

Minutes of the 3rd. Technical Committee Meeting  
Held on 2.3.2016.  
- 18 -  
ITEM No. 14/TC/2016

DELHI DEVELOPMENT AUTHORITY

दिल्ली विकास प्राधिकरण

Sub. : Carving out of site for CNG station along G.T. road (N.H.-1) in revenue estate of village singhola in Zone P-II.  
(F.7(01)/2015-MP)

1.0 Background (पृष्ठभूमि):

1.1 Chief General Manager - Projects of Indraprastha Gas Ltd. (IGL) vide letter No. IGL/PLNG/DDA/GTK Road/1100515 dated 11/05/2015 requested Commissioner (Land Disposal) for allotment of land for new CNG station site at GTK road, NH-I, Narela. The tentative location of site has been provided on the copy of Zonal Development Plan of Zone P-II. It has also been mentioned that the issue of setting up of new C.N.G. site is being monitored by the Ministry of Petroleum & Natural Gas, GOI.

1.2 Principal Commissioner (Land Disposal) vide note dated 17/07/2015 in file No. F.13(02)2015/CL/PP/CNG forwarded the request of IGL to planning department for carving out the site if possible.

2.0 Provisions of Master Plan for Delhi (MPD)-2021 for CNG station (सीएनजी स्टेशन के लिए एमपीडी-2021 के प्रावधान):

2.1 MPD-2021 notified on 07/02/2007 stipulated the norms for CNG station in chapter 12, which are as follows:

- i. CNG stations may be permitted in all use zones except in 'Regional Park/ Ridge', developed district parks and Zone 'O'.
- ii. Fuel Stations are permissible on Master Plan / Zonal Plan roads and shall not be permitted in absence of an approved Zonal Plan of the area.

2.2 Development control and permissibility for new fuel stations are:

- i. Fuel stations shall be located on roads of minimum 30m R/W.
- ii. The plot size for fuel stations shall be minimum of 30m X 36m and maximum of 33m X 45m (75m X 40m for CNG mother station as per requirement).
- iii. The minimum distance of plot from the road intersections shall be as follows:
  - a. For minor roads having less than 30m R/W- 50m
  - b. For roads of R/W 30m or more- 100m
  - c. Frontage of plots should not be less than 30m.
- iv. Maximum Ground Coverage: 20%, Maximum FAR: 40
- v. Maximum Height: 6m
- vi. Canopy: equivalent to ground coverage within set back.
- vii. Maximum 10 FAR permissible for non-inflammable, non-hazardous commercial activities subject to payment of conversion charges/ levies as may be prescribed by the government from time to time.

3.0 Examination (अवलोकन):


3.1 The site under reference falls along G.T. Road (N.H.-1) in Zone P-II.


3.2 The land use of vacant pocket along G.T. road is partially transportation (proposed 100m R/W G.T. road), partly recreational (50m wide green buffer along G.T. road) and partly Green Belt as per MPD-2021 and Zonal Development Plan of Zone P-II.


- 3.3 As per P.T. survey provided by Dy. Director (Survey) vide Reference No. F.7(01)2015, dated 24/11/2015, the area of vacant pocket is 5620sq.m.
- 3.4 Part of this pocket is affected under proposed 100m RW G.T. road (N.H.-1) and part of 50m wide green buffer along G.T. road. The remaining 1865sq.m. land is in trapezium shape falls in Green Belt.
- 3.5 A joint inspection was carried out on 28/10/2015 wherein officers/officials of planning department, land management department & NL branch of DDA and officer of IGL were present. As per site inspection report, the site under reference falls in Khasra No. 39//9(min.) under revenue village of Singhola is DDA acquired land and there is no litigation on land. Copy of site inspection report is annexed as **Annexure - I**.
- 4.0 **Proposal (प्रस्ताव):**
- 4.1 Though the maximum area for fuel station is 33m x 45m (1485 sq.m.) but considering the location and shape of the plot, it is proposed that the entire land measuring 1865sq.m. falling under Green Belt may be considered for CNG station, since the remaining land, if, remains unattended, will be prone to encroachment.
- 4.2 A 9m approach road, each for entry and exit to the proposed CNG station is also proposed from the land kept reserved for widening of 100m RW G.T. road and 50m green buffer along G.T. road.
- 4.3 The land reserved for widening of 100m RW G.T. road and 50m green buffer along G.T. road will be maintained as Green by IGL under 'corporate social responsibility' (CSR). Transfer of this land on temporary basis to IGL will be as per land policy but the ownership will remain with DDA.
- 4.4 IGL will take all necessary approvals and NOCs from the concern agencies including NHAI.
- 4.5 **Area statement (क्षेत्रफल वर्णन):**
- |  |               |   |
|--|---------------|---|
| Total area of pocket                                       | - 5620* sq.m. |   |
| i. Area kept for widening of 100m RW G.T. road (N.H.-1)    | - 949* sq.m.  | 9m wide road each for entry and exit to the CNG station will be provided from this land |
| ii. Area falls under 50m wide green buffer along G.T. road | - 2806* sq.m. |   |
| iii. Area proposed for CNG fuel station                    | - 1865* sq.m. |   |
- \* The, exact size, dimensions and area will be as per the demarcation at site by engineering wing.
- 4.6 The proposed layout plan of land measuring 5620 sq.m. under revenue estate of village Singhola in Zone P-II is annexed as **Annexure - II**.

5.0 **Recommendations (अनुशंसाएँ):**

The proposal as given in para 4.0 above is placed before the Technical Committee for consideration. After approval the proposal will be sent to the concerned departments for further necessary action.

  
Asstt. Director (Planning), NP  
सहायक निदेशक (योजना)  
नरेला परियोजना

  
Dy. Director (Planning), NP  
उप-निदेशक (योजना)  
नरेला परियोजना

  
Director (Planning), NP & LP  
निदेशक (योजना)  
नरेला परियोजना एवं लैंड प्लानिंग



# " DECISION "

14/2016	Carving out of site for CNG station along G.T. Road (N.H.-1) In Revenue Estates Of Village Singhola in Zone P-II.	<p>The proposal was presented by Director (Plg.) LP &amp; NP. After detailed deliberation, the proposal was approved by the Technical Committee with the following conditions:</p> <ol style="list-style-type: none"> <li>1. By company owned &amp; company operated only. It shall not be sub-leased / transferred to any private individual / agency.</li> <li>2. IGL will take all necessary approvals and NOCs from the concerned agencies.</li> <li>3. Operational area to be restricted within CNG Station site as mentioned in agenda. The remaining area (NH road R/W and Green Buffer) to be maintained as without any structure, parking, etc. Exit and entry for approaching CNG station to be permitted as mentioned in the agenda.</li> <li>4. Land will be surrendered by IGL as and when required for widening of G.T. road and development of green buffer along G.T. road</li> </ol>	<p>Action:  <b>Director</b>  <b>(Plg.) LP &amp; NP</b></p>
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1. Allotment of land for CNG station along G.T. Road (NH-1) in Zone P-II.

The proposed site was inspected along with the officers as mentioned below. The site was located along the G.T. Karnal road on the northern boundary of existing STP. The site falls under revenue village of 'Singhola'. Measurement of plot from central line of existing G.T. Karnal road was taken. After leaving 100.0 m from central line of existing NH-1, it was observed that 29.0 m (approx.) along the northern side of plot boundary wall and 40.0 m (approx.) along the southern side of boundary wall remains. The width of the plot on eastern side is 57.0 m (approx.). As per measurement, the land in question falls in Khastia No. 39/4 (min) of village 'Singhola'. There is no litigation on the land & law is DDA acquired.

1. Ajay K. Singh, DD(P&D) UP RP-II

28/10

2. L. L. Sharma, DD(CS) RP-II

3. Sustal Kumar, CM (I & L)

4. Jyoti Sunder, (Plg. Archt.)

5. T. Raju Khanna, 28/10/15

N-T/N-L/North

6. VIJAY KUMAR Kgo, DDA RP-II

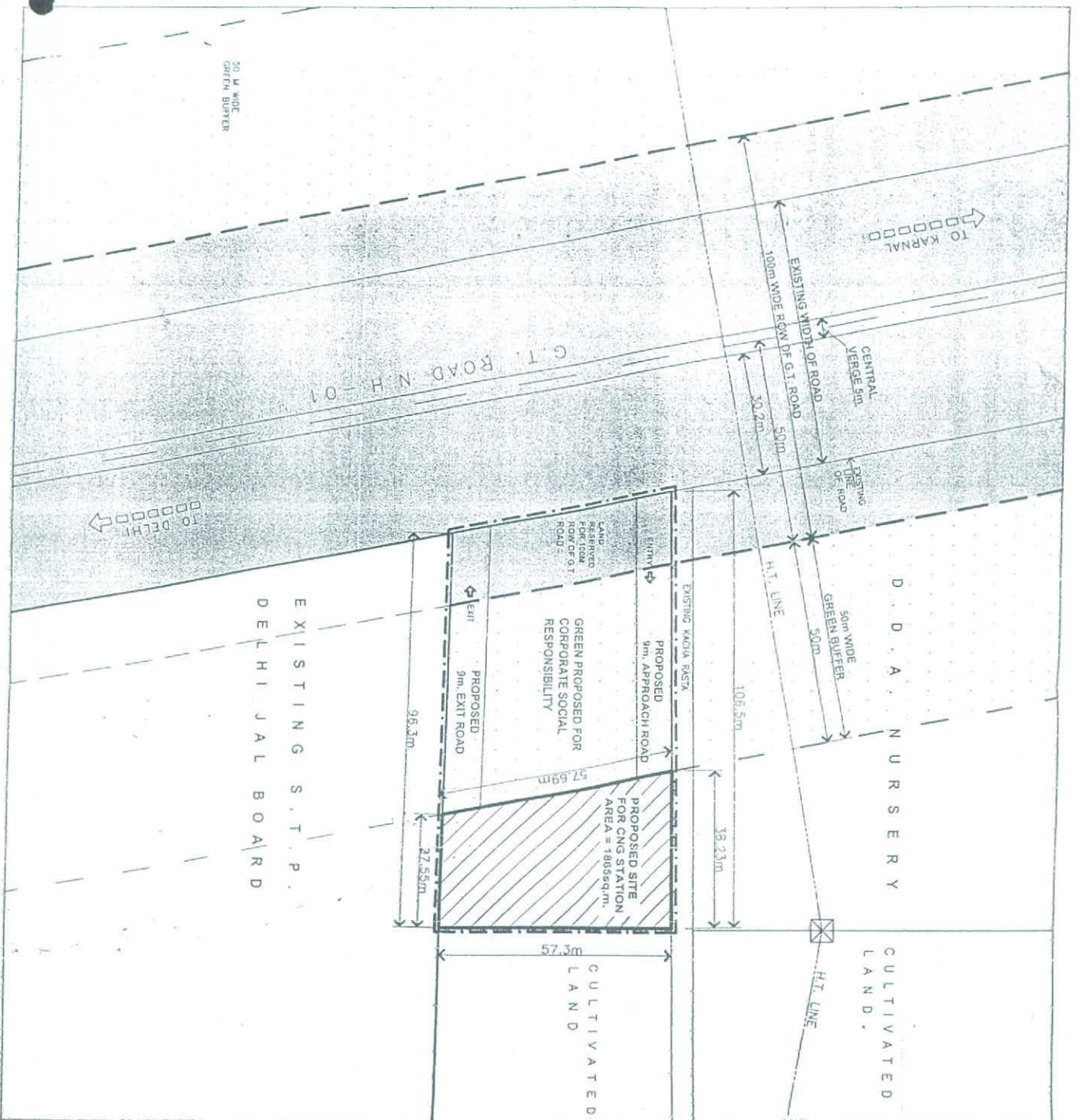
7. Mohinder Singh, NT/LN/N Zone

8. Raj Singh Kanungo (L.P.)

28/10/15

28/10/15

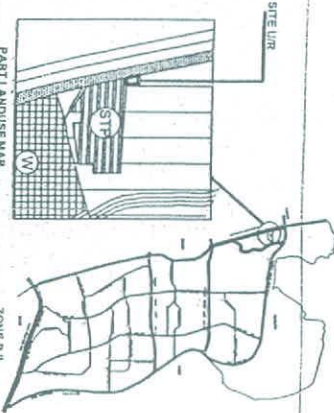




ANNEXURE - III  
DELHI DEVELOPMENT AUTHORITY

दिल्ली विकास प्राधिकरण

KEY PLAN  
निर्देशक नक्शा



AREA STATEMENT (क्वेत्र विवरण):

1) TOTAL AREA OF PLOT: 5820 sq.m.

2) AREA LEFT FOR MARGING OF 10m ROW OF G.T. ROAD (D.H.-1): 548 sq.m.

3) AREA FALLS UNDER 5m WIDE GREEN BUFFER ALONG G.T. ROAD: 2338 sq.m.

4) AREA PROPOSED FOR CNG FUEL STATION: 1865 sq.m.

LEGEND:

--- DDA VACANT POKET ALONG G.T. ROAD

--- LINE OF PROPOSED 50m WIDE GREEN BUFFER

--- LINE OF PROPOSED 100m ROW OF G.T. ROAD

--- CENTRE LINE OF ROAD

--- H.T. LINE

NOTES (टिप्पणी):

1) THE DRAWING IS BASED ON THE SURVEY PROVIDED BY THE C.Y. DIRECTOR (SURVEY) NCHN & NARELA VIDE NOTE DATED 24/12/2015.

2) THE STATUS OF LAND HAS CONFIRMED DURING SITE INSPECTION BY L.M. OFFICIALS ON 28/02/2016.

3) EXACT SIZE, DIMENSIONS AND AREA WILL BE AS PER THE DEMARCATION AT SITE BY ENGINEERING WING.

FILE NO. (फाइल नंबर): F.07(01)/2015-AP

LAYOUT PLAN OF LAND MEASURING 5820 SQ.M. ALONG G.T. ROAD (N. H. - 1) UNDER REVENUE ESTATE OF VILLAGE SINGHOLA IN ZONE P-II

DRAWING NO. (ड्राइंग नंबर): (सं. 1)

PLANNING ASSISTANT Urban Officer	ASST. DIR. (P.O.) Urban Officer (Urban)	NORTH (उत्तर)	NO
DATE (दिनांक)	DATE (दिनांक)	SCALE (माप)	1:1000
DATE (दिनांक)	DATE (दिनांक)	DATE (दिनांक)	DATE (दिनांक)

NARELA PROJECT  
नरेला परियोजना

Minutes of the 3rd. Technical Committee Meeting  
Held on 2.3.2016. LAID ON TABLE

Item No.: 15/TC/2016

Date: 02-03-2016

**AGENDA FOR TECHNICAL COMMITTEE**

No. F. 3(32)96/MP

Sub: **Proposed change of land use from 'Commercial' (C-2) to 'Public & Semi-Public' facilities for DDA land located behind DMRC Sarita Vihar Depot, Mathura Road, Zone-F.**

**1.0 Background:**

- (i). A request was received from Sh. Parvez Hashmi, MP for allotment of land for Sr. Secondary School and Community Hall (Barat Ghar) for residents of the Aali Village on 03.07.2013. A meeting was held under Chairmanship of VC, DDA on 19.11.2014 where Director (Plg.) AP-I informed that a site measuring approx. 6,000 sq.m. was identified which is earmarked as Facility Pocket at Molarband. This can be utilized for Sr. Secondary School which was subsequently found to be allotted to NTPC for 66 KV Sub-Station and partly for Night Shelter.
- (ii). A joint site inspection was held on 09.04.2015 by Planning, Land Management Departments with representatives of MP. During inspection it was observed that both the sites for Sr. Secondary School and Community Hall along Aali Road are part of Integrated Freight Complex (IFC), Madanpur Khadar. The land use of these pockets as per MPD-2021 and ZDP is Commercial (C-2: Wholesale, Warehousing, Cold Storage and Oil Depot).
- (iii). This issue was discussed in a meeting u/c of VC, DDA on 07.10.2015 while discussing the suggestions by Sh. Parwez Hashmi MP. The action identified are reproduced below:-
  - a) Land for Govt. Sr. Secondary School at Aali Village: Dir (Plg.) AP-I informed that a total of 155 Hectares was required for IFC project, out of which 32 Ha. was to be provided by DDA. Hon'ble MP brought out that Govt. has submitted an affidavit in the court declaring its inability to provide the required land due to heavy encroachment. Only a total of 4-5 Ha. with split plots is available with DDA. CE (EZ) requested CLM to provide copy of handing over of the land to Engineering Department.  
Decision:- VC, DDA directed CE(EZ) to immediately protect the scattered plots by constructing boundary wall. VC also directed CE (EZ) to provide details of land available to Planning Department for working out the use of the remaining land especially for public utilities. The case may be submitted to VC, DDA with the detailed report
  - b) Land for Barat Ghar/Community Hall at Aali Village: Dir (Plg.) AP-I informed that DDA does not provide Community Hall in Villages.



*Decision:- VC, DDA directed Planning Department for working out the use of the remaining land especially for Public Utilities. The case may be submitted to VC, DDA with the detailed report.*

- (iv). A Joint site inspection was conducted by on 01.12.2015 where officers from land management, engineering and planning wing were present to identify the land in position in DDA and without any stay/pending litigation. Copy of the record note vide no. F1(35)/Dir (S)Plg./14/140 dated 02.12.2015 is enclosed as annexure-I.
- (v). With reference to the parliament question by Sh. Parwez Hashmi, MP " Land under DDA and Gram Sabha in Aali Village" fixed for 25.02.2016 LM wing provided the land in possession of DDA around Aali Village without any stay/pending litigation. A joint site inspection was held on 19.02.2016 by Land Management Departments with representatives of MP where officers from Planning and Engineering were also present. During inspection and further discussion with MP it was decided that the land adjoining Peer Baba and Sarita Vihar Metro Depot could be utilized for Sr. Secondary School and Community Hall. Copy of the Joint inspection report dated 19.02.2016 is enclosed as annexure-II.
- (vi). Dir (LM)-I DDA vide letter no. F.11(21)16/LM/SEZ/DDA/1026 dated 25.02.2016 requested planning department "to take further necessary action for change of land use and put up to the appropriate committee for approval at the earliest and for subsequent allotment of the land for the above purposed as mentioned in the note pad." Copy enclosed as annexure -III.
- (vii). The officer from land management and planning wing assisted engineering wing in locating the DDA land in a joint inspection on 26.02.2016. Based on the clear status of the land provided by LM Wing, Total Station Survey was provided by Executive Engineer, ED-IV vide letter no.2(8)15/16/AE-II/ED-4/DDA/1068 dated 29.02.2016, for area measuring 18223.702 sq.m..

## 2.0 EXAMINATION:

- (i). MPD-2021 has proposed Integrated Freight Complex along NH-2 (Mathura Road) at Madanpur Khadar to cater to the whole sale, warehousing and truck terminal requirement of the GNCTD. The concept layout plan was approved by Technical Committee on 19.11.1996 vide item no. 110/96, covering an area of about 150 ha. The project could not be implemented due to non-availability /acquisition of substantial and continuous land to DDA for preparing integrated plan.
- (ii). Out of land in possession of DDA, DMRC was allotted land for DMRC depot measuring 27 hact. approx. As mentioned in the background the balance DDA land is in isolated pocket or not in possession / unacquired land.
- (iii). The landuse of the site under reference as per the Zonal Development Plan, Zone-F and MPD-2021 is Commercial (C-2: Wholesale, Warehousing, Cold Storage and Oil Depot).
- (iv). As per MPD-2021, area required for Multipurpose Community Hall is 2000 sq.m. (for the population of 1, 00,000) and for Sr. Secondary School is 6000 – 8000 sq.m. (for the population of 10,000).

- (v). This will require change of land use from Commercial C-2 to public and semi-public facilities. As per MPD-2021 Sub/clause 8(2) in Permission of Use Premises in Use Zones, Community Hall and Sr. Secondary School (Facilities part of residential use zone) are permitted in PS - Public and Semi-Public Facilities use zone. Thus the balance land after providing Community Hall and Sr. Secondary School can be utilized for other facilities. Copy of the location plan indicating the adjoining areas are enclosed as annexure-IV.
- (vi). In the absence of integrated plan it is proposed that existing Kaccha Road connecting Mathura Road and land under reference shall be developed as 18 mtr. ROW in first phase. This can be later further extended, widened as per requirement and integrated while preparing the scheme for IFC.

### 3.0 PROPOSAL:

It is proposed to modify land use of the following pocket, in MPD-2021, under section 11-A of DD Act, 1957 by inviting objections or suggestions from the public.

Locations	Area	Land use as per MPD-2021	Land use proposed to be changed to	Boundaries
Proposed change of land use of DDA land located behind DMRC Sarita Vihar Depot, Mathura Road, Zone - F.	1.83 Hectare	Commercial (C-2: Wholesale, Warehousing, Cold Storage and Oil Depot).	PS - Public and Semi-Public Facilities	North: District Park South: IFC East: IFC West: Sarita Vihar, DMRC Depot.

### 4.0 RECOMMENDATIONS:

In view of background and examination mentioned above in para-1.0 & 2.0, the proposal as given in para-3.0 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

15/2016	Proposed change of Land Use from 'Commercial' (C-2) to 'Public and Semi Public' facilities for DDA land located behind DMRC Sarita Vihar Depot, Mathura Road, Zone - F.	The proposal was presented by Director (Plg.) Zone- F. After detailed deliberation, the proposal as contained in para 3.0 of the agenda was recommended by the Technical Committee for further processing under Section- 11A of DD Act, 1957.	Action: Director (Plg.) Zone - F
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DELHI DEVELOPMENT AUTHORITY  
MASTER PLAN SECTION

This Proposal was Considered  
by 3rd Technical Committee  
Meeting held on 02.03.2016  
Vide Item No. 15/2016  
Subdtd 10.03.2016  
Asstt. Director  
Master Plan



Delhi Development Authority  
Office of Director (Survey) Plg.  
12<sup>th</sup> Floor, Vikas Minar  
New Delhi.

No.F1(35)/Dir.(S)Plg./14/ 140

Dt. 2-12-15

Sub: **Rajya Sabha Starred Question for 03.12.15 Diary No.1131 admitted No.54 by Hon'ble MP (Rajya Sabha) Sh.Parvesh Hashmi.**

Regarding above said starred question fixed for 03.12.15, a joint inspection was conducted on 01.12.15 of vacant land located between DMRC Depot Sarita Vihar and Railway line abutting Aali Village Road ear-marked by the plg. officers F & H zone. The Hon'ble MP suggested allotment of land for Girls Sr.Sec.School in Aali village of Okhla Assembly Segment. Following officers / officials were present during joint inspection:-

1. Sh.D.K.Rathi, Director (Survey)Plg.
2. Sh.B.M.Threja, Director (Land)
3. Sh.S.P.Singh, Dy.Director (IL)
4. Sh.A.K.Vashisth, Dy.Director Plg. (Zone 'F')
5. Sh.M.Husain, AE/ED-2.
6. Sh.R.S.Chauhan, Dy.Director (Survey)Area Plg.
7. Sh.Ishwar Singh, Tehsildar (LM)
8. Sh.K.P.Sharma, Kanoongo (LM)(SEZ).

After joint inspection, it has been revealed that proposed land is DDA acquired land and bounded by stone wall on the peripheral side. It has been intimated by the revenue officer / official present during joint site inspection that land under reference is DDA acquired land falling in khasra nos.20/1 (1-01), 21/2 (0-13), 22(0-19), 23/2 (3-16) & 24/2 (3-0) of village Molarbandh. However, position of the Court case / litigation regarding above said site will be intimated after verification of the record in the office at Vikas Sadan. Joint inspection report is enclosed as Annexure 'A'.

As directed, plane table survey of the land in question conducted by the field staff of the Area Plg. It has been intimated by the Dy.Director (Survey)Area Plg. that total land available about 9890 sq.mtr. or 2.44 acre. Copy of the Survey Plan is enclosed as Annexure 'B'.

Further, Sh.Ishwar Singh, naib Tehsildar (LM) has submitted a report and informed that the proposed land is under litigation vide writ petition no.8574 / 2014 and CM No.19781/2014 titled Hari Parkash & Othrs. V/s Union of India & Othrs. The Hon'ble High Court vide order dt.28.04.15 has directed that

*The petitioners are entitled to a declaration that the said acquisition proceedings initiated under the 1894 Act in respect of the subject land are deemed to have lapsed. It is so declared.*

15P/c

Copy of the report along with Order of the Hon'ble High Court is enclosed as Annexure 'C'.

Against the above said Order, DDA has filed an appeal before Hon'ble Supreme Court on 18.08.2015 which is yet to be admitted.

The factual position as stated above was briefed to VC/DDA on 01.12.15 in the presence of Addl.Commr.Plg.(AP & TBC). OSD to VC was directed by VC/DDA that a reply may be sent to Ministry of Urban Development immediately. A reply is being sent by OSD to VC in the Ministry.

1  
(D.K.Rathi)  
Director (Survey)Plg.

Addl.Commr.Plg.(AP & TBC).

Copy for information to:

1. Commr.(Plg.).
- ✓ 2. Dy.Director Plg. 'F' Zone.

*D.K.Rathi*  
Director (Survey)Plg. 2.12.15



Joint Inspection Report

This is with reference to the issue of Sh. Parvez Hasmi, Hon'ble MP (Rajya Sabha) as under:-

- (i) Govt. Girls Sr. Sec. School at Aali village
- (ii) Barat Ghar/ Community Hall at Aali village

In this regard, a joint site inspection was carried out on 01.12.2015 by officials from Plg. Deptt., LM, IL, Villagers and representative of Hon'ble MP. The two sites, as shown by villagers, were found to be under litigation.

Today i.e. 19.2.2016, again a joint site inspection is carried out by officials from Plg. Deptt., Lands, Villagers and representative of Hon'ble MP. The site report is as under:-

1. A vacant site bounded by a boundary wall, adjoining Peer Baba and Sarita Vihar Metro Depot were shown. For carving out the site for a Sr. Sec. School and Barat Ghar/ Community Hall, change of land use under Section-11-A, DD Act-57 will be required as the site is part of IFC Madan Pur Khadar as per MPD-2021. Status of land with respect to ownership, litigation along with Khasra details and Revenue Estate to be ascertained by LM (SEZ) and NL-1, DDA.
2. A vacant site on the North-East of Aali Road adjoin Sarita Vihar Metro Depot was shown for which status of land to be provided by LM (SEZ) and NL-1, DDA. However, this will require change of land use under Section-11-A of DD Act-57, as the site is part of IFC Madan Pur Khadar as per MPD-2021.
3. An approved site of Primary School measuring 4067 Sqm. In the utilization Plan, Molarband is vacant at site. Further, to stated that the present site has already been proposed for allotment for Kendriya Vidyalaya. The status of land with respect to ownership, litigation along with Khasra details and Revenue Estate to be ascertained by LM (SEZ) and NL-1, DDA.

*[Signature]*  
19/2/2016  
(J-P-Meena)  
4D(S)IL

*[Signature]*  
19/2/16  
(AK VASISHT)  
Dy Dir (PLG.) AP-I

*[Signature]*  
19/2/16  
(ISHWAR CHAND)  
NT/LD/SEZ

Dir. (Plg.) Smt. D. F. 11

Dy. No. 247

Date: 29/2/16

DELHI DEVELOPMENT AUTHORITY  
LAND MANAGEMENT (SEZ)  
C-1/6, VIKAS SADAN, INA, NEW DELHI

OFFICE OF THE ADJ. S.D.

Dy. No. 513

Date: 26/2/16

NO: F. 11(21) 16/LM/SEZ/DDA/

Dated: 25.2.2016

To

1. The Commissioner(LD),  
Delhi Development Authority,  
Vikas Sadan,  
New Delhi.

2. Commissioner (Plg.)  
Delhi Development Authority,  
Vikas Minar,  
New Delhi.

Comm. (Plg.)'s Office  
Dy. No. I-576  
Date: 26/2/16

Sub: Starred question in Parliament.

The allotment of land in Aali Village for school and for Barat Ghar was replied by Hon'ble Minister on the floor of Rajya Sabha today i.e. on 25<sup>th</sup> Feb.2016. The reply was furnished on the lines as enclosed in Norte for Pad. You are herewith requested to take further necessary action for change of land use and put up to the appropriate committee for approval at the earliest and for subsequent allotment of the land for the above purposes as mentioned in the note pad.

Smt. 25.2.16  
(S.K. Meena)  
Director (LM-I)

TOP PRIORITY To be  
placed in 7.1. m 2/3/2016  
26/2/2016

- Ac (Ac 13)  
- Direct (Ac 2)

- R.S

29.02.16  
Dir (Plg.) / AP-I

DD (M.P.) F  
01/3/16



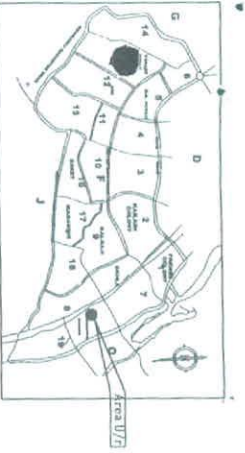
## AREA PLANNING - I

## NOTES:

1. LAND OWNERSHIP SHALL BE CHECKED BY LAND MANAGEMENT DEPARTMENT BEFORE HANDING OVER THE POSSESSION.
2. DY. DIRECTOR (U) LANDS SHALL CHECK THE PLOTTING DIMENSIONS & AREA OF THE SITE BEFORE HANDING OVER THE POSSESSION.
3. PERMISSION OF THE COMPETENT AUTHORITY BE OBTAINED BEFORE CUTTING OF TREES IF ANY.
4. FIRE / EXPLOSIVE NORMS & VERTICAL / HORIZONTAL SAFETY DISTANCES BE MAINTAINED AS PER PREVAILING STANDARDS.
5. THE WRITTEN DIMENSIONS TO BE FOLLOWED.
6. THE DRAWINGS ARE PREPARED ON THE BASIS OF TOTAL STATION SURVEY (TSS) PROVIDED BY EX. ENGINEER (C/D) ED/1/DVA WIDE LETTER DATED 29.02.2016.
7. THE AREA DIMENSION MENTIONED IN THIS DRG. BASED ON THE ABOVE TEXT.
8. ALL DIMENSIONS ARE IN METER.

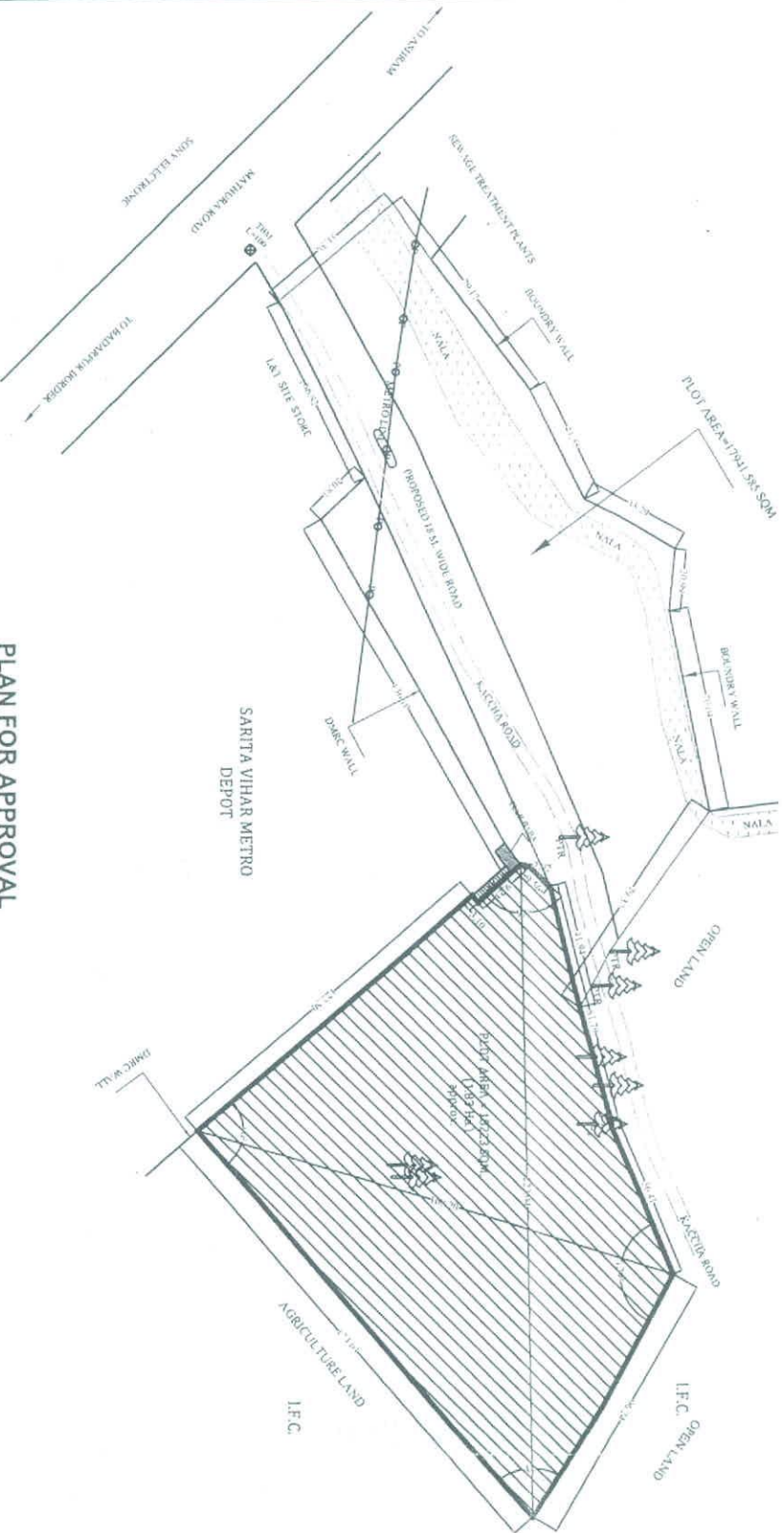
## PROPOSAL:

Location	Area	Land use as per MPD 2013	Land use proposed as per changed in	Restrictions
Proposed 1.43	1.43	Commercial	Public and Open Space	Public Park
Proposed 1.43	1.43	Commercial	Public and Open Space	Public Park
Proposed 1.43	1.43	Commercial	Public and Open Space	Public Park
Proposed 1.43	1.43	Commercial	Public and Open Space	Public Park
Proposed 1.43	1.43	Commercial	Public and Open Space	Public Park
Proposed 1.43	1.43	Commercial	Public and Open Space	Public Park
Proposed 1.43	1.43	Commercial	Public and Open Space	Public Park
Proposed 1.43	1.43	Commercial	Public and Open Space	Public Park
Proposed 1.43	1.43	Commercial	Public and Open Space	Public Park
Proposed 1.43	1.43	Commercial	Public and Open Space	Public Park



LOCATION MAP

DISTRICT PARK



## PLAN FOR APPROVAL

*[Signature]*  
Asstt. Dir.  
(Zone-F)

*[Signature]*  
Dy. Dir. (P/g)  
(Zone-F)

*[Signature]*  
Dir. (P/g)  
(AP-I)

FILE NO.: F.3 (32) 96 /MP

## DRG. TITLE:

PROPOSED CHANGE OF LAND USE FROM  
'COMMERCIAL (C-2)' TO 'PUBLIC &  
SEMI-PUBLIC' FACILITIES FOR DDA LAND  
LOCATED BEHIND DMRC SARITA VIHAR  
DEPOT, MATHURA ROAD, ZONE - F.

SCALE: 1:1000

Date	Dwg. No.	Rev. Date	Rev. No.

Drawn By	Checked By	Approved By



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

**F.1 (3)/2016/MP/90**

**Date: 08.03.2016**

**Subject: Minutes of the 3<sup>rd</sup> Technical Committee meeting of DDA for the year 2016 held on 02.03.2016**

The 3<sup>rd</sup> Technical Committee meeting of DDA for the year 2016 was held under the chairmanship of V.C., DDA on Wednesday 02.03.2016. The list of the participants is enclosed as Annexure-I. Please find enclosed herewith a copy of the minutes for further necessary action.

The meeting ended with thanks to the Chair.

*Uttam Gupta*  
(Uttam Gupta)  
Dy. Director (Plg.) MP

To:

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

*07/02/16*

*(19) 8-3-16*

*O/C*



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13/2016	List of all the cases of Change in Land Use (CLU) for which the request has been received in DDA from various sources along with the current status.	The status of the various cases forwarded by Municipal Bodies were discussed. Based on the discussion, the following decisions were taken by the T.C.	Action: Concerned Local Bodies
		<p>i. The cases for the change of landuse where the land owned by MCD's (not private) were not in conformity with the Masterplan/Zonal Plan but are existing as per the approved layout plan/ schemes. All such cases which were not forwarded by the concerned Local Bodies while preparing the Zonal Development Plan shall be compiled by the concerned Municipal Bodies, which shall be processed further together as per provision under DD Act, 1957.</p> <p>ii. It was observed that in some of the cases the municipal bodies has recommended C.L.U. of large areas which may have impact on the adjoining areas w.r.t. provisions of Infrastructure, Facilities, and Security etc. Such cases may be sent to DDA with proper detailed justification, impact study etc. In this regard, Ministry of Urban Development, Govt. of India, issued directives vide letters dated 08.03.2010, 07.04.2015</p>	Action: Concerned Local Bodies

		and 04.09.2015 which needs to be followed by the Concerned Municipal Bodies before sending any such proposal to DDA for necessary action. The concerned local bodies shall ensure that only the C.L.U. cases where land is under possession of Govt. / Urban Local Bodies (ULBs) and free from any legal cases/stay etc. to be processed.	
		iii. It was decided that Master Plan Section, DDA will prepare a handbook containing guidelines and format for processing the C.L.U. cases within the provision of MPD-2021 & D.D. Act 1957, which will be circulated to all ULBs for necessary action before the next Technical committee meeting.	<b>Action: Director (Plg.) M.P.</b>
		iv. The Change of Landuse cases w.r.t. to DMRC in Zone-O were discussed in the meetings of T.C. from time to time and the same could not be processed further due to non-availability of the information/ NOC from various statutory bodies. DMRC to be requested to provide all the information along with justification as per Ministry of Urban Development directives vide letters dated 07.04.2015 and 04.09.2015 for processing the matter further in the T.C.	<b>Action: Director (Plg.) Zone- O</b>
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		<p>leased / transferred to any private individual / agency.</p> <p>2. IGL will take all necessary approvals and NOCs from the concerned agencies.</p> <p>3. Operational area to be restricted within CNG Station site as mentioned in agenda. The remaining area (NH road R/W and Green Buffer) to be maintained as without any structure, parking, etc. Exit and entry for approaching CNG station to be permitted as mentioned in the agenda.</p> <p>4. Land will be surrendered by IGL as and when required for widening of G.T. road and development of green buffer along G.T. road</p>	
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As the post of Commissioner (LM) is lying vacant, Technical Committee directed that Pr. Commissioner (LM) shall be requested to attend the meeting. The Technical Committee placed on record appreciation for the contribution made in various meetings by Sh. S.B. Khodankar in his capacity as Director (Plg.) MP&DC on account of his superannuation on 31.03.2016.

## **ANNEXURE-I**

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4. Commissioner (Plg), DDA
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7. Addl. Commissioner (Plg.) AP& Building, DDA
8. Director (Plg.) MP,DDA
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10. Director (LM) DDA
11. Director (Bldg.) DDA
12. Director (Plg.) NP/LP, DDA
13. Senior Architect ,VC Sect., DDA
14. Dy. Director(Plg)DDA, Zone-F
15. Dy. Director(Plg)DDA Zone-G
16. Dy. Director(Plg),DDA Zone A&B

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2. Sh. P. Dinesh, Sr. Town Planner, North DMC
3. Sh. Rajeev Gupta, Architect, NDMC
4. Sh. Sunder Lal, A.T.P., North, DMC





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**MASTER PLAN SECTION**  
**6TH FLOOR, VIKAS MINAR**  
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**F.1 (3)/2016/MP/90**

**Date: 08.03.2016**

**Subject: Minutes of the 3<sup>rd</sup> Technical Committee meeting of DDA for the year 2016 held on 02.03.2016**

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		<p>leased / transferred to any private individual / agency.</p> <p>2. IGL will take all necessary approvals and NOCs from the concerned agencies.</p> <p>3. Operational area to be restricted within CNG Station site as mentioned in agenda. The remaining area (NH road R/W and Green Buffer) to be maintained as without any structure, parking, etc. Exit and entry for approaching CNG station to be permitted as mentioned in the agenda.</p> <p>4. Land will be surrendered by IGL as and when required for widening of G.T. road and development of green buffer along G.T. road</p>	
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**MASTER PLAN SECTION**  
6<sup>th</sup> FLOOR, VIKAS MINAR  
I.P Estate, New Delhi - 110002  
Phone No.23370507



F.1 (3)/2016/MP/81

Date: 01.03.2016

**MEETING NOTICE**

The 3<sup>rd</sup> Technical Committee meeting of DDA for the year 2016 will be held under the Chairmanship of Vice Chairman, DDA on Wednesday 02.03.2016 at 10.00 AM in the Conference Hall at B-Block, 1<sup>st</sup> Floor, Vikas Sadan, INA, New Delhi 110023.

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

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

To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Finance Member, DDA
4. Commissioner (Plg)
5. Commissioner (LD)
6. Commissioner (LM)
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16. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
17. Dy. Commr. of Police (Traffic) Delhi
18. Land & Development Officer, (L&DO)
19. Director Fire Service, GNCTD

**N.O.O:**

1. Chief Security officer, Vikas Sadan, DDA, INA, New Delhi-23.
2. Asstt. Director Zone- 'A' & 'B' for uploading the presentation in Computer at Conference Hall
3. A.E. (Maintenance)-I, Civil, B-Block Vikas Sadan, DDA, INA, New Delhi-110023.
4. A.E (Maintenance), Electrical Vikas Sadan, DDA, INA, New Delhi-110023.  
Reception, Vikas Sadan, DDA, INA, New Delhi-110023.



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4. Sh. Sunder Lal, A.T.P., North, DMC





DELHI DEVELOPMENT AUTHORITY

Mailbox of commplg@dda.org.in

**Subject: Fw: Fwd: Image from Sanjay Sharma**

From: Director Training &lt;dirtraining@dda.org.in&gt; on Thu, 03 Mar 2016 12:38:02

To: "commplg@dda.org.in" &lt;commplg@dda.org.in&gt;

1 attachment(s) - IMG-20160108-WA0011.jpg (132.01KB)

Please find attachment.

Next date of hearing is 21.3.2016

DLM (hq)

From: Sanjay Sharma sanjaysharma@live.com  
Sent: Thu, 03 Mar 2016 10:38:26 +0530  
To: "dirtraining@dda.org.in" dirtraining@dda.org.in  
Subject: Fwd: Image from Sanjay Sharma

*Relate to T.C. meeting held on 2/3/2016**Jal 2/3/2016*

Sent from Samsung Mobile.

*Dir (mp)  
Dm (mp)*

----- Original message -----

From: Sanjay Sharma <sanjaysharma@live.com>  
Date: 03/03/2016 10:35 AM (GMT+05:30)  
To: Vivin Ahuja <vivinahuja@gmail.com>  
Cc:  
Subject: Image from Sanjay Sharma

Sent from Samsung Mobile.

*Copy to  
Ac (M&B)*

MCA-1/14

6.5.14

Present:- Cl. Sh. Arun Batta & Ms. Indira Marla for appellant

Cl. S.D. Asthana & Cl. Sh. Sanjay Sharma for DDA

Sh. A.K. Mathur, Jr. Law Officer & Sh. C.L. Roy, Administrative

Officer, R.P. Cell NDMC alongwith Cl. Sh. H .S. Kaushal

Memo of appearance filed on behalf of DDA. TCR be called. It has been submitted by the respondent that there is some flaw in the title/memo of parties as the case before the Ld. Trial Court was in the name of DDA and R.P. Cell. The Cl. for the appellant has submitted that before the Trial court two persons Paramjeet and C.L. Roy were dealing the files, hence inadvertently their names have been mentioned in the array of parties and to show the same title of parties he will file the amended memo of parties. Let the same be filed on the next date of hearing. It has been submitted by Cl. for appellant that stay application is pending before this Court as the Ld. Trial Court had dismissed the application u/o 39 Rule 1 and 2 CPC. On query it has been submitted by Cl. for respondent no. 1 that the land belongs to DDA which was handed over to MCD for up keep of the same as well as for running the slaughter house. It has been further submitted that now as per the directions of Hon'ble Supreme Court the slaughter house has been shifted to Gazipur and the land has become vacant and correspondence is going on between DDA and MCD as now this land has to be taken over by DDA again as purpose of giving land to MCD has been frustrated. It has been submitted by Cl.



for DDA that when the land will be transferred back to DDA it will be at the disposal of DDA but meanwhile MCD has floated a tender for car parking and the DDA will take the land as on as it is basis. The question has been raised by the court as to how MCD can float the tender when DDA is the owner to which CI. has placed reliance on certain letters dated 16.10.12, 20.1.11 and contended that they have already asked the MCD to hand over the land. He has also placed reliance upon meeting notice dated 23.4.13 wherein it has been mentioned that kharka owners are to be rehabilitated. The grievance of the plaintiff is that number of years have passed and they have not been rehabilitated and both the defendants are hand in glove with each other. Disputed questions have been raised and the TCR is required. It has been submitted that some tender has been floated but finalisation will take time and thereafter on deposition of money the possession will be given by the NDMC to the bidder. It is strange that as per the case of NDMC and DDA the NDMC is giving the possession to third person without having any right, title or interest. All these facets have escaped the notice of Ld. Trial Court. The question is whether the plaintiff has locus standi or not. At this stage it is argued that plaintiff was to be reallocated and has interest in the land. Certain other points are also raised. Let the matter be put up for arguments on 19.5.14 till then to safeguard the interest of parties status quo qua the suit property be maintained.

(Ajay Goel)

ADJ-12(Central)/Delhi/6.5.14

P.T.O

27/11

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## 3<sup>rd</sup> Technical Committee Meeting to be held on 02.03.2016

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3.	13/2016	List of all the cases of Change in Land Use (CLU) for which the request has been received in DDA from various sources along with the current status.	7-17
4	14/2016	Carving out of site for CNG station along G.T. Road (N.H.-1) In Revenue Estates Of Village Singhola in zone P-II. F.7(01)/2015-MP)	18-21
5	15/2016	Proposed change of Land Use from 'Commercial'(C-2) to 'Public and Semi Public' facilities for DDA land located behind DMRC Sarita Vihar Depot, Mathura Road, Zone – F. F.1(26)2005/MP	22-





ITEM NO. 11/TC/2016

-1-

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


**No. F.1 (02) 2016/MP/38**

**Date: 04.02.2016**

**Subject: Minutes of the 2<sup>nd</sup> Technical Committee meeting of DDA for the year 2016 held on 03.02.2016**

The 2<sup>nd</sup> Technical Committee meeting of DDA for the year 2016 was held under the chairmanship of V.C., DDA on 03.02.2016. The list of the participants is enclosed. Please find enclosed herewith a copy of the minutes for further necessary action.

Encl.: As above

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

To:

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

Agenda Item No.	Issue	Discussion/ Recommendations	Remarks
07/2016	Confirmation of the 1 <sup>st</sup> Technical Committee meeting held on 07.01.2016	Since no observations/ comments were received, the minutes of the 1 <sup>st</sup> <b>Technical Committee meeting held on 07.01.2016</b> along with the Corrigendum issued for Item No. 6/2016 were confirmed as circulated.	
08/2016	Change of land use of an area measuring 90 ha proposed for IFC in Sector-25, Dwarka from Commercial (C-2) to Public & Semi Public (PS-1) Zone-K-II.	The proposal was presented by Director (Plg.) Dwarka. 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.	<b>Action:</b> <b>Director (Plg.) Dwarka</b>
09/2016	Rationalization of Development Control Norms for Socio-Cultural Activities in MPD-2021.	The proposal was presented by Dy. Director (Plg.) MP. After detailed deliberation, the proposal as annexed was recommended by the Technical Committee for further processing under Section - 11A of DD Act, 1957.	<b>Action:</b> <b>Director (Plg.) MP&amp;DC</b>
10/2016	Proposed Change of Landuse of an area measuring 2.63 Ha. From 'Recreational (District Park)' to 'Public and Semi-Public Facilities' for construction of a building for the National Museum of Natural History, behind Purana Quila at Bhairon Mandir Road, opposite Pragati Maidan, New Delhi, Zone D.	The proposal was presented as a laid on table item by Addl. Comm. (Plg.) AP. After detailed deliberation, the proposal as contained in para 8.0 of the agenda was recommended by the Technical Committee for further processing under Section-11A of DD Act, 1957.	<b>Action:</b> <b>Director (Plg.) Zone D</b>



During the meeting, it was decided that in future the Items for the Technical Committee meeting shall be as per the following:

- i. Item No. 1 - Confirmation of the Minutes of the earlier Technical Committee meeting.
- ii. Item No. 2 - Action Taken Report of the decisions taken during the previous T.C. meetings.
- iii. Item No. 3 - List of all the cases of Change in Land Use (CLU) for which the request has been received in DDA from various sources along with the current status.
- iv. Item No. 4 onwards other Items of the Technical Committee.

**List of participants of 2nd meeting for the year 2016 of Technical Committee on 03.02.2016**

**DELHI DEVELOPMENT AUTHORITY**

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner(LM), DDA
4. Commissioner (Plg), DDA
5. Addl. Chief Architect-I, HUPW/DDA
6. Addl. Commissioner (Plg.) AP& Building, DDA
7. Director (Plg.) MP, DDA
8. Director (Landscape), DDA
9. Director (Plg.) NP/LP, DDA
10. Director (Plg.) Rohini & Dwarka, DDA
11. Director (Plg) VC Sect., DDA

**OTHER ORGANIZATION**

1. Sh. Rajeev Sood, Chief. Architect, NDMC
2. Sh. S. K. Maggu, Asstt. Engg. (C), L&DO
3. Sh. Sudeep Roy, Asstt. TCP, TCPO, Ministry of Urban Development
4. Sh. Udit Ratna, Chief Town Planner, MCD (South)
5. Sh. Bharat Bhusan, Senior Town Planner, MCD(South)
6. Sh. Dung Dung, S.E., Ministry of Environment, Forest & Climate Change, GOI.
7. Sh. M.M. Pandey Under Secretary S.E. Ministry of Environment Forest & Climate Change, GOI.





**ITEM NO.12: ACTION TAKEN REPORT OF THE DECISIONS TAKEN DURING THE  
2<sup>nd</sup> T.C. MEETINGS. (03.02.2016)**

Sl. No.	Item No	Subject	Action Taken
1.	08/2016	Change of land use of an area measuring 90 ha proposed for IFC in Sector-25, Dwarka from Commercial (C-2) to Public & Semi Public (PS-1) Zone-K-II.	Agenda put up in the Authority Meeting dt. 17.02.2016, as approved by the Authority. Public Notice has been issued dated 22.02.2016& circulated
2	09/2016	Rationalization of Development Control Norms for Socio-Cultural Activities in MPD-2021	Agenda put up in the Authority Meeting dt. 17.02.2016, as approved by the Authority. Public Notice has been issued dated 22.02.2016& circulated
3	10/2016	Proposed Change of Landuse of an area measuring 2.63 Ha. From 'Recreational (District Park)' to 'Public and Semi-Public Facilities' for construction of a building for the National Museum of Natural History, behind Purana Quila at Bhairon Mandir Road, opposite Pragati Maidan, New Delhi, Zone D.	Agenda put up in the Authority Meeting dt. 17.02.2016, as approved by the Authority. Public Notice has been issued dated 22.02.2016& circulated



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ITEM No.13/TC/2016

Item No.13: List of all the cases of Change of Landuse (CLU) for which the request has been received in DDA from various sources

**CHANGE OF LANDUSE CASES PENDING IN AREA PLANNING UNIT:**

Sl. No.	Details of the Proposal	Proposal received from & Date	Change of Land use		Action Taken Till Date (Letters sent etc.)	Status Report
			From	To		
1.	Change of Land use of vacant land of old Slaughter House at Sadar Bazar from Residential use to Transportation (Multi Level parking) in Zone-A.	North DMC dated 15.5.15.	Residential	Transportation (Multi Level Parking)	1. Agenda for CLU was placed in TCM dt.26.06.15. MCD said the ownership is with them & accordingly TCM approved the proposal 2. Land Department DDA informed that the ownership is with DDA. 3. Joint site visit was conducted on 12.10.15 & report forwarded to the Lands Department of DDA and North DMC with request to resolve the matter. 4. The Commr.(LM) informed in a meeting held to review the issues for warded by Dr. Harsh Vardhan that there is a litigation in progress. 5. In this regard to resolve the issues of ownership and court cases, letter has been sent by Dir.(Plg)AP-1 to Commr.(LM), Commr(LD) and CLA-DDA vide letter no. F.3(61)2011/MP/D-20 dated 30.12.15.	The change of landuse has been approved by the Technical committee. However the same is under examination due to the issue of land ownership and litigation raised by Lands Department of DDA.
2.	Change of status of the Zonal Plan Road up to a stretch from Desh Bandhu Gupta Road and Link Road/land use of the same from Transportation to 'Residential' for an area measuring	Lands Department of DDA (OSB)	Transportation	Residential		1. Agenda for CLU was placed in 14 <sup>th</sup> TCM on 17.11.2014. 2. TCM recommended the proposal. 3. The Pr. Secy to LG has desired certain clarification with reference to draft agenda for authority submitted in file for approval. 4. The file forwarded to OSB for providing justifications and review of requirement of change of land use as

<p>for re-location scheme of Tyre Market, Rani Jhansi Road, Gaushala Marg located at Sanjay Gandhi Transport Nagar, Phase-I affected due to widening of Kishan Gunj, RUB. (Zone-C)</p>					<p>"The proposal was presented by Chief Town Planner, SDMC where it was explained that the Tyre shop owners at Rani Jhansi Road have been relocated adjacent to Sanjay Gandhi Transport Nagar, due to widening of Kishan Ganj RUB. The scheme has been already implemented on land hold by North DMC, the Technical Committee observed that such changes/reduction of green areas can be examine as part of Local Area Plan as and when prepared by North DMC. The item was deferred. Subsequently, the Private Secretary to Hon'ble L.G., Delhi has requested DDA vide U.O. No. 14(1)RN/2014/294/B-628 dated 13.01.15 to consider the proposal of North DMC and endorsed a copy of this letter to Commissioner (NDMC) requesting to re-submit the proposal and pursue the matter with DDA. Accordingly, Sr. Town Planner-II, North DMC re-submitted the agenda along with the letter of L.G. Secretariat referred above.</p> <p>As it is being the issue of regularization of already executed change of land use the MCD is being requested to provide similar such cases for placing before the Technical Committee.</p>
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8.	Change of land use of the land measuring "0.29 Hac (2900 sqm) land at Lado Sarai (Zone-F) from "Recreational" (Distt. Park) to "Public & Semi Public facilities (Hospital)", (Zone-F)		Recreational (Distt. Park)	Public & Semi Public facilities		As per order of Hon'ble High Court the clarification from concerned department are being obtained.
9.	Regarding CLU of Charra Mandi (Fodder Market), on Land measuring 3.5 Ha at Zakhira.	Sr. Town Planner-II NDMC Vide letter no. TP/G/1338 dated 03.07.2015	'Transportati on' (Grade Separator)	'Commercial' (Community Center)	<p>*A joint site inspection was convened On 08/09/15 along with representatives of NDMC, PWD, Eng. Wing, LM Wing, Nazul lands, DDA and minutes issued on 18.9.15.</p> <p>*MCD was requested vide letter dated 28.10.15 to submit the observations of PWD &amp; L&amp;E Dept. regarding requirement of land for Grade separators on this land.</p> <p>*It was also requested to submit the specific information sought by MOUD.</p> <p>*The above mentioned information is awaited.</p>	Action will be taken after the reply is received from NDMC.
10.	Change of Land Use of land measuring 18452.0 sqm from "Recreational" (District Park) to "Transportation"	DMRC Dated- 03.08.2012	Recreational (District Park)	Transportation (Metro Station)	<p>■ Landscape plan modified by landscape Deptt. &amp; approved by 319<sup>th</sup> Screening Committee in its meeting held on 10.02.2014 vide item no. 29:2014.</p>	<p>■ Requisite information's yet not received from Lands Deptt DDA &amp; DMRC.</p>

					Section 11-A of DD Act 1957 subject to the following clearances from :  i) Yamuna Standing Committee / Central Water Commission. ii) EIA clearance from Ministry of Environment and Forest (MoEF), Gov.
13.	Planning Permission for proposed Construction of Ramp in Zone 'O' opposite Sarai Kale Khan for Mukundpur – Yamuna Vihar Corridor (Line - 7) of Delhi MRTS project, Phase-III	DMRC vide letter No.DMRC/Lan d/15/DDA/MKP -YU/1341/923 dated 22.11.2012	'Recreational	'specific use premise – Ramp (underground to elevated)	The decision of the TC meeting was conveyed to DMRC vide letter dated 8.8.13 and 07.102014. In response, DMRC vide letter dated 29.102014 has submitted the copy of Ministry of Environment & Forest, GOI notification dated 14.9.2006 and stating that MRTS projects is not covered in category 'A' & category 'B' works. No Environment Clearance is required for MRTS projects.  The letter was again sent to DMRC on 12.12.2014 referring to various Hon'ble NGT orders in case no. OA-06/2012, OA-300/2013 and OA-89/2013 and stating that in light of these orders DMRC shall obtain clearance from MoEF as directed by Technical Committee.  In response, DMRC vide letter dated 08.01.2015 again submitted the copy of Ministry of Environment & Forest ,
					The proposal was discussed in the Technical Committee meeting vide item No. 25/13 dated 20.6.13. Decision is as follows: “After detailed deliberation, the proposal was approved and it was suggested that the Ramp will be part of the Bridge. The layout plan of the same shall be submitted by DMRC. DMRC to submit all clearances to DDA. The proposal after the clearances will be submitted to Authority for consideration and permission of the proposed specific use premise- Ramp (underground to elevated) in the use Zone A-3: River & Water Body as per provision under Notes (IV) of sub clause 8(2) of clause 8 of chapter – 17 Development Code of MPD-2021”.



14.	Modification in the Zonal Development plan of Zone 'D' prepared under MPD-2001 by changing the area of existing Minto Road staff quarters of North DMC having being shown as Recreational (District Park) to Residential use and simultaneously a part of area may be converted/ changed to 'Govt. Office'.	A proposal dated 13.11.2013 was received from North Delhi Municipal Corporation (NDMC)	Recreationa I (District Park) to	Residential use Simultaneousl y, a part of area changed to 'Govt. Office'.	<p>I. The above proposal was earlier examined by UTTIPEC unit and discussed in the 21st Governing Body meeting (GBM) of UTTIPEC held on 19.02.2010.</p> <p>II. Based on the examination by UTTIPEC, a letter dated 15.10.2014 was sent by planning Department, DDA to NDMC stating the following:</p> <p>a) "It was observed that the modified traffic circulation plan and transport infrastructure plan for proposed Redevelopment of New Delhi Railway Station was agreed in principle in the 21st UTTIPEC Governing Body Meeting (GBM) held on 19.02.2010, subject to submission of modified proposal (Refer item 6 (c) of minutes of the 21st UTTIPEC GBM, which is available on UTTIPEC website i.e. <a href="http://www.uttipeec.nic.in">www.uttipeec.nic.in</a>). This modified proposal has not been submitted by the Railway Authorities till date.</p> <p>b) Therefore, the proposal of North DMC could only be examined after the final view regarding traffic circulation plan and transport infrastructure plan for proposed redevelopment of New Delhi Railway Station is submitted by Railways to UTTIPEC.</p>	<p>Further, NDMC vide letter dated 17.11.2014 had requested the Railway Authorities to address the issues raised by DDA vis-à-vis the proposal of NDMC. The observations/ comments from the Railway Authorities are still awaited.</p> <p>No action pending with Planning Department, DDA as on date.</p>
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					<p>a) "Total area and boundary (North, South, East &amp; West) to be earmarked on the approved layout plan of Kamla Market.</p> <p>b) The justification as given by North DMC vide letter dated 20.05.2015 for declaring the said market as "Non-Hierarchical Commercial Centre" is not justified properly. This may be elaborated with the basis and criteria for declaring the said market under this category as per MPD-2021. "</p>	
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**DELHI DEVELOPMENT AUTHORITY**

**दिल्ली विकास प्राधिकरण**

**Sub. : Carving out of site for CNG station along G.T. road (N.H.-1) in revenue estate of village singhola in Zone P-II.**  
(F.7(01)/2015-MP)

**1.0 Background (पृष्ठभूमि):**

- 1.1 Chief General Manager – Projects of Indraprastha Gas Ltd. (IGL) vide letter No. IGL/PLNG/DDA/GTK Road/1100515 dated 11/05/2015 requested Commissioner (Land Disposal) for allotment of land for new CNG station site at GTK road, NH-I, Narela. The tentative location of site has been provided on the copy of Zonal Development Plan of Zone P-II. It has also been mentioned that the issue of setting up of new C.N.G. site is being monitored by the Ministry of Petroleum & Natural Gas, GOI.
- 1.2 Principal Commissioner (Land Disposal) vide note dated 17/07/2015 in file No. F.13(02)2015/CL/PP/CNG forwarded the request of IGL to planning department for carving out the site if possible.

**2.0 Provisions of Master Plan for Delhi (MPD)-2021 for CNG station (सीएनजी स्टेशन के लिए एमपीडी-2021 के प्रावधान):**

- 2.1 MPD-2021 notified on 07/02/2007 stipulated the norms for CNG station in chapter 12, which are as follows:
- CNG stations may be permitted in all use zones except in 'Regional Park/ Ridge', developed district parks and Zone 'O'.
  - Fuel Stations are permissible on Master Plan / Zonal Plan roads and shall not be permitted in absence of an approved Zonal Plan of the area.
- 2.2 Development control and permissibility for new fuel stations are:
- Fuel stations shall be located on roads of minimum 30m R/W.
  - The plot size for fuel stations shall be minimum of 30m X 36m and maximum of 33m X 45m (75m X 40m for CNG mother station as per requirement).
  - The minimum distance of plot from the road intersections shall be as follows:
    - For minor roads having less than 30m R/W- 50m
    - For roads of R/W 30m or more- 100m
    - Frontage of plots should not be less than 30m.
  - Maximum Ground Coverage: 20%, Maximum FAR: 40
  - Maximum Height: 6m
  - Canopy: equivalent to ground coverage within set back.
  - Maximum 10 FAR permissible for non-inflammable, non-hazardous commercial activities subject to payment of conversion charges/ levies as may be prescribed by the government from time to time.

**3.0 Examination (अवलोकन):**

- 3.1 The site under reference falls along G.T. Road (N.H.-1) in Zone P-II.
- 3.2 The land use of vacant pocket along G.T. road is partially transportation (proposed 100m R/W G.T. road), partly recreational (50m wide green buffer along G.T. road) and partly Green Belt as per MPD-2021 and Zonal Development Plan of Zone P-II.

- 3.3 As per P.T. survey provided by Dy. Director (Survey) vide Reference No. F.7(01)2015-MP/P-II/251 dated 24/11/2015, the area of vacant pocket is 5620sq.m.
- 3.4 Part of this pocket is affected under proposed 100m R/W G.T. road (N.H.-1) and part of 50m wide green buffer along G.T. road. The remaining 1865sq.m. land is in trapezium shape falls in Green Belt.
- 3.5 A joint inspection was carried out on 28/10/2015 wherein officers/officials of planning department, land management department & NL branch of DDA and officer of IGL were present. As per site inspection report, the site under reference falls in Khasra No. 39//9(min.) under revenue village of Singhola is DDA acquired land and there is no litigation on land. Copy of site inspection report is annexed as **Annexure - I**.

**4.0 Proposal (प्रस्ताव):**

- 4.1 Though the maximum area for fuel station is 33m x 45m (1485 sq.m.) but considering the location and shape of the plot, it is proposed that the entire land measuring 1865sq.m. falling under Green Belt may be considered for CNG station, since the remaining land, if, remains unattended, will be prone to encroachment.
- 4.2 A 9m approach road, each for entry and exit to the proposed CNG station is also proposed from the land kept reserved for widening of 100m R/W G.T. road and 50m green buffer along G.T. road
- 4.3 The land reserved for widening of 100m R/W G.T. road and 50m green buffer along G.T. road will be maintained as Green by IGL under 'corporate social responsibility' (CSR). Transfer of this land on temporary basis to IGL will be as per land policy but the ownership will remain with DDA.
- 4.4 IGL will take all necessary approvals and NOCs from the concern agencies including NHAI.

**4.5 Area statement (क्षेत्रफल वर्णन):**

**Total area of pocket - 5620\* sq.m.**

- |  |               |   |
|--|---------------|---|
| i. Area kept for widening of 100m R/W G.T. road (N.H.-1)   | - 949* sq.m.  | 9m wide road each for entry and exit to the CNG station will be provided from this land |
| ii. Area falls under 50m wide green buffer along G.T. road | - 2806* sq.m. |   |
| iii. Area proposed for CNG fuel station                    | - 1865* sq.m. |   |

\* The, exact size, dimensions and area will be as per the demarcation at site by engineering wing.

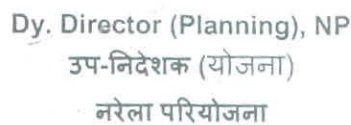
- 4.6 The proposed layout plan of land measuring 5620 sq.m. under revenue estate of village Singhola in Zone P-II is annexed as **Annexure - II**.

**5.0 Recommendations (अनुशंसाएँ):**

The proposal as given in para 4.0 above is placed before the Technical Committee for consideration. After approval the proposal will be sent to the concerned departments for further necessary action.

  
29.2.16

Asstt. Director (Planning), NP  
सहायक निदेशक (योजना)  
नरेला परियोजना

  
Dy. Director (Planning), NP  
उप-निदेशक (योजना)  
नरेला परियोजना

  
Director (Planning), NP & LP  
निदेशक (योजना)  
नरेला परियोजना एवं लैंड प्लानिंग



g: Allotment of land for CNG station along GTR Road (NH-1) in Zone P-II.

The proposed site was inspected along with the officers as mentioned below. The site was located along the G.T. Karnal road on the northern boundary of existing STP. The site falls under revenue village of 'Singhola'. Measurement of plot from central line of existing G.T. Karnal road was taken. After leaving 100 m from central line of existing NH-1, it was observed that 29.0 m (approx.) along the northern side of plot boundary wall and 40.0 m (approx.) along the southern side of boundary wall remains. The width of the plot on eastern side is 57.0 m (approx.). As per measurement, the land in question falls in Khastha no. 39/9 (min) of village 'singhola'. There is no litigation on the land & land is DDA acquired.

1. Ajay K. Singh, DD(P&D) UP RP-II
2. K. L. Sharma - DD(CS) R&W
3. SUSTAL KUMAR CM (I & L)
4. SHYAM SUNDAR (plg. Archt.)
5. TIAJU KHANNA 28/10/15  
N-T/N-L/NORTH
6. VIJAY KUMAR Kgo DP/ML-I
7. MOHINDER SINGH/NT/LM/N Zone
8. Raj Singh Kanungo (L.P)

28/10

Sushil Kumar  
28/10/15  
28/10/15

28/10/15

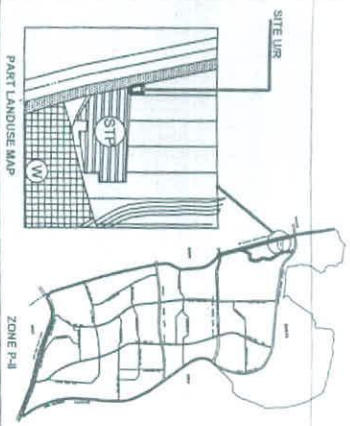
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28.10.15

DELHI DEVELOPMENT AUTHORITY

दिल्ली विकास प्राधिकरण

KEY PLAN  
निर्देशक नक्शा



AREA STATEMENT (क्षेत्र विवरण)

- TOTAL AREA OF PLOT: 5620 sq. m.
- AREA LEFT FOR WIDENING OF 100M ROW OF G.T. ROAD (N.H.-1): 1649 sq. m.
- AREA FALLS UNDER 50M WIDE GREEN - 2806 sq. m. (will be provided from this land)
- AREA PROPOSED FOR CNG FILLING STATION: 1805 sq. m.

LEGEND

- DOA VACANT PLOT ALONG G.T. ROAD
- LINE OF PROPOSED 50M WIDE GREEN BUFFER
- LINE OF PROPOSED 100M ROW OF G.T. ROAD
- CENTRE LINE OF ROAD
- H.T. LINE

NOTES (टिप्पणियाँ)

- THIS DRAWING IS BASED ON THE SURVEY PROVIDED BY THE D.V. DIRECTOR (GATEWAY) FROM HIS INVESTIGATION DATED 24/10/2015.
- THE STATUS OF LAND WAS CONFIRMED DURING SITE INSPECTION BY L.M. OFFICIALS ON 24/10/2015.
- EXACT SIZE, DIMENSIONS AND AREA WILL BE AS PER THE DEMARCATION AT SITE BY ENGINEERING WING.

FILE NO. (फाइल नंबर): F. 57(1)/2015-AMP

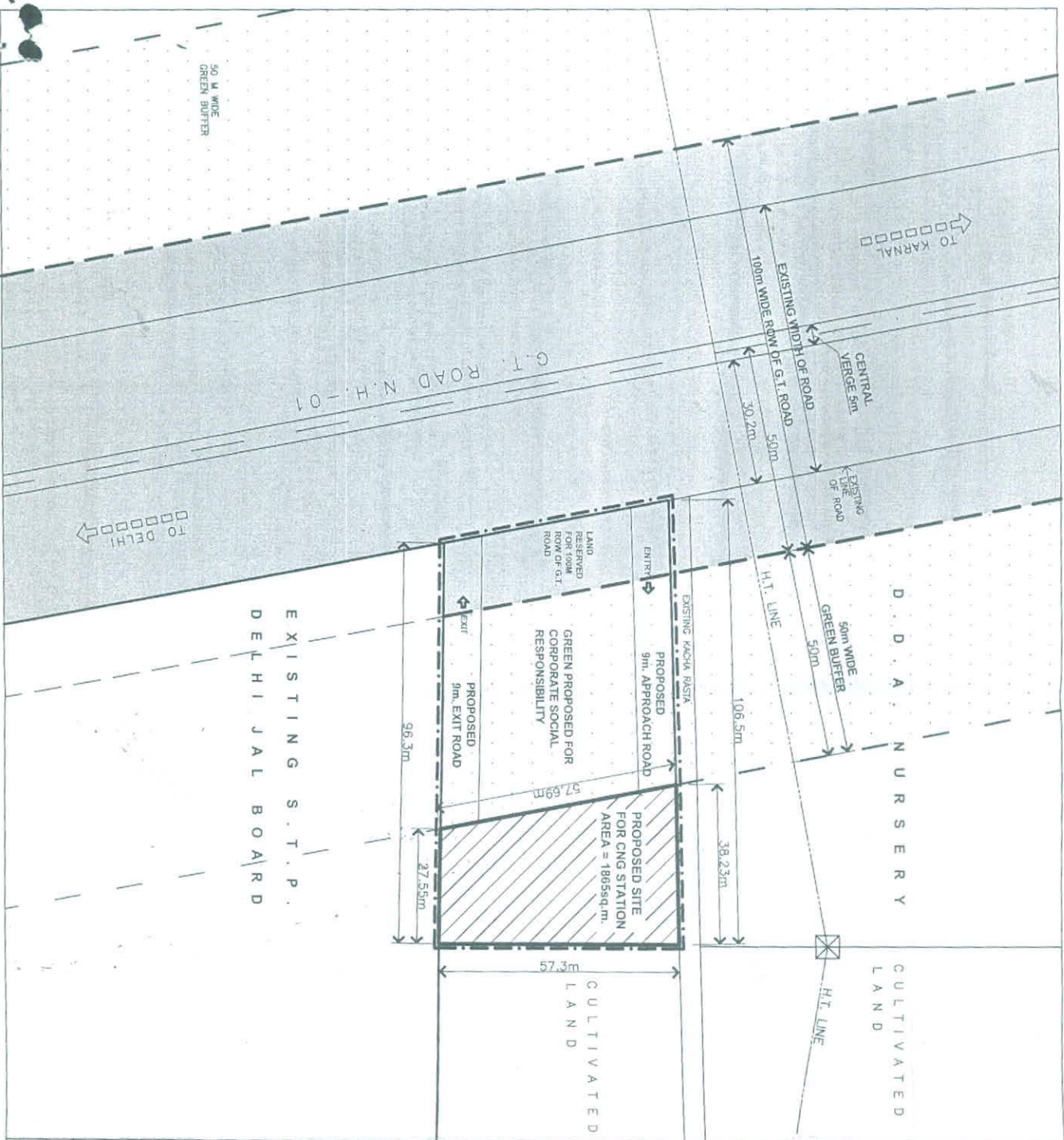
LAYOUT PLAN OF LAND MEASURING 5620 SQ.M. ALONG G.T. ROAD (N.H.-1) UNDER REVENUE ESTATE OF VILLAGE SINGHOLA IN ZONE P-4

DRAWING NO. (चित्र नंबर)

PLANNING ASSISTANT आयोजना सहायक	ASSTT. DIR. (P.L.G.) असिस्टेंट डायरेक्टर (प.ल.ग.)	NORTH (उत्तर)
DATE (दिनांक)	DATE (दिनांक)	SCALE (प्रमाण): 1:1000
BY: D.R. (P.L.G.) अथवा अन्य (प.ल.ग.)	DIRECTOR (P.L.G.) डायरेक्टर (प.ल.ग.)	

NARELA PROJECT

नरेला परियोजना





Item No.: \_\_\_\_\_

Date: \_\_\_\_\_

**AGENDA FOR TECHNICAL COMMITTEE**

No. F. 1(26)2005/MP

Sub: **Proposed change of land use from 'Commercial' (C-2) to 'Public & Semi-Public' facilities for DDA land located behind DMRC Sarita Vihar Depot, Mathura Road, Zone-F.**

**1.0 Background:**

- (i). A request was received from Sh. Parvez Hashmi, MP for allotment of land for Sr. Secondary School and Community Hall (Barat Ghar) for residents of the Aali Village on 03.07.2013. A meeting was held under Chairmanship of VC, DDA on 19.11.2014 where Director (Plg.) AP-I informed that a site measuring apporx. 6,000 sq.m. was identified which is earmarked as Facility Pocket at Molarband. This can be utilized for Sr. Secondary School which was subsequently found to be allotted to NTPC for 66 KV Sub-Station and partly for Night Shelter.
  - (ii). A joint site inspection was held on 09.04.2015 by Planning, Land Management Departments with representatives of MP. During inspection it was observed that both the sites for Sr. Secondary School and Community Hall along Aali Road are part of Integrated Freight Complex (IFC), Madanpur Khadar. The land use of these pockets as per MPD-2021 and ZDP is Commercial (C-2 : Wholesale, Warehousing, Cold Storage and Oil Depot).
  - (iii). A Joint site inspection was conducted by on 01.12.2015 where officers from land management, engineering and planning wing were present to identify the land in position in DDA and without any stay/pending litigation. Copy of the record note vide no. F1(35)/Dir (S)Plg./14/140 dated 02.12.2015 is enclosed as annexure-I.
  - (iv). This issues was discussed in a meeting u/c of VC, DDA on 07.10.2015 while discussing the suggestions by Sh. Parwez Hashmi MP. The action identified are reproduced below:-
    - a) **Land for Govt. Sr. Secondary School at Aali Village:** Dir (Plg.) AP-I informed that a total of 155 Hectares was required for IFC project, out of which 32 HA. was to be provided by DDA. Hon'ble MP brought out that Govt. ahs submitted an affidavit in the court declaring its inability to provide the requird land due to heavy encroachment. Only a total of 4-5 HA. with split plots is available with DDA. CE(EZ) requested CLM to provide copy of handing over of the land to Engineering Department.
- Decision:-** VC, DDA directed CE(EZ) to immediately protect the scattered plots by constructing boundary wall. VC also directed CE(EZ) to provide details of land

DELHI DEVELOPMENT AUTHORITY  
MASTER PLAN SECTION  
6<sup>th</sup> FLOOR, VIKAS MINAR  
I.P Estate, New Delhi – 110002  
Phone No.23370507

F.1 (3)/2016/MP/81

Date: 01.03.2016

MEETING NOTICE

The 3<sup>rd</sup> Technical Committee meeting of DDA for the year 2016 will be held under the Chairmanship of Vice Chairman, DDA on Wednesday 02.03.2016 at 10.00 AM in the Conference Hall at B-Block, 1<sup>st</sup> Floor, Vikas Sadan, INA, New Delhi 110023.

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



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

To:

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

## INDEX

### 3<sup>rd</sup> Technical Committee Meeting to be held on 02.03.2016

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2.	12/2016	Action Taken Report of the decisions taken during the previous T.C. meetings.	6
3.	13/2016	List of all the cases of Change in Land Use (CLU) for which the request has been received in DDA from various sources along with the current status.	7-17
4	14/2016	Carving out of site for CNG station along G.T. Road (N.H.-1) In Revenue Estates Of Village Singhola in zone P-II. F.7(01)/2015-MP <i>Dr. Rajen Jm</i> <i>Dr. plg Nareln</i>	18-21
5	15/2016	Proposed change of Land Use from 'Commercial'(C-2) to 'Public and Semi Public' facilities for DDA land located behind DMRC Sarita Vihar Depot, Mathura Road, Zone - F. F.1(26)2005/MP <i>Dr. Rajen Dr. plg,</i> <i>Zone F</i>	22-





ITEM No. 11/TC/2016

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


No. F.1 (02) 2016/MP/38

Date: 04.02.2016

**Subject: Minutes of the 2<sup>nd</sup> Technical Committee meeting of DDA for the year 2016 held on 03.02.2016**

The 2<sup>nd</sup> Technical Committee meeting of DDA for the year 2016 was held under the chairmanship of V.C., DDA on 03.02.2016. The list of the participants is enclosed. Please find enclosed herewith a copy of the minutes for further necessary action.

Encl.: As above

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

To:

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

Agenda Item No.	Issue	Discussion/ Recommendations	Remarks
07/2016	Confirmation of the 1 <sup>st</sup> Technical Committee meeting held on 07.01.2016	Since no observations/ comments were received, the minutes of the 1 <sup>st</sup> Technical Committee meeting held on 07.01.2016 along with the Corrigendum issued for Item No. 6/2016 were confirmed as circulated.	
08/2016	Change of land use of an area measuring 90 ha proposed for IFC in Sector-25, Dwarka from Commercial (C-2) to Public & Semi Public (PS-1) Zone-K-II.	The proposal was presented by Director (Plg.) Dwarka. 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.) Dwarka
09/2016	Rationalization of Development Control Norms for Socio-Cultural Activities in MPD-2021.	The proposal was presented by Dy. Director (Plg.) MP. After detailed deliberation, the proposal as annexed was recommended by the Technical Committee for further processing under Section - 11A of DD Act, 1957.	Action: Director (Plg.) MP&DC
10/2016	Proposed Change of Landuse of an area measuring 2.63 Ha. From 'Recreational (District Park)' to 'Public and Semi-Public Facilities' for construction of a building for the National Museum of Natural History, behind Purana Quila at Bhairon Mandir Road, opposite Pragati Maidan, New Delhi, Zone D.	The proposal was presented as a laid on table item by Addl. Comm. (Plg.) AP. After detailed deliberation, the proposal as contained in para 8.0 of the agenda was recommended by the Technical Committee for further processing under Section-11A of DD Act, 1957.	Action: Director (Plg.) Zone D

During the meeting, it was decided that in future the Items for the Technical Committee meeting shall be as per the following:

- i. Item No. 1 - Confirmation of the Minutes of the earlier Technical Committee meeting.
- ii. Item No. 2 - Action Taken Report of the decisions taken during the previous T.C. meetings.
- iii. Item No. 3 - List of all the cases of Change in Land Use (CLU) for which the request has been received in DDA from various sources along with the current status.
- iv. Item No. 4 onwards other Items of the Technical Committee.



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ANNE

# Proposed Modifications

A new Facility as 'Socio Cultural Centre' shall be added in following tables of MPD-2021:

a. Table 3.4 City level facilities

Facilities	No.	Area (In Ha)
18. Socio-Cultural Centre	At sub-city level	As per requirement

b. Table 13.16: Planning Norms and Standards for Socio-Cultural Facilities

Sl. No.	Category	Population / unit (approx.)	Plot Area
7	Socio-Cultural Centre	Sub-City Level	As per Requirement

c. Table 13.17: Development Controls for Socio-Cultural Facilities

Sl. No.	Category	Maximum			Other Controls
		Ground Coverage	FAR	Height	
7	Socio-Cultural Centre	40%	120	NR, subject to approval from AAI, Fire Deptt. and other statutory bodies	1. Parking standard @ 2 ECS / 100 sq m of floor area. 2. Socio Cultural activities shall be minimum 40% of floor area. Retail trade and office space/ commercial office shall be upto max. 30% of floor area. Hotels and related activities to be restricted to 30% of floor area.

d. Table 13.27: Socio-Cultural and Community Facilities

Sl. No.	Use/Premises	Definitions	Activities Permitted
26	Socio-Cultural Centre	A premise with facilities that promote culture & other activities that include traditions or living expressions such as oral traditions, performing arts, social practices, rituals, festive events, knowledge and practices concerning nature and the universe or the knowledge and skills.	Outdoor spaces / amphitheatre for cultural activities, museums (art, cultural artifacts, natural history, science, community etc.), planetarium, auditorium, exhibition areas, convention centre, literary / film festival, Film centre, Multipurpose training and meeting rooms, Areas for public education, Documentation centre, library, Temporary as well as permanent exhibition areas, commercial office / retail space, Guest rooms, Hotels with permissibility of activities as per Table 13.17 and Table 5.5.

List of participants of 2nd meeting for the year 2016 of Technical Committee on 03.02.2016

**DELHI DEVELOPMENT AUTHORITY**

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner (LM), DDA
4. Commissioner (Plg), DDA
5. Addl. Chief Architect-I, HUPW/DDA
6. Addl. Commissioner (Plg.) AP& Building, DDA
7. Director (Plg.) MP, DDA
8. Director (Landscape), DDA
9. Director (Plg.) NP/LP, DDA
10. Director (Plg.) Rohini & Dwarka, DDA
11. Director (Plg.) VC Sect., DDA

**OTHER ORGANIZATION**

1. Sh. Rajeev Sood, Chief Architect, NDMC
2. Sh. S. K. Maggu, Asstt. Engg. (C), L&DO
3. Sh. Sudeep Roy, Asstt. TCP, TCPO, Ministry of Urban Development
4. Sh. Udit Ratna, Chief Town Planner, MCD (South)
5. Sh. Bharat Bhusan, Senior Town Planner, MCD (South)
6. Sh. Dung Dung, S.E., Ministry of Environment, Forest & Climate Change, GOI.
7. Sh. M.M. Pandey Under Secretary S.E. Ministry of Environment Forest & Climate Change, GOI.



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ITEM No. 12/TC/201

**ITEM NO. 12: ACTION TAKEN REPORT OF THE DECISIONS TAKEN DURING THE  
2<sup>nd</sup> T.C. MEETINGS. (03.02.2016)**

Sl. No.	Item No	Subject	Action Taken
1.	08/2016	Change of land use of an area measuring 90 ha proposed for IFC in Sector-25, Dwarka from Commercial (C-2) to Public & Semi Public (PS-1) Zone-K-II.	Agenda put up in the Authority Meeting dt. 17.02.2016, as approved by the Authority. Public Notice has been issued dated 22.02.2016 & circulated
2	09/2016	Rationalization of Development Control Norms for Socio-Cultural Activities in MPD-2021	Agenda put up in the Authority Meeting dt. 17.02.2016, as approved by the Authority. Public Notice has been issued dated 22.02.2016 & circulated
3	10/2016	Proposed Change of Landuse of an area measuring 2.63 Ha. From 'Recreational (District Park)' to 'Public and Semi-Public Facilities' for construction of a building for the National Museum of Natural History, behind Purana Quila at Bhairon Mandir Road, opposite Pragati Maidan, New Delhi, Zone D.	Agenda put up in the Authority Meeting dt. 17.02.2016, as approved by the Authority. Public Notice has been issued dated 22.02.2016 & circulated

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ITEM No. 13/TC/2016

Item No.13: List of all the cases of Change of Landuse (CLU) for which the request has been received in DDA from various sources

CHANGE OF LANDUSE CASES PENDING IN AREA PLANNING UNIT:

Sl. No.	Details of the Proposal	Proposal received from & Date	Change of Land use		Action Taken Till Date (Letters sent etc.)	Status Report
			From	To		
1.	Change of Land use of vacant land of old Slaughter House at Sadar Bazar from Residential use to Transportation (Multi Level parking) in Zone-A.	North DMC dated 15.5.15.	Residential	Transportation (Multi Level Parking)	1. Agenda for CLU was placed in TCM dt.26.06.15. MCD said the ownership is with them & accordingly TCM approved the proposal 2. Land Department DDA informed that the ownership is with DDA. 3. Joint site visit was conducted on 12.10.15 & report forwarded to the Lands Department of DDA and North DMC with request to resolve the matter. 4. The Commr.(LM) informed in a meeting held to review the issues for warded by Dr. Harsh Vardhan that there is a litigation in progress. 5. In this regard to resolve the issues of ownership and court cases, letter has been sent by Dir.(Plg)AP-I to Commr.(LM), Commr(LD) and CLA-DDA vide letter no. F.3(61)2011/MP/D-20 dated 30.12.15.	The change of landuse has been approved by the Technical committee. However the same is under examination due to the issue of land ownership and litigation raised by Lands Department of DDA.
2.	Change of status of the Zonal Plan Road up to a stretch from Desh Bandhu Gupta Road and Link Road/land use of the same from Transportation to 'Residential' for an area measuring	Lands Department of DDA (OSB)	Transportation	Residential		1. Agenda for CLU was placed in 14 <sup>th</sup> TCM on 17.11.2014. 2. TCM recommended the proposal. 3. The Pr. Secy to LG has desired certain clarification with reference to draft agenda for authority submitted in file for approval. 4. The file forwarded to OSB for providing justifications and review of requirement of change of land use as

*Approved*



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8880.00 (Approx). (Zone-A)	sqm.					DDA's review petition has been rejected by the Hon'ble Supreme Court for which the change of land use has been initiated. 5. The file received from OSB is being submitted to Hon'ble L.G. for further necessary action.
3.	Change of land use of 3.7 hac. of land at Inderlok station to commercial from Green and Industrial to Commercial (Zone-B)	DMRC dated 05.08.15	Recreational (Part) and Industrial/Manufacturing (Part)	Commercial	The issue is under process. Letter issued vide dated 25.02.16 File No.F.3(73)2011-MP.  <i>C.V. Naga</i>	The joint site inspection has been convened with DMRC and DUSIB and it was agreed to process change of land use after receiving NOC from DUSIB as the land was allotted on conditional basis. The issue was discussed in the meeting held with VC, DDA on 28.01.16 to review the property development issue of DMRC and it was observed that this plot is located within 500 mtr. wide belt of influence zone along Metro Corridor. As per TOD regulations as envisaged in Transportation Chapter of MPD-2021 the plots with industrial land use can be developed with 400 FAR and mix of uses. In view of the above, the DMRC is being requested to consider the development of this plot as per TOD provisions of MPD-2021.
4.	The proposal of change of land use of 1.71 Hac. from Recreational/Distt. Park to Commercial	North DMC	Recreational / Distt. Park	Commercial		The proposal was discussed in 11 <sup>th</sup> Meeting of Technical Committee of DDA held on 02.09.14 vide item No. 52/14 and following was decided

<p>for re-location scheme of Tyre Market, Rani Jhansi Road, Gaushala Marg located at Sanjay Gandhi Transport Nagar, Phase-I affected due to widening of Kishan Ganj, RUB. (Zone-C)</p>					<p>"The proposal was presented by Chief Town Planner, SDMC where it was explained that the Tyre shop owners at Rani Jhansi Road have been relocated adjacent to Sanjay Gandhi Transport Nagar, due to widening of Kishan Ganj RUB. The scheme has been already implemented on land hold by North DMC, the Technical Committee observed that such changes/reduction of green areas can be examine as part of Local Area Plan as and when prepared by North DMC. The item was deferred. Subsequently, the Private Secretary to Hon'ble L.G., Delhi has requested DDA vide U.O. No. 14(1)/RN/2014/294/B-628 dated 13.01.15 to consider the proposal of North DMC and endorsed a copy of this letter to Commissioner (NDMC) requesting to re-submit the proposal and pursue the matter with DDA. Accordingly, Sr. Town Planner-II, North DMC re-submitted the agenda along with the letter of L.G. Secretariat referred above.</p> <p>As it is being the issue of regularization of already executed change of land use the MCD is being requested to provide similar such cases for placing before the Technical Committee.</p>
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5.	CLU of MCD staff quarter complex at Model Town for relocation and rehabilitation project affected persons of the project of construction of Grade separated at Rani Jhansi Road from District Park to Residential (Area 5.43 Hac.) (Zone-C)	North DMC Dated 13.12.13	Recreational (Distt. Park)	Residential	The area falls under Natural Conservation Zone of National Capital Region plan -2021 of NCRPB. The North DMC has been requested to submit clarification vide letter dated 11.09.15.	Approved by Technical Committee but could not be put up to authority as the area falls under Natural Conservation Zone of National Capital Region plan -2021 of NCRPB. The North DMC has been requested to submit clarification vide letter dated 11.09.15.
6.	Change of land use of Municipal staff quarters on the kind measuring 1.264 Hac. at Bungalow road to Commercial (non-Hierarchical Commercial Centre). (Zone-C)	North DMC Dated 10.04.15	Public and Semi Public	Commercial		The proposal received from North DMC is under examination as there is variance in land use mentioned in Agenda and location marked on copy of Zonal Development Plan, and North DMC is being requested to provide clarification/information for further processing the proposal for Change of land use.
7.	Change of land use of Municipal staff quarters at Azadpur on the land measuring (10.12 Hac.) from Residential to Commercial. (Zone-C)	North DMC Dated 07.12.15	Residential	Commercial		The proposal received from North DMC is under examination and joint site inspection is being convened and letter is being sent to NDMC as the agenda needs supporting information such as location map approved LOP, minutes of standing committee etc. as per MOUD letters dated 07.04.15 and 24.09.15

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8.	Change of land use of the land measuring "0.29 Hac (2900 sqm) land at Lado Sarai (Zone-F) from "Recreational" (Distt. Park) to "Public & Semi Public facilities (Hospital)" (Zone-F)		Recreational (Distt. Park)	Public & Semi Public facilities		As per order of Hon'ble High Court the clarification from concerned department are being obtained.
9.	Regarding CLU of Chara Mandi (Fodder Market), on Land measuring 3.5 Ha at Zakhira.	St. Town Planner-II NDMC Vide letter no. TP/G/1338 dated 03.07.2015	'Transportation' (Grade Separator)	'Commercial' (Community Center)	<p>*A joint site inspection was convened On 08/09/15 along with representatives of NDMC, PWD, Eng. Wing, LM Wing, Nazul lands, DDA and minutes issued on 18.9.15.</p> <p>*MCD was requested vide letter dated 28.10.15 to submit the observations of PWD &amp; L&amp;E Dept. regarding requirement of land for Grade separators on this land.</p> <p>*It was also requested to submit the specific information sought by MOUD.</p> <p>*The above mentioned information is awaited.</p>	Action will be taken after the reply is received from NDMC.
10.	Change of Land Use of land measuring 18452.0 sqm from "Recreational" (District Park) to "Transportation"	DMRC Dated- 03.08.2012	Recreational (District Park)	Transportation (Metro Station)	<p>Landscaping plan modified by landscape Deptt. &amp; approved by 319<sup>th</sup> Screening Committee in its meeting held on 10.02.2014 vide item no. 29:2014.</p>	Requisite information's yet not received from Lands Deptt DDA & DMRC.

Refer to  
DIT, P&C



	(Metro Station) at Netaji Subhash Place, Pitampura, Zone-H.  [F.20(8)2012/MP]				<ul style="list-style-type: none"> <li>Approved by Technical Committee in its meeting held on 02.09.2014 vide item no. 49/2014.</li> <li>With reference to MoUD letter dated 07.04.2015, letters were sent to Director (Lands) DDA and DMRC to provide the information's as per MoUD letter.</li> </ul>	
11.	Change of land use from 'Recreational' (District Park) to 'Utility' (Garbage Transfer Station) for allotment of land to EDMC for setting up of Garbage Transfer Station in Zone-E : at 'Y' point, Shaastri Park..	Request has been received from Chief Engineer, EDMC vide letter dated 14.6.2013 for allotment of land for setting up of Garbage Transfer Station.	'Recreational' (District Park)	'Utility' (Garbage Transfer Station) 	Letter dated 31.3.2014 was issued to Chief Engineer (HQ) EDMC to adhere to the directions of Technical Committee and submit the requisite information. However no communication has been received from EDMC in this regard. Further, the land u/r has been allotted to EDMC vide letter F.23(35)14/IL/1320 dt. 04.07.14.	However no communication has been received from EDMC. Further, the land u/r has been allotted to EDMC vide letter F.23(35)14/IL/1320 dt. 04.07.14.
12.	Proposed Change of Landuse of Land measuring 10000 sqm (1.0 Ha.), on South of Agra Canal upto Road No. 13(A) for Metro Station at Kalindi Kunj in Zone-'O' from 'Recreational' to 'Transportation' (T2: MRTS).	DMRC vide letter No.DMRC/Land/15/DDA/JP-BG/1441/325 dated 17.4.2012	'Recreational'	'Transportation' (T2: MRTS). 	The decision of the Technical Committee meeting held on 1.10.2013 was conveyed to Chief Engineer/Gen, DMRC vide this office letter F.20(06)2013/MP/D-576 dated 11.11.2013. No further communication received so far.	The proposal was again submitted in Technical Committee meeting held on 1.10.2013 vide Item No. 41/2013. The decision of the Technical Committee is reproduced below:- "The Technical Committee agree the proposal of change of landuse of area measuring 10000 sqm (1.0Ha.) of South of Agra Canal upto Road No. 13 (A) for Metro Station at Kalindi Kunj in Zone-'O' from 'Recreational' to 'Transportation' (T2: MRTS)." 

13.	Planning Permission for proposed Construction of Ramp in Zone 'O' opposite Sarai Kale Khan for Mukundpur - Yamuna Vihar Corridor (Line - 7) of Delhi MRTS project, Phase-III	DMRC vide letter No. DMRC/Lan d/15/DDA/MKP -YU/1341/923 dated 22.11.2012	Recreational	Specific use premise - Ramp (underground to elevated)	The decision of the TC meeting was conveyed to DMRC vide letter dated 8.8.13 and 07.10.2014. In response, DMRC vide letter dated 29.10.2014 has submitted the copy of Ministry of Environment & Forest, GOI notification dated 14.9.2006 and stating that MRTS projects is not covered in category 'A' & category 'B' works. No Environment Clearance is required for MRTS projects.	The proposal was discussed in the Technical Committee meeting vide item No. 25/13 dated 20.6.13. Decision is as follows: "After detailed deliberation, the proposal was approved and it was suggested that the Ramp will be part of the Bridge. The layout plan of the same shall be submitted by DMRC. DMRC to submit all clearances to DDA. The proposal after the clearances will be submitted to Authority for consideration and permission of the proposed specific use premise- Ramp (underground to elevated) in the use Zone A-3: River & Water Body as per provision under Notes (IV) of sub clause 8(2) of clause 8 of chapter - 17 Development Code of MPD-2021".
	In response, DMRC vide letter dated 08.01.2015 again submitted the copy of Ministry of Environment & Forest,					Section 11-A of DD Act 1957 subject to the following clearances from : i) Yamuna Standing Committee / Central Water Commission. ii) EIA clearance from Ministry of Environment and Forest (MoEF), Gol.





14.	Modification in the Zonal Development plan of Zone 'D' prepared under MPD-2001 by changing the area of existing Minto Road staff quarters of North DMC having being shown as Recreational (District Park) to Residential use and simultaneously a part of area may be converted/changed to 'Govt. Office'.	A proposal dated 13.11.2013 was received from North Delhi Municipal Corporation (NDMC)	Recreationa l (District Park) to	Residential use  <i>Simultaneous y, a part of area changed to 'Govt. Office'.</i>	<p>I. The above proposal was earlier examined by UTTIPEC unit and discussed in the 21st Governing Body meeting (GBM) of UTTIPEC held on 19.02.2010.</p> <p>II. Based on the examination by UTTIPEC, a letter dated 15.10.2014 was sent by planning Department, DDA to NDMC stating the following: a) "It was observed that the modified traffic circulation plan and transport infrastructure plan for proposed Redevelopment of New Delhi Railway Station was agreed in principle in the 21st UTTIPEC Governing Body Meeting (GBM) held on 19.02.2010, subject to submission of modified proposal (Refer item 6 (c) of minutes of the 21st UTTIPEC GBM, which is available on UTTIPEC website i.e. www.uttipeccnic.in). This modified proposal has not been submitted by the Railway Authorities till date. b) Therefore, the proposal of North DMC could only be examined after the final view regarding traffic circulation plan and transport infrastructure plan for proposed redevelopment of New Delhi Railway Station is submitted by Railways to UTTIPEC.</p>	<p>Further, NDMC vide letter dated 17.11.2014 had requested the Railway Authorities to address the issues raised by DDA vis-à-vis the proposal of NDMC. The observations/ comments from the Railway Authorities are still awaited. No action pending with Planning Department, DDA as on date.</p>
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15.	Change of land use of 'Kamla Market' from 'Recreational' (District Park) to 'Commercial' (Non-hierarchical Commercial Centre)	The proposal regarding proposed change of land use was received from North Delhi Municipal Corporation (NDMC) vide letter dated 24.02.2015	'Recreational' (District Park)	'Commercial' (Non-hierarchical Commercial Centre)	<p>c) North DMC is requested to take up this matter with Railway Authority regarding impact of modified traffic circulation plan and transport infrastructure plan for proposed Redevelopment of New Delhi Railway Station on the proposed site by North DMC for re-construction of the Municipal Staff quarters and part of office building."</p> <p>The same was placed before the 3rd Technical Committee meeting held on 10.04.2015 along with planning observations &amp; 4th Technical Committee meeting held on 19.05.2015 while conforming the minutes of the 3rd Technical committee meeting. The decision of the Technical Committee was communicated to NDMC vide DDAs letter dated 19.06.2015.</p> <p>i. Further, in continuation to North DMC letter dated 24.02.2015, North DMC had sent the information/documents i.e. total area, layout plan etc. of Kamla Market area. The same were examined in Planning, Zone-D unit and a letter dated 17.07.2015 was sent to North DMC for sending the following requisite information to this office for further examination.</p>	<p>NDMC vide letter dated 16.07.2015 has sent certain clarification. In view of NDMC letter dated 16.07.2015, a letter dated 17.09.2015 was sent to NDMC for sending the requisite information. The same is still awaited from North DMC.</p> <p>No action pending with Planning Department, DDA as on date.</p>
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					<p>a) "Total area and boundary (North, South, East &amp; West) to be earmarked on the approved layout plan of Kamla Market.</p> <p>b) The justification as given by North DMC vide letter dated 20.05.2015 for declaring the said market as "Non-Hierarchical Commercial Centre" is not justified properly. This may be elaborated with the basis and criteria for declaring the said market under this category as per MPD-2021."</p>	
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# INDEX

## 3<sup>rd</sup> Technical Committee Meeting to be held on 02.03.2016

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ITEM No.13/TC/2015

Item No.13: List of all the cases of Change of Landuse (CLU) for which the request has been received in DDA from various sources

CHANGE OF LANDUSE CASES PENDING IN AREA PLANNING UNIT:

Sl. No.	Details of the Proposal	Change of Land use		Action Taken Till Date (Letters sent etc.)	Status Report
		Proposal received from & Date	From To		
1.	Change of Land use of vacant land of old Slaughter House at Sadar Bazar from Residential use to Transportation (Multi Level parking) in Zone-A.	North DMC dated 15.5.15.	Residential Transportation (Multi Level Parking)	1. Agenda for CLU was placed in TCM dt.26.06.15. MCD said the ownership is with them & accordingly TCM approved the proposal 2. Land Department DDA informed that the ownership is with DDA. 3. Joint site visit was conducted on 12.10.15 & report forwarded to the Lands Department of DDA and North DMC with request to resolve the matter. 4. The Commr.(LM) informed in a meeting held to review the issues for warded by Dr. Harsh Vardhan that there is a litigation in progress. 5. In this regard to resolve the issues of ownership and court cases, letter has been sent by Dir.(Plg)AP-1 to Commr.(LM), Commr(LD) and CLA-DDA vide letter no. F.3(61)2011/MP/D-20 dated 30.12.15.	The change of landuse has been approved by the Technical committee. However the same is under examination due to the issue of land ownership and litigation raised by Lands Department of DDA.
2.	Change of status of the Zonal Plan Road up to a stretch from Desh Bandhu Gupta Road and Link Road/land use of the same from Transportation to Residential for an area measuring	Lands Department of DDA (OSB)	Transportation Residential		1. Agenda for CLU was placed in 14 <sup>th</sup> TCM on 17.11.2014. 2. TCM recommended the proposal. 3. The Pr. Secy to LG has desired to draft agenda for authority submitted in file for approval. 4. The file forwarded to OSB for providing justifications and review of requirement of change of land use as



	8880.00 (Approx). (Zone-A)	sqm.					DDA's review petition has been rejected by the Hon'ble Supreme Court for which the change of land use has been initiated. 5. The file received from OSB is being submitted to Hon'ble L.G. for further necessary action.
3.	Change of land use of 3.7 hac. of land at Inderlok station to commercial from Green and Industrial to Commercial (Zone-B)		DMRC dated 05.08.15	Recreational (Part) and Industrial/Manufacturing (Part)	Commercial	The issue is under process. Letter issued vide dated 25.02.16 File No.F.3(73)2011-MP.	The joint site inspection has been convened with DMRC and DUSIB and it was agreed to process change of land use after receiving NOC from DUSIB as the land was allotted on conditional basis. The issue was discussed in the meeting held with VC, DDA on 28.01.16 to review the property development issue of DMRC and it was observed that this plot is located within 500 mtr. wide belt of influence zone along Metro Corridor. As per TOD regulations as envisaged in Transportation Chapter of MPD-2021 the plots with industrial land use can be developed with 400 FAR and mix of uses. In view of the above the DMRC is being requested to consider the development of this plot as per TOD provisions of MPD-2021.
4.	The proposal of change of land use of 1.71 Hac. from Recreational/Distt. Park to Commercial		North DMC	Recreational / Distt. Park	Commercial		The proposal was discussed in 11 <sup>th</sup> Meeting of Technical Committee of DDA held on 02.09.14 vide Mem No. 52/14 and following was decided

<p>for re-location scheme of Tyre Market, Rani Jhansi Road, Gaushala Marg located at Sanjay Gandhi Transport Nagar, Phase-I affected due to widening of Kishan Ganj, RUB. (Zone-C)</p>					<p>"The proposal was presented by Chief Town Planner, SDMC where it was explained that the Tyre shop owners at Rani Jhansi Road have been relocated adjacent to Sanjay Gandhi Transport Nagar, due to widening of Kishan Ganj RUB. The scheme has been already implemented on land hold by North DMC, the Technical Committee observed that such changes/reduction of green areas can be examine as part of Local Area Plan as and when prepared by North DMC. The item was deferred. Subsequently, the Private Secretary to Hon'ble L.G., Delhi has requested DDA vide U.O. No. 14(1)RN/2014/294/B-628 dated 13.01.15 to consider the proposal of North DMC and endorsed a copy of this letter to Commissioner (NDMC) requesting to re-submit the proposal and pursue the matter with DDA. Accordingly, Sr. Town Planner-II, North DMC re-submitted the agenda along with the letter of L.G. Secretariat referred above.</p> <p>As it is being the issue of regularization of already executed change of land use the MCD is being requested to provide similar such cases for placing before the Technical Committee.</p>
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5.	<p>CLU of MCD staff quarter complex at Model Town for relocation and rehabilitation project affected persons of the project of construction of Grade separated at Rani Jhansi Road from District Park to Residential (Area 5.43 Hac.) (Zone-C)</p>	<p>North DMC Dated 13.12.13</p>	<p>Recreational (Distt. Park)</p>	<p>Residential</p>	<p>The area falls under Natural Conservation Zone of National Capital Region plan -2021 of NCRPB. The North DMC has been requested to submit clarification vide letter dated 11.09.15.</p>	<p>Approved by Technical Committee but could not be put up to authority as the area falls under Natural Conservation Zone of National Capital Region plan - 2021 of NCRPB. The North DMC has been requested to submit clarification vide letter dated 11.09.15.</p>
6.	<p>Change of land use of Municipal staff quarters on the kind measuring 1.264 Hac. at Bungalow road to Commercial (non-Hierarchical Commercial Centre). (Zone-C)</p>	<p>North DMC Dated 10.04.15</p>	<p>Public and Semi Public</p>	<p>Commercial</p>		<p>The proposal received from North DMC is under examination as there is variance in land use mentioned in Agenda and location marked on copy of Zonal Development Plan, and North DMC is being requested to provide clarification/information for further processing the proposal for Change of land use.</p>
7.	<p>Change of land use of Municipal staff quarters at Azadpur on the land measuring (10.12 Hac.) from Residential to Commercial. (Zone-C)</p>	<p>North DMC Dated 07.12.15</p>	<p>Residential</p>	<p>Commercial</p>		<p>The proposal received from North DMC is under examination and joint site inspection is being convened and letter is being sent to NDMC as the agenda needs supporting information such as location map approved LOP, minutes of standing committee etc. as per MOUD letters dated 07.04.15 and 24.09.15</p>

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8.	Change of land use of the land measuring "0.29 Hac (2900 sqm) land at Lado Sarai (Zone-F) from "Recreational" (Distt. Park) to "Public & Semi Public facilities (Hospital)" (Zone-F)		Recreational (Distt. Park)	Public & Semi Public facilities		As per order of Hon'ble High Court the clarification from concerned department are being obtained.
9.	Regarding CLU of Chara Mandi (Fodder Market), on Land measuring 3.5 Ha at Zakhira.	Sr. Town Planner-II NDMC Vide letter no. TP/G/1338 dated 03.07.2015	'Transportati on' (Grade Separator)	'Commercial' (Community Center)	<p>*A joint site inspection was convened On 08/09/15 along with representatives of NDMC, PWD, Eng. Wing, LM Wing, Nazul lands, DDA and minutes issued on 18.9.15.</p> <p>*MCD was requested vide letter dated 28.10.15 to submit the observations of PWD &amp; L&amp;E Dept. regarding requirement of land for Grade separators on this land.</p> <p>*It was also requested to submit the specific information sought by MOUD.</p> <p>*The above mentioned information is awaited.</p>	Action will be taken after the reply is received from NDMC.
10.	Change of Land Use of land measuring 18452.0 sqm from "Recreational" (District Park) to "Transportation"	DMRC Dated- 03.08.2012	Recreational (District Park)	Transportation (Metro Station)	<p>▪ Landscape plan modified by landscape Deptt. &amp; approved by 319<sup>th</sup> Screening Committee in its meeting held on 10.02.2014 vide item no. 29.2014.</p>	<p>▪ Requisite information's yet not received from Lands Deptt DDA &amp; DMRC.</p>



	(Metro Station) at Netaji Subhash Place, Pitampura, Zone-H. [F.20(8)2012/MP]				<ul style="list-style-type: none"> <li>Approved by Technical Committee in its meeting held on 02.09.2014 vide item no. 49/2014.</li> <li>With reference to MoUD letter dated 07.04.2015, letters were sent to Director (Lands) DDA and DMRC to provide the information's as per MoUD letter.</li> </ul>	
11.	Change of land use from 'Recreational' (District Park) to 'Utility' (Garbage Transfer Station) for allotment of land to EDMC for setting up of Garbage Transfer Station in Zone-E : at 'Y' point, Shastri Park..	Request has been received from Chief Engineer, EDMC vide letter dated 14.6.2013 for allotment of land for setting up of Garbage Transfer Station.	'Recreational' (District Park)	'Utility' (Garbage Transfer Station)	Letter dated 31.3.2014 was issued to Chief Engineer (HQ) EDMC to adhere to the directions of Technical Committee and submit the requisite information. However no communication has been received from EDMC. Further, the land u/r has been allotted to EDMC vide letter F.23(35)14/IL/1320 dt. 04.07.14.	However no communication has been received from EDMC. Further, the land u/r has been allotted to EDMC vide letter F.23(35)14/IL/1320 dt. 04.07.14.
12.	Proposed Change of Landuse of Land measuring 10000 sqm (1.0 Ha.), on South of Agra Canal up to Road No. 13(A) for Metro Station at Kalindi Kunj in Zone-'O' from 'Recreational' to 'Transportation' (T2: MRTS).	DMRC vide letter No.DMRC/Land/15/DDA/JP-BG/1441/325 dated 17.4.2012	'Recreational'	'Transportation' (T2: MRTS).	The decision of the Technical Committee meeting held on 1.10.2013 was conveyed to Chief Engineer/Gen, DMRC vide this office letter F.20(06)2013/MP/D-576 dated 11.11.2013. No further communication received so far.	The proposal was again submitted in Technical Committee meeting held on 1.10.2013 vide Item No. 41/2013. The decision of the Technical Committee is reproduced below:- "The Technical Committee agree the proposal of change of landuse of area measuring 10000 sqm (1.0Ha.) of South of Agra Canal upto Road No. 13 (A) for Metro Station at Kalindi Kunj in Zone-'O' from 'Recreational' to 'Transportation' (T2:MRTS)."

13.	Planning Permission for proposed Construction of Ramp in Zone 'O' opposite Sarai Kale Khan for Mukundpur - Yamuna Vihar Corridor (Line - 7) of Delhi MRTS project, Phase-III	DMRC vide letter No. DMRC/Lan d/15/DDA/MKP -YU/1341/923 dated 22.11.2012	'Recreational	'specific use premise - Ramp (underground to elevated)'	The decision of the TC meeting was conveyed to DMRC vide letter dated 8.8.13 and 07.10.2014. In response, DMRC vide letter dated 29.10.2014 has submitted the copy of Ministry of Environment & Forest, GOI notification dated 14.9.2006 and stating that MRTS projects is not covered in category 'A' & category 'B' works. No Environment Clearance is required for MRTS projects.	<p>Section 11-A of DD Act 1957 subject to the following clearances from :</p> <p>i) Yamuna Standing Committee / Central Water Commission.</p> <p>ii) EIA clearance from Ministry of Environment and Forest (MoEF), GoI.</p> <p>The proposal was discussed in the Technical Committee meeting vide item No. 25/13 dated 20.6.13. Decision is as follows: "After detailed deliberation, the proposal was approved and it was suggested that the Ramp will be part of the Bridge. The layout plan of the same shall be submitted by DMRC. DMRC to submit all clearances to DDA.</p> <p>The proposal after the clearances will be submitted to Authority for consideration and permission of the proposed specific use premise- Ramp (underground to elevated) in the use Zone A-3: River &amp; Water Body as per provision under Notes (IV) of sub clause 8(2) of clause 8 of chapter - 17 Development Code of MPD-2021".</p>
					<p>The letter was again sent to DMRC on 12.12.2014 referring to various Hon'ble NGT orders in case no. OA-06/2012, OA-300/2013 and OA-89/2013 and stating that in light of these orders DMRC shall obtain clearance from MoEF as directed by Technical Committee.</p> <p>In response, DMRC vide letter dated 08.01.2015 again submitted the copy of Ministry of Environment &amp; Forest,</p>	

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						<p>GOI notification dated 14.9.2006 and stating that MRTS projects is not covered in category 'A' &amp; category 'B' works. No Environment Clearance is required for MRTS projects.</p> <p>In the meanwhile Hon'ble NGT issued orders on 13.01.2015 and 02.03.2015 banning all construction in Zone O without clearance from Principal Committee constituted by Hon'ble NGT.</p> <p>In response no letter of clearance from Principal Committee or else submitted by DMRC.</p> <p>In the meanwhile a letter has been sent to Director (Lands) and Dy. Dir. (LM) South East Zone, DDA to provide the status of land i.e. ownership encroachment, court case vide this office letter dated 3.7.2015 and reminder dated 10.2.2016 respectively.</p>
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14.	Modification in the Zonal Development plan of Zone 'D' prepared under MPD-2001 by changing the area of existing Minto Road staff quarters of North DMC having being shown as Recreational (District Park) to Residential use and simultaneously a part of area may be converted/ changed to 'Govt. Office'.	A proposal dated 13.11.2013 was received from North Delhi Municipal Corporation (NDMC).	Recreationa I (District Park) to	Residential use Simultaneousl y, a part of area changed to 'Govt. Office'.	<p>I. The above proposal was earlier examined by UTTIPEC unit and discussed in the 21st Governing Body meeting (GBM) of UTTIPEC held on 19.02.2010.</p> <p>II. Based on the examination by UTTIPEC, a letter dated 15.10.2014 was sent by planning Department, DDA to NDMC stating the following: a) "It was observed that the modified traffic circulation plan and transport infrastructure plan for proposed Redevelopment of New Delhi Railway Station was agreed in principle in the 21st UTTIPEC Governing Body Meeting (GBM) held on 19.02.2010, subject to submission of modified proposal (Refer item 6 (c) of minutes of the 21st UTTIPEC GBM, which is available on UTTIPEC website i.e. <a href="http://www.uttipee.nic.in">www.uttipee.nic.in</a>). This modified proposal has not been submitted by the Railway Authorities till date.</p> <p>b) Therefore, the proposal of North DMC could only be examined after the final view regarding traffic circulation plan and transport infrastructure plan for proposed redevelopment of New Delhi Railway Station is submitted by Railways to UTTIPEC.</p>	<p>Further, NDMC vide letter dated 17.11.2014 had requested the Railway Authorities to address the issues raised by DDA vis-à-vis the proposal of NDMC. The observations/ comments from the Railway Authorities are still awaited.</p> <p>No action pending with Planning Department, DDA as on date.</p>
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15.	Change of land use of 'Kamla Market' from 'Recreational' (District Park) to 'Commercial' (Non-hierarchical Commercial Centre)	The proposal regarding proposed change of land use was received from North Delhi Municipal Corporation (NDMC) vide letter dated 24.02.2015	'Recreational' (District Park)	'Commercial' (Non-hierarchical Commercial Centre)	<p>c) North DMC is requested to take up this matter with Railway Authority regarding impact of modified traffic circulation plan and transport infrastructure plan for proposed Redevelopment of New Delhi Railway Station on the proposed site by North DMC for re-construction of the Municipal Staff quarters and part of office building."</p> <p>The same was placed before the 3rd Technical Committee meeting held on 10.04.2015 along with planning observations &amp; 4th Technical Committee meeting held on 19.05.2015 while conforming the minutes of the 3rd Technical committee meeting. The decision of the Technical Committee was communicated to NDMC vide DDAs letter dated 19.06.2015.</p> <p>i. Further, in continuation to North DMC letter dated 24.02.2015, North DMC had sent the information/documents i.e. total area, layout plan etc. of Kamla Market area. The same were examined in Planning, Zone-D unit and a letter dated 17.07.2015 was sent to North DMC for sending the following requisite information to this office for further examination.</p>	<p>NDMC vide letter dated 16.07.2015 has sent certain clarification. In view of NDMC letter dated 16.07.2015, a letter dated 17.09.2015 was sent to NDMC for sending the requisite information. The same is still awaited from North DMC.</p> <p>No action pending with Planning Department, DDA as on date.</p>
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					<p>a) "Total area and boundary (North, South, East &amp; West) to be earmarked on the approved layout plan of Kamla Market.</p> <p>b) The justification as given by North DMG vide letter dated 20.05.2015 for declaring the said market as "Non-Hierarchical Commercial Centre" is not justified properly. This may be elaborated with the basis and criteria for declaring the said market under this category as per MPD-2021."</p>	
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Item No.: 15/TC/2016

Date: 02-03-2016

AGENDA FOR TECHNICAL COMMITTEE

No. F. 3(32)96/MP

Sub: **Proposed change of land use from 'Commercial' (C-2) to 'Public & Semi-Public' facilities for DDA land located behind DMRC Sarita Vihar Depot, Mathura Road, Zone-F.**

**1.0 Background:**

- (i). A request was received from Sh. Parvez Hashmi, MP for allotment of land for Sr. Secondary School and Community Hall (Barat Ghar) for residents of the Aali Village on 03.07.2013. A meeting was held under Chairmanship of VC, DDA on 19.11.2014 where Director (Plg.) AP-I informed that a site measuring approx.. 6,000 sq.m. was identified which is earmarked as Facility Pocket at Molarband. This can be utilized for Sr. Secondary School which was subsequently found to be allotted to NTPC for 66 KV Sub-Station and partly for Night Shelter.
- (ii). A joint site inspection was held on 09.04.2015 by Planning, Land Management Departments with representatives of MP. During inspection it was observed that both the sites for Sr. Secondary School and Community Hall along Aali Road are part of Integrated Freight Complex (IFC), Madanpur Khadar. The land use of these pockets as per MPD-2021 and ZDP is Commercial (C-2: Wholesale, Warehousing, Cold Storage and Oil Depot).
- (iii). This issue was discussed in a meeting u/c of VC, DDA on 07.10.2015 while discussing the suggestions by Sh. Parwez Hashmi MP. The action identified are reproduced below:-
  - a) Land for Govt. Sr. Secondary School at Aali Village: Dir (Plg.) AP-I informed that a total of 155 Hectares was required for IFC project, out of which 32 Ha. was to be provided by DDA. Hon'ble MP brought out that Govt. has submitted an affidavit in the court declaring its inability to provide the required land due to heavy encroachment. Only a total of 4-5 Ha. with split plots is available with DDA. CE (EZ) requested CLM to provide copy of handing over of the land to Engineering Department.  
Decision:- VC, DDA directed CE(EZ) to immediately protect the scattered plots by constructing boundary wall. VC also directed CE (EZ) to provide details of land available to Planning Department for working out the use of the remaining land especially for public utilities. The case may be submitted to VC, DDA with the detailed report
  - b) Land for Barat Ghar/Community Hall at Aali Village: Dir (Plg.) AP-I informed that DDA does not provide Community Hall in Villages.

*Decision:- VC, DDA directed Planning Department for working out the use of the remaining land especially for Public Utilities. The case may be submitted to VC, DDA with the detailed report.*

- (iv). A Joint site inspection was conducted by on 01.12.2015 where officers from land management, engineering and planning wing were present to identify the land in position in DDA and without any stay/pending litigation. Copy of the record note vide no. F1(35)/Dir (S)Plg./14/140 dated 02.12.2015 is enclosed as annexure-I.
- (v). With reference to the parliament question by Sh. Parwez Hashmi, MP " Land under DDA and Gram Sabha in Aali Village" fixed for 25.02.2016 LM wing provided the land in possession of DDA around Aali Village without any stay/pending litigation. A joint site inspection was held on 19.02.2016 by Land Management Departments with representatives of MP where officers from Planning and Engineering were also present. During inspection and further discussion with MP it was decided that the land adjoining Peer Baba and Sarita Vihar Metro Depot could be utilized for Sr. Secondary School and Community Hall. Copy of the Joint inspection report dated 19.02.2016 is enclosed as annexure-II.
- (vi). Dir (LM)-I DDA vide letter no. F.11(21)16/LM/SEZ/DDA/1026 dated 25.02.2016 requested planning department "to take further necessary action for change of land use and put up to the appropriate committee for approval at the earliest and for subsequent allotment of the land for the above purposed as mentioned in the note pad." Copy enclosed as annexure -III.
- (vii). The officer from land management and planning wing assisted engineering wing in locating the DDA land in a joint inspection on 26.02.2016. Based on the clear status of the land provided by LM Wing, Total Station Survey was provided by Executive Engineer, ED-IV vide letter no.2(8)15/16/AE-II/ED-4/DDA/1068 dated 29.02.2016, for area measuring 18223.702 sq.m..

## 2.0 EXAMINATION:

- (i). MPD-2021 has proposed Integrated Freight Complex along NH-2 (Mathura Road) at Madanpur Khadar to cater to the whole sale, warehousing and truck terminal requirement of the GNCTD. The concept layout plan was approved by Technical Committee on 19.11.1996 vide item no. 110/96, covering an area of about 150 ha. The project could not be implemented due to non-availability /acquisition of substantial and continuous land to DDA for preparing integrated plan.
- (ii). Out of land in possession of DDA, DMRC was allotted land for DMRC depot measuring 27 hact. approx. As mentioned in the background the balance DDA land is in isolated pocket or not in possession / unacquired land.
- (iii). The landuse of the site under reference as per the Zonal Development Plan, Zone-F and MPD-2021 is Commercial (C-2: Wholesale, Warehousing, Cold Storage and Oil Depot).
- (iv). As per MPD-2021, area required for Multipurpose Community Hall is 2000 sq.m. (for the population of 1, 00,000) and for Sr. Secondary School is 6000 – 8000 sq.m. (for the population of 10,000).



- (v). This will require change of land use from Commercial C-2 to public and semi-public facilities. As per MPD-2021 Sub/clause 8(2) in Permission of Use Premises in Use Zones, Community Hall and Sr. Secondary School (Facilities part of residential use zone) are permitted in PS - Public and Semi-Public Facilities use zone. Thus the balance land after providing Community Hall and Sr. Secondary School can be utilized for other facilities. Copy of the location plan indicating the adjoining areas are enclosed as annexure-IV.
- (vi). In the absence of integrated plan it is proposed that existing Kaccha Road connecting Mathura Road and land under reference shall be developed as 18 mtr. ROW in first phase. This can be later further extended, widened as per requirement and integrated while preparing the scheme for IFC.

### 3.0 PROPOSAL:


It is proposed to modify land use of the following pocket, in MPD-2021, under section 11-A of DD Act, 1957 by inviting objections or suggestions from the public.


Locations	Area	Land use as per MPD-2021	Land use proposed to be changed to	Boundaries
Proposed change of land use of DDA land located behind DMRC Sarita Vihar Depot, Mathura Road, Zone - F.	1.83 Hectare	Commercial (C-2: Wholesale, Warehousing, Cold Storage and Oil Depot).	PS - Public and Semi-Public Facilities	North: District Park South: IFC East: IFC West: Sarita Vihar, DMRC Depot.

### 4.0 RECOMMENDATIONS:

In view of background and examination mentioned above in para-1.0 & 2.0, the proposal as given in para-3.0 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.

  
(S.K. Kapoor)  
Asstt. Director(Plg.)Zone-F

  
(A.K. Vasisht)  
Dy. Director(Plg.)Zone-F

  
(Dr. K. Srirangan)  
Director(Plg.)AP-1



152/C  
Parvesh Hashmi

Delhi Development Authority  
Office of Director (Survey) Plg.  
12<sup>th</sup> Floor, Vikas Minar  
New Delhi.

No.F1(35)/Dir.(S)Plg./14/140

Dt. 2-2-15

Sub: Rajya Sabha Starred Question for 03.12.15 Diary No.1131 admitted  
No.54 by Hon'ble MP (Rajya Sabha) Sh.Parvesh Hashmi.

Regarding above said starred question fixed for 03.12.15, a joint inspection was conducted on 01.12.15 of vacant land located between DMRC Depot Sarita Vihar and Railway line abutting Aali Village Road ear-marked by the plg. officers F & H zone. The Hon'ble MP suggested allotment of land for Girls Sr.Sec.School in Aali village of Okhla Assembly Segment. Following officers / officials were present during joint inspection:-

1. Sh.D.K.Rathi, Director (Survey)Plg.
2. Sh.B.M.Threja, Director (Land)
3. Sh.S.P.Singh, Dy.Director (IL)
4. Sh.A.K.Vashisth, Dy.Director Plg. (Zone 'F')
5. Sh.M.Husain, AE/ED-2.
6. Sh.R.S.Chauhan, Dy.Director (Survey)Area Plg.
7. Sh.Ishwar Singh, Tehsildar (LM)
8. Sh.K.P.Sharma, Kanoongo (LM)(SEZ).

After joint inspection, it has been revealed that proposed land is DDA acquired land and bounded by stone wall on the peripheral side. It has been intimated by the revenue officer / official present during joint site inspection that land under reference is DDA acquired land falling in khasra nos.20/1 (1-01), 21/2 (0-13), 22(0-19), 23/2 (3-16) & 24/2 (3-0) of village Molarbandh. However, position of the Court case / litigation regarding above said site will be intimated after verification of the record in the office at Vikas Sadan. Joint inspection report is enclosed as Annexure 'A'.

As directed, plane table survey of the land in question conducted by the field staff of the Area Plg. It has been intimated by the Dy.Director (Survey)Area Plg. that total land available about 9890 sq.mtr. or 2.44 acre. Copy of the Survey Plan is enclosed as Annexure 'B'.

Further, Sh.Ishwar Singh, naib Tehsildar (LM) has submitted a report and informed that the proposed land is under litigation vide writ petition no.8574 / 2014 and CM No.19781/2014 titled Hari Parkash & Others. V/s Union of India & Others. The Hon'ble High Court vide order dt.28.04.15 has directed that

**The petitioners are entitled to a declaration that the said acquisition proceedings initiated under the 1894 Act in respect of the subject land are deemed to have lapsed. It is so declared.**

158/c

Copy of the report along with Order of the Hon'ble High Court is enclosed as Annexure 'C'.

Against the above said Order, DDA has filed an appeal before Hon'ble Supreme Court on 18.08.2015 which is yet to be admitted.

The factual position as stated above was briefed to VC/DDA on 01.12.15 in the presence of Addl. Commr. Plg. (AP & TBC). OSD to VC was directed by VC/DDA that a reply may be sent to Ministry of Urban Development immediately. A reply is being sent by OSD to VC in the Ministry.

(D.K.Rathi)  
Director (Survey) Plg.

Addl. Commr. Plg. (AP & TBC).

Copy for information to:

1. Commr. (Plg.).
- ✓ 2. Dy. Director Plg. 'F' Zone.

*D.K. Rathi*  
Director (Survey) Plg. 2.12.15

Joint Inspection Report


This is with reference to the issue of Sh. Parvez Hasmi, Hon'ble MP (Rajya Sabha) as under:-

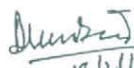
- (i) Govt. Girls Sr. Sec. School at Aali village
- (ii) Barat Ghar/ Community Hall at Aali village


In this regard, a joint site inspection was carried out on 01.12.2015 by officials from Plg. Deptt., LM, IL, Villagers and representative of Hon'ble MP. The two sites, as shown by villagers, were found to be under litigation.

Today i.e. 19.2.2016, again a joint site inspection is carried out by officials from Plg. Deptt., Lands, Villagers and representative of Hon'ble MP. The site report is as under:-

1. A vacant site bounded by a boundary wall, adjoining Peer Baba and Sarita Vihar Metro Depot were shown. For carving out the site for a Sr. Sec. School and Barat Ghar/ Community Hall, change of land use under Section-11-A, DD Act-57 will be required as the site is part of IFC Madan Pur Khadar as per MPD-2021. Status of land with respect to ownership, litigation along with Khasra details and Revenue Estate to be ascertained by LM (SEZ) and NL-1, DDA.
2. A vacant site on the North-East of Aali Road adjoin Sarita Vihar Metro Depot was shown for which status of land to be provided by LM (SEZ) and NL-1, DDA. However, this will require change of land use under Section-11-A of DD Act-57, as the site is part of IFC Madan Pur Khadar as per MPD-2021.
3. An approved site of Primary School measuring 4067 Sqm. In the utilization Plan, Molarband is vacant at site. Further, to stated that the present site has already been proposed for allotment for Kendriya Vidyalaya. The status of land with respect to ownership, litigation along with Khasra details and Revenue Estate to be ascertained by LM (SEZ) and NL-1, DDA.

  
19/2/2016  
(J. P. Meena)  
4D(S)IL

  
19/2/16  
(A. K. VASISHT)  
Dy Dir (PLG) AP-I

  
19/2/16  
(ISHWAR CHAND)  
NT/LM/SEZ.



Dir. (Plg.) Delhi D. 7.11

Dy. No. 247

Date 29/2/16

DELHI DEVELOPMENT AUTHORITY  
LAND MANAGEMENT (SEZ)  
C-1/6, VIKAS SADAN, INA, NEW DELHI

OFFICE OF THE AC/AF

Dy. No. 513

Date 26/2/16

NO: F. 11(21) 16/LM/SEZ/DDA/

Dated: 25.2.2016

To

1. The Commissioner(LD),  
Delhi Development Authority,  
Vikas Sadan,  
New Delhi.

2. Commissioner (Plg.)  
Delhi Development Authority,  
Vikas Minar,  
New Delhi.

Comm. Plg.'s Office

Diary No. I-576

Date 26/2/16

Sub: Starred question in Parliament.

The allotment of land in Aali Village for school and for Barat Ghar was replied by Hon'ble Minister on the floor of Rajya Sabha today i.e. on 25<sup>th</sup> Feb.2016. The reply was furnished on the lines as enclosed in Norte for Pad. You are herewith requested to take further necessary action for change of land use and put up to the appropriate committee for approval at the earliest and for subsequent allotment of the land for the above purposes as mentioned in the note pad.

S.K. Meena  
25.2.16  
Director (LM-I)

TOP PRIORITY To be  
placed in T.C. on 2/3/2016  
26/2/2016

- Ac (AP-2)  
- Direct (AP-2)

- P.S

29.02.16  
Dir (Plg.) / AP-I

21/3/16

DD (M.P.) F

## NOTES:-

1. LANDOWNERSHIP SHALL BE CHECKED BY LAND MANAGEMENT DEPARTMENT BEFORE HANDING OVER THE POSSESSION.
2. DY DIRECTOR (U) LANDS SHALL CHECK THE PLOTTING DIMENSIONS & AREA OF THE SITE BEFORE HANDING OVER THE POSSESSION.
3. PERMISSION OF THE COMPETENT AUTHORITY BE OBTAINED BEFORE CUTTING OF TREES IF ANY FIRE / EXPLOSIVE NORMS & VERTICAL / HORIZONTAL SAFETY DISTANCES BE MAINTAINED AS PER PREVAILING STANDARDS.
4. ONLY WRITTEN DIMENSIONS TO BE FOLLOWED.
5. THE DRAWING IS PREPARED ON THE BASIS OF TOTAL STATION SURVEY (TSS) PROVIDED BY EX. ENGINEER (DDO) EO-4/A&A WIDE LETTER DATED 29.02.2016.
6. THE AREA & DIMENSION MENTIONED IN THIS DRC, BASED ON THE ABOVE T.S.S.
7. ALL DIMENSIONS ARE IN METTER.

Location	Age	Land use at start of study	Land use proposed to be changed to	Provisional
Proposed change of land use of DGS land	1-3 years	Commercial (C-2) Warehouse, Warehousing, Cold Storage and Retail Depot	PS, Public and Semi-Public facilities	Months
Revised	Isolated			Direct Park
Other	Scenic			Scenic Park
Value	Depend.			Scenic Park
Medium	Depend.			Scenic Park
Land				Scenic Park
Zone-5				Depend.

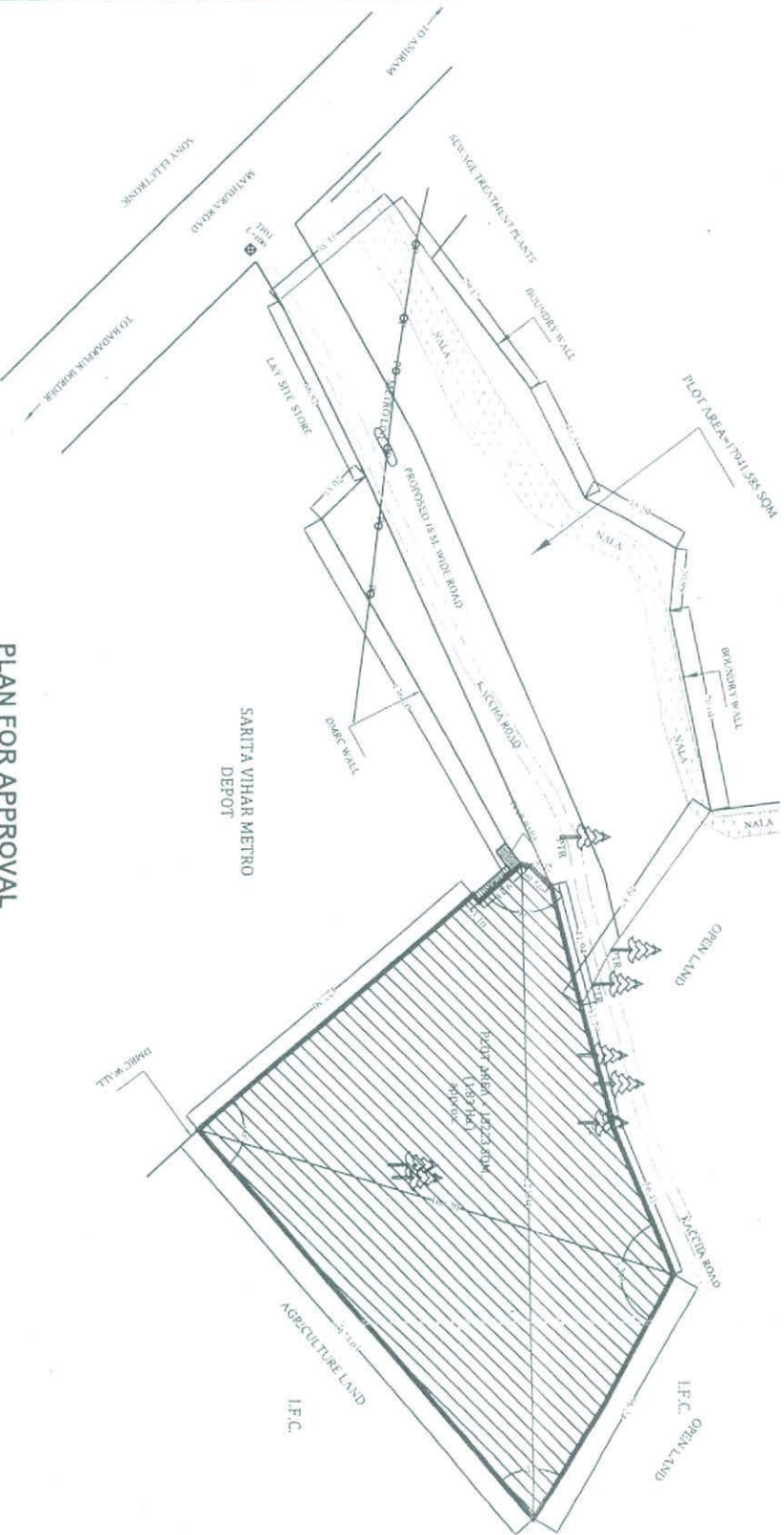
DRG. TITLE:

PROPOSED CHANGE OF LAND USE FROM 'COMMERCIAL (C-2)' TO 'PUBLIC & SEMI-PUBLIC' FACILITIES FOR DDA LAND LOCATED BEHIND DMRC SARITA VIHAR DEPOT, MATHURA ROAD, ZONE - F.

SCALE: 100 0 100 200 300 400 500 600 ft.

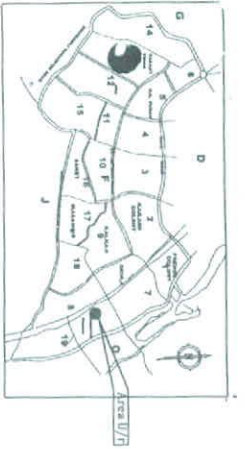
[illegible]

Don (Mg)	Ac(PH <sub>2</sub> )A/PABALg	Conver (PH <sub>2</sub> )	Yield
0.00	0.00	0.00	0.00
0.05	0.05	0.05	0.05
0.10	0.10	0.10	0.10
0.15	0.15	0.15	0.15
0.20	0.20	0.20	0.20
0.25	0.25	0.25	0.25
0.30	0.30	0.30	0.30
0.35	0.35	0.35	0.35
0.40	0.40	0.40	0.40
0.45	0.45	0.45	0.45
0.50	0.50	0.50	0.50
0.55	0.55	0.55	0.55
0.60	0.60	0.60	0.60
0.65	0.65	0.65	0.65
0.70	0.70	0.70	0.70
0.75	0.75	0.75	0.75
0.80	0.80	0.80	0.80
0.85	0.85	0.85	0.85
0.90	0.90	0.90	0.90
0.95	0.95	0.95	0.95
1.00	1.00	1.00	1.00



## PLAN FOR APPROVAL

JMK  
 Asstt. Dir.  
 (Zone-F)  
 Dy. Dir. (Pig)  
 (Zone-F)  
 Dir. (Pig)  
 (AP-I)



LOCATION MAP

DISTRICT PARK