

दिल्ली विकास प्राधिकरण

AGENDA FOR THE TECHNICAL COMMITTEE MEETING

Sub: Proposal of Delhi Urban Shelter Improvement Board (DUSIB) with respect to the proposed change of land use of an area measuring 4771.12 sq.m. from 'Residential' to 'Government (Government Office)' for the construction of DUSIB Office building at Sarai Kale Khan, New Delhi, falling in Planning, Zone-D.

File No. F.20 (2)2014/MP

1.0 Background

- i. Member (Engineering), DUSIB vide letter dated 26.03.2015 had requested DDA to change the land use from 'Residential' to 'Government (Government Office)' for the site proposed for office building at Sarai Kale Khan, New Delhi.
- ii. In response to this, DDA sent a letter dated 15.05.2015 requesting to send the requisite information/ documents like ownership, approved layout plan, justification of the proposal etc.
- iii. Thereafter, Member (Engineering), DUSIB vide letter dated 16.07.2015 sent the ownership status, layout plan, Survey Plan, Information with respect to the MoUD letter dated 07.04.2015. In response, DDA vide letter dated 19.10.2015 requested DUSIB to provide the existing ROW of the Road and the present availability of the Road width and entry & exit and information with respect to MoUD letter dated 04.09.2015.
- iv. Subsequently, DUSIB vide letter dated 01.12.2015 sent the information regarding MoUD letter dated 04.09.2015 and Plane Table (PT) Survey showing the existing ROW & present availability of the Road width. The same was examined by DDA and a letter dated 12.02.2016 was again sent to DUSIB to clarify the exact boundary of the plot under reference and status of DMRC work, existing access to the village and shifting of high tension line.
- v. In response to this, DUSIB vide letter dated 28.03.2016 has sent the Total Station Survey showing the temporary land under the possession of DMRC work and status of the shifting of high tension line. Also, DUSIB has clarified the exact boundary of the plot under reference.

2.0 Examination

- i. The site under reference is located very near to the existing Inter State Bus Terminal (ISBT) at Sarai Kale Khan, New Delhi and is outside 'Lutyens Bungalow Zone (LBZ)'.
- ii. The land use of the site under reference is 'Residential' as per MPD- 2021 and the approved Zonal Development Plan of Zone 'D' prepared under MPD-2001.
- iii. The site is accessible from the Ring Road (91.44m ROW) and is approaching towards Nizamuddin Railway Station from the Eastern side to Western side with varying Road width from 19.5m-35m wide.
- iv. At present, there is temporary DMRC work going on one side of the site under reference and High Tension line is also passing through the site under reference.

- v. As communicated by DUSIB vide per letter dated 16.07.2015, the site under reference was acquired vide award No. 35/79-80 dated 20.03.1980 and is permanently in possession of DUSIB.
- vi. The proposal to construct multi-storey office building of DUSIB at Sarai Kale Khan, New Delhi has been approved in principle on 22.06.2011 in the 3rd meeting of DUSIB vide Item No. 6, duly confirmed on 19.12.2011 in the 5th meeting of DUSIB by Chief Minister of Delhi, Chairperson, DUSIB.
- vii. There is no approved layout plan of the area under reference as per available records.
- viii. The Ministry of Culture, National Monument Authority, Govt. of India has already issued NOC vide letter dated 15.01.2013. The proposal was also discussed in DUAC meeting.
- ix. As per letter dated 28.03.2016 of DUSIB, following has been communicated:
 - (a) Part portion of the site (2895 sq.m.) is allotted to DMRC for prefabrication till April 2016.
 - (b) The issue of 33 KV high tension wire within the site in question will be shifted to other location, as soon as the land under reference is handed over to DUSIB by DMRC and survey work completed by NDPL.
 - (c) As soon as the land under reference is handed over to DUSIB, the site will become in its original size and shape, deviation will be removed by constructing boundary wall on the site periphery. The existing 9m wide road towards East side towards Sarai Kale will also be repaired.
 - (d) No defined boundary wall on the Eastern side. Earlier, there was a boundary wall in the Eastern side, which was removed by DMRC to carry out their prefabrication work as the land under reference was allotted to DMRC on temporary basis. Boundary wall will be constructed as soon as the land will be handed over back to DUSIB by DMRC.

3.0 Information as per the MoUD, GOI letters dated 07.04.2015 & 04.09.2015

MOUD, GOI vide letter dated 07.04.2015 has issued the following instructions with respect to the proposals sent by DDA for amendment to MPD-2021 and change of land use cases for final notification under Section 11A of Delhi Development Act, 1957.

The information with respect to MoUD letter dated 07.04.2015 is as follows:

S.No.	Information asked by MOUD vide letter dated 07.04.2015	Reply
1.	Whether the land is government or private and who is the land owning agency?	As per DUSIB letter dated 16.07.2015, the land where office building has been proposed is a Government land and DUSIB of GNCTD is the owner of the said land.
2.	On whose request the change of land use case or modification to MPD-2021 has been initiated?	Member (Engineering), DUSIB vide letter dated 26.03.2015 had requested DDA to change the land use from Residential to 'Government (Government Office)' for the site proposed for office building at Sarai Kale Khan, New Delhi.
3.	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of	The site was inspected by Addl. Commr. (Plg.) AP, Director (Plg.) F,H & D-Zone & Asstt. Director (Plg.) Zone-D along with Planning Assistant, Zone-D.

<p>Inspection report be provided.</p>	<p>Following are the observations:</p> <ol style="list-style-type: none"> The site under reference is located very near to the existing ISBT at Sarai Kale Khan, Delhi. It is accessible from 30m existing road. At site, there are temporary shops, vehicles are parked along the road. In the layout plan, this road has been shown as 13m ROW. A vacant unoccupied building exists at one side of the site under reference. At present, there is temporary DMRC work going on one side of the site under reference due to the proposed metro station at ISBT, Sarai Kale Khan, Delhi. An access of about 6-7m to the nearby village is passing through the site. At present, there is no entry/ exit to the site as a grilled boundary exists on all sides and HT line is also passing through the site under reference.
<p>4. What is the public purpose proposed to be served by modification of MPD and/or change of land use?</p>	<p>As per DUSIB letter dated 16/07/2015, DUSIB on entity of GNCTD does not have its own office building and in one of the meetings of the Board held under the Chairmanship of the Hon'ble Chief Minister of Delhi, It was agreed to construct DUSIB Office building at Sarai Kale Khan. Presently, the DUSIB office is at scattered locations and the public moves from one place to another at arrange information. By constructing office building at Sarai Kale Khan, public will get the information at one place and the working will improve.</p>
<p>5. What will be impact of proposal on the ZDP/ MRD and whether the changes are in consonance with the approved plans/ policies?</p>	<ol style="list-style-type: none"> The site under reference having access from 30m wide Road leading from Ring Road to Nizamuddin Railway Station in the North side and 9m wide Road also exists between the proposed site and Sarai Kale Khan in the East side. The parking issue will be taken care by providing basement parking as per the provision of MPD-2021. The necessary approvals of all the statutory authorities as required will also be obtained before the execution of the proposal. There will be no negative impact on MPD-2021 if the land use of the site has been changed from 'Residential' to 'Government Office' building.
<p>6. What will be proposal's impact/ implications on general public eg. Law & order etc.?</p>	<p>The proposed premise will be for the office building of DUSIB and there will be no adverse impact/ implications on general public. Presently, the DUSIB office is at scattered locations and the public also moves from one place to another to arrange information. By constructing office building at Sarai Kale Khan, public will get the information at one place and it will also improve working of DUSIB.</p>
<p>7. Whether any court cases are ongoing on the land mentioned in the proposal? Full details be attached.</p>	<p>No court case ongoing on the land under reference.</p>

The information with respect to MoUD, GOI letter dated 04.09.2015 is as follows:

S.No.	Information asked by MOUD vide letter dated 07.04.2015	Reply
1.	Background note indicating the current situation/ provisions	<ul style="list-style-type: none"> - At present, a dilapidated /dangerous building (G+2) storied is existing at site which is not in use. Earlier, this building was utilized as DUSIB office building. - Presently, the DUSIB office is at scattered locations and the public also moves from one place to another to arrange information. - The proposal to construct multi-storey office building of DUSIB at Saral Kale Khan, New Delhi has been approved in principle on 22.06.2011 in the 3rd meeting of DUSIB vide Item No. 6, duly confirmed on 19.12.2011 in the 5th meeting of DUSIB by Chief Minister of Delhi, Chairperson, DUSIB.
2.	Whether similar proposal have earlier been considered by DDA/Ministry and /or disposed and if yes, when and how?	<ul style="list-style-type: none"> - This is regarding the proposal of change of land use. Earlier also, DDA has initiated proposals for the change of land use under Section 11A of DD Act, 1957 on the basis of the request received from the Ministry of Urban Development & land owning agency (i.e. L&DO). - The request for this proposed change of land use has been received from Member (Engineering), DUSIB, GNCTD and the land is under the possession of DUSIB as per letter dated 16.07.2015.
3.	What are the specific recommendations of the Authority with regard to the proposal?	<ul style="list-style-type: none"> - The proposal is to be considered by the Delhi Development Authority, as per Section 11-A of DP Act, 1957 and further action will be taken as per the recommendations of the Authority.
4.	How and why proposal was initiated	<ul style="list-style-type: none"> - The matter was initiated on the basis of the request received from DUSIB vide letter dated 16.07.2015. - The proposal was initiated since DUSIB is not having its own office building. Presently, the DUSIB offices are at scattered locations.
5.	What are the pros and cons of the proposal whether they have been carefully examined and if yes, the outcomes thereof.	<ul style="list-style-type: none"> - This proposal will serve public residing in JJ Colonies and resettlement colonies since DUSIB is not having its own building in Delhi. This dilapidated building earlier use as office building and lying unused since decade. The piece is located in the prime location and is well connect with upcoming Metro & city bus service.
6.	What are the expected short term and long term outcomes if the proposal is approved and implemented	<ul style="list-style-type: none"> - This proposal will serve public residing in JJ Colonies and resettlement colonies. - The proposed premise will be for the office of DUSIB there will be no adverse impact/ implications on general public. Presently the office of DUSIB is at scattered locations and public also moves from one place to another to arrange information. By constructing office building at the proposed site, public will get their information at one place and it will also improve working of DUSIB.
7.	How the proposal will benefit in the development and economic growth of the city	<p>The proposed building plan designed to accommodate approx.800 officers having an working space of approx. 7000.0sq.mts. The proposal will benefit in the development</p>

-11-

		since almost every department of DUSIB will get complete space for conference and coordination with each other. This will in term, help to get maximum output.
8.	What are the provisions corresponding to the proposed policy/ change in other metropolitan cities in India and other countries	Not applicable.
9.	What will be the public purpose served by the proposed modification	The land use of the proposed site as per zonal development plan is residential. The request before the Master Plan division, Zone D, DDA, New Delhi has been made for change of land use from residential to Govt. office building. This change of land use will help our organization, DUSIB to serve general public of Govt. of NCT of Delhi, as the site in question is well connected and the public can approach via public transport such as city bus service, railway & upcoming metro.
10.	What is the number of people/families/ households likely to be affected by the proposed policy	Presently, there is a dilapidated/ dangerous building (G+2 storey) existing which is not in use.
11.	Whether the proposal is in consonance with the existing plans, laws, by laws, rules etc.	The proposal is not in consonance with the land use of the site under reference as per MPD-2021 & approved Zonal Development Plan of Zone-D. Therefore, the change of land use is being processed under Section 11-A of DD Act, 1957 to bring it in consonance.
12.	Whether the implementation of proposal will require changes in certain rules, provisions of Master Plans etc and if yes what action has been taken to bring about such changes.	No such change is required in rules and provisions of Master Plan. However, the proposed change of land use is being processed under Section 11-A of DD Act, 1957.
13.	Whether the department/ organization/ Ministry related with the proposal have been consulted and if yes what were their views and how they were disposed.	<ul style="list-style-type: none"> - Yes, no objection for the construction of office has been received from Ministry of Culture National Monument Authority, Govt. Of India. - The proposal was also discussed in DUAC meeting.
14.	Whether the relevant guidelines/ orders of DOPT, ministry of Finance and other nodal Ministries/ Departments were taken into account while preparing and examining the proposal	The proposal to construct multistoried office building for DUSIB at Sarai Kale Khan has been approved in principle on 22.06.2011 in the 3rd meeting of DUSIB vide item no 6, duly confirmed on 19.12.2011 in the 5th meeting of DUSIB by Chief Minister of Delhi/Chairperson, DUSIB.
15.	The name, designation and contact information of an officer of the level of Director or above who will be the Nodal officer to be contacted by the Ministry regarding the proposal	Sh. Jeet Ram, Director (TP), K-1 Vikas Kutir, I.P Estate, New Delhi-11002 Mobile No: - 9717999158

4.0 Proposal

In view of the above, the land use in respect of an area measuring 4771.12 sq.m. for the construction of DUSIB Office building at Sarai Kale Khan, New Delhi, falling in Planning, Zone-D may be changed 'Residential' to 'Government (Government Office)' under Section 11A of DD Act, 1957. The boundary description of the same is as follows (Refer location map at Annexure 'A'):

Location	Area	Land use as per MPD-2021/ ZDP	Land use Changed to	Boundaries
1	2	3	4	5
Proposed Delhi Urban Shelter Board (DUSIB) Office building at Sarai Kale Khan, New Delhi, falling in Planning, Zone-D	4771.12 sq.m.	'Residential'	'Government (Government Office)'	North: Approx. 24.0 m wide Road leading to Nizamuddin Railway Station from Ring Road South: Existing Building of Community hall belongs to SDMC East: 9.0 m wide Road at DTC Terminal, Sarai Kale Khan West: open land belongs to DUSIB

5.0 Recommendation

The proposal at para 4.0 above is placed before the Technical Committee for consideration.

DECISION

23/2016	Proposal of Delhi Urban Shelter improvement Board (DUSIB) with respect to the proposed change of land use of an area measuring 4771.12 sq.m. from "Residential" to 'Government(Government Office)' for the construction of DUSIB Office building at Sarai Kale Khan, New Delhi, falling in Planning Zone-D.	The proposal was presented by Director, DUSIB. After detailed deliberation, the proposal as contained in para 4.0 of the agenda was recommended by the Technical Committee for further processing under Section- 11A of DD Act, 1957.	Action: Director (Plg.) Zone -D
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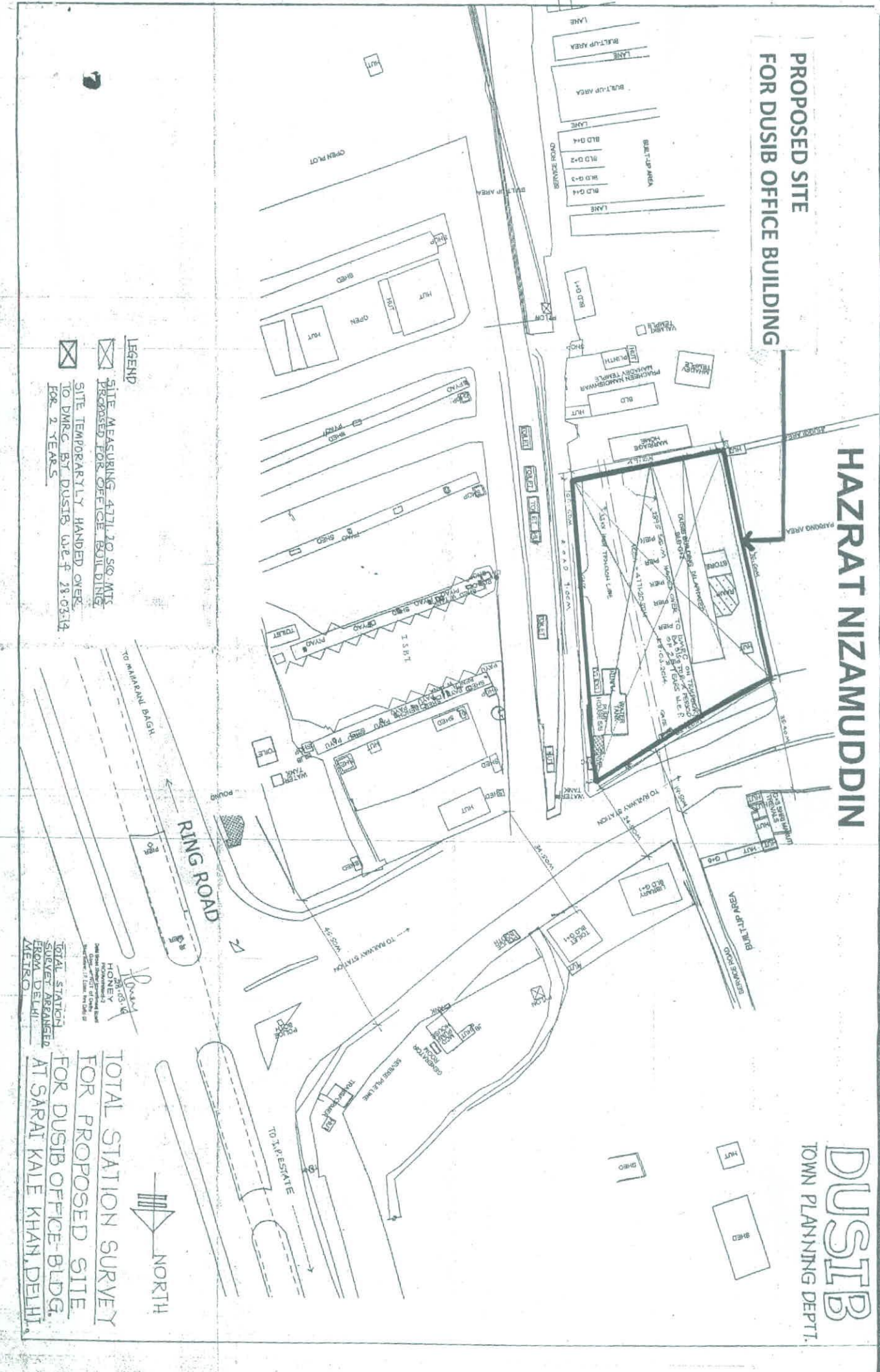
Proposal of Delhi Urban Shelter Improvement Board (DUSIB) with respect to the proposed change of land use of an area measuring 4771.12 sq.m. from 'Residential' to 'Government (Government Office)' for the construction of DUSIB Office building at Sarai Kale Khan, New Delhi, falling in Planning, Zone-D.

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HAZRAT NIZAMUDDIN

PROPOSED SITE
FOR DUSIB OFFICE BUILDING

DUSIB
TOWN PLANNING DEPT.





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

F.1 (5)/2016/MP/158

Date: 05.05.2016

Subject: Minutes of the 5th Technical Committee meeting of DDA for the year 2016 held on 04.05.2016

The 5th Technical Committee meeting of DDA for the year 2016 was held under the chairmanship of V.C., DDA on Wednesday 04.05.2016. 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.

Rajesh Kumar Jain
 11/5/16

Rajesh Kumar Jain
Director (Plg.) MP&DC

To:

1. Vice Chairman, DDA *6/5/16*
2. Engineer Member, DDA
3. Finance Member, DDA
4. Pr. Commissioner (LM) DDA - *2 06/05/16*
5. Commissioner (Plg.), DDA
6. Commissioner (LD), DDA *6/5*
7. Chief Planner, TCPO
8. Chief Architect, HUPW DDA
9. Chief Architect, NDMC *faltis/16*
10. Chief Engineer (Property Development), DMRC
11. Chief Engineer (Elect.), DDA
12. Addl. Commissioner (Plg.) AP & Building, DDA
13. Addl. Commissioner (Landscape), DDA
14. Secretary, DUAC
15. Chief Town Planner, SDMC, NDMC, EDMC
16. Sr. Architect, (HQ), CPWD, Janpath *8-5-16*
17. Dy. Commissioner of Police (Traffic) Delhi *6/5/16*
18. Land & Development Officer, (L&DO) *Amit Sharma 6/5/16*
19. Director Fire Service, GNCTD



RECEIVED

6/5/16
 Town Planning Department
 North Delhi Municipal Corporation
 Civic Centre, New Delhi -2

Agenda Item No.	Issue	Discussion/ Recommendations	Remarks
21/2016	Confirmation of the 4th Technical Committee meeting held on 04.05.2016 F1(4)/2016/MP	Since no observations/ comments were received, the minutes of the 4 th Technical Committee meeting held on 04.05.2016 were confirmed as circulated.	
22/2016	Action Taken Report of the decisions taken during the previous T.C. meetings.	The Action Taken Report of the decisions taken during the previous T.C. meetings were noted	Action: All concerned units
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List of participants of 5th meeting for the year 2016 of Technical Committee on 04.05.2016

DELHI DEVELOPMENT AUTHORITY

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Commissioner (LD), DDA
4. Commissioner (Plg), DDA
5. Chief Architect, DDA
6. Addl. Commissioner (Plg.) AP& Building, DDA
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10. Director(Plg) VC Sect., DDA

OTHER ORGANIZATION

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The meeting ended with thanks to the Chair.

Rajesh Kumar Jain
Director (Plg.) MP&DC

To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
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16. Sr. Architect, (HQ-1), CPWD, Janpath
17. Dy. Commissioner of Police (Traffic) Delhi
18. Land & Development Officer, (L&DO)
19. Director Fire Service, GNCTD

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

F.1 (5)/2016/MP/158

Date: 05.05.2016

Subject: Minutes of the 5th Technical Committee meeting of DDA for the year 2016 held on 04.05.2016

The 5th Technical Committee meeting of DDA for the year 2016 was held under the chairmanship of V.C., DDA on Wednesday 04.05.2016. 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.

Rajesh Kumar Jain
Director (Plg.) MP&DC

To:

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

Agenda Item No.	Issue	Discussion/ Recommendations	Remarks
21/2016	Confirmation of the 4th Technical Committee meeting held on 04.05.2016 F1(4)/2016/MP	Since no observations/ comments were received, the minutes of the 4th Technical Committee meeting held on 04.05.2016 were confirmed as circulated.	
22/2016	Action Taken Report of the decisions taken during the previous T.C. meetings.	The Action Taken Report of the decisions taken during the previous T.C. meetings were noted	Action: All concerned units
23/2016	Proposal of Delhi Urban Shelter improvement Board (DUSIB) with respect to the proposed change of land use of an area measuring 4771.12 sq.m. from "Residential" to 'Government(Government Office)' for the construction of DUSIB Office building at Sarai Kale Khan, New Delhi, falling in Planning Zone-D. F20(2)/2014/MP	The proposal was presented by Director, DUSIB. After detailed deliberation, the proposal as contained in para 4.0 of the agenda was recommended by the Technical Committee for further processing under Section- 11A of DD Act, 1957.	Action: Director (Plg.) Zone -D

List of participants of 5th meeting for the year 2016 of Technical Committee on 04.05.2016

DELHI DEVELOPMENT AUTHORITY

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Commissioner (LD), DDA
4. Commissioner (Plg), DDA
5. Chief Architect, DDA
6. Addl. Commissioner (Plg.) AP& Building, DDA
7. Director (Plg.) MP&DC, DDA
8. Director (Plg) Projects Unit, DDA
9. Director (Plg.) AP-I, DDA
10. Director(Plg) VC Sect., DDA

OTHER ORGANIZATION

1. Chief Town Planner, SDMC
2. Director (TP) DUSIB
3. Director, Delhi Fire Services
4. Divisional Officer, Delhi Fire Services
5. Architect, DUSIB
6. Assistant (TCP) TCPO, MOUD



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

F.1 (5)/2016/MP/158

Date: 05.05.2016

Subject: Minutes of the 5th Technical Committee meeting of DDA for the year 2016 held on 04.05.2016

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The meeting ended with thanks to the Chair.

Rajesh Kumar Jain
Director (Plg.) MP&DC

To:

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

Agenda Item No.	Issue	Discussion/ Recommendations	Remarks
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List of participants of 5th meeting for the year 2016 of Technical Committee on 04.05.2016

DELHI DEVELOPMENT AUTHORITY

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Commissioner (LD), DDA
4. Commissioner (Plg), DDA
5. Chief Architect, DDA
6. Addl. Commissioner (Plg.) AP& Building, DDA
7. Director (Plg.) MP&DC, DDA
8. Director (Plg) Projects Unit, DDA
9. Director (Plg.) AP-I, DDA
10. Director(Plg) VC Sect., DDA

OTHER ORGANIZATION

1. Chief Town Planner, SDMC
2. Director (TP) DUSIB
3. Director, Delhi Fire Services
4. Divisional Officer, Delhi Fire Services
5. Architect, DUSIB
6. Assistant (TCP) TCPO, MOUD



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

F.1 (5)/2016/MP/

Date: 05.05.2016

Subject: Minutes of the 5th Technical Committee meeting of DDA for the year 2016 held on 04.05.2016

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The meeting ended with thanks to the Chair.

Rajesh Kumar Jain
Director (Plg.) MP&DC

To:

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

u/fm

Agenda Item No.	Issue	Discussion/ Recommendations	Remarks
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List of participants of 5th meeting for the year 2016 of Technical Committee on 04.05.2016

DELHI DEVELOPMENT AUTHORITY

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Commissioner (LD), DDA
4. Commissioner (Plg), DDA
5. Chief Architect, DDA
6. Addl. Commissioner (Plg.) AP& Building, DDA
7. Director (Plg.) MP&DC, DDA
8. Director (Plg) Projects Unit, DDA
9. Director (Plg.) AP-I, DDA
10. Director(Plg) VC Sect., DDA

OTHER ORGANIZATION

1. Chief Town Planner, SDMC
2. Director (TP) DUSIB
3. Director, Delhi Fire Services
4. Divisional Officer, Delhi Fire Services
5. Architect, DUSIB
6. Assistant (TCP) TCPO, MOUD

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

F.1 (5)/2016/MP/149

Date: 03.05.2016

MEETING NOTICE

The 5th Technical Committee meeting of DDA for the year 2016 will be held under the Chairmanship of Vice Chairman, DDA on Wednesday **04.05.2016 at 11.00 AM in the Conference Hall at B-Block, 1st Floor, Vikas Sadan, INA, New Delhi 110023.**

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



(Rajesh Kumar Jain)
Director (MP&DC)

To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Finance Member, DDA
4. Pr. Commissioner (LM)
5. Commissioner (Plg)
6. Commissioner (LD)
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

दिल्ली विकास प्राधिकरण
(मास्टर प्लान विभाग)
छठी मंजिल, विकास मीनार
आई.पी. एस्टेट, नई दिल्ली -110002

संख्या:एफ:1(05)2016/मु.यो./149

दिनांक: 03/05/2016

विषय:- बैठक की सूचना ।

वर्ष 2016 की पाँचवीं तकनीकी समिति की बैठक उपाध्यक्ष, दिल्ली विकास प्राधिकरण की अध्यक्षता में बुधवार दिनांक 04/05/2016 समय सुबह 11.00 बजे सम्मेलन कक्ष, बी ब्लॉक, विकास सदन में आयोजित की जाएगी ।

यह अनुरोध किया जाता है कि इस बैठक में उपस्थित होने की कृपा करें ।

राजेश जैन
31/5/16

(राजेश कुमार जैन)

निदेशक(योजना)मुख्य योजना एवं विकास नियंत्रण

प्रतिलिपि:-

1. उपाध्यक्ष, दि.वि.प्रा. ।
2. अभियंता सदस्य, दि.वि.प्रा. ।
3. वित्त सदस्य, दि.वि.प्रा. ।
4. प्रधान आयुक्त (एल. एम.) दि.वि.प्रा. ।
5. आयुक्त (योजना) दि.वि.प्रा. ।
6. आयुक्त (एल.डी.) दि.वि.प्रा. ।
7. मुख्य नियोजक, टी.सी.पी.ओ. दि.वि.प्रा. ।
8. मुख्य वास्तुविद्, दि.वि.प्रा. ।
9. मुख्य वास्तुविद्, एन.डी.एम.सी. ।
10. मुख्य अभियंता (प्रॉपर्टी डेवलपमेंट), डी.एम.आर.सी. ।
11. मुख्य अभियंता (विधुत), दि.वि.प्रा. ।
12. अतिरिक्त आयुक्त (योजना) क्षेत्रीय योजना/भवन, दि.वि.प्रा. ।
13. अतिरिक्त आयुक्त (भूदृश्य), दि.वि.प्रा. ।
14. सचिव, डी.यू.ए.सी. ।
15. मुख्य नगर नियोजक, (दि.न.नि./दक्षिणी/उत्तरी/पूर्वी) ।
16. वरिष्ठ वास्तुविद् (मुख्यालय -1), सी.पी.डब्ल्यू.डी., निर्माण भवन ।
17. उपायुक्त पुलिस (यातायात) दिल्ली ।
18. भूमि एवं विकास अधिकारी, (एल.एंड डी.ओ.) ।
19. निदेशक, अग्निशमन, जी.एन.सी.टी. ।

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

F.1 (5)/2016/MP/149

Date: 03.05.2016

MEETING NOTICE

The 5th Technical Committee meeting of DDA for the year 2016 will be held under the Chairmanship of Vice Chairman, DDA on Wednesday **04.05.2016 at 11.00 AM in the Conference Hall at B-Block, 1st Floor, Vikas Sadan, INA, New Delhi 110023.**

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


3/5/16

(Rajesh Kumar Jain)
Director (MP&DC)

To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Finance Member, DDA
4. Pr. Commissioner (LM)
5. Commissioner (Plg)
6. Commissioner (LD)
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

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.

दिल्ली विकास प्राधिकरण
(मास्टर प्लान विभाग)
छठी मंजिल, विकास मीनार
आई.पी. एस्टेट, नई दिल्ली-110002

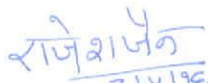
संख्या:एफ:1(05)2016/मु.यो./149

दिनांक: 03/05/2016

विषय:- बैठक की सूचना ।

वर्ष 2016 की पाँचवीं तकनीकी समिति की बैठक उपाध्यक्ष, दिल्ली विकास प्राधिकरण की अध्यक्षता में बुधवार दिनांक 04/05/2016 समय सुबह 11.00 बजे सम्मेलन कक्ष, बी ब्लॉक, विकास सदन में आयोजित की जाएगी ।

यह अनुरोध किया जाता है कि इस बैठक में उपस्थित होने की कृपा करें ।


(राजेश कुमार जैन)

निदेशक(योजना)मुख्य योजना एवं विकास नियंत्रण

प्रतिलिपि:-

1. उपाध्यक्ष, दि.वि.प्रा. ।
2. अभियंता सदस्य, दि.वि.प्रा. ।
3. वित्त सदस्य, दि.वि.प्रा. ।
4. प्रधान आयुक्त(एल.एम.) दि.वि.प्रा.
5. आयुक्त (योजना) दि.वि.प्रा. ।
6. आयुक्त (एल.डी.) दि.वि.प्रा. ।
7. मुख्य नियोजक, टी.सी.पी.ओ. दि.वि.प्रा. ।
8. मुख्य वास्तुविद्, दि.वि.प्रा. ।
9. मुख्य वास्तुविद्, एन.डी.एम.सी. ।
10. मुख्य अभियंता (प्रॉपर्टी डेवलपमेंट), डी.एम.आर.सी.
11. मुख्य अभियंता (विधुत), दि.वि.प्रा. ।
12. अतिरिक्त आयुक्त (योजना) क्षेत्रीय योजना/भवन, दि.वि.प्रा. ।
13. अतिरिक्त आयुक्त(भूदृश्य), दि.वि.प्रा. ।
14. सचिव, डी.यू.ए.सी. ।
15. मुख्य नगर नियोजक, (दि..न.नि../दक्षिणी/उत्तरी/पूर्वी) ।
16. वरिष्ठ वास्तुविद् (मुख्यालय -1), सी.पी.डब्ल्यू.डी., निर्माण भवन ।
17. उपायुक्त पुलिस (यातायात) दिल्ली ।
18. भूमि एवं विकास अधिकारी, (एल. एंड डी.ओ.) ।
19. निदेशक, अग्निशमन, जी.एन.सी.टी. ।

मूल पर नहीं

- 1-मुख्य सुरक्षा अधिकारी, विकास सदन, आई.एन.ए., नई दिल्ली ।
- 2-उपनिदेशक(उद्यान)दक्षिणी, विकास सदन ।
- 3-सहायक निदेशक जोन: ए.एवं बी को इस आशय से कि वे कम्प्यूटर प्रजेन्टेशन के लिए अपलोड काफ़ेस कक्ष/हाल में कराएं ।
- 4-सहायक अभियंता(व्यवस्था)-1, सिविल/विधुत, बी ब्लॉक, विकास सदन, डी.डी.ए., आई.एन.ए., नई दिल्ली ।

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

F.1 (5)/2016/MP/149

Date: 03.05.2016

MEETING NOTICE

The 5th Technical Committee meeting of DDA for the year 2016 will be held under the Chairmanship of Vice Chairman, DDA on Wednesday **04.05.2016 at 11.00 AM in the Conference Hall at B-Block, 1st Floor, Vikas Sadan, INA, New Delhi 110023.**

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


31/5/16

(Rajesh Kumar Jain)
Director (MP&DC)

To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Finance Member, DDA
4. Pr. Commissioner (LM)
5. Commissioner (Plg)
6. Commissioner (LD)
7. Chief Planner, TCPO
8. Chief Architect, HUPW, DDA
9. Chief Architect, NDMC
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11. Chief Engineer (Elect.), DDA
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दिल्ली विकास प्राधिकरण
(मास्टर प्लान विभाग)
छठी मंजिल, विकास मीनार
आई.पी. एस्टेट, नई दिल्ली - 110002

संख्या-एफ-1(05)2016/मु.यो./149

दिनांक: 03/05/2016

विषय:- बैठक की सूचना ।

वर्ष 2016 की पाँचवीं तकनीकी समिति की बैठक उपाध्यक्ष, दिल्ली विकास प्राधिकरण की अध्यक्षता में बुधवार दिनांक 04/05/2016 समय सुबह 11.00 बजे सम्मेलन कक्ष, बी ब्लॉक, विकास सदन में आयोजित की जाएगी ।

यह अनुरोध किया जाता है कि इस बैठक में उपस्थित होने की कृपा करें ।

राजेश जैन
31/5/16

(राजेश कुमार जैन)

निदेशक(योजना)मुख्य योजना एवं विकास नियंत्रण

प्रतिलिपि:-

1. उपाध्यक्ष, दि.वि.प्रा. ।
2. अभियंता सदस्य, दि.वि.प्रा. ।
3. वित्त सदस्य, दि.वि.प्रा. ।
4. प्रधान आयुक्त (एल. एम.) दि.वि.प्रा. ।
5. आयुक्त (योजना) दि.वि.प्रा. ।
6. आयुक्त (एल.डी.) दि.वि.प्रा. ।
7. मुख्य नियोजक, टी.सी.पी.ओ. दि.वि.प्रा. ।
8. मुख्य वास्तुविद्, दि.वि.प्रा. ।
9. मुख्य वास्तुविद्, एन.डी.एम.सी. ।
10. मुख्य अभियंता (प्रॉपर्टी डेवलपमेंट), डी.एम.आर.सी. ।
11. मुख्य अभियंता (विधुत), दि.वि.प्रा. ।
12. अतिरिक्त आयुक्त (योजना) क्षेत्रीय योजना/भवन, दि.वि.प्रा. ।
13. अतिरिक्त आयुक्त (भूदृश्य), दि.वि.प्रा. ।
14. सचिव, डी.यू.ए.सी. ।
15. मुख्य नगर नियोजक, (दि.न.नि./दक्षिणी/उत्तरी/पूर्वी) ।
16. वरिष्ठ वास्तुविद् (मुख्यालय -1), सी.पी.डब्ल्यू.डी., निर्माण भवन ।
17. उपायुक्त पुलिस (यातायात) दिल्ली ।
18. भूमि एवं विकास अधिकारी, (एल.एंड डी.ओ.) ।
19. निदेशक, अग्निशमन, जी.एन.सी.टी. ।

INDEX

5th Technical Committee Meeting to be held on 04.05.2016

SL. No.	ITEM NO.	SUBJECT	PAGE NO.
1.	21/2016	Confirmation of the 4th Technical Committee meeting held on 06.04.2016 F1(4)/2016/MP	01-5
2.	22/2016	Action Taken Report of the decisions taken during the previous T.C. meetings.	6
3	23/2016	Proposal of Delhi Urban Shelter improvement Board (DUSIB) with respect to the proposed change of land use of an area measuring 4771.12 sq.m. from "Residential" to 'Government(Government Office)' for the construction of DUSIB Office building at Sarai Kale Khan, New Delhi, falling in Planning Zone-D. F20(2)/2014/MP	7-13



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

F.1 (4)/2016/MP/124

Date: 08.04.2016

Subject: Minutes of the 4th Technical Committee meeting of DDA for the year 2016 held on 06.04.2016

The 4th Technical Committee meeting of DDA for the year 2016 was held under the chairmanship of V.C., DDA on Wednesday 06.04.2016. 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.

Rajesh Jain
 8/4/16
Rajesh Kumar Jain
Director (Plg.) MP&DC

To:

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

Agenda Item No.	Issue	Discussion/ Recommendations	Remarks
16/2016	Confirmation of the 3rd Technical Committee meeting held on 02.03.2016 F1(3)/2016/MP	Since no observations/ comments were received, the minutes of the 3rd Technical Committee meeting held on 02.03.2016 were confirmed as circulated.	
17/2016	Action Taken Report of the decisions taken during the previous T.C. meetings.	The Action Taken Report of the decisions taken during the previous T.C. meetings were noted	Action: All concerned units
18/2016	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.	<p>As decided in the 3rd Technical Committee held on 02.03.2016, Master Plan Section has prepared a booklet and circulated during the meeting to the Chief Town Planners of Local Bodies. The Local Bodies are required to resubmit the proposals based on the format provided to them.</p> <p>For all requests forwarded for change of land use citing existing use on site/ fait accompli cases, the boundaries for change of land use would be determined based on the GSDL data. Hence, all such requests are required to be submitted with the GSDL data and background history for determining the authenticated boundary.</p> <p>In order to fast track the proposals received for CLU from the agencies in DDA, it would be ensured that the information received is complete in all respects. In case of any deficiency in the proposal, the concerned officer in DDA to ensure that the same are complied to in a time bound manner.</p> <p>The concerned MCDs will forward all the cases as mentioned in Item No. 13/2016, para 1 & 2 of the 3th TC minutes and will certify that no additional cases are pending.</p>	Action: Concerned Local Bodies

19/2016	<p>Proposed change of land use of the Primary School plot of an area 0.28 ha. From "Residential" to "Public & Semi-Public Facilities" located at Shanti Path along Railway Track near Flyover Moti Bagh, New Delhi falling in Planning Zone-D F.20(14)2015-MP</p>	<p>The proposal was presented by Chief Architect, NDMC. After detailed deliberation, the proposal as contained in para 4.0 of the agenda was recommended by the Technical Committee for further processing under Section-11A of DD Act, 1957.</p>	<p>Action: Director (Plg.) Zone-D</p>
20/2016	<p>Proposal regarding Change of land use of an area measuring 1.852 ha. From "Recreational"(Neighborhood Park /Open Space) to "Transportation"(Multi Level Parking) Located at Gandhi Maidan falling in Planning Zone A (walled City) F.20(3)2016-MP</p>	<p>The proposal was presented by Chief Town Planner of North Delhi Municipal Corporation. It was informed to the committee that the land under reference is being utilized by the Municipal Corporation of Delhi for parking purpose since 1993. There is acute shortage of parking space in the surrounding areas to cater to the incoming traffic in the walled city area/ Chandni Chowk. The area under reference has also been earmarked to be developed as parking in the plan prepared and approved by Technical Committee of DDA for redevelopment of Walled City. The utilization of site as parking is also a subject matter of the court case and the directions of the Hon'ble Court in this respect are to be complied to.</p> <p>Taking into consideration the congestion in the area, heritage and environmental aspects, the Technical Committee recommended the proposal for further processing under Section-11A of DD Act, 1957 subject to the following condition:</p> <p>1) NDMC should design the Multi level parking and allied buildings on this site with all components of green buildings (such as use of solar panels, re-cycling of water, zero-waste discharge etc.). In addition to this, NDMC should also develop vertical gardens having green walls/</p>	<p>Action: Director (Plg.) Zone - A</p>

		<p>living walls with climbing plants or cascading ground covers both in the interiors as well as the exteriors. NDMC should also adopt other methods by which plants/ green cover can be integrated in the proposed built-up micro environment created by these structures by placing potted plants, flowering plants in the interior/ exterior and planting climbers and hanging plants along the pillars.</p> <p>ii) The design including the colour scheme of the multilevel parking to ensure blending with the surroundings in view of the heritage value of the area.</p> <p>iii) The multilevel parking to be developed as per the norms available for existing/ earmarked parking sites.</p>	
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List of participants of 4th meeting for the year 2016 of Technical Committee on 06.04.2016

DELHI DEVELOPMENT AUTHORITY

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner(LM), DDA
4. Commissioner (Plg), DDA
5. Addl. Commr. (Landscape)DDA
6. Addl. Chief Architect-I, HUPW/DDA
7. Addl. Commissioner (Plg.) AP& Building, DDA
8. Director (Plg.) MP&DC,DDA
9. Director (Plg) Area Plg. , DDA
10. Director (Plg) Rohini, Dwarka, DDA
11. Director (Plg.)Zone-D, DDA
12. Director (Plg) VC Sect., DDA
13. Dy. Director (Plg)DDA Zone-G
14. Dy. Director (Plg),DDA Zone A&B
15. Dy. Director (Plg),DDA Zone E&O

OTHER ORGANIZATION

1. Chief Town Planner, SDMC
2. Chief Town Planner, NDMC
3. Chief Architect, NDMC
4. Asstt. Town Planner, NDMC
5. Director, Delhi Fire Service
6. Suptdg. Engineer, PWD
7. Divisional Officer, Delhi Fire Service
8. Dy. Architect, NDMC
9. Asstt. TCPO, Ministry of Urban Development
10. Asstt. Engineer ,L&DO

ITEM NO. 22/2016:

ACTION TAKEN REPORT OF THE DECISIONS TAKEN DURING THE 4th T.C. MEETINGS. (06.04.2016)

Sl. No.	Item No	Subject	Action Taken
1.	19/2016	Proposed change of land use of the Primary School plot of an area 0.28 ha. From "Residential "to "Public & Semi-Public Facilities" located at Shanti Path along Railway Track near Flyover Moti Bagh, New Delhi falling in Planning Zone-D F.20(14)2015-MP)	Based on the decision of Technical Committee, the proposal was discussed and approved in the Authority meeting held on 27.04.2016 vide item no. 61/2016 for issuance of Public Notice for inviting objections/ suggestions from public. Public Notice to be issued on 04.05.2016.
2	20/2016	Proposal regarding Change of land use of an area measuring 1.852 ha. From "Recreational"(Neighbourhood Park /Open Space) to 'Transportation'(Multi Level Parking) Located at Gandhi Maidan falling in Planning Zone A (walled City) F.20(3)2016-MP	Based on the decision of Technical Committee, the proposal was discussed and approved in the Authority meeting held on 27.04.2016 vide item no. 62/2016 for issuance of Public Notice for inviting objections/ suggestions from public. Public Notice to be issued on 04.05.2016

- v. As communicated by DUSIB vide per letter dated 16.07.2015, the site under reference was acquired vide award No. 35/79-80 dated 20.03.1980 and is permanently in possession of DUSIB.
- vi. The proposal to construct multi-storey office building of DUSIB at Sarai Kale Khan, New Delhi has been approved in principle on 22.06.2011 in the 3rd meeting of DUSIB vide Item No. 6, duly confirmed on 19.12.2011 in the 5th meeting of DUSIB by Chief Minister of Delhi, Chairperson, DUSIB.
- vii. There is no approved layout plan of the area under reference as per available records.
- viii. The Ministry of Culture, National Monument Authority, Govt. of India has already issued NOC vide letter dated 15.01.2013. The proposal was also discussed in DUAC meeting.
- ix. As per letter dated 28.03.2016 of DUSIB, following has been communicated:
 - (a) Part portion of the site (2895 sq.nm.) is allotted to DMRC for prefabrication till April 2016.
 - (b) The issue of 33 KV high tension wire within the site in question will be shifted to other location, as soon as the land under reference is handed over to DUSIB by DMRC and survey work completed by NDPL.
 - (c) As soon as the land under reference is handed over to DUSIB, the site will become in its original size and shape, deviation will be removed by constructing boundary wall on the site periphery. The existing 9m wide road towards East side towards Sarai Kale will also be repaired.
 - (d) No defined boundary wall on the Eastern side. Earlier, there was a boundary wall in the Eastern side, which was removed by DMRC to carry out their prefabrication work as the land under reference was allotted to DMRC on temporary basis. Boundary will be constructed as soon as the land will be handed over back to DUSIB by DMRC.

3.0 Information as per the MoUD, GOI letters dated 07.04.2015 & 04.09.2015

MOUD, GOI vide letter dated 07.04.2015 has issued the following instructions with respect to the proposals sent by DDA for amendment to MPD-2021 and change of land use cases for final notification under Section 11A of Delhi Development Act, 1957.

The information with respect to MoUD letter dated 07.04.2015 is as follows:

S.No.	Information asked by MOUD vide letter dated 07.04.2015	Reply
1.	Whether the land is government or private and who is the land owning agency?	As per DUSIB letter dated 16.07.2015, the land where office building has been proposed is a Government land and DUSIB of GNCTD is the owner of the said land.
2.	On whose request the change of land use case or modification to MPD-2021 has been initiated?	Member (Engineering), DUSIB vide letter dated 26.03.2015 had requested DDA to change the land use from 'Residential' to 'Government (Government Office)' for the site proposed for office building at Sarai Kale Khan, New Delhi.
3.	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of	The site was inspected by Addl. Commr. (Plg.) AP, Director (Plg.) F,H & D-Zone & Asstt. Director (Plg.) Zone-D along with Planning Assistant, Zone-D.

-7-

ITEM No. 23/TC/2016

दिल्ली विकास प्राधिकरण

AGENDA FOR THE TECHNICAL COMMITTEE MEETING

Sub: Proposal of Delhi Urban Shelter Improvement Board (DUSIB) with respect to the proposed change of land use of an area measuring 4771.12 sq.m, from 'Residential' to 'Government (Government Office)' for the construction of DUSIB Office building at Sarai Kale Khan, New Delhi, falling in Planning, Zone-D.

File No. F.20 (2)2014/MP

1.0 Background

- i. Member (Engineering), DUSIB vide letter dated 26.03.2015 had requested DDA to change the land use from Residential' to 'Government (Government Office)' for the site proposed for office building at Sarai Kale Khan, New Delhi.
- ii. In response to this, DDA sent a letter dated 15.05.2015 requesting to send the requisite information/ documents like ownership, approved layout plan, Justification of the proposal etc.
- iii. Thereafter, Member (Engineering), DUSIB vide letter dated 16.07.2015 sent the ownership status, layout plan, Survey Plan, information with respect to the MoUD letter dated 07.04.2015. In response, DDA vide letter dated 19.10.2015 requested DUSIB to provide the existing ROW of the Road and the present availability of the Road width and entry & exit and information with respect to MoUD letter dated 04.09.2015.
- iv. Subsequently, DUSIB vide letter dated 01.12.2015 sent the information regarding MoUD letter dated 04.09.2015 and Plane Table (PT) Survey showing the existing ROW & present availability of the Road width. The same was examined by DDA and a letter dated 12.02.106 was again sent to DUSIB to clarify the exact boundary of the plot under reference and status of DMRC work, existing access to the village and shifting of high tension line.
- v. In response to this, DUSIB vide letter dated 28.03.2016 has sent the Total Station Survey showing the temporary land under the possession of DMRC work and status of the shifting of high tension line. Also, DUSIB has clarified the exact boundary of the plot under reference.

2.0 Examination

- i. The site under reference is located very near to the existing Inter State Bus Terminal (ISBT) at Sarai Kale Khan, New Delhi and is outside 'Lutyens Bungalow Zone (LBZ)'.
- ii. The land use of the site under reference is 'Residential' as per MPD- 2021 and the approved Zonal Development Plan of Zone 'D' prepared under MPD-2001.
- iii. The site is accessible from the Ring Road (91.44m ROW) and is approaching towards Nizamuddin Railway Station from the Eastern side to Western side with varying Road width from 19.5m-35m wide.
- iv. At present, there is temporary DMRC work going on one side of the site under reference and High Tension line is also passing through the site under reference.

The Information with respect to MoUD, GOI letter dated 04.09.2015 is as follows:

S.No.	Information asked by MOUD vide letter dated 07.04.2015	Reply
1.	Background note indicating the current situation/ provisions	<ul style="list-style-type: none"> - At present, a dilapidated /dangerous building (G+2) storied is existing at site which is not in use. Earlier, this building was utilized as DUSIB office building. - Presently, the DUSIB office is at scattered locations and the public also moves from one place to another to arrange information. - The proposal to construct multi-storey office building of DUSIB at Saral Kale Khan, New Delhi has been approved in principle on 22.06.2011 in the 3rd meeting of DUSIB vide item No. 6, duly confirmed on 19.12.2011 in the 5th meeting of DUSIB by Chief Minister of Delhi, Chairperson, DUSIB.
2.	Whether similar proposal have earlier been considered by DDA/ Ministry and /or disposed and if yes, when and how?	<ul style="list-style-type: none"> - This is regarding the proposal of change of land use. Earlier also, DDA has initiated proposals for the change of land use under Section 11A of DD Act, 1957 on the basis of the request received from the Ministry of Urban Development & land owning agency (i.e. L&DO). - The request for this proposed change of land use has been received from Member (Engineering), DUSIB, GNCTD and the land is under the possession of DUSIB as per letter dated 16.07.2015.
3.	What are the specific recommendations of the Authority with regard to the proposal?	<ul style="list-style-type: none"> - The proposal is to be considered by the Delhi Development Authority, as per Section 11-A of DD Act, 1957 and further action will be taken as per the recommendations of the Authority.
4.	How and why proposal was initiated	<ul style="list-style-type: none"> - The matter was initiated on the basis of the request received from DUSIB vide letter dated 16.07.2015. - The proposal was initiated since DUSIB is not having its own office building. Presently, the DUSIB offices are at scattered locations.
5.	What are the pros and cons of the proposal whether they have been carefully examined and if yes, the outcomes thereof.	<ul style="list-style-type: none"> - This proposal will serve public residing in JJ Colonies and resettlement colonies since DUSIB is not having its own building in Delhi. This dilapidated building earlier use as office building and lying unused since decade. The piece is located in the prime location and is well connect with upcoming Metro & city bus service.
6.	What are the expected short term and long term outcomes if the proposal is approved and implemented	<ul style="list-style-type: none"> - This proposal will serve public residing in JJ Colonies and resettlement colonies. - The proposed premise will be for the office of DUSIB there will be no adverse impact/ implications on general public. Presently the office of DUSIB is at scattered locations and public also moves from one place to another to arrange information. By constructing office building at the proposed site, public will get their information at one place and it will also improve working of DUSIB.
7.	How the proposal will benefit in the development and economic growth of the city	The proposed building plan designed to accommodate approx.800 officers having an working space of approx. 7000.0sq.mts. The proposal will benefit in the development

	inspection report be provided.	<p>Following are the observations:</p> <ol style="list-style-type: none"> The site under reference is located very near to the existing ISBT at Sarai Kale Khan, Delhi. It is accessible from 30m existing road. At site, there are temporary shops, vehicles are parked along the road. In the layout plan, this road has been shown as 13m ROW. A vacant unoccupied building exists at one side of the site under reference. At present, there is temporary DMRC work going on one side of the site under reference due to the proposed metro station at ISBT, Sarai Kale Khan, Delhi. An access of about 6-7m to the nearby village is passing through the site. At present, there is no entry/ exit to the site as a grided boundary exists on all sides and HT line is also passing through the site under reference.
4.	What is the public purpose proposed to be served by modification of MPD and/ or change of land use?	As per DUSIB letter dated 16.07.2015, DUSIB on entity of GNCTD does not have its own office building and in one of the meetings of the Board held under the Chairmanship of the Hon'ble Chief Minister of Delhi, it was agreed to construct DUSIB Office building at Sarai Kale Khan. Presently, the DUSIB office is at scattered locations and the public moves from one place to another to arrange information. By constructing office building at Sarai Kale Khan, public will get the information at one place and the working will improve.
5.	What will be impact of proposal on the ZDP/ MPD and whether the changes are in consonance with the approved plans/ policies?	<ol style="list-style-type: none"> The site under reference having access from 30m wide Road leading from Ring Road to Nizamuddin Railway Station in the North side and 9m wide Road also exists between the proposed site and Sarai Kale Khan in the East side. The parking issue will be taken care by providing basement parking as per the provision of MPD-2021. The necessary approvals of all the statutory authorities as required will also be obtained before the execution of the proposal. There will be no negative impact on MPD-2021 if the land use of the site has been changed from 'Residential' to 'Government Office' building.
6.	What will be proposal's impact/ implications on general public eg. Law & order etc.?	The proposed premise will be for the office building of DUSIB and there will be no adverse impact/ implications on general public. Presently, the DUSIB office is at scattered locations and the public also moves from one place to another to arrange information. By constructing office building at Sarai Kale Khan, public will get the information at one place and it will also improve working of DUSIB.
7.	Whether any court cases are ongoing on the land mentioned in the proposal? Full details be attached.	No court case ongoing on the land under reference.

4.0 Proposal

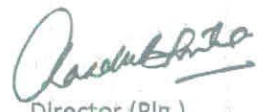
In view of the above, the land use in respect of an area measuring 4771.12 sq.m. for the construction of DUSIB Office building at Sarai Kale Khan, New Delhi, falling in Planning, Zone-D may be changed 'Residential' to 'Government (Government Office)' under Section 11A of DD Act, 1957. The boundary description of the same is as follows (Refer location map at Annexure 'A'):

Location	Area	Land use as per MPD-2021/ ZDP	Land use Changed to	Boundaries
1	2	3	4	5
Proposed Delhi Urban Shelter Board (DUSIB) Office building at Sarai Kale Khan, New Delhi, falling in Planning, Zone-D	4771.12 sq.m.	'Residential'	'Government (Government Office)'	North: Approx. 24.0 m wide Road leading to Nizamuddin Railway Station from Ring Road South: Existing Building of Community hall belongs to SDMC East: 9.0 m wide Road at DTC Terminal, Sarai Kale Khan West: open land belongs to DUSIB

5.0 Recommendation

The proposal at para 4.0 above is placed before the Technical Committee for consideration.


Asstt. Director (Plg.)
Zone-D


Director (Plg.)
Zone-D, E&O/UC&J-Zone

		since almost every department of DUSIB, will get complete space for conference and coordination with each other. This will in term, help to get maximum output.
8.	What are the provisions corresponding to the proposed policy/ change in other metropolitan cities in India and other countries	Not applicable.
9.	What will be the public purpose served by the proposed modification	The land use of the proposed site as per zonal development plan is residential. The request before the Master Plan division, Zone D, DDA, New Delhi has been made for change of land use from residential to Govt. office building. This change of land use will help our organization, DUSIB to serve general public of Govt. of NCT of Delhi, as the site in question is well connected and the public can approach via public transport such as city bus service, railway & upcoming metro.
10.	What is the number of people/ families/ households likely to be affected by the proposed policy	Presently, there is a dilapidated/ dangerous building (G+2 storey) existing which is not in use.
11.	Whether the proposal is in consonance with the existing plans, laws, by laws, rules etc.	The proposal is not in consonance with the land use of the site under reference as per MPD-2021 & approved Zonal Development Plan of Zone-D. Therefore, the change of land use is being processed under Section 11-A of DD Act, 1957 to bring it in consonance.
12.	Whether the implementation of proposal will require changes in certain rules, provisions of Master Plans etc and if yes what action has been taken to bring about such changes.	No such change is required in rules and provisions of Master Plan. However, the proposed change of land use is being processed under Section 11-A of DD Act, 1957.
13.	Whether the department/ organization/ Ministry related with the proposal have been consulted and if yes what were their views and how they were disposed.	<ul style="list-style-type: none"> - Yes, no objection for the construction of office has been received from Ministry of Culture National Monument Authority, Govt. Of India. - The proposal was also discussed in DUAC meeting.
14.	Whether the relevant guidelines/ orders of DOPT, ministry of Finance and other nodal Ministries/ Departments were taken into account while preparing and examining the proposal	The proposal to construct multistoried office building for DUSIB at Sarai Kale Khan has been approved in principle on 22.06.2011 in the 3rd meeting of DUSIB vide Item no 6, duly confirmed on 19.12.2011 in the 5th meeting of DUSIB by Chief Minister of Delhi/Chairperson, DUSIB.
15.	The name, designation and contact information of an officer of the level of Director or above who will be the Nodal officer to be contacted by the Ministry regarding the proposal	Sh. Jeet Ram, Director (TP), K-1 Vikas Kutir, I.P Estate, New Delhi-11002 Mobile No: - 9717999158