School at Govindpuri, Kalkaji extn.

Ref:

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Corporate Office : info@deepalaya.org
E-mail : Sponsorship : sponsorchild@deepalaya.org
Fund Raising : support@deepalaya.org
Visit us at : www.deepalaya.org

At Deepalaya
26/12/03
DDA
J.D. (BCG) 442

Though the building was completed and inaugurated on 1st August 1998, we could not apply for completion/ occupancy certificate because the lease deed was not executed inspite of several requests.

The lease deed was executed only on 19/9/2002. According to the plan enclosed with the lease deed, the shape and size of the land, specially the area in which building activity has already taken place, was considerably changed.

As a result of this we could not maintain the setbacks as required by the bylaws. More over we had already achieved by that time the FAR as per the original allotment. Therefore according to the revised plan given with the lease deed, the ground coverage is more than the permissible limit and the setbacks are less.

Therefore we request for the following:

1. In order to obtain the completion certificate you are requested to relax the setback from 9 m to 5 meter.
2. You are also requested to increase the area of land for building activity adjusting the same from the playground.
3. Please refund and adjust the composition fees charged so far.

Thanking you,

Yours sincerely,



(Rtn. T.K. Mathew)
Secretary & Chief Executive

CC

✓

The Commissioner

Land Disposal

Vikas Sadan

(with the request to increase the area of land for building activity adjusting the same from the playground)

2. **Director Building**

Vikas Sadan, New Delhi - 110 023

With a request to relax the setback from 9 m to 5 meter and accept the completion plan and issue the CC/OC.

3. **Dy. Director - Building**

Vikas Sadan, New Delhi - 110 023

(With the request to accept the completion plans and process it, pending directions from appropriate authority.)

97/c

EXTENDING 6 MINS

EQUIPMENT CONTROLS

DATE: 6/10/95 13:37:36 (00 N)

ALAS: 6/10/95 13:37:36 (00 N)

BUILDING AREA: 11.4 (1.5)

PLAYGROUND AREA: 11.4 (1.5)

SERIES OF GROUND EQUIPMENT COVERAGE: 30%

AR: 1.5 CO

POSITION: 1.5 (1.5)

SET EACH: 3.5 (1.5)

FRONT: 1.5 (1.5)

REAR: 1.5 (1.5)

DATE: 6/10/95

TIME: 13:37:36

LOCATION: 11.4 (1.5)

STATUS: 1.5 (1.5)

REMARKS: 1.5 (1.5)

DATE: 6/10/95

TIME: 13:37:36

LOCATION: 11.4 (1.5)

STATUS: 1.5 (1.5)

REMARKS: 1.5 (1.5)

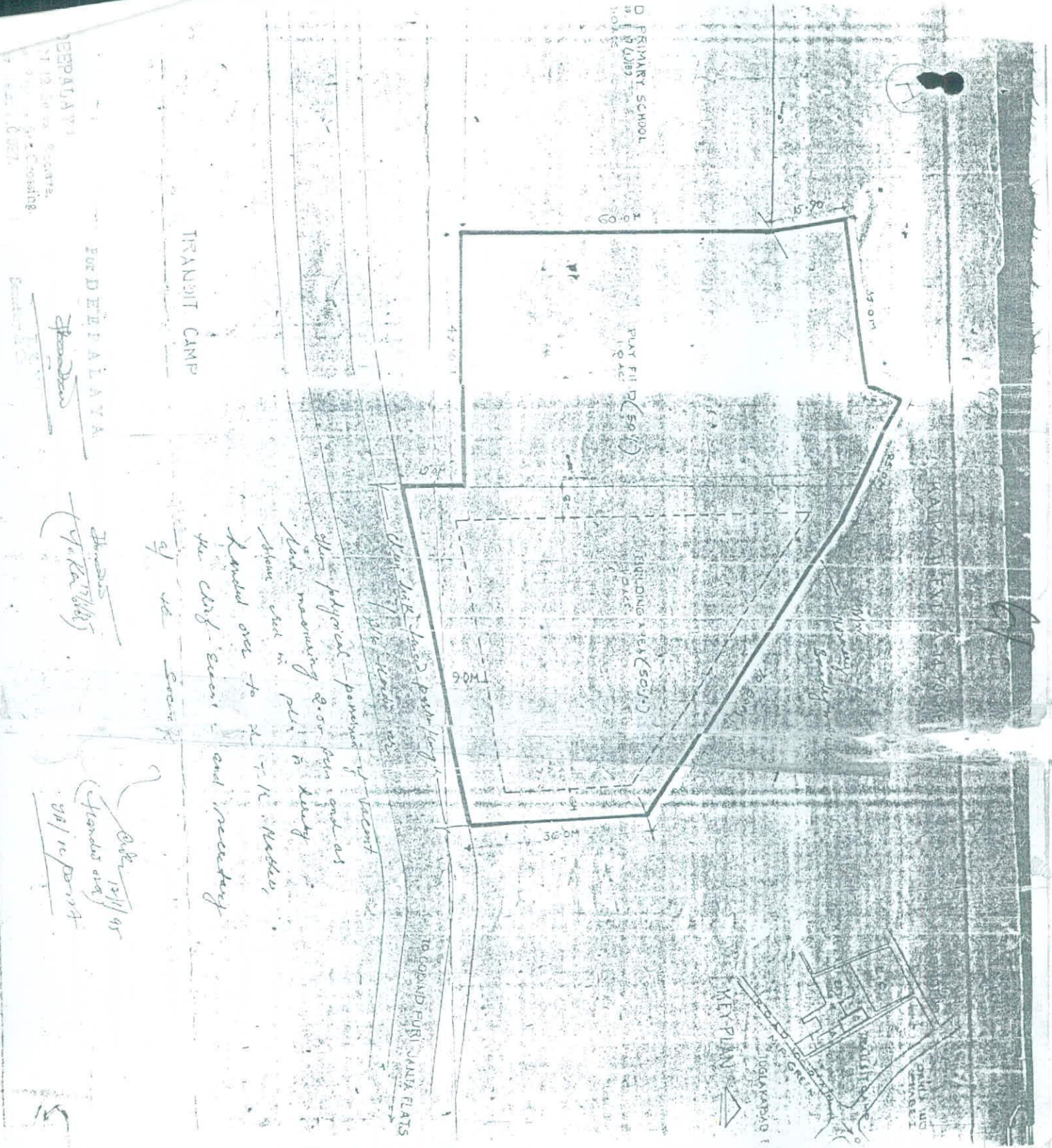
DATE: 6/10/95

TIME: 13:37:36

LOCATION: 11.4 (1.5)

STATUS: 1.5 (1.5)

REMARKS: 1.5 (1.5)



DEEPAJAYA

12/10/95

12/10/95

12/10/95

FOR DEEPAJAYA

12/10/95

12/10/95

12/10/95

12/10/95

12/10/95

12/10/95

12/10/95

12/10/95

12/10/95

12/10/95

-E2

227/PC

00 -

227/PC

L.S.B. (INDL)

दिल्ली विकास प्राधिकरण

Delhi Development Authority

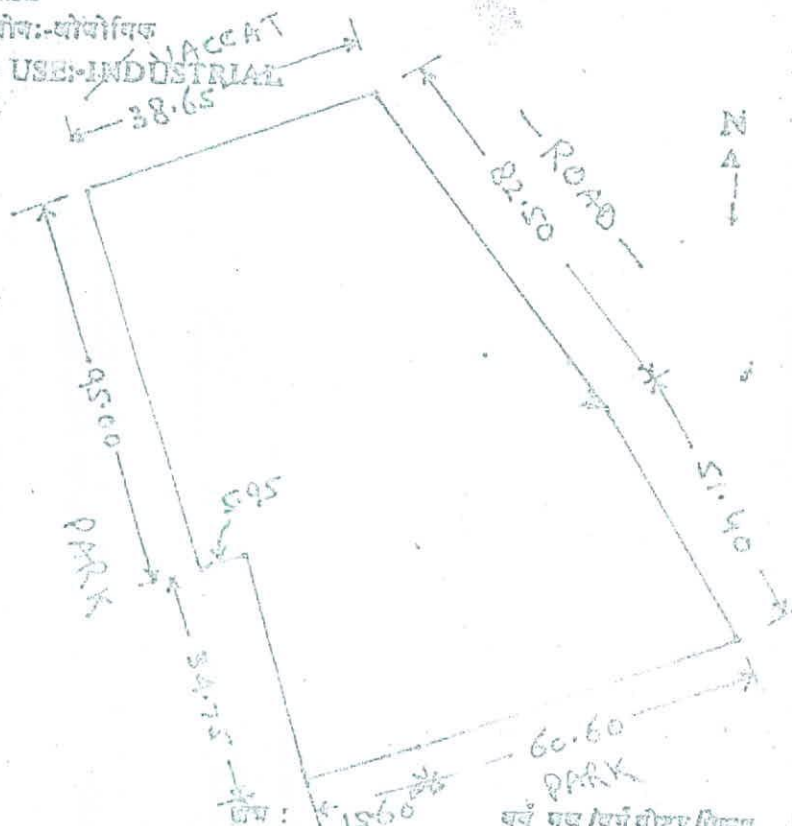
FILE No.:— F18(31)89/11 प्लॉट नं. Govind Park ब्लॉक नं. Block No.
Plot No. Kalkaji Extn.

योजना DEERAYA SCHOOL

SCHEME

भूमि प्रयोग:- औद्योगिक

LAND USE-INDUSTRIAL
INSTR.



क्षेत्र: 1860 वर्ग मी/वर्गमीटर/एकर
Area 7846.01 Sq. Yds./Sq. Mts./Acres

दिल्ली विकास प्राधिकरण, नई दिल्ली
Delhi Development Authority



PREPARED

प्राधिकृत/विक्रेता
LESSOR/VENDOR
Lease Administration Officer
I. L. B.D.A. & D.D.A.
Vikas Sadan I.N.A. N. Delhi

- 70 -

U.P.C

DELHI DEVELOPMENT AUTHORITY
BUILDING SECTION
C-1, 1st Floor, Vikas Sadan,
I. N. A. Vikas Sadan, New Delhi-23.

File No. F. 13 (83) / 95 / Bldg. / 297

Dated: 19-4-11

To,

The Hony. President/Secretary

DEEPA LAYA:

46 Institutional Area,

D-Block, Janapuri, N. Delhi-58

Sub: Completion certificate Deepa Laya School
A-14, Kirti Nagar Extn.

Sir,

With reference to your Architect's/This office letter No. F. 13 (83) / 95 / Bldg.

98 dt. 7/2/2011

on the subject cited above. You are requested to depute your Architect
for clarification on the drawings.

Needful may please be done within 15 days

Copy to :-

M/s. Ranjit P. John, Architect,
Hill Top Room, 125 Anderson Road,
Mehrauli, N. Delhi-30.

Asstt. Engineer - III (Bldg.) / L&I

Asstt. Engineer - III (Bldg.) / L&I

B. K. Singh

13-4-11

- 71 -

DEEPALAYA

Enabling self reliance



Friends of Deepalaya

Mr. Pavan K. Varma

Mr. Suhel Seth

Mr. Jyoti Sagar

Ms. Shovana Narayan

Mr. Raghu Rai

Ms. Prema Sagar

Mr. Arun Kapur

Mr. Gopan

Ms. Gul Panag

Ms. Sharon Lowen

Ms. Nafisa Ali

Ms. Manpreet Brar

Mr. Dinesh Goel

Mr. Avinash Pasricha

Ms. Devi Cherian

Mr. Prem Singh

Ref : D/D.SCOOL/11

Dated 17 March, 2011

AETII

773

17/3/11

The Deputy Director (Building)
Delhi Development Authority
Vikas Sadan

COMPLETION CERTIFICATE: DEEPALAYA SCHOOL A-14, KALKAJI EXTENSION

Sir,

Deepalaya School is a recognized school by the Govt of Delhi. Completion Certificate of the school building from the DDA is a requirement for renewal of the validity date of the recognition. Please refer to our letter No D/DDA/TCS/11/113 dated 7th. Feb. 2011, forwarding a copy of the lease deed as asked for, being the latest correspondence.

Now, the Deputy Director of Education has asked us to submit a letter from DDA, indicating the latest position of the case for extending the validity of school recognition. You are, therefore, requested to issue a letter for further submission to the Director of Education, Govt of Delhi.

Thanking you.

Yours faithfully,


Sr. Manager (Administration)
for DEEPALAYA

Pls discuss with
Mr. Guse

AETII

Ass 17 / 21/3/11

18/3

46, Institutional Area, D-Block
Janakpuri, New Delhi-110058
Tel.: 28520347, 28525326, 28522263, 28525908
Fax: +91(011)28520546

E-mail
Corporate Office : info@deepalaya.org
Sponsorship : sponsorchild@deepalaya.org
Fund Raising : support@deepalaya.org
Visit us at : www.deepalaya.org

an ISO 9001 : 2008
certified organization for its
Quality Management Systems

DEEPALAYA
Enabling self reliance

-72-



Friends of Deepalaya

Mr. Pavan K. Varma

Mr. Suhel Seth

Mr. Jyoti Sagar

Ms. Shovana Narayan

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Ms. Manpreet Brar

Mr. Dinesh Goel

Mr. Avinash Pasricha

Ms. Devi Cherian

Mr. Prem Singh

Ref : D/DDA/TCS/11/W3

Dated 7th. February, 2011

The Asst. Engineer (Bldg)
Delhi Development Authority
Vikas Sadan
New Delhi.

Sir,

Completion Certificate: Deepalaya School, A-14- Kalakaji
Extension

Reference discussion we had with you in your office on the above subject.

As advised, a copy of lease deed of Deepalaya School land is enclosed.

Thanking you.

Yours faithfully,


For Deepalaya.

P/H
100
7/2/11

46, Institutional Area, D-Block
Janakpuri, New Delhi-110058
Tel.: 28520347, 28525326, 28522263, 28525908
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D.D.A./P.P.

PERPETUAL LEASE

INSTITUTION



THIS INDENTURE made this 4th 15

day of Feb.

Tw.
~~one~~ thousand nine hundred and three

BETWEEN THE PRESIDENT OF INDIA (hereinafter called "the Lessor") of the one part and Deepalaya through its President/Secretary, Shri/Smt. T.M. Abraham, Treasurer of Deepalaya

registered under the Societies Registration Act XXI 1860 and having its registered office at 46 Institutional Area D, Block Janak Puri D Delhi 58 (hereinafter called "the Lessee") of the other part.

WHEREAS THE LESSEE HAS applied to the Lessor for the grant of a perpetual lease of nazul land and the Lessor has on the faith of the statements and the representation made by the Lessee agreed to demise the plot of nazul land hereinafter described and in the manner hereinafter appearing.

NOW THIS INDENTURE WITNESSETH that in consideration of the Lessee having paid to the Lessor Rs. 7754.8921 (Rs. Seventy seven thousand five hundred and eighty four paise only)

towards premium before the execution of these presents (the receipt whereof the Lessor hereby acknowledges) and of the rent hereinafter reserved and of the covenants on the part of the Lessee hereinafter contained, the Lessor, doth hereby demise unto the Lessee

ALL THAT plot of nazul land containing by admeasurement an area of 746-012 or there about situate at A-14 Kalkaji Park

which nazul land is more perticularly described in the schedule hereunder written and with boundaries thereof for greater clearness have been delineated on the layout plan annexed to these presents and thereon coloured red (thereinafter called "the said nazul land") TOGETHER with all rights, easements and appurtenances whatsoever to the said nazul land belonging or appertaining TO HOLD the premises hereby demised unto the Lessee in perpetuity from the 17.15 day of Jan

one thousands nine hundred and ninety four YIELDING AND PAYING

therefore the yearly rent payable in advance of Rs. 193.8721 (Rupees one lac ninety three thousand eight hundred and seventy two paise only) upto the

day of one thousand nine hundred and and there after



(VIJAY SINGH)
Lease Administration Officer
I. L. Branch D.D.A.
Vikas Sadan I.N.A. N. Delhi

(2)

@ of... 2-5-70... the premium the sum already paid and such other sum or sums hereafter to be paid towards premium under the covenants & conditions hereinafter contained or such other enhanced rent as may hereinafter be assessed under the covenants and condition hereinafter contained to be paid towards premium under the covenants and conditions hereinafter contained clear of all deductions, by equal half yearly payments on the fifteenth day of January and fifteenth day of July in each year at the Reserve Bank of India, New Delhi, or at such other place as may be notified by the Lessor for this purpose, from time to time the first of such payments to be made on the fifteenth day of... 12.15.70... one thousand nine hundred and... Rs. 193.872/-... (Rs. One lakh ninety three thousand eight hundred and seventy two only) It is agreed that the rent amounting to Rs. 193.872/- from the date of commencement of this lease to the last mentioned date having been paid before the execution of these presents.

Subject always to the exception; reservations, covenant and conditions hereinafter, contained, that is to say as follows :-

I. The Lessor excepts and reserves unto himself all mines, minerals, coal, gold-washing, earth oils and quarries in or under the said land and full right and power at all times to do all acts and things which may be necessary or expedient for the purpose of searching for, working, obtaining removing and enjoying the same without providing or leaving any vertical support for the surface of the said land or for any building for the time being standing thereon provided always that the Lessor shall make reasonable compensation to the Lessee for all damage directly occasioned by the exercises of the rights hereby reserved or any of them.

II. The Lessee for himself, successor and assignees covenants with the Lessor in the manner following that is to say ;

(1) The Lessee shall pay within such time such additional sum or sums towards premium as may be decided upon by the Lessor on account of the compensation awarded by the Land Acquisition Collector in respect of the said land or any part thereof being enhanced on reference or in appeal or both and the decision of the Lessor in this behalf shall be final and binding on the Lessee.

The yearly rent of... Rs. 193.872/-... percent of the premium hereby reserved shall be calculated on the sum received towards premium by the Lessor before the execution of these presents and such additional sum or sums payable towards premium as provided herein from... 12.15.70... day of... Jan... one thousand nine hundred... nine hundred... fine

(2) The Lessee shall pay unto Lessor the yearly rent hereby reserved on the days and in the manner herein appointed.

(3) The Lessee shall not deviate in any manner from the Master Plan for Delhi and the Zonal Development Plans nor alter the size of the said land whether by sub-division amalgamation or otherwise.

(4) The Lessee shall, within a period of two years from the... days of... one thousands nine hundred and... (and the time so specified shall be of the essence of the contract) after obtaining sanction to the building plan, with necessary designs, plans and specifica-



(VIJAY SINGH)
Lease Administration Officer
I. L. Branch D.D.A.
Vikas Sadan I N A. N. Delhi

-75- *date*

(3)

land and complete in a substantial and workmanlike manner a building for *c/o* *Middle School* with the requisite and proper walls, sewers and drain and other conveniences in accordance with the sanctioned building plan and to the satisfaction of such municipal or other authority.

(5) (a) The Lessee shall not sell, transfer, assign or otherwise part with possession of the whole or any part of the said land or any building thereon except with the previous consent in writing of the Lessor which he shall be entitled to refuse in his absolute discretion.

PROVIDED that such consent shall not be given for a period of *ten* years from the commencement of this lease unless, in the opinion of the Lessor, exceptional circumstances exist for the grant of such consent.

PROVIDED FURTHER that, in the event of the consent being given the Lessor may impose such terms and conditions as he thinks fit and the Lessor shall be entitled to claim and recover the whole or a portion (as the Lessor may in his absolute discretion determine) of the unearned increase in the value (i.e. the difference between the premium paid and the market value) of the said land at the time of sale, transfer, assignment, or parting with the possession and the decision of the Lessor in the respect of the market value, shall be final and binding.

PROVIDED FURTHER that the Lessor shall have the pre-emptive right to purchase the property after deducting such percentage as decided by the Lessor of un-earned increase as afore-said.

(b) Notwithstanding any thing contained in sub-clause (a) above, the Lessee may with the previous consent in writing of the Lt. Governor, of Delhi (hereinafter called "the Lt. Governor") mortgage or charge the said land to such person as may be approved by the Lt. Governor in his absolute discretion.

PROVIDED that, in the event of the sale or fore-closure of the mortgaged or charged property, the Lessor shall be entitled to claim and recover such percentage as decided by the Lessor of the unearned increase in the value, of the said land as aforesaid, and the amount of the Lessor's share of the said unearned increase shall be a first charge, having priority over the said mortgage or charge. The decision of the Lessor in respect of the market value of the said land shall be final and binding on all parties concerned.

PROVIDED FURTHER that the Lessor shall have the pre-emptive right to purchase the mortgaged or charged property after deducting such percentage as decided by the Lessor of the unearned increase as aforesaid.

(6) The Lessor's right to the recovery of the unearned increase and the pre-emptive right to purchase the property as mentioned hereinbefore shall apply equally to an involuntary sale or transfer whether it be by or through an executing or insolvency court.

(7) Whenever the title of the Lessee in the said land is transferred in any manner whatsoever, the transferee shall be bound by all the covenants and conditions contained herein and be answerable in all respects therefore.

(8) Whenever the title of the Lessee in the said land is transferred in any manner whatsoever the transferor and the transferee shall, within three months of the transfer give notice of such transfer in writing to the Lessor.

The transferee or the person on whom the title devolves, as the case may be, shall



A.
(VIJAY SINGH)
Lease Administration Officer
I. L. Branch D.D.A.
Vikas Sadan I.N.A. N. Delhi

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~~2016~~

In this case, the land measuring 2 Acre was allotted to the Deepalaya Education Society for construction of Middle School at Govind Puri, Kalkaji Extension vide demand-cum-allotment letter No. F 18 (31) 89 / IL / 4141 dated 26.8.1994 (Page-68/C). The Society deposited the premium. The physical possession was handed over to the Society on 17.1.1995 but the total area was available 7846.012 Sqm. instead of 8000 Sqm. The deficiency is about 154Sqm. The NOC was issued to the Society vide letter No. 236, dated 17.2.1995 and the lease deed was executed on 04.02.2003 (Page-227/C) (3923.006 Sqm. for building portion and 3923.006 Sqm. for play field). The excess payment of the Society of Rs.2,51,389/- had been adjusted against the ground rent and license fee (Page-84/N).

In view of the above, if agreed, we may forward the file to Director (Building) for necessary action please.

Submitted please.

AD (IL)

DD (IL)

JD (Bldg.) L/C I

what specific action is needed from the Building Section is not clear from above note?
File may be returned back to IL branch, if agree.

AE (B) B/LCC

DD (IL)

28/11/08
PAC(B)

1997/10

-77-

This is regarding Deepalya Education Society, Kalkaji Extn. for C/o Middle School. The society letter dt. 30/12/03 & 26/2/04 placed on P-287/c & 290/c respectively are not sent to Building Section. However the matter is as mentioned below according to references available in this file:- (P-227/c) (P-257/c)

- 1) The lease deed of the society was executed on 4/2/2003
- 2) The scheme was approved on 20/3/96 by Building Section.
- 3) At the time of submission of Completion Certificate it was observed that there is a difference between the area of land allotted as per possession plan. (Ref P-278/c) i.e. 2.0 Acres given and the actual area of land in possession as at present according to the permanent lease. (Ref P-277/c) (1846.01 sqm)
- 4) The shape of the plot has undergone change due to the revision of plan by the land department at the time of lease deed.
- 5) The set back which was reqd. as per the approved building plan is not available with the land in actual possession.
- 6) Further, the society has requested for reduction of set back from 9 m to 4.5 m and also to restore full area of land for building activity by adjusting the deficit area from the play field area.
- 7) The society was advised that they pursue the above matter with land disposal branch BDA & submit the outcome to this office in the public hearing on dt. 29/12/03 in the office of O.D. (L&S).

Submitted for further course of action please

ABD/III

J. D. (L&S)

13/5/04

17/5/04

Pl. put up with Bldg file

ABD/III

25/5/04

Building file is attached please

J. D. (L&S)

5/7/04

3479/0012
20/7/04

The Building file (F13/83) 95/1148 is attached herewith.

A letter of the school dt. 21 Nov 2003 addressed to VC was forwarded to Bldg Sec. (P-167/c & Bldg file). The matter was discussed with School authority & the District in PH and the decision is needed in the file. No compliance for school has yet been received. Submitted

13/8/04 Dir (H). 20/7/04

11/8/04



15-90
20/7/04

198/c 128/N
-78-

F 18(31) 89/IL

In this case, it is submitted that this file was marked to DD(IL). The same has been found with Vol files & LTI. Now this file may be sent to DD(IL) for further action please

AE(III)(B)

5/1/07

~~AE(III)(B)~~
08/1/07

D.D.(IL) AE(III)(B)
LTI

~~AE(III)(B)~~
M. R. G. G. G.
11/1/07

P.V.C. may kindly be seen placed opposite vide which AE (Bldg) has observed the matter regarding the lease deed and possession plan. In this case, it is submitted that the land measuring 8000 Sqm² was allotted to the Society But the total area of the plot was found 7846.012 Sqm and thus 154 Sqm area was less than the allotted area. (Page-110/11)

The lease deed was executed on 04/2/2003 (3923.006 for building portion and 3923.006 Sqm for play field).

~~AE(III)(B)~~

120/11 1024-79-

The building department has observed that there is a difference between the area of land allotted as per possession plan. It has been clarified on pre-page

In this matter for the clarification of the measurement of the land, we may forward the file to Asstt. Dir (S) for further necessary action please, if agree
Submitted pl.

Asstt. Dir (IL) B₂₀₇₆

Dy. Dir (IL)

~~Asstt. Dir (S)~~

AE (IL)

Don'tital / R. S. S. S.

[Signature]
18/6/08

lso
26/06/08

538
1-7-08

The above note in response to PVC dt 2/6/08 may kindly be seen. The mentioned PVC is Reminder Vth from AE-III, L&I (Bldg.) for furnishing some replies / reports sought by AE (Bldg.) letter no. F-13 (83)/95/Bldg./984 dt 13.7.06. Neither the letter nor any reminder is available in this file. In the absence of AE-III (Bldg.) letters dated 13.07.06 no reply can be furnished.

Submitted pl.

DY. Dir / I.L

Pl check immediately,

[Signature]
02/07/08

R-2 all /
B₁₁

AE (IL)

IL

[Signature]
04/07/08

1. 1. 11/2

127/N ~~126/N~~ L 80 -

As per query of AE(IL) on pre page in this connection may please the ~~the~~ class observation of JE/AE Building on page 124/N.

Submitted for necessary action please.

Amor
17/7/08

Asst
Asst Dir (IL)
Dy. Dir (IL)
AE/Asst Dir (S)

Reference note of Building Dept., D. D. A. at 124/N. In this regard it is ~~not~~ stated that land measuring 2 Acre was allotted and handed over to the Society. Later on it came to the notice that actual area under possession of the Society is 7846.01 Sqm. only and lease deed for actual area was executed. Balance premium deposited by the Society was adjusted into ground rent vide letter dt. 7/12/99 (P-119/c)

Further action may be taken by Bldg. Dept. w.r.t. his letter dt. 2/6/08 (P-309/c). We may forward the file to Bldg. Section.



ADWL Ru 29/7/08
DBHL
AE-~~W~~(B) L & I

ho 28
30/7/08 25/7

ho 4/8

ASU RA(B) get.

If agreed, we may keep the photocopies of the pages 124/N to 127/N and keep them in the concerned Building File for taking further n/a and file may be sent back to IL Branch.

166
11/8/08
11/8/08

AE(B) W Ldc

Agree for no. 11
11/8/08

ho 11/8
11/8/08 PA(B)



[ANNEXURE-F] Spread 1

-81-

दिल्ली नगर कला
DELHI URBAN ART COM

भारत पर्यावास केन्द्र, कोर 6 ए
India Habitat Centre, Core 6A
लोधी रोड, नई दिल्ली - 110003
Lodi Road, New Delhi - 110003

July 28, 2014

No. 48(08)2014-DUAC

संयुक्त निदेशक (L&I) भवन
डी.डी.ए., विकास सदन,
नई दिल्ली।

विषय : Completion plans in respect of Deepalaya Education Society at Govindpuri, Kalkaji Extn.,
संदर्भ : DDA's letter no.F13(83)/95/Bldg./23 dated 08.05.2014 & Proponent's letter no.
DSKE/DDA/CC/14 dated 04.07.2014.

महोदय,

उक्त प्रस्ताव पर आयोग की दिनांक 4. जुलाई 2014 को आयोजित बैठक में विचार किया गया था। आयोग की प्रेक्षाएं तथा निर्णय इस प्रकार हैं :-

"Decisions :

NOC approved.

Observations :

1. The proposal forwarded by the DDA was scrutinised.
2. The building plans of the proposal were approved by the Commission at its meeting held on December 8, 1995.
3. The completion plans proposal was found acceptable."

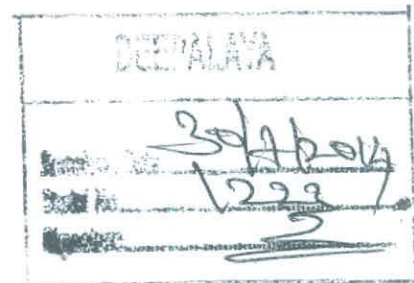
भवदीय

(विनोद कुमार)
सचिव

प्रतिलिपि :

1. M/s Ranjit P. John, 126 Hill Top Farm, Andheria More, Mehrauli, New Delhi.
2. The Director (Administration), Deepalaya Education Society, 46 Institutional Area, D-Block, Janakpuri, New Delhi-58.

(विनोद कुमार)
सचिव



R.H.

ANNEXURE - G

- 82 -

**GOVERNMENT OF NATIONAL CAPITAL TERRITORY OF DELHI
HEADQUARTERS DELHI FIRE SERVICE: NEW DELHI-I.**

No. F.I.M.S./D.P.S./N-6/3855

Dated: 29/12/06

To,

The Education officer, Zone-25,
Office of the Dy. Director of Education,
District South, Defense colony,
New Delhi.

Sub: -Issuing of N.O.C for Deepalaya School, A-14, Kalkaji Extension, New Delhi
Sir,

Please refer to your letter No E.O./Zone, 25/2005-06/696 dated 20-07-05 and party letter no. NIL dated October 9, 2006 on the subject cited above. In this regard it is to inform you that the inspection of the abovesaid premises was carried out by the officer concerned of this department from fire safety point of view. At the time of inspection Shri P.T.Varghese manager Administration was also present. During the course of inspection, it was observed that the building is comprised of ground floor, basement and two upper floors. The basement is sunken from other side and there is a large opening towards the play ground.

Fire safety arrangements found provided are underground static water tank having capacity 50,000 litres and overhead static water tank having capacity 20,000 litres, sprinkler system in the basement, Fire Hydrants, Hose reels, and portable fire extinguishers. School building is approachable to fire service vehicles and width of the school gate is 4.5 metres. Draw-off connection found provided in U.G.S. water tank.

There are three staircases in the school building. There is natural ventilation in the school. Boosting arrangement is provided on terrace. Electric wiring found laid through conduit pipe. E.L.C.B/ M.C.B found installed on electric circuit.

Keeping in view of above mentioned Fire safety arrangements as found provided in the building, this department has no objection for the school building at A-14, Kalkaji Extension (Deepalaya School) New Delhi from fire safety point of view. However, the following conditions shall be strictly adhered to:-

- 1- All the fire safety measures/ fire protection equipments provided in the building shall always be kept maintained in good working condition as found during the inspection
- 2- Means of escape viz. exits, staircases shall always be kept free from every obstruction
- 3- The fire protection/ safety arrangements provided in the building are to minimize losses in if maintained properly. This system cannot give guarantees that there will be no fire or losses in the event of one
- 4- All employees/occupants shall be acquainted with the use and maintenance of fire safety/ fire protection arrangements provided in building.
- 5- The basement shall be used as per building Bye Laws. The unauthorized construction/occupancy or deviation during construction (if, any), in building, shall be got verified by the authority concerned and taken action as necessary.

Any lapse rendering to non-functional of above said fire safety measures/equipments at the time of any fire/ emergency, the management shall be responsible for the loss of life and property.

Copy to: -

✓ The Manager Administration
Deepalaya School, A-14,
Kalkaji Extension, New Delhi.

Yours Faithfully,

S-2811
Dy. Chief Fire Officer
Delhi Fire Service

-83-

GOVERNMENT OF NATIONAL CAPITAL TERRITORY OF DELHI
HEADQUARTERS: DELHI FIRE SERVICE, NEW DELHI- 110001

Fax: 011-23412593, Email: delhi.fire@nic.in Ph. 011-23414333

NO. F6/DFS/MS/School/2014/ SZ/ 1241

DATED: 24/09/14

FIRE SAFETY CERTIFICATE

Certified that Deepalaya School at A-14, Kalkaji Extn. New Delhi-110019 comprised of sunken basement ground plus two upper floors was granted NOC by this department vide letter no. F6/MS/DFS/2006/3855 dated 29.12.2006. The premises was re-inspected by the officers concerned of Fire Service on 18.09.2014 in the presence of Sh. Kuriakosenj (Admin. Officer) and observed that fire safety norms as required under Rule 33 of Delhi Fire Service Rules, 2010 are deemed complied and that the building / premises is fit for occupancy class B "Educational building" with effect from 24/09/14 for a period of three years, in accordance with Rule 36 unless renewed under Rule 37 or sooner cancelled under rule 40 and subject to compliance of the conditions under Rule 38 of the Delhi Fire Service Rule 2010.

Issued on 24/09/14 at New Delhi by

(Dr. G.C. Misra)
Chief Fire Officer

Copy to,

1. The Director, Education, G. N.C.T Delhi, Old Secretariat, New Delhi
2. The Authorized Signatory, Deepalaya School, A-14, Kalkaji Extn. New Delhi-110019.

Conditions for the validity of fire safety certificate

1. All the fire safety and means of escape facilities shall be maintained in good working conditions at all time. Any lapse rendering fire safety or means of evacuation facilities rendering non-functional shall be the responsibility of the management.
2. Building Sanctioning authority may verify any deviation with regard to the construction/occupancy in the building. In case of any deviation, the fire safety certificate stands null and void.
3. The staffs shall be trained for operating fire fighting system and mock evacuation drills be conducted at regular intervals and record be maintained.
4. The basement shall be used strictly as per the provisions of Building Bye laws.
5. The owner/occupier shall submit a declaration every year in form 'K' provided in the first schedule of Delhi Fire Service Rules-2010. The form is available on www.dfs.delhigovt.nic.in.
6. The owner/occupier shall apply for renewal of this Fire Safety Certificate to the Director in Form "J" [sub rule (1) of rule 37] along with a copy of this certificate, six months prior to its expiry. The form is available on www.dfs.delhigovt.nic.in.

2.8 Area of D.A. No.172 de-notified vide dated 16/7/2010 = 1879.00 Hact.

Total de-notified area of Dwarka Project = 1789.00+1889.00 Hact = 3678 Hact.,

Net Area to be de-notified 5648-3678 = 1980 Hact.

2.9 Boundaries

South East- Rewari Railway Line

South West- Main oil pipe line

North West Najafgarh Road

North East : Pankha Road.

3.0 **PROPOSAL:**

3.1 The balance area of Development Area No. 171 in toto measuring 1980 Hact (Appox) excluding the already de-notified area is proposed to be de-notified.

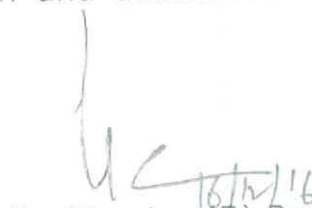
3.2 DDA should immediately hand over all the files pertaining to these area to the MCD on "as is where is basis".

3.3 All the files where action has been initiated for unauthorized construction be immediately transfer to MCD with the request that MCD take further necessary action as per the policy and procedure.

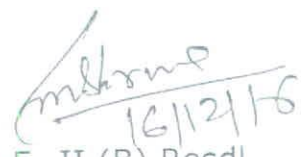
3.4 In ongoing court case DDA may file a short affidavit apprising the court about the latest situation the area stand de-notified and accordingly requesting the Court to direct MCD to take up the matter further. DDA may shows its total willingness and cooperation in providing any information pertaining to zonal development plan/master plan and assistance required from time to time.



Director (Building)



Dy. Director (B) Resdl



A.E.-II (B) Resdl.

Laid On Table

- 84 -

ITEM No. 54/TC/2016

File No. F.7(04)/2014/Bldg/Misc/Resdl

Sub: De-notification of balance area of Development Area No. 171 (Dwarka Phase-I).

1.0 BACKGROUND:

Request letter received from Engineer Wing, DDA vide letter No. CE(DWK)/10 (27)/16/V.L./3419 dated 23/6/16 (Annexure "A"), for the de-notification of balance area of Development area No. 171, Phase-I. This area under reference was notified on 28/11/86 for 2000 Hact.

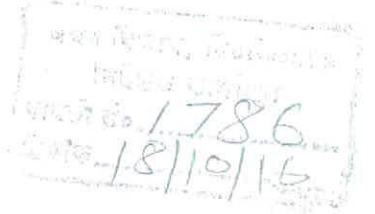
2.0 EXAMINATION:

- 2.1 The request letter was referred back to Engineering Department for clarification and Chief Engineer (Dwk) vide letter No. CE(DWK)10(7)/16/Vacant Land/5354 dated 17/10/16 (Annexure "B") informed that the balance area to be de-notified is 1980 Hact (Approx) in D.A. No. 171.
- 2.2 Earlier about 20 Hact of built up area under Development Area No. 171 was de-notified on 16/01/02 and balance area comes out to 2000- 20 Hac = 1980 Hact.
- 2.3 The subject matter was also discussed in the 5th Meeting held under the Chairmanship of Engineer Member, DDA, under Item No. 7.
- 2.4 As per the request of Engineering Department, DDA, all the development activities are complete in D.A. No. 171
- 2.5 The D.A. No. 172 of Dwarka, Phase-II, has already been stand de-notified on dated 16/7/2010.
- 2.6 Total Area of Dwarka Project as per Zonal Development Plan = 5648 Hact.
- 2.7 Built up area already de-notified dated 16/1/2002 = 1789 Hact (Apprx).

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ANNEXURE-B

दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY
मुख्य अभियन्ता (द्वारका) कार्यालय
OFFICE OF THE CHIEF ENGINEER (DWARKA)
मंगलापुरी, नई दिल्ली-110 045
MANGLA PURI : NEW DELHI-110 045



No. CE(DWK)10(7)16/Vacant Land/ 5354

Date:- 17-10-2016

To

The Director (Bldg)
DDA, Vikas Sadan
New Delhi - 110 023



Sub:- De-notification of balance area of Development Area No. 171 of Dwarka, phase-1, New Delhi.

Ref:- F7(04)2014/Bldg/Misc/Resdl./353 dated 02-09-2016

This is with reference to your letter mentioned above vide which some disparity in the quantum of land to be de-notified has been indicated between the details submitted by this office and Director (Plg) office.

In this context, it is pointed that as per notification dated 28th November, 1986, the area notified for Development Area 171 is about 2000 hectares. Out of this about 50 acres land of Bagdola and Kakrola villages have already been de-notified vide Notification dated 16-01-2002 (copy enclosed) which is part of DA 171. Thus, after deducting this 50 acre i.e. 20 hectares the approximate land of DA 171 to be de-notified works out to 1980 hectares.

It is worth to mention that the boundaries of the area to be de-notified have been mentioned and demarcated on the drawing enclosed along with this office letter dated 23-06-2016 as such small variation in the area shall not be of much significance.

Your attention is also drawn to the 5th Meeting of EM dated 07-10-2016 Minutes of which have been issued vide No. EM5(2)89/CPGRAMS/2273 dated 13-10-2016 (copy enclosed). Under para (D) 7 of these Minutes this issue of de-notification has been deliberated.

In view of above, it is requested that immediate action to de-notify the Development Area 171 as given in subject measuring approximately 1980 hectare may kindly be processed.


(D.P. Singh)
Chief Engineer (Dwarka) 17/10/16

Copy to:-

- (1) Director (Works), DDA.
- (2) Director (Plg), Dwarka, DDA

Chief Engineer (Dwarka)


18/10/16
DDA, Vikas Sadan

अ.प्र. (B) 2

18/10/16

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ANNEXURE - 'A'

दिल्लीविकासप्राधिकरण
DELHI DEVELOPMENT AUTHORITY
मुख्य अभियन्ता (द्वारका) कार्यालय
OFFICE OF THE CHIEF ENGINEER (DWARKA)
मंगलापुरी, नई दिल्ली-110 045
MANGLA PURI : NEW DELHI-110 045

By Dir. (P) 20/6/16
By No. 554
Date: 20/6/16

No. CE(DWK) 100716/100-13419

Date: 23-06-2016

To

✓ The Commissioner (Plg)
DDA, Vikas Minar
New Delhi - 110 002

Commr. (Plg.)'s Office

Diary No. I-1932

Date: 27/6/16



Sub:- De-notification of balance area of developed area No. 171 of Dwarka, phase-I

The total area of the Development Area (DA) No. 171 is 3550 hectare out of which 1600 hectare is the built up area which has already been de-notified vide letter No. F12(19)98-L&B/Plg/16177-227 dated 16-01-2002 (copy enclosed). Now, the balance area of 1950 hectare which is mainly Dwarka, phase-I and covered by the boundary as given below needs to be de-notified as development activities in this area are complete.

South East -
South West -
North East
& North West-

Delhi-Rewari Railway line
IOC pipeline from Mathura to Jalandhar

Bounded by the built up area already de-notified vide de-notification No. F12(19)98-L&B/Plg/16177-227 dated 16-01-2002

The Solid Waste Management Services of this area have already been transferred to SDMC and the water supply and sewerage system to DJB. DDA is only custodian of the roads which are to be transferred to PWD, Government of NCT of Delhi. Since all the development activities are complete, it is requested that balance portion of Development Area No. 171 measuring 1862 hectare as per the plan enclosed and boundaries mentioned above may please be got de-notified from the Delhi Government on priority.

Encl:- As stated.

(D.P. Singh) 27/6/16
Chief Engineer (Dwarka)

Copy to:-

1. EM, DDA for kind information.

2. All SEs under Dwarka Zone, DDA for information.

Discussed with Dis (Bldg).

le/ P.T.O

Chief Engineer (Dwarka)

P.T.O

27/6
Dr. (P) 27/6

Pl. disc.
for
27/6/16

2.2 (P) 27/6

Please discuss with Director (Plg.) and take appropriate action.
Bunli
06/07/2016

Asst. Dir. (P) 27/6

Discussed with Dis (Bldg).
meeli
12/7/16
Chief Engineer (Dwarka)

2.2 The increase in size charges etc. is outside the purview of Technical Committee of DDA and will be dealt by the Lands Deptt., DDA. The Master Plan for Delhi-2021 under para 13.7 (Distributive facilities) and Table 13.15 provides the following development controls for LPG gas godowns including booking office as part of distributive services.

- i) Plot size – upto 600 sqm. including booking office and security hut.
- ii) Permitted in all use zones except in residential and recreational use zones subject to statutory clearances.

Further in the Table 13.26: Distributive Services of MPD-2021 the use premise 'Gas Godown' is defined as "A premise having the facility of wholesale storage of LPG, godown, etc." and activities permitted are "Gas godown, watch & ward residence (upto 20 sqm.) Care taker office".

2.3 The area carved out for each godown i.e. 475 sqm. (approx.) is within the limit of MPD-2021 provisions i.e. upto 600 sqm.

3.0 PROPOSAL

3.1 Based on the proposal of LD Deptt., DDA the gas godown size of 31.66m x 15m having an area of 475 sqm. (approx.) for three gas godowns is placed for consideration of TC.

3.2 The layout plan is annexed at Annexure-I.

4.0 RECOMMENDATION

4.1 The proposal at para-3 above is placed before the Technical Committee for consideration. Based on the recommendation of the Technical Committee the approval of Committee will be forwarded to Land Disposal Department for further follow up action.


Dir. (Plg.) AP-I


Dy. Dir. (Plg.) A&B


19/12/16
Asstt. Dir. (Plg.) A

Laid On Table

- 88 -

Item No. 55 / TC / 2016

Sub.: Regarding resizing of proposed gas godowns near Telephone Exchange at junction of New Rohtak Road and Rani Jhansi Road.

File No.F.3(14)/2015-MP

1.0 BACKGROUND

1.1 The proposal on "Resitement of existing gas godowns near Jhandewalan Mandir Complex area" to vacant land near Telephone Exchange at junction of New Rohtak Road and Rani Jhansi Road was recommended by Technical Committee vide Item No.24/2015 in its meeting held on 19.05.15. The decision of the T.C. was communicated vide letter dated 17.6.15 to CE (NZ), Director (LM), Director (Lands) and EE, ND-2 for necessary action.

1.2 The Land Disposal Deptt., DDA in file bearing No.F13(70)84/Pt./CL has communicated the following:-

As observed by PC(LD) vide note dated 18.8.16 the five plots earlier carved out for allotment to 5 gas godowns holders will require re-sizing by the Planning/Architect Wings of the DDA & thereafter may be allotted for 3 dealers as proposed by IOC on the basis of revised norms, on the approved terms and conditions. Regarding shifting of 2 dealers to the existing vacant godowns already allotted to IOC, we may have no objection to the same, provided all the dues/arrears/license fee, etc. are cleared/paid to DDA by the I.O.C., may be considered for approval.

Wherein, VC, DDA directed vide note dated 19.8.16 that since earlier, it was approved by LG, a self-contained note be put up for consideration & orders of LG.

In view of above, ASO(CL)/AD(CL)/DD(CL)/Dir.(CL)/CLD vide note submitted the following:-

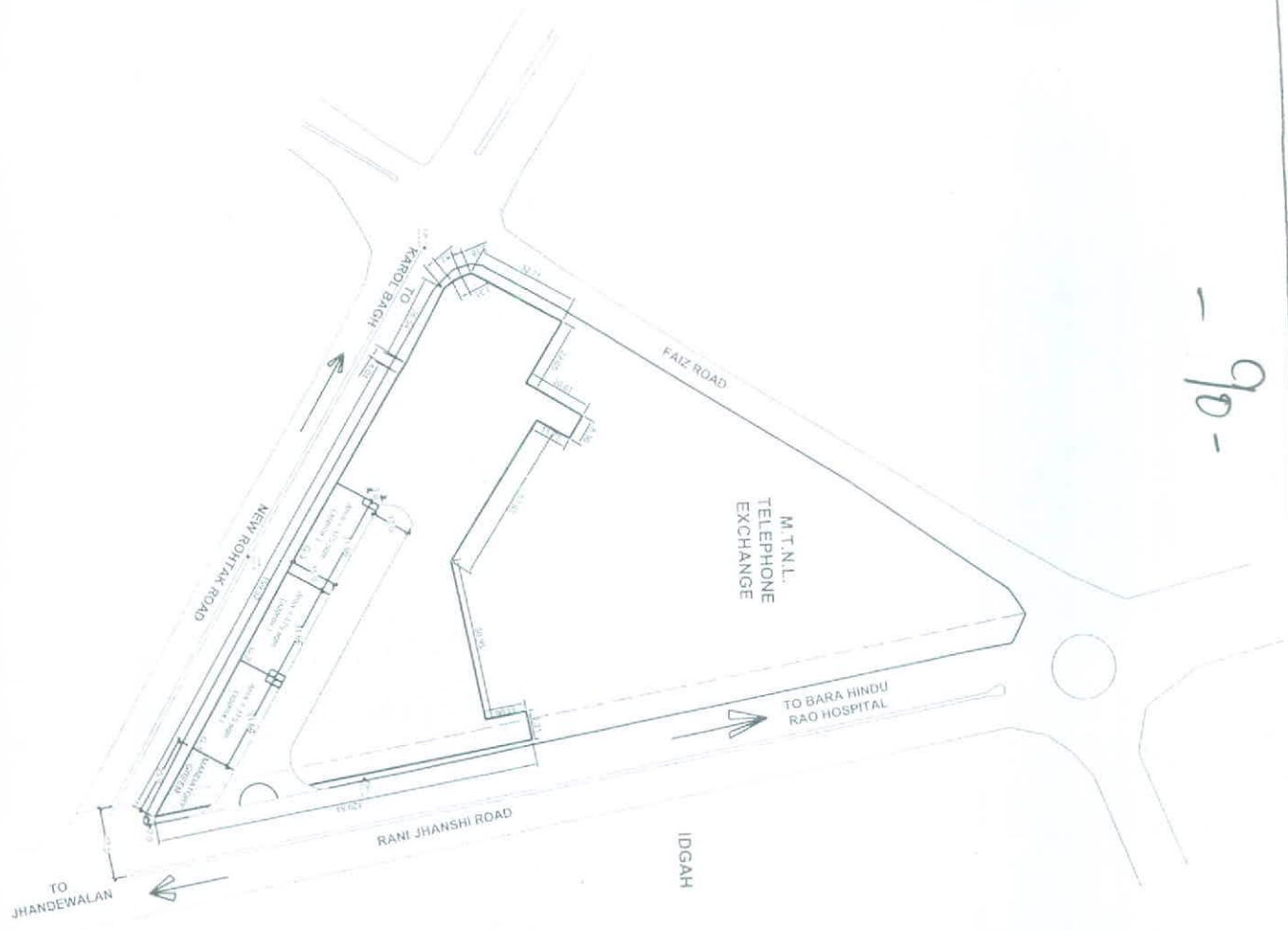
May kindly see the orders of VC dated 19.8.16 at page-26/N for processing the case for consideration and order of the Hon'ble LG. In this regard, it is submitted that before a self-contained note is prepared and processed for consideration and orders of LG, it will be appropriate if the Planning Cell is requested to resize the five existing plots into plots so that the same could be allotted to the existing three gas dealers as requested by the Indian Oil Company (refer to letter of IOC dated 1.6.16 at page-151/c). In this case, it is stated that two of gas dealers have already been adjusted by the oil company at some other place. Therefore, now only three plots for shifting of existing gas dealers are required. In view of the above, in the first instance, we may request planning department to resize the existing five plots into three plots.

2.0 EXAMINATION

2.1 As desired by LD Deptt., DDA the width of 5 plots is same i.e., 15m and the total length of 5 plots is $19 \times 5 = 95\text{m}$. After dividing length into 3 parts the size of each individual gas godown will be $31.66\text{m} \times 15\text{m} = 475\text{ sqm. (approx.)}$.

MB

- 90 -



D.D.A.

AREA PLANNING

(ZONE 'A' & 'B')

NOTES:-

1. LAND USE OF THE SCHEME AREA AS PER ZP/MP/2021 IS 'PUBLIC & SEMI-PUBLIC'.
2. THIS SCHEME IS PREPARED ON THE BASIS OF TOTAL STATION SURVEY PROVIDED BY EX. ENGRD-2 VIDE LETTER DATED 11.05.2015.
3. THE ENTRY/EXIT OF THE ALL GAS GODOWN SITES WILL BE THROUGH RANI JHANSHI ROAD ONLY.
4. NO ENTRY/EXIT THROUGH NEW ROHTAK ROAD.
5. LAND OWNERSHIP SHALL BE CHECKED BY LANDS DEPARTMENT BEFORE HANDING OVER THE POSSESSION.
6. AGRICULTURAL LANDS SHALL CHECK THE PLOTTING DIMENSIONS & AREA OF THE SITE BEFORE HANDING OVER THE POSSESSION.
7. PERMISSION OF THE COMPETENT AUTHORITY BE OBTAINED BEFORE CUTTING OF TREES.
8. FIRE / EXPLOSIVE NORMS & VERTICAL / HORIZONTAL SAFETY DISTANCES BE MAINTAINED AS PER PREVAILING STANDARDS.
9. ONLY WRITTEN DIMENSIONS TO BE FOLLOWED.

TOTAL SURVEY AREA = 9466.28 SQM.
(As per Total Station Survey provided by Ex. Engrd-2)

AREA UNDER GAS GODOWNS & OTHER FACILITIES:

1. AREA UNDER 3 NOS. GAS GODOWNS = 1425 SQM
(15 m X 31.66 m = 475 sqm (approx.) including Chowkidar hut of 5 m X 2 m = 10 sqm each)
 2. MANDATORY GREEN = 270 SQM (approx.)
 3. CIRCULATION = 1308 SQM (approx.)
- TOTAL = 3083 SQM (approx.)**

FILE NO.: F.3 (14)/2015-MP

DWG. TITLE
RE-SITEMENT OF GAS GODOWNS FROM JHANDEWALAN MANDIR COMPLEX TO PUBLIC & SEMI-PUBLIC SITE NEAR MTNL TELEPHONE EXCHANGE



Date	Dwg. No.	Sheet No.
By: [Signature]	By: [Signature]	By: [Signature]
Ex. Engrd (Pkg. 1)	Director (Pkg. 1)	Director (Pkg. 1)

Sub.: Relaxation in height and incentivised FAR for Plot measuring 17309.52 sq.m. at Jhandewalan proposed for re-development as per MPD-2021.

File No.: F3 (14)2015-MP/Pt.I

1. BACKGROUND:

- 1.1 The Chief Town Planner, North Delhi Municipal Corporation vide letter No. TP/5322/G/2016 dated 16.12.16 examined and informed the following with reference to representation of Keshav Smarak Samiti, Jhandewalan (**Annexure-1**):

The building plan of institutional complex of Shree Keshav Samarak Samiti at Plot No.10196 Sh. Keshav Kunj Jhandewalan, New Delhi was sanctioned by the Building Department (HQ) North Delhi Municipal Corporation on 23.03.2016 with development control norms of PSP Facilities/Premises (clause 13.13 of MPD-2021). The area of the Plot is 17309.52 Sq.m. and is surrounded as under:

North :	Jhandewalan Road.
South :	D.B.Gupta Road.
East :	Road/Jhandewalan Mandir
West :	Jhandewalan Road

Copy of the site plan and ZDP of Zone-A (other than walled city) are enclosed herewith.

The applicant vide his representation dated 08.12.2016 (copy enclosed) has informed that the existing old structures on the site under reference shall be demolished and redeveloped by constructing state of the art green building. The applicant therefore has requested to allow him to avail FAR of 50% over and above the permissible FAR (as incentive for redevelopment). As per Zonal Development Plan of Zone "A" (Other than Walled City) under MPD-2021, the site falls in the area earmarked as "Residential" (Redevelopment). However, as per earlier Zonal Development Plan of Zone-A (other than Walled City) under MPD-2021 the site was falling in the area earmarked for "Religious". The site under reference does not form part of the Jhandewalan Temple Complex. LOEC vide Item No.: 13/15 dated 12.01.2015 has decided to allow institutional building on the site under reference with development control norms of PSP facility/premises under clause of 13.13 of MPD-2021. The applicant has also stated the plot is of irregular shape and it will be difficult to achieve the full FAR within 26m and as such relaxation height be allowed.

In view of the above, DDA is requested to confirm/allow the permissibility of 50% FAR over and above the permissible FAR of 120, being an institutional building and also grant relaxation in height restriction of 26m. The applicant has further requested that since the plot is of irregular shape and to achieve the full FAR (including incentive of 50% additional FAR), relaxation be given for height restriction of 26m.

- 1.2 The Keshav Smarak Samiti, Jhandewalan, Desh Bandhu Gupta Marg, New Delhi, vide letter dated 08.12.16 addressed to Vice Chairman/DDA has also requested that

MS

relaxation may be given to North Delhi Municipal Corporation for sanctioning of Building Plans (with): a) 50% additional FAR of permitted 120 by North Delhi Municipal Corporation and b) Removing restrictions of 26 meter height. The copy of above mentioned letter has already been endorsed to the Commissioner, North Delhi Municipal Corporation.

2. EXAMINATION:

2.1: MPD-2021/ZDP provisions:

As per MPD-2021 special area plan, the land use of the plot under reference is Public-semi-Public (Facilities/ Education). However the land use of this plot is residential as per Zonal Development Plan of Zone-A (other than walled city).

2.2: Redevelopment Plan/Scheme for Special Area as per MPD-2021:

The re-development plan/scheme for special area was prepared by Municipal Corporation of Delhi and submitted to Technical Committee of DDA, which was discussed in the meeting held on 02.09.14 and after detailed deliberations, the Technical Committee in principal approved the Redevelopment plan for Special Area with the following conditions:

4. In order to avoid any legal complications, the Redevelopment Plan for Special Area to be placed in Public Domain should display following:

"In case of any discrepancy in land use, Road Right of Way etc. of Redevelopment Plan for Special Area, the land use/ Road Right of Way indicated in MPD / ZDP will prevail"

5. Individual cases of change of Land use will be examined and shall be placed before Technical Committee.

2.3: Building Regulations for special area, unauthorised colonies and village abadi notified vide S.O.97 (E) dated 17.01.2011 stipulates following:

As per Clause 3 (x) of the regulations notified on 17.01.2011 under guidelines for redevelopment schemes of the provisions of MPD-2021, the basic objective of redevelopment is to upgrade the area by implementing specific schemes on the basis of existing physical and socio-economic conditions in the way of:

vi) Within the over Redevelopment / Regularisation plans, building plan approval shall be at following two stages:

d) Planning Permission for an area of around 4 Hac. This permission may not be required in case an approved layout / redevelopment / Regularisation plan exists.

e) 1. Cluster Block for a minimum area of 3000 Sq.m. The owners should pool together and reorganise their individual properties so as to provide minimum 30% of area as common green / soft parking besides circular areas and common facilities.

2. Individual buildings shall be given sanction by the concerned authority within the framework of cluster block approval.



- f) The norms of Group Housing with respect to ground coverage, basement parking, setbacks etc. (except FAR) shall be applicable.
- vii) Amalgamation and reconstitution of the plots for planning purpose will be permitted.
- viii) To incentivise the redevelopment a maximum overall FAR of 50% over and above, the existing permissible FAR on individual plots subject to a maximum of 400 shall be permissible. Higher FAR shall however not be permissible in redevelopment of Lutyens Bungalow Zone, Civil Lines Bungalows Area and Monument regulated Zone.

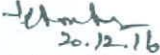
The extracts of regulations are annexed as **Annexure-2**.

- 2.4: Since the plot is of irregular shape and to achieve the full FAR (including incentive of 50% additional FAR) and North Delhi Municipal Corporation requesting for relaxation in height be given for height restriction of 26m. The provision given under note of Table 17.1, minimum setbacks (other residential plotted development) that the Technical Committee of DDA may relax set-backs, grounds coverage and height in special circumstances to be considered.

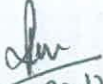
3. PROPOSAL:

- 3.1 In view of the provisions given in MPD-2021 and Building Regulations dated 17.01.2011, North DMC shall prepare a scheme of redevelopment of the area and consider the following:

- iii) Based on the redevelopment scheme, the incentive of 50% additional FAR on individual plot/use-premise.
- iv) Relaxation in height from '26m' to 'no restriction' subject to clearance from AAI, Fire Department and other statutory bodies.


20.12.16
Director (Plg.)/AP-I


20.12.16
Dy. Director (Plg.)/A&B


20.12.16
Asstt. Director (Plg.)/A

17-
NORTH DELHI MUNICIPAL CORPORATION
TOWN PLANNING DEPARTMENT
E-BLOCK, 13TH FLOOR, CIVIC CENTRE, MINTO ROAD,
New Delhi-110002, Tel no. 23226328

आयुक्त (योजना) कार्यालय
जयश्री सं. C-2532
दिनांक 19/12/16

N TP/5322/4/2016

Dated 16 Dec 2016

Sub:- Representation of Shree Keshav Smarak Samiti regarding relaxation in height and enhancing FAR as per MPD-2021

The building plan of institutional complex of Shree Keshav Samark Samiti at plot no 10196 Sh. Kehav Kunj Jhandewalan New Delhi by was sanctioned by the Bldg. Deptt.HQ, North DMC on 23/03/2016 with development control norms of PSP Facilities/Premises (clause 13.13 of MPD-2021). The area of the plot is 17309.52 sq. m. and is surrounded as under:

North- Jhandewalan Road
South- D.B. Gupta Road
East - Road/Jhandewalan Mandir
West - Jhandawalan Road

Copy of the site plan and ZDP of zone A (other than walled city) are enclosed herewith.

The applicant vide his representation dated 8.12.2016 (copy enclosed) has informed that the existing old structures on the site u/r shall be demolished and redeveloped by constructing state of the art green bldg. The applicant therefore has requested to allow him to avail FAR of 50% over and above the permissible FAR (as incentive for redevelopment). As per Zonal Development Plan of Zone "A" (Other than Walled City) under MPD-2021, the site falls in the area earmarked as "Residential" (Redevelopment). However as per earlier Zonal Development Plan of Zone-A (other than Walled City) under MPD-2001 the site was falling in the area earmarked for "Religious". The site u/r does not form part of the Jhandewalan Temple Complex. LOSC vide item No: 13/15 dated 12/01/2015 has decided to allow institutional building on the site u/r with development control norms of PSP facility/premises under clause of 13.13 of MPD- 2021. The applicant has also stated the plot is of irregular shape and it will be difficult to achieve the full FAR within 26m and as such relaxation height be allowed:

In view of the above, DDA is requested to confirm/allow the permissibility of 50% FAR over and above the permissible FAR of 120, being an institutional bldg. and also grant relaxation in height restriction of 26m. The applicant has further requested that since the plot is of irregular shape and to achieve the full FAR (including incentive of 50% additional FAR), relaxation be given for height restriction of 26m.

[Signature]
Chief Town Planner

Encl: as above

✓ Commissioner (Plg.) *[Signature]*
Delhi Development Authority
I.P.Estate, 5th Floor,
Vikas Minar,
New Delhi.

[Signature]

[Signature]
19/12/16

Copy to:

1. Shree Keshav Smarak Samiti, Keshav Kunj, Jandewalan, D.B. Gupta Marg, New Delhi-10055.
2. SE(Bldg. HQ) /North DMC 8th Floor, Civic Centre, Minto Road.

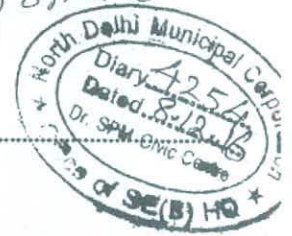


श्री केशव स्मारक समिति, दिल्ली

(दिल्ली पंजीकरण क्रमांक 3988)

केशवकुन्ज, झण्डेवाला, देशबन्धु गुप्ता मार्ग, नई दिल्ली -110055

R-5508/HQ-VI
13/12/16



दिनांक

Date- 8th December 2016

क्रमांक

Office of EE(B) HQ/II

North Delhi Municipal Corporation

Diary 6305 Date 9-12-16



To,
The Commissioner
North Delhi Municipal Corporation
New Delhi.

SE(B)-HQ
Wyar 8/12/16
EE/II
9/12/16

AR-VI
Arashad
9/12/16

Subject -Waiving of Height Limit and Enhancing FAR as per New Master Plan

Dear Sir,

Keshav Smarak Samiti is constructing its institutional complex at plot no -10196, Keshav Kunj, Jhandewalan, at New Delhi-110055.

Our plot is part of special area and our buildings are quite old, constructed in 1963 as per prevailing requirements of that time. Now we want to redevelop by demolishing existing old structures, and construct state of the art building/ green building as per requirements of the present bye-laws.

It is understood that the Master Plan has given incentive FAR of 50% for such redevelopments. Further, the Building bylaws 2016 has excluded certain areas counting in FAR.

Our plot is of irregular shape. Thus it will be difficult to achieve the full FAR (including incentive FAR) within 26 meters height. In view of above clarification, relaxation may be given to the North Delhi Municipal Corporation for sanction of building plans:

- 50% additional FAR above permitted 1.20 by North Delhi Municipal Corporation.
- Removing restrictions on 26-meter height.

We are annexing following documents along with this representation:

- Approved building lay out plan vide letter no 13(38) 80 dated 5/3/1982, by DDA.
- Approved building lay out plan vide file no 24/A/HQ/NDMC/2014 dated 23/03/2016, by North Delhi Municipal Corporation.
- Sanction letter of North Delhi Municipal Corporation dated 26/04/2016, conveying its approval.
- Copy of title documents.

Thanking you,
For Keshav Smarak Samiti

Ravinder Gupta
For Shree Keshav Smarak Samiti Delhi

Cc: The Vice Chairman, DDA, Vikas Sadan, New Delhi.

Mayor

LANDUSE PLAN

LEGEND - ZONE - A (OTHER THAN WALLED CITY)

ZONA BOUNDARY
SUB ZONE BOUNDARY

RESIDENTIAL

RESIDENTIAL
REDEVELOPMENT AREA

COMMERCIAL

DISTRICT CENTRE
COMMUNITY CENTRE
NON HIERARCHY COMMERCIAL CENTRE
WHOLE SALE MARKET
CNG STATION / PETROL PUMP

INDUSTRIAL / MANUFACTURING

MANUFACTURING, SERVICE, LIGHT AND FACTORIES

RECREATIONAL

DISTRICT PARK / MULTIPURPOSE PARK / GROUND
RECREATION PARK / OPEN SPACE

TRANSPORTATION

RAIL TERMINAL / RAILWAY STATION
RAIL CIRCULATION
BUS TERMINAL / DEPOT
MASTER PLAN ROAD - 30 M TO 100 M RW
ZONAL PLAN ROAD - 18 M TO 24 M RW

11.2.11 PARROD

M.T.S. ROUTE / METRO STATION
GRADE SEPARATOR
FLY OVER (EXISTING / PROPOSED)

UTILITY

WATER / SEWERAGE TREATMENT PLANT
ELECTRIC SUB STATION

PUBLIC AND SEMI PUBLIC

HOSPITAL FACILITY CENTRE
POLICE STATION
FIRE STATION
CREMATION AND BURIAL GROUND / CEMETERY
RELIGIOUS CENTRE
RESEARCH INSTITUTE / OTHER INSTITUTE
STADIUM / SPORTS COMPLEX
POST OFFICE
TELEPHONE EXCHANGE / TELEPHONE OFFICE
COLLEGE

GOVERNMENT

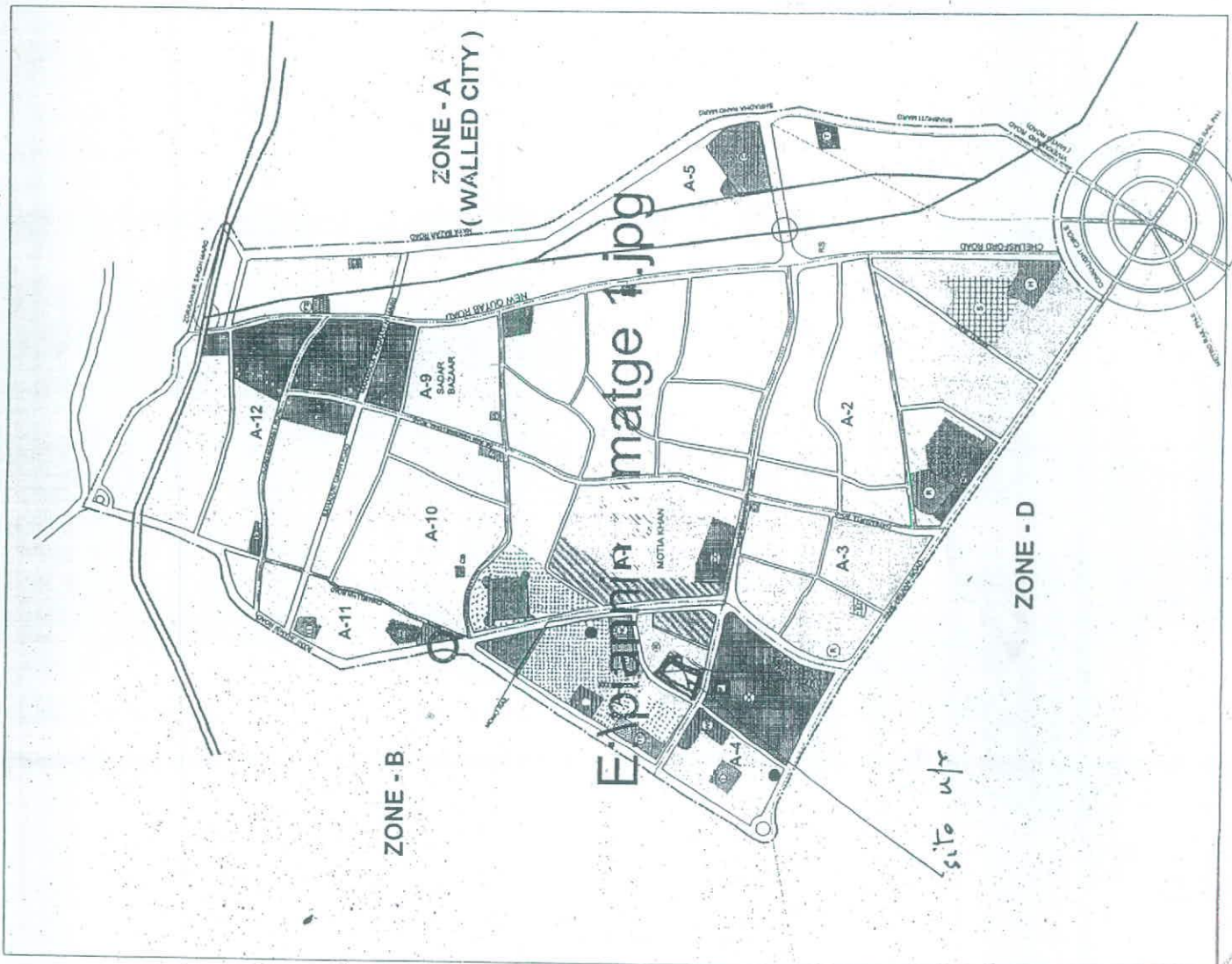
ZONAL DEVELOPMENT PLAN ZONE - A' (OTHER THAN WALLED CITY)

Scale	1:10,000
Prepared by	11.2.11 PARROD
Checked by	11.2.11 PARROD
Approved by	11.2.11 PARROD
Scale	1:10,000
Prepared by	11.2.11 PARROD
Checked by	11.2.11 PARROD
Approved by	11.2.11 PARROD

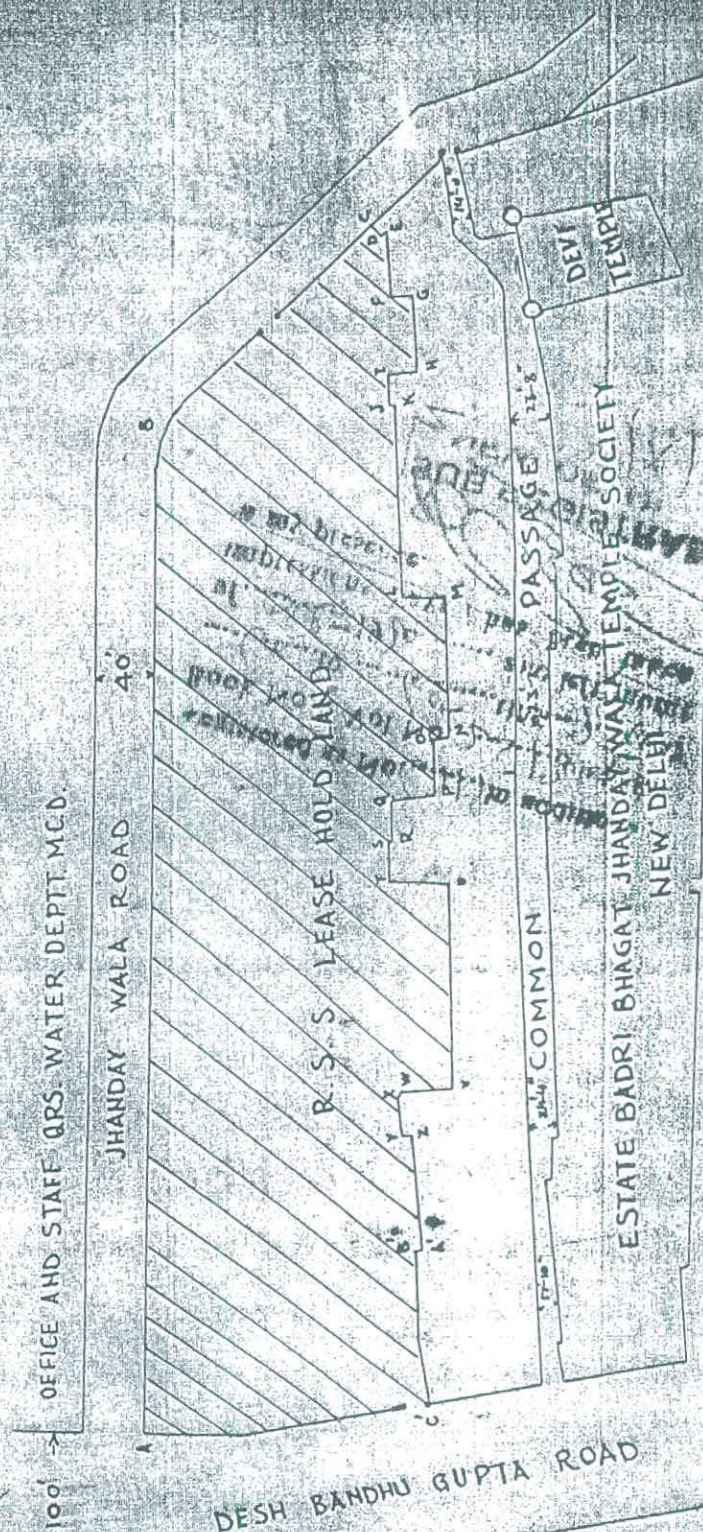
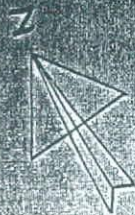
DELHI DEVELOPMENT AUTHORITY

NOTE:
As per the provision of the Delhi Development Authority Act, 1957, the Government of India has approved the Zonal Development Plan for Zone - A' (Other than Walled City) on 28th June, 2012.

Sd/-
(U. VISWANATHAN)
Under Secretary to the Govt. of India
Ministry of Urban Development
New Delhi, New Delhi.



SUBSTITUTED PLAN VIDE ADDENDUM INDENTURE DATED 17.10.70 SCALE: 1" = 128'



Ram Mohan Gupta

SECRETARY

BADRI BHAGAT JHANDAY WALA TEMPLE
 SOCIETY - DELHI

Ram Mohan Gupta

PRESIDENT

Chetan

ATTORNEY

SHRI H. S. GULHAR

xii. बड़े हुए एफ.ए.आर. हेतु समुचित वसूली और भूमि उपयोग परिवर्तन हेतु विद्यमान नियमों/आदेशों के अनुसार सक्षम प्राधिकारी द्वारा लाभ प्राप्तकर्ताओं से शुल्क लिया जाना चाहिए।

xiii. शहरी डिजाइन और विरासत दिशा-निर्देशों के अनुसार सुनिश्चित किए जाएंगे।

xiv. भूमि उपयोग मुख्य योजना/जोमल विकास योजना के अनुसार नियंत्रित किए जाएंगे। गैर आवासीय उपयोगों की अनुमति मिश्रित भूमि उपयोग विनियमों और विशेष क्षेत्र विनियमों के प्रावधानों के अनुसार दी जाएगी।

xv. भौतिक आधारित संरचना की योजना अध्याय 4.0 आश्रय की तालिका 4.2 के नोट (iv) के अनुसार होगी।

नोट:—दिल्ली नगर निगम द्वारा भवन उपनियमों और सार-संग्रह (कम्पैडियम) के संबंधित पैरों के अलग से तैयार किये गये विवरण का उल्लेख उपर्युक्त विनियमों में नहीं किया गया है।

[फा. सं. एफ. 3(28)2008/एम.पी./पार्ट]

डी. सरकार, आयुक्त एवं सचिव

DELHI DEVELOPMENT AUTHORITY NOTIFICATION

New Delhi, the 17th January, 2011

S.O. 97(E).—In exercise of the powers conferred by Sub-section (1) of Section 57 of the Delhi Development Act, 1957 the Delhi Development Authority, with the previous approval of the Central Government, hereby makes the following regulations:-

1. SHORT TITLE

"The Building Regulations for Special Area, Unauthorized Regularized Colonies and Village Abadis, 2010."

- i) These shall come into force with effect from the date of notification & shall be applicable in entire NCT Delhi.
- ii) All words and expressions used in these Regulations, but not defined shall have the meaning assigned to them in the Delhi Development Act, 1957 or the Master Plan prepared and approved under the said Act or the Delhi Municipal Corporation Act, 1957 as the case may be.

If any question arises relating to the interpretation of these Regulations, it shall be settled by the DDA, if required, in consultation with the Central Government.

2. DEFINITIONS

In these Regulations unless there is anything repugnant in the subject or context:

- i) 'Act' means the Delhi Development Act, 1957 as amended from time to time.
- ii) 'AUTHORITY' means the Delhi Development Authority constituted under Section-3 of the Act.
- iii) 'MASTER PLAN' means the Master Plan of Delhi for the time being in force.
- iv) 'CHAIRMAN' means the Chairman of the Delhi Development Authority.
- v) 'VICE CHAIRMAN' means the Vice Chairman of Delhi Development Authority.
- vi) 'Special Area' as defined in the Plan includes (i) Walled city (ii) Walled City and Extension and (iii) Karol Bagh. The Authority may further designate other areas as 'Special Area'
- vii) 'Village Abadis' (Urban and Rural) as per DMC Act, 1957 and the properties falling within the village abadis area/Lal Dora/Extended Lal Dora Area as notified by GNCTD.
- viii) 'Unauthorized Regularized Colonies' are those residential settlements that are duly approved/formally regularised by the local body/DDA/Government of NCT of Delhi as per the prevailing policies of the Government.
- ix) 'Local Body' - For the notified development area - 'DDA' will be the Local Body. For areas notified under DMC Act - 'MCD' will be the Local body. For notified New Delhi Areas - 'NDMC' will be the Local Body.
- x) 'Local Area Plan' - Local Area Plan means the plan of a Ward / Sub Zone to be prepared and approved by the concerned local body.

Other definitions shall be in accordance with the relevant Acts, Delhi Master Plan, Unified Building Bye-Laws, etc.

3. BUILDING REGULATIONS

Building Plans in Special Area, Unauthorized Regularized Colonies and Village abadis Rural/Urban will be considered only for the plots which form part of approved / notified Layout Plan of the Area by the Competent Authority. The Area in respect of which there is no approved Layout Plan shall be governed by the provisions of the Master Plan / Zonal Development Plan. This shall be the responsibility of the residents/ RWA to prepare layout plan and get it approved from the local body. All existing exemptions with respect to sanctioning of building plans in the village abadis will cease to exist from the date of notification of these regulations.

- i) No. of Dwelling Units (DUs), FAR, height of building, basement and other conditions shall be as per MPD-2021 norms for residential plotted development. However full Ground Coverage will be permissible and Setbacks will not be insisted upon. (Refer para 4.4.3 A of MPD-2021)
- ii) At the time of submission of application for sanctioning of the Building Plans, the ownership documents and other affidavits etc. shall be in conformity with the BBL / to the satisfaction of the Local Body. (Refer compendium separately prepared by MCD)

- 100 -

- iii) In Village abadis, Special Areas and Unauthorized Regularized Colonies, Sub-Division that have taken place upto 08.02.2007 may be recognised provided that if there are more than one building in one residential plot, the sum of the built up area and ground coverage of all such buildings, shall not exceed the built up area and ground coverage permissible in the undivided plot.

This is subject to the condition that :

- The area of sub-division is not less than the minimum area (32 sqm.) prescribed in MPD-2021.
 - Should have access from the public road/street.
 - Documentary evidence of sub-division existing upto 08.02.2007 is submitted with the application for sanctioning of layout plans and building plans to the local body.
- iv) Requirement of different parts of building, e.g. minimum size of kitchen, toilets, staircase, habitation room, doors, windows etc. can also be with reduced norms as per the BIS 8888, 78/ Building byelaws.
- v) Statutory provisions for Heritage as per ASI notification indicating the distance from heritage building, etc. as per BBL Clause (23) and other statutory provisions as prescribed by GNCTD. for heritage conservation shall be followed. (Refer Clause 23 of BBL, 1983)
- vi) Projections/chajjas/covered chajjas. shall be allowed as per MPD-2021 provisions. (Refer condition xvii (a) & (b) of MPD-2021 modifications dated 12.08.2008)
- vii) Development charges and additional FAR charges shall be payable, as decided by the Govt. from time to time.
- viii) Group Housing shall be permissible as per MPD-2021 norms ; subject to provision in the Layout Plan / Local Area Plan by the concerned Local Body, clearance by revenue department, services department/fire department etc. (Refer para 4.4.3 B (ii) of MPD-2021).
- ix) Mixed use regulations given under Chapter-15 of MPD-2021 applicable to village abadis, unauthorised regularised colonies and special areas shall be followed. (Refer para 15.3.2, 15.3.3, 15.3.4, 15.7.2, 15.7.3 and 15.12.1 of Chapter 15 of MPD-2021)
- x) The areas falling in the 'influence Zone of MRTS corridor' and 'Redevelopment Scheme' shall be dealt in accordance with the respective provisions of MPD-2021 and subsequent Guidelines & Orders issued by the Competent Authority from time to time. (Refer para 3.3.1 & 3.3.2 of MPD-2021)
- xi) The guidelines for Rain Water Harvesting, as prescribed under statutory provisions shall be followed. (Refer Clause 22.4.1 Part-III of BBL 1983)
- xii) The owners shall follow structural safety requirements and will also ensure structural safety of the adjoining buildings as per provisions of BIS or building byelaws. (Refer Clause 18 of Part-III of BBL, 1983)
- xiii) All requirements to meet barrier free environment in public buildings for person with disabilities, shall be in conformity with the notification no. K-12016/S/79-DDIA/VA/IB Vol IX (Pt.) on dated 28-8-2002.

4. APPLICATION

Application for sanction of Building Plans with essential documents and prescribed fee has to be made to the concerned local body.

5. For Para 3 (x) of modified draft Regulations

3.3.1. REDEVELOPMENT STRATEGY

The target areas for redevelopment will have to be identified on the basis of their need for up-gradation and potential for development. Redevelopment Schemes will be prepared by the respective local body / land owners / residents. The concerned local body should promote private land owners to take up assembly and redevelopment of a minimum area of 4 hectares. Some of the areas identified are:

3.3.1.1. Planned Areas

A. Influence Zone along MRTS and major Transport Corridor

Growth of Delhi over the years has been on the ring and radial pattern with reliance on road based public transport. The development envisaged by the previous Plans was poly nodal with hierarchy of Commercial Centres located either on ring or radial roads. The proposed MRTS network will bring sizable urban area within walking distance from the proposed stations. This will have an impact on the existing structure of the city and consequently its development. This changed scenario provides opportunities for city restructuring and optimum utilization of the land along the MRTS corridors. In this process, a sizable proportion of the additional population with requisite facilities and employment can be absorbed along these corridors.

Influence Zone along MRTS corridor is envisaged as intensive development zone. The scheme for Redevelopment of Influence Zone shall be prepared on the basis of the following:

- i. Maximum upto 500 m. wide belt on both sides of centre line of the MRTS / Major Transport Corridor (to be identified in consultation with GNCTD) will be designated as Influence Zone which will be identified in the respective Zonal Development Plans.
- ii. Entire approved layout plan of a scheme will be included in the zone if more than 70% of the plan area falls inside the influence zone. In case of large schemes, block / pocket boundary should be considered as one scheme for this purpose.
- iii. The approval of schemes will be granted only after commencement of execution of the respective phase of MRTS.
- iv. Development Controls applicable will be as permissible for the respective use zones / use premises.
- v. Higher FAR and height can be availed of through the preparation and approval of comprehensive integrated scheme.
- vi. In the proposed Urban Extension areas the land uses will be integrated with the proposed movement corridors at planning stages only.
- vii. The following areas shall be excluded from the enhancement of FAR: -
 - Lutyens' Bungalow Zone, Chanakya Puri, DIZ Area and Matasundari Area.
 - Civil Lines Bungalow Area.
 - Monument Regulated Zone (As per ASI guidelines).
 - Property development of DMRC.
 - Comprehensive commercial schemes.

3.3.1.2. Special Area

The Special Area as defined in the Plan has been divided into three separate parts, namely (i) Walled City (ii) Walled City and Extension and (iii) Karol Bagh. These are characterized by a mix of different land uses and have similarities in compact built form, narrow circulation space and low-rise high-density developments, mainly accommodating residential, commercial - both retail or wholesale and industrial uses. Therefore, it is important that the areas, which are already established with identified uses, continue to play an active economic role. The Authority may further designate certain other areas as 'Special Area'.

The strategy is to provide suitable framework for allowing mix-use activities appropriate to the character of the areas, as per the individual schemes having greater flexibility in terms of permitting variety of uses namely, commercial use (shops, offices, banks etc.); household industries or outlets for specialized services etc. However, the criterion of selection of the mix-use activities shall be as per Mixed Use Regulations.

Required parking and open spaces will have to be provided as per the norms, while reduced space norms for other facilities may be accepted. The redevelopment areas should ensure modern services and amenities, thereby eliminating risk generating structures and activities.

The regulations for Special Area shall be different from other areas. All these areas are to be brought within the planning purview. For this, the owners can jointly redevelop on the basis of the norms and regulations to be prescribed.

A. Shahjahanabad (Walled City)

The most important part of the Special Area is the traditional City of Shahjahanabad, part of which is a core of the business district. The area is prone to commercialisation, particularly with improved accessibility due to the MRTS. The Plan proposes to regulate and shift noxious and hazardous wholesale trades and industrial activity from this area.

Traditional areas in Walled City need special treatment to conserve its heritage value while retaining the residential character. Redevelopment of government owned katras is to be taken on priority. However, redevelopment would also be promoted in privately owned katras simultaneously. Permission of activities in use premises and building control regulations shall be as follows:

- i. The area surrendered for public facilities or for heritage value to be used as tradable FAR.
- ii. Street pattern:
The street pattern in residential area is proposed to be restructured with linkages from the metro stations. The minimum road width and prioritizing of road widening are dictated by fire and other disaster management criteria. The streets, having 30m to 50m lengths, shall have a minimum of 3m width and streets having more than 50m length shall have a minimum of 4.5m width. Common facilities shall be located with linkages to pedestrian roads and metro stations.
- iii. Subject to preparation and approval of an Integrated Redevelopment Scheme, higher FAR and other development controls can be considered. This provision is also subject to requirement of heritage controls, parking, accessibility of emergency vehicles and basic services.

B. Walled City Extension.

Pahar Ganj, Sadar Bazar, Roshanara Road and their adjoining areas comprise the Walled City and Extension. These are old congested built-up areas and for up-gradation of the environment in these areas, minimum level of infrastructure and parking facilities should be provided.

The redevelopment in these areas shall be in accordance with the respective comprehensive redevelopment schemes with conservative surgery as a planning tool, as far as possible.

In the Special Area Plan, use zones have been marked in different pockets of the 'Other Urban Renewal Areas'. These pockets shall be planned for the respective use zones assigned. The redevelopment schemes for different use zones shall generally adopt regulations prescribed in the Development Code except in cases where special provisions have been made / proposed in this Plan.

C. Karol Bagh

Karol Bagh has become one of the important commercial centre outside the Walled City. The invasion of commercial activity has pushed out the residential use substantially. Karol Bagh area is due for comprehensive redevelopment on the basis of mixed-use concept with provisions of parking and up-gradation of facilities and utilities. The gridiron pattern should be treated as an asset to regulate and pedestrianize the traffic movement.

3.3.1.3. Unplanned Areas**A. Slum and JJ Clusters, Resettlement Colonies and Unauthorised Colonies**

In-situ up-gradation of the land pockets of slum and JJ Clusters, which are not required for public / priority use is the first option for provision of affordable housing for rehabilitation of squatters. Resettlement colonies though planned, are also to be upgraded in a similar way for infrastructure provision. Similarly, unauthorized colonies slated for regularization are also proposed to be improved through redevelopment by ensuring participation of the inhabitants.

B. Villages

The villages in Delhi have undergone significant physical and functional transformation related with their specific location. Villages are characterized by a mix of different land uses and have similarities in compact built form, narrow circulation space and low-rise high-density developments. These mainly accommodate residential, commercial and industrial uses and function as a mix. It is important that these areas, which are already established with identified uses, continue to play an active economic role.

Comprehensive schemes for the development of villages should be prepared by the concerned local bodies with the aim of provision of optimal facilities and services within the abadis and integration with the surrounding areas. Towards the latter objective, development along the peripheries of the villages should be carefully planned, wherever necessary for the provision of services and green / open areas, circulation, etc. This aspect should also be kept in view while preparing layout plans for urban extension areas.

For provision of social and educational facilities, reduced space standards shall be adopted. The facilities like community hall, dispensary etc. may be grouped together depending on the availability land. Small shops shall be permissible in residential plots on ground floor as per provisions of Mixed Use Regulations in village abadi including rural (para 15.6.3).

3.3.2 GUIDELINES FOR REDEVELOPMENT SCHEMES

The basic objective of redevelopment is to upgrade the area by implementing specific schemes on the basis of existing physical and socio-economic conditions in the following way:

- i. Influence Zone along MRTS Corridor and the Sub-Zones for redevelopment and renewal should be identified on the basis of physical features such as metro, roads, drains, high tension lines and control zones of Monuments/ Heritage areas, etc.
- ii. The residents / cooperative societies/ private developers should get the layout and services plan prepared in consultation with the concerned authority for approval.
- iii. Within the overall Redevelopment / Regularisation plans, building plan approval shall be at following two stages:
 - a) Planning Permission for an area of around 4 Ha. This permission may not be required in case an approved layout / Redevelopment / Regularisation plan exists.
 - b) 1. Cluster Block for a minimum area of 3000 sq.m. The owners should pool together and reorganise their individual properties so as to provide minimum 30% of area as common green / soft parking besides circulation areas and common facilities.
2. Individual buildings shall be given sanction by the concerned authority within the framework of cluster block approval.
 - c) The norms of Group Housing with respect to ground coverage, basement, parking, set backs etc. (except FAR) shall be applicable.
- iv. Amalgamation and reconstitution of the plots for planning purpose will be permitted.
- v. To incentivise the redevelopment a maximum overall FAR of 50% over and above the existing permissible FAR on individual plots subject to a maximum of 400 shall be permissible. Higher FAR shall however not be permissible in redevelopment of Lutyens Bungalow Zone, Civil Lines Bungalows Area and Monument regulated Zone.
- vi. In case of plots with service lanes, the lane area may be included in the scheme. However, no FAR / coverage will be granted and the area shall be used as public area.
- vii. The standards of housing density, minimum width of roads and community facilities can be relaxed, wherever justified, by planning considerations (e.g., pedestrianization of the area).
- viii. The Public and Semi-public uses and services like hospitals, dispensaries, colleges, schools, police stations, fire stations, post offices, local government offices, parking etc. shall be retained in their present locations as far as possible and if not, relocated as part of the redevelopment scheme. Alternative sites shall be indicated in the Redevelopment Schemes / Zonal Development Plans. Any change or addition thereof shall be in accordance with the overall policy frame prescribed in the plan.
- ix. Reduced space standards may be adopted for community facilities / social infrastructure for the areas mentioned in 4.2.2.2 B sub para (ii) 'social'. The land required for any public purpose may be acquired with the consent of the owner through issue of Development Rights Certificate in lieu of payment towards cost of land as per the prescribed regulations. The concept of Accommodation Reservation i.e. allowing construction of community facilities without counting in FAR may also be utilized.
- x. Subject to preparation and approval of integrated / comprehensive Redevelopment schemes and provision of parking and services, up to 10% of the FAR may be allowed for commercial use and 10% of the FAR for community facilities with a view to trigger a process of self-generating redevelopment.
- xi. The circulation pattern should include segregation of pedestrian and vehicular traffic, entry control, access of emergency vehicles to every block, provision of adequate parking etc.
- xii. Appropriate levies for increased FAR, and land use conversion shall be charged from the beneficiaries by the competent authority as per prevailing rules / orders.
- xiii. Urban Design and Heritage to be ensured as per the guidelines.

- xiv. The land use shall be governed as per the Master Plan / Zonal Development Plan. The non-residential use will be permitted as per the provisions of the Mixed Use Regulations and Special Area Regulations.
- xv. The planning of Physical Infrastructure shall be as per note (iv) of Table 4.2 of Chapter 4.0 Shelter.

Note: The details of the concerned para of the Building Bye Laws and Compendium separately prepared by MCD is not mentioned in the above regulations.

[F.No. F.3(28)2008/MP/Part]

D. SARKAR, Commissioner-cum-Secy.

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

F.1 (11)/2016/MP/364

Date: 19.12.2016

MEETING NOTICE

The 10th Technical Committee meeting of DDA for the year 2016 will be held under the Chairmanship of Vice Chairman, DDA on Wednesday 21.12.2016 at 12.30 A.M in the Conference Hall at B-Block, 1st Floor, Vikas Sadan, INA, New Delhi 110023.

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


(Rajesh Kumar Jain)
Director (MP&DC)

To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Finance Member, DDA
4. Pr.Commissioner (LM)
5. Pr.Commissioner (LD)
6. Commissioner (Plg.)
7. Chief Planner, TCPO
8. Chief Architect, HUPW, DDA
9. Chief Architect, NDMC
10. Chief Engineer (Property Development), DMRC
11. Chief Engineer (Elect.), DDA
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N.O.O.

1. Chief Security officer, Vikas Sadan, DDA, INA, New Delhi-23.
2. A.E. (Maintenance)-I, Civil, B-Block Vikas Sadan, DDA, INA, New Delhi-110023.
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Dis. (A) S. A. S.
Per
20/12/16

H.O. (A) T. I.
20/12/16

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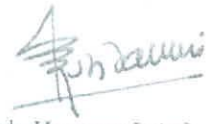
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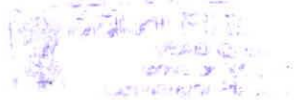
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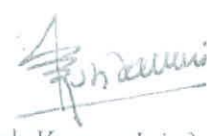
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दिल्ली विकास प्राधिकरण
(मास्टर प्लान विभाग)
छठी मंजिल, विकास मीनार
आई.पी. एस्टेट, नई दिल्ली -110002



संख्या:एफ:1(11)2016/मु.यो./364

दिनांक: 17/12/2016

विषय:- बैठक की सूचना ।

वर्ष 2016 की दसवीं तकनीकी समिति की बैठक उपाध्यक्ष, दिल्ली विकास प्राधिकरण की अध्यक्षता में बुधवार दिनांक 21/12/2016 समय सुबह 12.30 बजे सम्मेलन कक्ष, बी ब्लॉक, विकास सदन में आयोजित की जाएगी ।

यह अनुरोध किया जाता है कि इस बैठक में उपस्थित होने की कृपा करें ।

राजेश जैन
19/12/16

(राजेश कुमार जैन)

निदेशक(योजना)मुख्य योजना एवं विकास नियंत्रण

प्रतिलिपि:-

1. उपाध्यक्ष, दि.वि.प्रा. ।
2. अभियंता सदस्य, दि.वि.प्रा. ।
3. वित्त सदस्य, दि.वि.प्रा. ।
4. प्रधान आयुक्त(एल.एम.) दि.वि.प्रा.
5. आयुक्त (योजना) दि.वि.प्रा. ।
6. आयुक्त (एल.डी.) दि.वि.प्रा. ।
7. मुख्य नियोजक, टी.सी.पी.ओ. दि.वि.प्रा. ।
8. मुख्य वास्तुविद्, दि.वि.प्रा. ।
9. मुख्य वास्तुविद्, एन.डी.एम.सी. ।
10. मुख्य अभियंता (प्रॉपर्टी डेवलपमेंट), डी.एम.आर.सी.
11. मुख्य अभियंता (विधुत), दि.वि.प्रा. ।
12. अतिरिक्त आयुक्त (योजना) यूटीपैक/जी.आई.एस. दि.वि.प्रा. ।
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14. सचिव, डी.यू.ए.सी. ।
15. मुख्य नगर नियोजक, (दि..न.नि../दक्षिणी/उत्तरी/पूर्वी) ।
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17. उपायुक्त पुलिस (यातायात) दिल्ली ।
18. भूमि एवं विकास अधिकारी, (एल. एंड डी.ओ.) ।
19. निदेशक, अग्निशमन, जी.एन.सी.टी. ।

DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
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F.1 (11)/2016/MP/364

Date: 19.12.2016

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छठी मंजिल, विकास मीनार
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संख्या:एफ:1(11)2016/मु.यो./364

दिनांक: 9/12/2016

विषय:- बैठक की सूचना ।

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19/12/16

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14. सचिव, डी.यू.ए.सी. ।
15. मुख्य नगर नियोजक, (दि.न.नि./दक्षिणी/उत्तरी/पूर्वी) ।
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18. भूमि एवं विकास अधिकारी, (एल. एंड डी.ओ.) ।
19. निदेशक, अग्निशमन, जी.एन.सी.टी. ।

मूल पर नहीं

- 1-मुख्य सुरक्षा अधिकारी, विकास सदन, आई.एन.ए., नई दिल्ली ।
- 2-उपनिदेशक(उद्यान)दक्षिणी, विकास सदन ।
- 3-सहायक निदेशक जोन: ए.एवं बी को इस आशय से कि वे कम्प्यूटर प्रजेन्टेशन के लिए अपलोड काफ़ेस कक्ष/हाल में कराएं ।
- 4-सहायक अभियंता(व्यवस्था)-1, सिविल/विधुत, बी ब्लॉक, विकास सदन, डी.डी.ए., आई.एन.ए., नई दिल्ली ।

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F.1 (11)/2016/MP/364

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INDEX

10th Technical Committee Meeting to be held on 21.12.2016

SL. No.	ITEM NO.	SUBJECT	PAGE NO.
1.	48/2016	Confirmation of the 9 th Technical Committee meeting held on 16.11.2016 F1(10)/2016/MP	1 - 4
2.	49/2016	Action Taken Report of the decisions taken during the previous T.C. meetings.	05
4	50/2016	Proposed change of Land Use of an area measuring 1.77 ha. from 'Recreational (District Park)' to 'Commercial-C1' located at Kamla Market, falling in Planning Zone-D. F3(16)91/MP	6 - 18
5	51/2016	Proposal regarding Change of land use of an area measuring (1.71 ha + 0.07 ha) from "Recreational (District Park)" to "Commercial C1" located at Sanjay Gandhi Transport Nagar falling in Planning Zone-C. F.3(14)2008/MP	19 - 29
6.	52/2016	Proposed change of land use from 'Recreational'(P2- District Park) to 'Transportation' for the three pockets of land acquired by DMRC for Okhla Nsric Metro Station near Astha Kunj, Nehru Place in Zone-F. F.20(11)/2016/MP	30 - 36