

Minutes of the Technical Committee Meeting
Held on 26.2.2019
- 19 -
AID ON TABLE
ITEM No. 10/TC/2019

Sub: Proposed change of land use of an area measuring 1.94 acre (7850.90 sq.m.) from 'Recreational (District Park)' to 'Public & Semi-Public Facilities' allotted to Ministry of Home Affairs for construction of Transit Camp/Yatri Niwas for CRPF in the vicinity of New Delhi Railway Station, New Delhi.

File No. F.20(7)2017/MP

1.0 Background

- i. CRPF vide letters No. B-V-1/2017-18-55(TC LAND) dated 26.05.2017 & 25.05.2017 requested DDA to change the land use of an area measuring 1.94 acre from 'District Park/Green' to 'Police Camp' allotted to Ministry of Home Affairs (MHA) on as is where is basis for construction of Transit Camp/Yatri Niwas for Central Reserve Police Force (CRPF) in the vicinity of New Delhi Railway Station, New Delhi.
- ii. In response, DDA vide letter dated 12.06.2017 has requested CRPF to send the requisite information/documents, which were sent by CRPF vide letter dated 20.06.2017.
- iii. As per Para 2 (ii) of L&DO allotment letter dated 30.03.2017, the allottee will take up matter with DDA or other agency to change the land use of allotted land from 'District Park/Green' to 'Residential'.
- iv. While examining the matter, it is observed that the requirements stated by CRPF are part of Police Camp which falls under 'Public & Semi-Public Facilities' land use. Further, DDA vide letter dated 04.08.2017 requested CRPF to take up the matter with L&DO for modification in the allotment letter.
- v. Now, DDA has received the CRPF letter No. B-V-1/2017-19-55(TC LAND) dated 22.01.2019, enclosing therewith, L&DO Corrigendum F.No. L-IIA/11/ (747)/2015/31 dated 18.01.2019 wherein it has been that allottee will take up the matter with DDA or other agency to change the land use of allotted land from 'District Park/Green' to 'Public & Semi-Public'. (Annexure-A)

2.0 Examination

- i. The site is located on Bhavbhuti Marg near New Delhi Railway Station. The site falls outside Lutyens' Bungalow Zone (LBZ).
- ii. The land use of the site under reference is 'Recreational (District Park)', as per MPD-2021 and approved Zonal Development Plan of Zone 'D' prepared under MPD-2001.
- iii. L&DO vide letter dated 30.03.2017 has allotted a plot of land measuring about 2.05 acre in the vicinity of New Delhi Railway Station to the Ministry of Home Affairs on as is where is basis for construction of Transit Camp/Yatri Niwas for CRPF.
- iv. As per CRPF letter dated 26.05.2017, after digital survey by CPWD and L&DO, 0.11 acre land earmarked for road widening as per Delhi Master Plan-2021 and only 1.94 acre land has been taken in possession by CRPF on paper on 25.05.2017.

- v. As per Para 2 (ii) of L&DO allotment letter dated 30.03.2017, the allottee will take up matter with DDA or other agency to change the land use of allotted land from 'District Park/Green' to 'Residential'. Subsequently, L&DO vide letter dated 16.06.2017 has sent 'No Objection Certificate' to DDA for change of land use.
- vi. Further, CRPF vide letter dated 03.08.2017 sent the requirements of the said plot which includes accommodation facilities, underground parking, Mess with dining halls and lounge, which were clarified by DDA officials that the requirements are part of Police Camp which comes under land use category of 'Public & Semi-Public Facilities' as per MPD-2021. In view of this, DDA vide letter dated 04.08.2017 requested CRPF to take up the matter with L&DO for modification in the allotment letter.

- vii. As per the Table 13.10 under MPD-2021, the Planning Standards & Development Controls for Public Semi-Public (Government Use Premises) are as under:

Sl. No.	Category	Pop. / unit (approx.)	Plot Area	Maximum Ground Coverage (%)	FAR**	Parking (ECS/100 Sq.m. Floor Area)
7	Police Training Institute /College, Fire Training Institute/ College, Police Firing Range, Police camp including Central Police Organization / Security Forces, Disaster Management Centre	City level	Upto 5 Ha.	50	300	2.0

Other Controls:

** The maximum FAR for Use Premises located in Zone O, and Bungalow Area of Zone C & Zone D, will be 120, along with other provisions given in Zonal Development Plans.

- viii. Recently, CRPF letter dated 22.01.2019, enclosing therewith, L&DO Corrigendum dated 18.01.2019, stated that Land Allotment Screening Committee (LASC) in its meeting held on 27.11.2018 recommended that clause 2(ii) of the allotment later may be amended to change land use from 'District Park/Green' to 'Public & Semi-Public' in respect of land allotted to CRPF situated in the vicinity of New Delhi Railway Station, as requested by the Ministry of Home Affairs vide letter dated 26.02.2018.
- ix. Further, Land & Development Office vide letter dated 11.02.2019 has given 'No Objection' for the change of land use from 'District Park/Green' to 'Public & Semi-Public' in respect of land measuring 2.05 acres allotted to MHA in the vicinity of New Delhi Railway Station for construction for multi-storey transit Camp/Yatri for CRPF.

3.0 Information as per the MoUD (now MoHUA), GoI letters dated 07.04.2015 & 04.09.2015

MOUD, GoI vide letters dated 07.04.2015 & 04.09.2015 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 received from CRPF vide letters dated 25.05.2017 & 26.05.2017 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?	It is a Government land and is with Land & Development Office (L&DO), MoHUA, GOI.
2.	On whose request the change of land use case or modification to MPD-2021 has been initiated?	As per the request by CRPF letters dated 26.05.2017 & 25.05.2017 and Ministry of Home Affairs (MHA) D.O. letter dated 05.01.2017.
3.	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	The site under reference was inspected by the officers of Planning Department and following was observed: i. The site under reference is accessible from Bhavbhuti Marg near New Delhi Railway Station. ii. There are tin sheds of CRPF camp existing within the site under reference and there are large number of grown up trees existing at the site.
4.	What is the public purpose proposed to be served by modification of MPD and/ or change of land use?	As per CRPF letter dated 26.05.2017, this piece of land utilized as Transit Camp to facilitate troops while emergent deployment/mobilization by train for election and urgent law & order duties. Considering security scenario & emergent mobilization, this camp is utilized to accommodate family of Martyrs/injured personnel, Mahila Troops as well as CRPF coys for short duration as per requirement. Thus, this land will be used for National Interest.
5.	What will be impact of proposal on the ZDP/ MPD and whether the changes are in consonance with the approved plans/ policies?	As such, no adverse impact on the ZDP/ MPD.
6.	What will be proposal's impact/ implications on general public eg. Law & order etc.?	Law and order situation will be improved after establishment of Police Camp and public feel safety and security in around Minto road, Ajmeri gate side railway station.
7.	Whether any court cases are ongoing on the land mentioned in the proposal? Full details be attached.	There is no court case in respect of the site under reference.

The information received from CRPF vide letters dated 25.05.2017 & 26.05.2017 with respect to MoUD, GOI letter dated 04.09.2015 is as follows:

S.No.	Information asked by MoUD vide letter dated 04.09.2015	Reply
1.	Background note indicating the current situation/ provisions	L&DO has allotted land to Ministry of Home Affairs (MHA) for construction of Transit Camp/Yatri Niwas for CRPF in the vicinity of New Delhi Railway Station, Ajmeri Gate, New Delhi. The land falls under District Park Use Zone as per MPD-2021 and to be changed to Public & Semi-Public Facilities. Presently temporary tin sheds of CRPF camp existing within the site under reference.
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"> - Earlier also, on the basis of the request received from the land owning agency (i.e. L&DO), MoHUA, GOI, DDA has initiated this proposal for the change of land use under Section 11A of DD Act, 1957. - This is a proposal of the Ministry of Home Affairs, Govt.
3.	What are the specific recommendations of the Authority with regard to the proposal.	<ul style="list-style-type: none"> - Central Reserve Police Force (CRPF) functions under the aegis of Ministry of Home Affairs (MHA) of the Government of India to enable the government to maintain Rule of Law, Public Order and Internal Security effectively and efficiently. - The proposal is to be considered by the 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	- The proposal has been initiated by Ministry of Home Affairs vide D.O. dated 05.01.2017, wherein, MoUD was requested to allot the said land permanently in favor of CRPF/MHA for construction of Transit Camp/Yatri Niwas with change of land use.
5.	What are the pros and cons of the proposal whether they have been carefully examined and if yes, the outcomes thereof.	Yes, this piece of land is being utilized as Transit Camp to accommodate to CRPF personnel. The case examined in LASC meeting held at MoUD then plot was allotted by MoUD letter No. F.No. L.IIA/11/474/2016/137 dated 30 March 2017.
6.	What are the expected short term and long term outcomes if the proposal is approved and implemented	This piece of land is being utilized as Transit Camp to accommodate to CRPF personnel and safe custody of Govt. equipment/materials. Besides, the transit of

		jawans, CRPF coys for election and urgent law & order duties are also accommodated at the transit Camp on requirement basis, in view of large scale movements in CRPF due to unpredictable changing internal scenario in the Nation.
7.	How the proposal will benefit in the development and economic growth of the city	It will benefit regarding the development of New Delhi railway station since coy movement will be monitored by the camp location as per availability of train.
8.	What are the provisions corresponding to the proposed policy/ change in other metropolitan cities in India and other countries and if those provisions differ from the proposal, then why are they not considered appropriate for Delhi	Not Applicable
9.	What will be the public purpose served by the proposed modification	As per CRPF letter dated 26.05.2017, this piece of land utilized as Transit Camp to facilitate troops while emergent deployment/mobilization by train for election and urgent law & order duties. Considering security scenario & emergent mobilization, this camp is utilized to accommodate family of Martyrs/injured personnel, Mahila Troops as well as CRPF coys for short duration as per requirement. Thus, this land will be used for National Interest.
10.	What is the number of people/ families/ households likely to be affected by the proposed policy	Not applicable. It will benefit the families/jawans of the CRPF.
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	- Yes, Ministry of Home Affairs (MHA) & MoUD have been consulted and approved allotment of the land.

	consulted and if yes what were their views and how they were disposed.	
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 issue of change of land use is not related to any guidelines/orders of DOPT, ministry of finance and other nodal Ministries/ Departments.
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	<ul style="list-style-type: none"> - Sh P.K. Nair, Deputy Inspector General - Sh Rakesh Kumar , Commandant 55 Bn, CRPF, Contact No. 9868395001 - Sh. Chandu Bhutia, Addl. Commissioner (Plg.)-II, Contact No. 011 23378085

4.0 Proposal

In view of the request of CRPF letter dated 22.01.2019, the proposal for change of land use of an area measuring 1.94 acre (7850.90 sq.m.) may be changed from 'Recreational (District Park)' to 'Public & Semi-Public Facilities'. The details of the proposal are as under:

Location	Area	Land use as per MPD-2021/ ZDP-2001	Land use Changed to	Boundaries
1	2	3	4	5
The proposed site for CRPF Transit Camp/Yatri Niwas is situated in the vicinity of New Delhi Railway Station.	1.94 acre (7850.90 sq.m.)	Recreational (District Park)	Public & Semi-Public Facilities	North: Tagore Road & Multilevel parking South: Existing Railway colony East : Existing Railway colony West : Bhavbhuti Marg & New Delhi Railway Station

(The location plan of the site under reference is annexed as Annexure-'B')

5.0 Recommendation

Proposal at para 4.0 above is submitted for the consideration of the Technical Committee for further processing under Section 11-A of DD Act, 1957.

DECISION

10/19	<p>Proposed change of land use of an area measuring 1.94 acrs (7850.90) sqm. from 'Recreational' (District Park) to 'Public & Semi Public Facilities' allotted to Ministry of Home Affairs for construction of Transit Camp/ Yatri Niwas for CRPF in the vicinity of New Delhi Railway Station, New Delhi.</p> <p>F.20(7)2017/MP</p>	<p>The proposal was presented by the Dy. Director(Plg)Zone-D. After detailed deliberations, the Technical Committee recommended that the matter may be submitted after examining the following:</p> <ul style="list-style-type: none"> i) The impact of the traffic due to the proposed use of the land. ii) Explore the possibility of limiting the ground coverage and the total built up area considering the site is having green cover. 	<p>Dy. Director (Plg) Zone-D</p>
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DELHI DEVELOPMENT AUTHORITY
 MASTER PLAN
VERIFIED
 This Proposal was considered by the Technical Committee Meeting held on 26.02.2019. Vide Item No. 10/19
 Asstt. Director Master Plan
 Dy. Director Master Plan

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OFFICE OF THE COMMANDANT-55 BN CRPF, BAWANA, DELHI-110039

No- B-V-1/2017-19-55(TC LAND)

Dated, the January, 2019

To,

The Commissioner (Plg.),
Delhi Development Authority,
Vikash Minar, New Delhi.

VC Office

Dy. No.

Dated

ANNEXURE - A

234-B

23.1.19

Subject :-

REGARDING CHANGE OF LAND USE FROM 'DISTRICT PARK/GREEN' TO 'PUBLIC & SEMI-PUBLIC' OF 2.05 ACRES LAND ALLOTTED TO CRPF IN THE VICINITY OF NEW DELHI RAILWAY STATION, AJMERI GATE, NEW DELHI.

Sir,

It is to inform you that, a piece of land measuring 2.05 Acres allotted to CRPF in the vicinity of New Delhi Railway station for construction of multi storey transit Camp/Yatri Niwas vide Ministry of Urban Development letter No. L.II-A/11(747)2016/137 Dated 30/03/2017.

After digital survey by CPWD and L&DO, 0.11 acre land earmarked for road widening as per Delhi Master Plan-2021. Accordingly, only 1.94 acre land has been taken in possession by CRPF on 25/05/2017 as per Para 2 (ii) of allotment letter No. L.II-A/11(747)2016/137 Dated 30/03/2017.

3. Land use under category 'Residential' could not fulfill our requirements thus, this office took the case with MoHUA/L&DO regarding allotment of land from "District Park/Green" to "Public & Semi-Public Facilities-Police Camp". Accordingly, MoHUA/L&DO vide their office corrigendum F. No. L-IIA/11(747)/2015/31 dated 18th January, 2019 amended the Clause 2 (ii) of allotment letter dated 30/03/2017 and may be read as under :

Quote "The allottee will take up the matter with DDA or other agency to change of land use of allotted land from 'District Park/Green' to 'Public & Semi-Public'.....
Unquote.

4. It is therefore requested to kindly change the land use from "District Park/Green" to "Public & Semi-Public" please.

Regards.

Yours faithfully

Encl : (01 Leaf)

Commandant-55 Bn, CRPF

Dated, the 22 January, 2019

No- B-V-1/2017-19-55(TC LAND)

Copy forwarded to the following for information and necessary action please.

1. The IGP, Northern Sector, CRPF, R. K. Puram, New Delhi.
2. The DIGP (Works) Directorate, CRPF, R.K. Puram, New Delhi.
3. The DIGP, Range New Delhi, CRPF, R. K. Puram, New Delhi.
4. The Vice-Chairman, DDA, Vikas Sadan, INA, New Delhi.
5. The Director (Plg.) Zone-D, 12th Floor, Vikash Minar, New Delhi w.r.t. his office letter No. F. 20(07)2017/MP/D-116 dated 04/08/2017.

Asst Dir (Pg) Zone D

23/1/19

Commandant-55 Bn, CRPF

(2)

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F.No. L-IIA/11(747)/2015/31
Government of India
Ministry of Housing & Urban Affairs (MoHUA)
Land & Development Office (L&DO)

Nirman Bhawan, New Delhi-110011
Dated 18th January, 2019

CORRIGENDUM

Subject: Allotment of 2.05 acres of land in the vicinity of New Delhi Railway Station to MHA on permanent basis for construction of Transit Camp/Yatri Niwas.

The undersigned is directed to refer to this office's allotment letter No. L-IIA/ 11(747)/ 2015/137 dated 30.03.2017 on the above cited subject and to say that Land Allotment Screening Committee (LASC), in its meeting held on 27.11.2018, recommended that clause 2 (ii) of the allotment letter may be amended to change land use from 'District Park/Green' to 'Public & Semi-Public' in respect of land allotted to CRPF situated in the vicinity of New Delhi Railway Station, as requested by the Ministry of Home Affairs, vide letter dated 26.02.2018.

2. Accordingly, Clause 2(ii) of allotment letter dated 30.03.2017, may be read as under:

"The allottee will take up the matter with DDA or other agency to change the land use of allotted land from 'District Park/green' to 'Public & Semi-Public'."

3. The other terms and conditions of the Allotment letter dated 30.03.2017 will remain same with full force.

4. This issues with the approval of Hon'ble Minister (HUA).

Rajeev Kumar
(Rajeev Kumar)

Dy. Land and Development Officer
For & on behalf of the President of India

To

The Home Secretary,
Ministry of Home Affairs (MHA),
North Block, New Delhi - 11000.

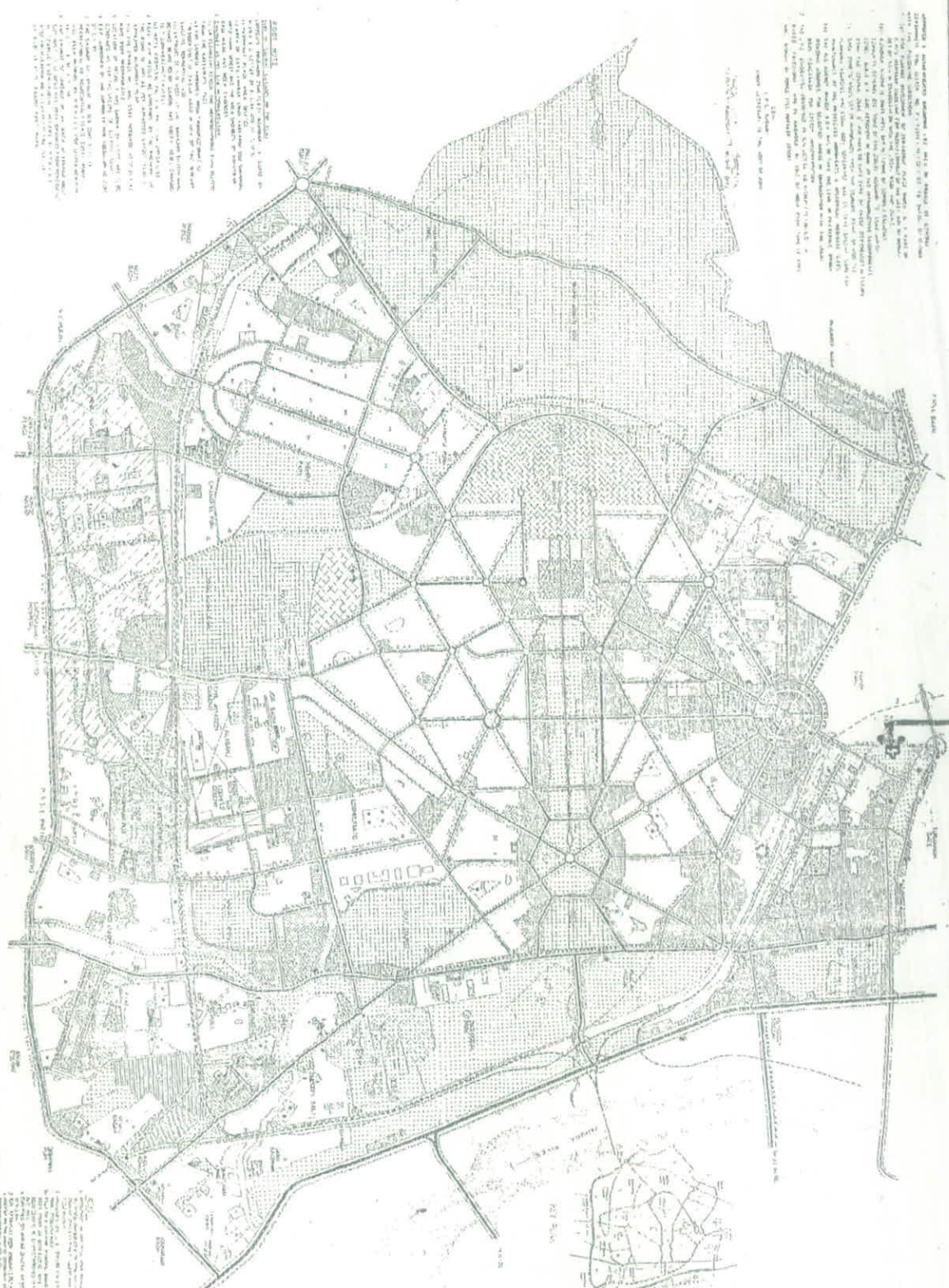
Copy to:

- ✓ 1. The DG (CRPF), CGO Complex, Lodhi Road, New Delhi.
2. The Vice Chairman, Delhi Development Authority, Vikas Sadan, INA, New Delhi.
3. The Director General (Works), CPWD, Nirman Bhawan, New Delhi.
4. The Chief Architect (NDR), CPWD, Nirman Bhawan, New Delhi
5. Engineer officer, L&DO
6. Drawing Section, L&DO
7. Accounts Section, L&DO

Copy for information to:

1. PS to JS (A, L&E)
2. PS to L&DO

Site U/R



LANDMARKS	
1. City Center	2. Industrial Area
3. Residential Area	4. Commercial Area
5. River	6. Railway Line
7. City Hall	8. City Park
9. City Stadium	10. City Museum
11. City Library	12. City Court
13. City Police Station	14. City Fire Station
15. City Post Office	16. City Telephone Exchange
17. City Water Treatment Plant	18. City Sewerage Treatment Plant
19. City Power Station	20. City Gas Station
21. City Bus Station	22. City Taxi Stand
23. City Parking Lot	24. City Pedestrian Walkway
25. City Bicycle Lane	26. City Green Space
27. City Sports Field	28. City Golf Course
29. City Beach	30. City Pier
31. City Harbor	32. City Dock
33. City Bridge	34. City Tunnel
35. City Viaduct	36. City Overpass
37. City Underpass	38. City Flyover
39. City Roundabout	40. City Roundabout
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-27- Annexure - B



**DELHI
DEVELOPMENT
AUTHORITY**

PROPOSED CHANGE OF LAND USE
OF AN AREA MEASURING 1.94 ACRE
(7850.90 SQ.M.) FROM
"RECREATIONAL (DISTRICT PARK) TO
"PUBLIC & SEMI-PUBLIC FACILITIES"
ALLOTTED TO MINISTRY OF HOME
AFFAIRS FOR CONSTRUCTION OF
TRANSIT CAMPYATRI NIWAS FOR
CRPF IN THE VICINITY OF NEW DELHI
RAILWAY STATION, NEW DELHI.

North: Tagore Road & Multilevel
Parking
South: Existing Railway colony
East: Existing Railway colony
West: Bhavbhuti Marg & New Delhi
Railway Station

FILE NO. : F.20(7)2017/MIP

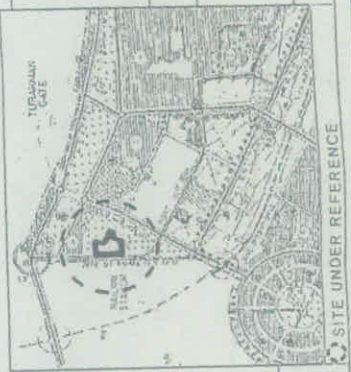
**LOCATION
MAP**

SCALE: NOT TO SCALE



ZONE 'D'

KEY MAP



MINTO ROAD (30.48 M ROW)

TAGORE ROAD

Existing
Railway
Colony

ROAD

Existing
Railway Colony

Existing Multilevel
Parking

PLOT UNDER REFERENCE
AREA: 1.94 Acre
(7850.90 sq.m.)

BHAVBHUTI MARG (30.48 M ROW)

TO CONNAUGHT PLACE

TO KAMLA MARKET

New Delhi
Railway Station

Note: This plan was prepared on the basis of Layout of Clerks Quarter in area North of G.I.P. Railway, certified by Officials of Land and Development Office, Ministry of Housing & Urban Affairs, Govt.

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Minutes of the Technical Committee Meeting Held on 26.2.2019

Sub: Change of landuse of area measuring 8 Acres from 'Utility' (U-3) (Power House) out of a total plot of 37.78 Acres already allotted to Power Deptt., GNCTD by DDA to 'Transportation' (T-2) (Cluster Bus Depot) to be allotted to Transport Deptt. at village Bamnauli, near Bijwasan in Sector-29, Dwarka.
F.20(2)/2019-MP

1.0 Background:

- 1.1. Initially, land measuring 14.5 Ha. was allotted to Power Department, GNCTD for construction of 750 MW-Gas Based Power Plant Project. Possession of land measuring 14.5 Hect. was handed-over to the Power Department on 12/02/2008 by Dwarka Survey Unit (Annexure-I).
- 1.2. Further, another land measuring 1.95 acre was allotted to Power Department, GNCTD for setting up Gas Based Power Plant. Possession of land measuring 1.95 acre was handed-over to Power Department on 25/08/2011 (Annexure-II).
- 1.3. Recently, Transport Department vide letter dated 21/01/2019 addressed to VC, DDA has requested for allotment of land measuring 8 acres from the land already allotted to Power Deptt. at Bamnauli, Sector-29, Dwarka for construction of Cluster Bus Depot (Annexure-III).
- 1.4. The request was forwarded to Planning Wing, Dwarka by the IL Wing for examination and earmarking the required land of 8 acres on the layout plan for the Cluster Bus Depot in consultation with Land Management Wing.
- 1.5. The matter was examined by Dwarka Planning Office and in this regard, it is submitted that the land allotted to Power Deptt. was part of Utility land use as per Master Plan of Delhi-2021 & Zonal Development Plan of Zone K-II (Dwarka), whereas the land which is required for allotment of cluster bus depot to Transport Deptt. falls in category of Transportation Land use as per Master Plan of Delhi-2021. Therefore, the land under reference for allotment to cluster bus depot would require Change of Landuse from "Utility" (U-3) to "Transportation" (T-2) as per Delhi Development Act-1957.
- 1.6. In this regard, a letter is also issued to Transport Deptt., GNCTD vide dated 15/02/2019 informing that the process of change of land use will take about 8-10 months till final modification by Ministry of Housing & Urban Affairs. It was also requested to provide the detailed dimensions of the area along with TSS to process the change of land use as the land allotted earlier is in possession of GNCTD (Annexure-IV).
- 1.7. V.C., DDA has already approved proposal for allotment of 8 acres of land out of 37.78 acres to Deptt. of Transport, GNCTD on IL File bearing No. F.29(1)07/IL as per note dated 05/02/2019.

1.8. Subsequently, the matter regarding change of land use from 'Utility' (U-3) to 'Transportation Use' (T-2) is placed for approval of Technical Committee.

2.0 Examination:

2.1 The plot measuring 8 acres is part of total land of 37.78 acres which is proposed as Utility (U-3) and is earmarked for Electric Sub Station (ESS)/ Power House as per ZDP of Zone-K-II.

2.2. As per request of Deptt. of Transport Deptt., GNCTD about 8 acres of land out of 37.78 acres is required for construction of Cluster Bus Depot to accommodate about 200 buses.

2.3 It is also observed that the 8 acres plot as suggested by Deptt. of Transport Deptt., GNCTD as per the drawing submitted, is not approachable from the existing Najafgarh-Kapashera Road.

2.4 As per MPD-2021, Bus Depot falls under category of 'Transportation' (T-2) landuse.

2.3 Therefore, there will be requirement of Change of Landuse from 'Utility' (U-3) to 'Transportation' (T-2) i.e. Bus Depot and accordingly, agenda is prepared and placed for consideration for further processing of modification of Zonal Plan/M.P. under Section 11(A) of DD Act.

3.0 Proposal:

The following proposal is submitted for consideration of Technical Committee:

3.1. Change of landuse of of area measuring 8 Acres from 'Utility' U-3 (Power House) out of total plot of 37.78 Acres already allotted to Power Deptt., GNCTD by DDA to 'Transportaion' (T-2) (Cluster Bus Depot) to be allotted to Transport Deptt. at village Bamnauli, near Bijwasan in Sector-29, Dwarka (Modified layout plan as submitted by Transport Deptt. GNCTD is enclosed as Annexure-V).

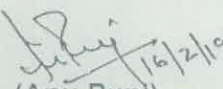
3.2. The Development Control Norms and setbacks are as per prevailing Master Plan for Delhi - 2021.

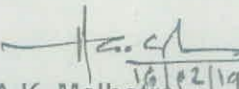
3.3. Land Disposal Wing to undertake the matter regarding financial implication.

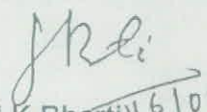
3.4. The matter regarding Change of Landuse will be further placed before Authority for approval under Section 11(A) of DD Act.

4.0 Recommendation:

The proposal at para 3.0 above, is placed for consideration of the Technical Committee.


(Anu Punj)
A.D.(Plg.)/Dwk


(A.K. Malhotra)
D.D.(Plg.)/Dwk


(H.K. Bharti)
Director (Plg.)/Dwk

DECISION

9/19	<p>Proposal regarding change of land use of an area measuring 8 Acres from 'Utility' (U-3) out of a total plot of 37.78 Acres already allotted to Power Deptt., GNCTD by DDA to 'Transportation' (T-2) (Cluster Bus Depot) to be allotted to Transport Deptt. at village Bamnauli, near Biswasan in Sector-29, Dwarka.</p> <p>F.20(2)2019/MP</p>	<p>The proposal was presented by the Director (Plg) Dwarka. After detailed deliberations, the Technical Committee recommended that the status of the Power Plant Project be obtained from the Power Deptt., GNCTD.</p> <p>The proposal contained in para 3 be processed for the change of land use under Section 11-A of DD Act, 1957.</p>	Director (Plg) Dwarka
------	--	--	--------------------------

DELHI DEVELOPMENT AUTHORITY	
MASTER PLAN SECTION	
VERIFIED	
This Proposal was Considered in the.....3rd..... Technical Committee	
Meeting held on.....26.2.2019.....	
Vide Item No.....9/2019.....	
Asstt. Director Master Plan	 Dy. Director Master Plan



DELHI DEVELOPMENT AUTHORITY

OFFICE OF THE DIRECTOR(PLANNING)
DWARKA PROJECT
MANGLA PURI, NEW DELHI-45

No. F.11(285)08/Plg./Dwk/ 143
No. F.29(1)07/IL

Dated : 13.2.2008

15/2/08

Subject : Handing-over of possession of land for 750 MW Gas Based Power Plant of GNCTD, Sector-29, Dwarka (Planning Zone-K-II).

1184
18/2/08
2

In accordance with the Dy. Director (IL) letter No. F.29(1)07/IL/32 dated 7.1.2008, the possession of the 750 MW Gas based Power Plant Project at Bamnoli in Sector 29 (Part) has been handed-over by the Asstt. Director (Survey) Dwarka on 12.02.2008 to the authorized representative, Shri Rajesh Shukla, Head Clerk, Power Department, GNCTD, 8th level, 'B' Wing, Delhi Secretariat, I.P. Estate, New Delhi measuring a total area of 14.5 ha. as per approved Possession Plan.

One copy of the possession plan along with photocopy of the Authority Letter given by Shri Rajesh Shukla, Head Clerk & Shri C.P. Sugatha Kumar, Office Supdt. (Power), Power Deptt. GNCTD is enclosed for information & necessary action. Four original possession plans (handing/taking-over plans) have been handed-over to Sh Rajesh Shukla on their request as mentioned in the Authority Letter by Shri C.P. Sugatha Kumar, Office Supdt. (Power), GNCTD.

Encl.

1. Possession Plan (in original).
2. Photocopy of the Authority Letter.
3. Photocopy of I-Card of Shri Rajesh Shukla, Grade-II (Dass).

Sharma.
13.2.08
Jt. Director (Survey)/Dwk

To :

Dy. Director (IL),
Vikas Sadan, New Delhi

Copy forwarded for information and necessary action to :

1. Chief Engineer (Dwarka) : along-with original possession plan.
2. S.E./CC-2, (Dwarka) : along-with original possession plan.
3. DLM (HQ) : along-with original possession plan.
4. Director (Bldg.) : along-with original possession plan.
5. E.E./WD-7 : along-with photocopy of the Possession Plan. SWD-7
6. Jt. Director (Survey) Dwk for office record.
7. Dwarka Office Record File.

Sharma.
13.2.08
Jt. Director (Survey)/Dwk



DWARKA PROJECT

Ban
10/2/08

-9-

Annexure - II

Provisional

DELHI DEVELOPMENT AUTHORITY
INSTITUTIONAL LAND BRANCH

No. F. 29(1)07/IL / 1690

Dated: 25/8/11

To

The Joint Secretary (Power),
Department of Power,
Govt. of NCT of Delhi
8th Level, B Wing, Delhi Secretariat,
IP Estate,
New Delhi - 110113

Sub: Allotment of land for setting-up Gas based Power plant at Bamnauli.

With reference to your letter dated 10.5.2011 on the subject cited above, the provision of DDA (Developed Nazul Land) Rules, 1981 it is proposed to allot you land measuring 1.95 Acres for setting-up Gas based Power plant at Bamnauli in pocket Y & Z for the purpose of construction of with usual terms and conditions as given in the approved format of perpetual lease and the following conditions amongst others:-

1. That the allottee GNCTD will be required to pay provisional premium of land measuring 1.95 Acres @ 528.03 lacs per acre with annual ground rent @ 2.5% per annum of the total Premium (aggregate of the provisional land final premium). The allottee shall have to pay balance premium for the land as per rates determined by the Central Government under Rule-5 of DDA (Developed Nazul Land) Rules 1981, and within the time demanded by DDA. The rates of land determined, by Central Government shall be binding upon the allottee and shall not be called in question by it in any proceeding.
 - (i) The allottee GNCTD shall give an undertaking to the effect that it will pay the balance premium of land, when demanded by DDA, on the basis of the rates determined by Central Govt.
 - (ii) The area of the land/plot is also subject to variation in size, due to requirement of lay out plan and demarcation of site etc.
 - (iii) The allotted land shall be used for the purpose for setting-up Gas based Power plant at Bamnauli, Delhi and no other purpose whatsoever.
 - (iv) The Building plans should be got approved from the lessor/DDA, before getting the same sanctioned for the construction on land and construction as per sanctioned plan shall be completed within a period of 2 years from the date of taking over possession of the plot allotted.

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

(a) Provided that in the event of the consent being given the, lessor may impose such conditions as he thinks fit and the LESSOR shall be entitled to claim and recover the whole or a portion (as the lessor may in his absolute description determined) of un-earned increase in the value (i.e. the difference between the premium paid and market value) of the said land at the time of sale, transfer assignment, or parting with the possession and the decision of lessor in respect of the market value shall be final & binding.

(b) Notwithstanding anything contained in clause (v) above, the lease may with the provisions consent in writing of L.G. Govt of Delhi (here in after called THE LT. GOVERNOR) mortgage of charge, the said land to such person as may be approved by the Lt. Governor in absolute discretion.

(vi) The lease deed shall be executed and got registered by the Allottee at its own cost as and when called upon to do so, by the lessor (PRESIDENT OF INDIA)/DDA.

(vii) The trees, if any standing on the plot in question shall remain as DDA property and shall not be removed or disposed of without the prior approval of the Lessor in writing.

(viii) That all other conditions as contained in the perpetual lease deed to be executed in this behalf and any other terms/condition imposed from time to time by the Central Government/Lt. Governor shall be binding upon the allottee. The form of lease deed can be purchased from the office of DDA.

(ix) If the allottee violates any terms and conditions as mentioned above and in the perpetual lease-deed, the allotment shall be cancelled and possession of the land/plot with superstructure standing thereon if any, will be taken over by the lessor (PRESIDENT OF INDIA)/DDA without any compensation to the allottee.

(x) If the allotment cancelled for breaches of any terms/ conditions of the allotment, the possession of the plot/land with building, if any will be handed over to DDA by the allottee on the date and time given in the cancellation notice.

2. That it is the whole responsibility of the allottee to keep proper watch and ward of the land and property against any encroachment after taking over possession.

3. The offer of allotment of land herein made is on "AS IS WHERE IS BASIS". The allottee is advised to get itself acquainted with the conditions herein mentioned and also the site condition before acceptance of the offer of allotment. It may be noted that the DDA shall not entertain any claim/exemption from the payment of ground rent, License Fee, composition fee etc. once the offer allotment is accepted and possession is taken over.

4. The allottee shall pay cost of fencing/boundary wall if any, as and when demanded by DDA.
5. The allottee shall abide by all the terms and conditions given in the sponsorship letter and other conditions as may be imposed by the sponsoring authority from time to time
6. The Power Department, GNCTD will obtain all the clearances from various agencies as mentioned below:-
 - (i) Utilities are permitted in all use zones, hence, change of land use is not involved. However, this is to be incorporated in the sector plan which is yet to be prepared.
 - (ii) This will also be incorporated in the zonal plan of zone 'K-Part', Dwarka to be prepared under the provisions of MPD-2021.
 - (iii) GNCTD shall carry out the EIA/EMP and may take necessary clearance from the Min. of Environment and Forest, Govt. of India.
 - (iv) GNCTD shall take necessary height clearance from AAI/DIAL/GMR.
7. GNCTD/Power Department will transfer surplus land at its I.P. Power Station leased by L & DO and also under Fly ash Pond licensed by the DDA for river Front Development.
8. It was further decided that the lease for fly ash brick plant may be terminated and the land may be retrieved by the Lands Department, DDA. Also land for fly ash pond will be transferred back to DDA.
9. All new power lines shall be underground.
10. If the above terms and conditions are acceptable to you, the acceptance thereof with attested undertaking sent to the undersigned along with the demand draft for Rs. 10,29,65,850 /- i.e. Ground Rent Rs. 25,74,147/- + documentation Charge Rs. 90/- (Total Rs. 10,55,40,087/- (Rupees Ten Crores Fifty Five Lac Forty Thousand Eighty Seven only) in favour of D.D.A within 60 days from the date of issue of allotment-cum-demand letter. The said amount can also be deposited in the bank counter situated at I.N.A. office complex and copy of the same may be sent to this office.
11. The payment and the acceptance letter with the required undertaking must be sent within the 60 days otherwise interest at the rate of 18% shall be chargeable for the delay period up to 180 days of issue of this letter. On completion of 180 days from date of issue, the allotment shall be automatically cancelled, if the allottee has made partial payment 180 days of issue of this letter the allottee shall have reapply for allotment.
12. In case of default in advance payment of ground rent, interest @ 10% per annum or such other rate, as the DDA/Lessor may in its/his absolute discretion, decide from time to time, without prejudice to the right of re-entry under the lease, will be charged.
13. Since approved rates for 2010-11 are not available, the "provisional rate" is being charged, based on rates available for 2009-10 and the allottee would be required to make the balance payment, if any, on finalization of rates.
14. No property development permitted on the allotted land.
15. Existing trees shall not be removed. If any trees required to be removed off then the permission for cutting of trees may be obtained from forest & conservative department.

Details of Demand

1. Premium of land measuring
1.95 Acres @ Rs 528.03/- Lacs per Acre

(Provisional)

Rs. 10,29,65,850/-

2. Ground Rent @ 2.5% P.A.

Rs. 25,74,147/-

3. Documentation Charges

Rs. 90/-

Total

Rs. 10,55,40,087 /-

[Signature]
Dy. Director (IL) 19/8/2011

Copy to:-

1. Commissioner (Plg), DDA, Vikas Minar, ITO, Delhi - 110002.
2. Chief Engineer, DDA, Dwarka
3. AO/IL, Vikas Sadan.

[Signature]
Dy. Director (IL) 19/8/2011



Dy. Director

Dy. No. 53

Date 24/1/19

C Office

Dy. No. 128 DA

Dated 22/1/19

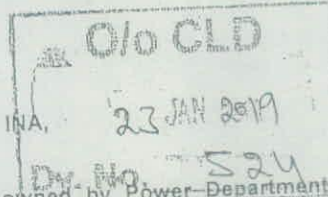
GOVERNMENT OF NCT OF DELHI
TRANSPORT DEPARTMENT
(CLUSTER & DTC SECRETARIAT)
5/9, UNDER HILL ROAD, DELHI - 110054

January 21, 2019

No.F.57/PCO/DTC Sectt./2014/ 100

To

The Vice-Chairman,
Delhi Development Authority,
B-Block, 1st Floor, Vikas Sadan, INA,
New Delhi - 110024.



Subject :- Allotment of land owned by Power Department at Village Barnauli, Near
Bijwasan to Transport Department for construction of cluster bus depot

Government of NCT of Delhi has to augment the city bus fleet (stage carriage) upto 11000 buses in accordance with the directions of the Hon'ble Supreme Court, the goal which could not be achieved due to paucity of land for bus depots.

It was understood that Power Department, Government of NCT of Delhi is having surplus piece of land at Village Barnauli near Bijwasan. The land can be utilized for construction of bus depot which can accommodate about 200 buses. The construction of this bus depot shall also cater the transportation needs of the commuters of this area.

Transport Department in consultation with DIMTS and concerned officers of Revenue Department of Government of NCT of Delhi identified and earmarked the suitable parcel of land measuring about 8 acre for the bus depot. A request was accordingly made to Power Department, Government of NCT of Delhi for allotment of the said parcel of land to Transport Department for construction of bus depot. Copy of the said communication is enclosed herewith for your ready reference.

Power Department, Government of NCT of Delhi has sought approval of Hon'ble Lieutenant Governor in their file to allot an area of 8 acre to Transport Department out of 37.78 acre plot allotted to Power Department, GNCTD by DDA vide letter dated 28.11.2007 for 750 MW Gas Based Power Plant at Barnauli near Bijwasan. But due to non-availability of gas, the project was put on hold and even as on date the project is not feasible. Power Department has already made payment to DDA for the said parcel of land.

Power Department has already requested DDA on 18.01.2019 (copy enclosed) to allot 8 acre of land to Transport Department out of the 37.78 acre of land. Joint Secretary to Hon'ble Lieutenant Governor vide her UO dated 16.01.2019 (copy enclosed) addressed to VC, DDA has also informed that Hon'ble Lt. Governor has also desired that the matter be expedited as Transport Department is facing acute shortage of land for construction of bus depot.

In view of the above, I am directed to request you to kindly allot 8 acre of land out of 37.78 acre of land already allotted to Power Department, GNCTD to Transport Department for construction of bus depot and also change the land use to enable Transport Department to construct bus depot over there.

Yours faithfully,

(K.R. Dahiya)

Special Commissioner (Transport)

Encl :- As above

En. Rawat ji
saw

Sh. Laheria
25/1/19

-14-

GOVERNMENT OF NCT OF DELHI
TRANSPORT DEPARTMENT
(CLUSTER & DTC SECRETARIAT)
5/9, UNDER HILL ROAD, DELHI - 110054.

January 07, 2019

No.F.57/PCO/DTC Sectt./2014/ 12.10.18

To

The Secretary (Power),
Power Department,
Government of NCT of Delhi,
B-Wing, 8th Level, Delhi Secretariat,
I.P. Estate, New Delhi - 110002.

Subject :- Khasra-wise demarcation of land earmarked for construction of a Depot at Village Bamnoli.

Sir,

1. In continuation to this department letter dated 03.12.2018 and 26.12.2018 (photocopies enclosed for ready reference), I am to inform that a team of following officers of Revenue Department, GNCTD and DTL visited at Village Bamnoli along with team of DIMTS on 05.01.2019:

- (i) Shri Mahesh Dutt Sharma, Tehsildar
- (ii) Shri Krishan Veer, Kanoongo, Surveyor
- (iii) Shri Ram Kumar, Patwari
- (iv) Shri Hari om, Asst. Manager, DTL

2. The Khasra-wise demarcation of land earmarked for a bus depot at Village Bamnoli has been carried out by above team at site. The certified copy of the khasra-wise report of land at Village Bamnoli provided by Shri Ram Kumar, Patwari, District - South West with supporting documents is also submitted by DIMTS with the letter of 07.01.2019.

3. I am further directed to request you to kindly expedite the process of allotment of 8 acre of land in the said Village on priority in accordance with the Khasra-wise demarcation attach here with as Annexure A.

Yours faithfully,

(K.K. Dahiya)
Special Commissioner (Transport)

O/C

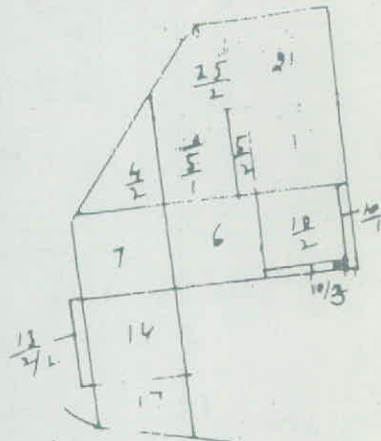
Encl:- As above

Copy for kind information to:-

- 1. Secretary to Hon'ble Minister (Transport)
- 2. OSD to Pr. Secretary-cum-Commissioner (Transport)

આવક અને ખર્ચા વિગતો સીમાવર્તી ગ્રામીણ સમાજીક
સહકારી બચત વિદ્યાલય દ્વારા રજૂ કરવામાં આવેલ (૨૦/૧૦)
વર્ષ ૧૯૯૭-૯૮

રૂા



ગ્રામીણ સમાજીક
સહકારી બચત વિદ્યાલય
કચ્છ જિલ્લા
ગામીણ સમાજીક સહકારી બચત વિદ્યાલય

ગામીણ

ગામીણ

-16-



सत्यमेव जयते

Spl Commr (Tpt) 3

City No. 1890

Date 21.11.19

Sub: Allotment of land owned by Power Department at Village Bamnauli, near Bijwasan to Transport Department for construction of Cluster Bus Depot.

A piece of land measuring 14.5 hectare was allotted at premium to Power Department @ Rs.297.42 lacs per acre alongwith annual ground rent @ Rs.2.5 per annum for the purpose of establishment of Gas based power plant only vide DDA letter No.F.29(1)07/IL/DDA/2590 dated 28.11.2007.

Transport Department vide different letters has requested the Power Department to allot 8 acres of land out of allotted land measuring 14.5 hectares for construction of bus depot. Request of Transport Department has been perused by the Hon'ble Lt. Governor and he has desired that request for re-allotment of a part of land with full details may kindly be made to DDA.

Hon'ble Lt. Governor has also desired that the matter be expedited as Transport Department is facing acute shortage of land for construction of bus depot. The copies of request letters of the Department alongwith other relevant papers are also enclosed herewith for your ready reference.

(Ruchika Katyal)

Jt. Secretary to Lt. Governor

Dated: 16/01/2019

Vice-Chairman, DDA

U.O.No. 25(10)/19-RM/10/A-117

Copy to:

Commissioner (Transport), GNCTD for necessary action please.

Enclosed by A/I

DC DTC

No. F.4(27,28 &29)/16/Plg./DWK/Pt.II/59

Dated: 15.02.2019

To

Special Commissioner (Transport),
Govt. of NCT of Delhi,
Transport Department
5/9, Under Hill Road, Delhi-110054.

Sub: Allotment of land owned by Power Department at Village Bamnauli, Near Bijwasan to Transport Department for construction of cluster bus deptt.

Sir,

This is with reference to letter dated 21.1.2019 on the subject cited above. As per the letter request has been made to allot 8.0 acre of land to Transport Deptt. out of 37.78 acre plot already allotted to Power Department, GNCTD by DDA vide letter dated 28.11.2007 for 750 MW Gas Based Power Plant at Bamnauli near Bijwasan.

The matter have been examined and in this regard it is informed that the land allotted to Power Deptt. was part of utility land use as per Master Plan of Delhi-2021 and Zonal Development Plan of Zone-K-II (Dwarka), whereas the land which is required for allotment of cluster bus depot to Transport Deptt. is part of transportation land use as per Master Plan of Delhi-2021. Therefore the land under reference for allotment to cluster bus depot would require change of land use from "Utility to Transportation" as per Delhi Development Act-1957.

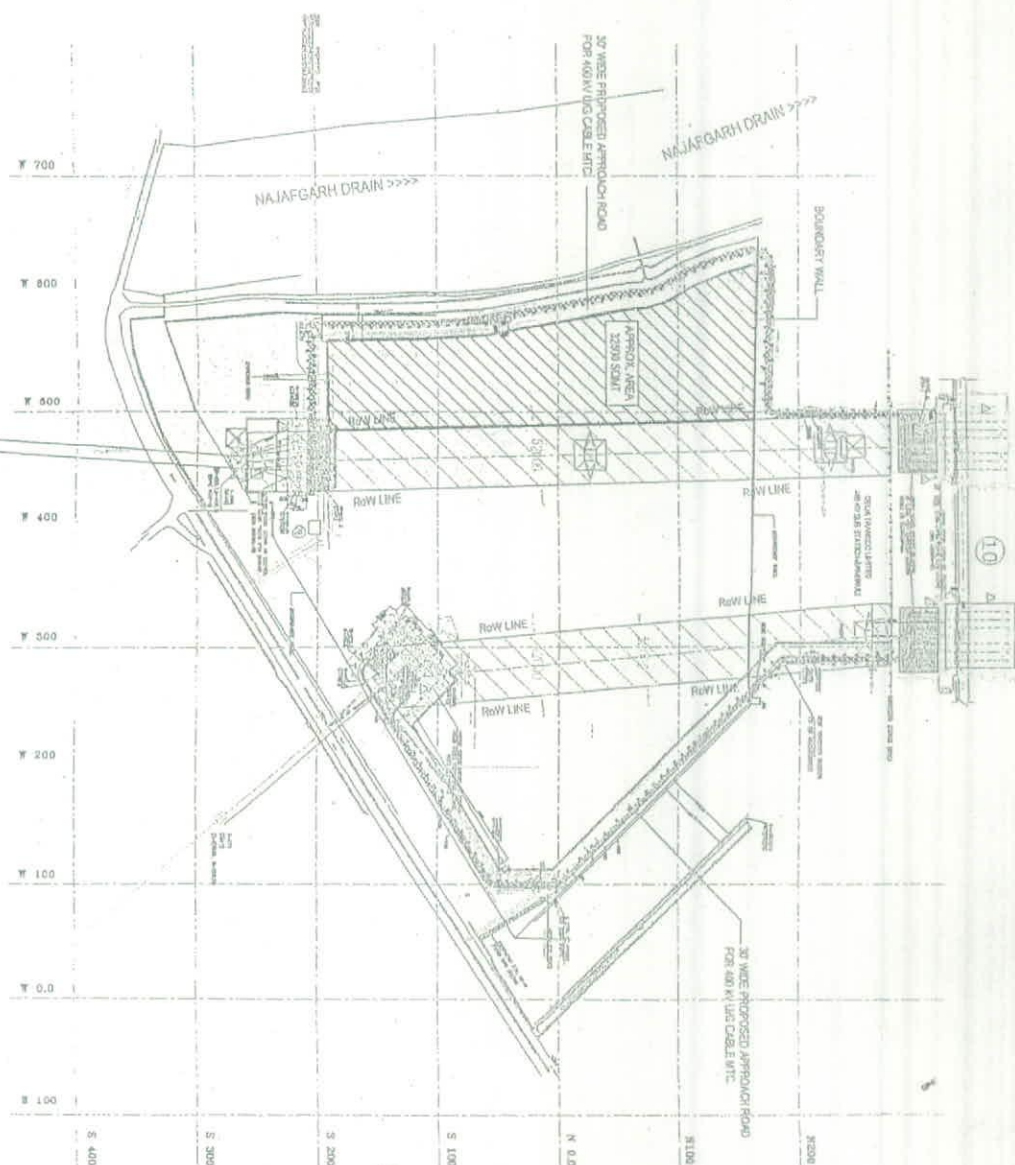
The process of change of land use will take about 8 - 10 months till final notification by the Ministry of Housing and Urban Affairs, Govt. of India. The proposal for change of land use will be placed before Technical Committee and subsequently to Authority and Ministry for further necessary action. Since the land allotted earlier measuring 37.78 acre is already with GNCT of Delhi, the detailed dimension of the area alongwith total station survey of the area which is required to be processed for change of land use shall be provided to Dwarka Planning Office immediately for taking further necessary action.

(H.R. Bharti)
Director (Plg.)/Dwarka

Copy to:

1. Pr.Commr.(Transport)Govt. of NCT of Delhi, Transport Department, 5/9, Under Hill Road, Delhi-110054.
2. Commr. (L.D), DDA, Vikas Sadan, INA, New Delhi-110023.
3. Commr.(Plg.)DDA, 5th Floor, Vikas Minar, I.P.Estate, New Delhi-110002.

Director (Plg.)/Dwarka



Prep-
 03.01.2018
 (AMIT SINHA)
 Manager (D), Planning
 DPT
 Checked
 03.01.2018
 (R.K. Sharma)
 Sr. Manager (D)
 (R.K. Sharma)
 Manager (D), Planning
 DPT

DELHI TRANSCO LIMITED (A Corp. of NCT of Delhi Government)									
LAYOUT PLAN FOR ESTIMATION OF 40KV LINES O/G CABLE SECTION DPTO OVERHEAD AT 40KV BAHNAOLI SUBSTATION									
Sl. No.	Rev.	Date	By	Check	Appr.	Remarks			
1	1	03/01/18	AMIT	R.K.					

Pkt:
 16/02/19

Minutes of the Technical Committee Meeting
Held on 26.2.2019
- 19 -
AID ON TABLE
ITEM No. 10/TC/2019

Sub: Proposed change of land use of an area measuring 1.94 acre (7850.90 sq.m.) from 'Recreational (District Park)' to 'Public & Semi-Public Facilities' allotted to Ministry of Home Affairs for construction of Transit Camp/Yatri Niwas for CRPF in the vicinity of New Delhi Railway Station, New Delhi.

File No. F.20(7)2017/MP

1.0 Background

- i. CRPF vide letters No. B-V-1/2017-18-55(TC LAND) dated 26.05.2017 & 25.05.2017 requested DDA to change the land use of an area measuring 1.94 acre from 'District Park/Green' to 'Police Camp' allotted to Ministry of Home Affairs (MHA) on as is where is basis for construction of Transit Camp/Yatri Niwas for Central Reserve Police Force (CRPF) in the vicinity of New Delhi Railway Station, New Delhi.
- ii. In response, DDA vide letter dated 12.06.2017 has requested CRPF to send the requisite information/documents, which were sent by CRPF vide letter dated 20.06.2017.
- iii. As per Para 2 (ii) of L&DO allotment letter dated 30.03.2017, the allottee will take up matter with DDA or other agency to change the land use of allotted land from 'District Park/Green' to 'Residential'.
- iv. While examining the matter, it is observed that the requirements stated by CRPF are part of Police Camp which falls under 'Public & Semi-Public Facilities' land use. Further, DDA vide letter dated 04.08.2017 requested CRPF to take up the matter with L&DO for modification in the allotment letter.
- v. Now, DDA has received the CRPF letter No. B-V-1/2017-19-55(TC LAND) dated 22.01.2019, enclosing therewith, L&DO Corrigendum F.No. L-IIA/11/ (747)/2015/31 dated 18.01.2019 wherein it has been that allottee will take up the matter with DDA or other agency to change the land use of allotted land from 'District Park/Green' to 'Public & Semi-Public'. (Annexure-A)

2.0 Examination

- i. The site is located on Bhavbhuti Marg near New Delhi Railway Station. The site falls outside Lutyens' Bungalow Zone (LBZ).
- ii. The land use of the site under reference is 'Recreational (District Park)', as per MPD-2021 and approved Zonal Development Plan of Zone 'D' prepared under MPD-2001.
- iii. L&DO vide letter dated 30.03.2017 has allotted a plot of land measuring about 2.05 acre in the vicinity of New Delhi Railway Station to the Ministry of Home Affairs on as is where is basis for construction of Transit Camp/Yatri Niwas for CRPF.
- iv. As per CRPF letter dated 26.05.2017, after digital survey by CPWD and L&DO, 0.11 acre land earmarked for road widening as per Delhi Master Plan-2021 and only 1.94 acre land has been taken in possession by CRPF on paper on 25.05.2017.

- v. As per Para 2 (ii) of L&DO allotment letter dated 30.03.2017, the allottee will take up matter with DDA or other agency to change the land use of allotted land from 'District Park/Green' to 'Residential'. Subsequently, L&DO vide letter dated 16.06.2017 has sent 'No Objection Certificate' to DDA for change of land use.
- vi. Further, CRPF vide letter dated 03.08.2017 sent the requirements of the said plot which includes accommodation facilities, underground parking, Mess with dining halls and lounge, which were clarified by DDA officials that the requirements are part of Police Camp which comes under land use category of 'Public & Semi-Public Facilities' as per MPD-2021. In view of this, DDA vide letter dated 04.08.2017 requested CRPF to take up the matter with L&DO for modification in the allotment letter.
- vii. As per the Table 13.10 under MPD-2021, the Planning Standards & Development Controls for Public Semi-Public (Government Use Premises) are as under:

Sl. No.	Category	Pop. / unit (approx.)	Plot Area	Maximum Ground Coverage (%)	FAR**	Parking (ECS/100 Sq.m. Floor Area)
7	Police Training Institute /College, Fire Training Institute/ College, Police Firing Range, Police camp including Central Police Organization / Security Forces, Disaster Management Centre	City level	Upto 5 Ha.	50	300	2.0

Other Controls:

** The maximum FAR for Use Premises located in Zone O, and Bungalow Area of Zone C & Zone D, will be 120, along with other provisions given in Zonal Development Plans.

- viii. Recently, CRPF letter dated 22.01.2019, enclosing therewith, L&DO Corrigendum dated 18.01.2019, stated that Land Allotment Screening Committee (LASC) in its meeting held on 27.11.2018 recommended that clause 2(ii) of the allotment later may be amended to change land use from 'District Park/Green' to 'Public & Semi-Public' in respect of land allotted to CRPF situated in the vicinity of New Delhi Railway Station, as requested by the Ministry of Home Affairs vide letter dated 26.02.2018.
- ix. Further, Land & Development Office vide letter dated 11.02.2019 has given 'No Objection' for the change of land use from 'District Park/Green' to 'Public & Semi-Public' in respect of land measuring 2.05 acres allotted to MHA in the vicinity of New Delhi Railway Station for construction for multi-storey transit Camp/Yatri for CRPF.

3.0 Information as per the MoUD (now MoHUA), GoI letters dated 07.04.2015 & 04.09.2015

MOUD, GoI vide letters dated 07.04.2015 & 04.09.2015 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 received from CRPF vide letters dated 25.05.2017 & 26.05.2017 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?	It is a Government land and is with Land & Development Office (L&DO), MoHUA, GOI.
2.	On whose request the change of land use case or modification to MPD-2021 has been initiated?	As per the request by CRPF letters dated 26.05.2017 & 25.05.2017 and Ministry of Home Affairs (MHA) D.O. letter dated 05.01.2017.
3.	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	The site under reference was inspected by the officers of Planning Department and following was observed: i. The site under reference is accessible from Bhavbhuti Marg near New Delhi Railway Station. ii. There are tin sheds of CRPF camp existing within the site under reference and there are large number of grown up trees existing at the site.
4.	What is the public purpose proposed to be served by modification of MPD and/ or change of land use?	As per CRPF letter dated 26.05.2017, this piece of land utilized as Transit Camp to facilitate troops while emergent deployment/mobilization by train for election and urgent law & order duties. Considering security scenario & emergent mobilization, this camp is utilized to accommodate family of Martyrs/injured personnel, Mahila Troops as well as CRPF coys for short duration as per requirement. Thus, this land will be used for National Interest.
5.	What will be impact of proposal on the ZDP/ MPD and whether the changes are in consonance with the approved plans/ policies?	As such, no adverse impact on the ZDP/ MPD.
6.	What will be proposal's impact/ implications on general public eg. Law & order etc.?	Law and order situation will be improved after establishment of Police Camp and public feel safety and security in around Minto road, Ajmeri gate side railway station.
7.	Whether any court cases are ongoing on the land mentioned in the proposal? Full details be attached.	There is no court case in respect of the site under reference.

The information received from CRPF vide letters dated 25.05.2017 & 26.05.2017 with respect to MoUD, GOI letter dated 04.09.2015 is as follows:

S.No.	Information asked by MoUD vide letter dated 04.09.2015	Reply
1.	Background note indicating the current situation/ provisions	L&DO has allotted land to Ministry of Home Affairs (MHA) for construction of Transit Camp/Yatri Niwas for CRPF in the vicinity of New Delhi Railway Station, Ajmeri Gate, New Delhi. The land falls under District Park Use Zone as per MPD-2021 and to be changed to Public & Semi-Public Facilities. Presently temporary tin sheds of CRPF camp existing within the site under reference.
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"> - Earlier also, on the basis of the request received from the land owning agency (i.e. L&DO), MoHUA, GOI, DDA has initiated this proposal for the change of land use under Section 11A of DD Act, 1957. - This is a proposal of the Ministry of Home Affairs, Govt.
3.	What are the specific recommendations of the Authority with regard to the proposal.	<ul style="list-style-type: none"> - Central Reserve Police Force (CRPF) functions under the aegis of Ministry of Home Affairs (MHA) of the Government of India to enable the government to maintain Rule of Law, Public Order and Internal Security effectively and efficiently. - The proposal is to be considered by the 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 proposal has been initiated by Ministry of Home Affairs vide D.O. dated 05.01.2017, wherein, MoUD was requested to allot the said land permanently in favor of CRPF/MHA for construction of Transit Camp/Yatri Niwas with change of land use.
5.	What are the pros and cons of the proposal whether they have been carefully examined and if yes, the outcomes thereof.	Yes, this piece of land is being utilized as Transit Camp to accommodate to CRPF personnel. The case examined in LASC meeting held at MoUD then plot was allotted by MoUD letter No. F.No. L.IIA/11/474/2016/137 dated 30 March 2017.
6.	What are the expected short term and long term outcomes if the proposal is approved and implemented	This piece of land is being utilized as Transit Camp to accommodate to CRPF personnel and safe custody of Govt. equipment/materials. Besides, the transit of

		jawans, CRPF coys for election and urgent law & order duties are also accommodated at the transit Camp on requirement basis, in view of large scale movements in CRPF due to unpredictable changing internal scenario in the Nation.
7.	How the proposal will benefit in the development and economic growth of the city	It will benefit regarding the development of New Delhi railway station since coy movement will be monitored by the camp location as per availability of train.
8.	What are the provisions corresponding to the proposed policy/ change in other metropolitan cities in India and other countries and if those provisions differ from the proposal, then why are they not considered appropriate for Delhi	Not Applicable
9.	What will be the public purpose served by the proposed modification	As per CRPF letter dated 26.05.2017, this piece of land utilized as Transit Camp to facilitate troops while emergent deployment/mobilization by train for election and urgent law & order duties. Considering security scenario & emergent mobilization, this camp is utilized to accommodate family of Martyrs/injured personnel, Mahila Troops as well as CRPF coys for short duration as per requirement. Thus, this land will be used for National Interest.
10.	What is the number of people/families/ households likely to be affected by the proposed policy	Not applicable. It will benefit the families/jawans of the CRPF.
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	- Yes, Ministry of Home Affairs (MHA) & MoUD have been consulted and approved allotment of the land.

	consulted and if yes what were their views and how they were disposed.	
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 issue of change of land use is not related to any guidelines/orders of DOPT, ministry of finance and other nodal Ministries/ Departments.
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	<ul style="list-style-type: none"> - Sh P.K. Nair, Deputy Inspector General - Sh Rakesh Kumar, Commandant 55 Bn, CRPF, Contact No. 9868395001 - Sh. Chandu Bhutia, Addl. Commissioner (Plg.)-II, Contact No. 011 23378085

4.0 Proposal

In view of the request of CRPF letter dated 22.01.2019, the proposal for change of land use of an area measuring 1.94 acre (7850.90 sq.m.) may be changed from 'Recreational (District Park)' to 'Public & Semi-Public Facilities'. The details of the proposal are as under:

Location	Area	Land use as per MPD-2021/ ZDP-2001	Land use Changed to	Boundaries
1	2	3	4	5
The proposed site for CRPF Transit Camp/Yatri Niwas is situated in the vicinity of New Delhi Railway Station.	1.94 acre (7850.90 sq.m.)	Recreational (District Park)	Public & Semi-Public Facilities	North: Tagore Road & Multilevel parking South: Existing Railway colony East : Existing Railway colony West : Bhavbhuti Marg & New Delhi Railway Station

(The location plan of the site under reference is annexed as Annexure-'B')

5.0 Recommendation

Proposal at para 4.0 above is submitted for the consideration of the Technical Committee for further processing under Section 11-A of DD Act, 1957.

DECISION

10/19	<p>Proposed change of land use of an area measuring 1.94 acrs (7850.90) sqm. from 'Recreational' (District Park) to 'Public & Semi Public Facilities' allotted to Ministry of Home Affairs for construction of Transit Camp/ Yatri Niwas for CRPF in the vicinity of New Delhi Railway Station, New Delhi.</p> <p>3.4. Technical Committee Meeting held on 26.02.2019. Vide Item No. 10/2019.</p> <p>Asstt. Director Master Plan</p>	<p>The proposal was presented by the Dy. Director(Plg)Zone-D. After detailed deliberations, the Technical Committee recommended that the matter may be submitted after examining the following:</p> <ol style="list-style-type: none"> The impact of the traffic due to the proposed use of the land. Explore the possibility of limiting the ground coverage and the total built up area considering the site is having green cover. 	<p>Dy. Director (Plg) Zone-D</p>
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DELHI DEVELOPMENT AUTHORITY
 MASTER PLAN
VERIFIED
 This Proposal was CRPF in the Technical Committee Meeting held on 26.02.2019. Vide Item No. 10/2019.
 Asstt. Director Master Plan
 F.20(7)2019/MP
 Dy. Director Master Plan

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OFFICE OF THE COMMANDANT-55 BN CRPF, BAWANA, DELHI-110059

No- B-V-1/2017-19-55(TC LAND)

Dated, the January, 2019

To,

The Commissioner (Plg.),
Delhi Development Authority,
Vikash Minar, New Delhi.

VC Office

Dy. No.

Dated

ANNEXURE - A

234-B

23.1.19

Subject :-

REGARDING CHANGE OF LAND USE FROM 'DISTRICT PARK/GREEN' TO 'PUBLIC & SEMI-PUBLIC' OF 2.05 ACRES LAND ALLOTTED TO CRPF IN THE VICINITY OF NEW DELHI RAILWAY STATION, AJMERI GATE, NEW DELHI.

Sir,

It is to inform you that, a piece of land measuring 2.05 Acres allotted to CRPF in the vicinity of New Delhi Railway station for construction of multi storey transit Camp/Yatri Niwas vide Ministry of Urban Development letter No. L.II-A/11(747)2016/137 Dated 30/03/2017.

After digital survey by CPWD and L&DO, 0.11 acre land earmarked for road widening as per Delhi Master Plan-2021. Accordingly, only 1.94 acre land has been taken in possession by CRPF on 25/05/2017 as per Para 2 (ii) of allotment letter No. L.II-A/11(747)2016/137 Dated 30/03/2017.

3. Land use under category 'Residential' could not fulfill our requirements thus, this office took the case with MoHUA/L&DO regarding allotment of land from "District Park/Green" to "Public & Semi-Public Facilities-Police Camp". Accordingly, MoHUA/L&DO vide their office corrigendum F. No. L-IIA/11(747)/2015/31 dated 18th January, 2019 amended the Clause 2 (ii) of allotment letter dated 30/03/2017 and may be read as under :

Quote "The allottee will take up the matter with DDA or other agency to change of land use of allotted land from 'District Park/Green' to 'Public & Semi-Public'.....
Unquote.

4. It is therefore requested to kindly change the land use from "District Park/Green" to "Public & Semi-Public" please.

Regards.

Yours faithfully

Encl : (01 Leaf)

Commandant-55 Bn, CRPF

Dated, the 27 January, 2019

No- B-V-1/2017-19-55(TC LAND)

Copy forwarded to the following for information and necessary action please.

1. The IGP, Northern Sector, CRPF, R. K. Puram, New Delhi.
2. The DIGP (Works) Directorate, CRPF, R.K. Puram, New Delhi.
3. The DIGP, Range New Delhi, CRPF, R. K. Puram, New Delhi.
4. The Vice-Chairman, DDA, Vikas Sadan, INA, New Delhi.
5. The Director (Plg.) Zone-D, 12th Floor, Vikash Minar, New Delhi w.r.t. his office letter No. F. 20(07)2017/MP/D-116 dated 04/08/2017.

Asst Dir (Pg) Zone D

23/1/19

Commandant-55 Bn, CRPF

2

-26-

F.No. L-IIA/11(747)/2015/31
Government of India
Ministry of Housing & Urban Affairs (MoHUA)
Land & Development Office (L&DO)

Nirman Bhawan, New Delhi-110011
Dated 18th January, 2019

CORRIGENDUM

Subject: Allotment of 2.05 acres of land in the vicinity of New Delhi Railway Station to MHA on permanent basis for construction of Transit Camp/Yatri Niwas.

The undersigned is directed to refer to this office's allotment letter No. L-IIA/ 11(747)/ 2015/137 dated 30.03.2017 on the above cited subject and to say that Land Allotment Screening Committee (LASC), in its meeting held on 27.11.2018, recommended that clause 2 (ii) of the allotment letter may be amended to change land use from 'District Park/Green' to 'Public & Semi-Public' in respect of land allotted to CRPF situated in the vicinity of New Delhi Railway Station, as requested by the Ministry of Home Affairs, vide letter dated 26.02.2018.

2. Accordingly, Clause 2(ii) of allotment letter dated 30.03.2017, may be read as under:

"The allottee will take up the matter with DDA or other agency to change the land use of allotted land from 'District Park/green' to 'Public & Semi-Public'."

3. The other terms and conditions of the Allotment letter dated 30.03.2017 will remain same with full force.

4. This issues with the approval of Hon'ble Minister (HUA).

Rajeev Kumar
(Rajeev Kumar)

Dy. Land and Development Officer
For & on behalf of the President of India

To

The Home Secretary,
Ministry of Home Affairs (MHA),
North Block, New Delhi - 11000.

Copy to:

1. The DG (CRPF), CGO Complex, Lodhi Road, New Delhi.
2. The Vice Chairman, Delhi Development Authority, Vikas Sadan, INA, New Delhi.
3. The Director General (Works), CPWD, Nirman Bhawan, New Delhi.
4. The Chief Architect (NDR), CPWD, Nirman Bhawan, New Delhi
5. Engineer officer, L&DO
6. Drawing Section, L&DO
7. Accounts Section, L&DO

Copy for information to:

1. PS to JS (A, L&E)
2. PS to L&DO

-27-
Annexure-B



**DELHI
DEVELOPMENT
AUTHORITY**

PROPOSED CHANGE OF LAND USE
OF AN AREA MEASURING 1.94 ACRE
(7850.90 SQ.M.) FROM
RECREATIONAL (DISTRICT PARK) TO
PUBLIC & SEMI-PUBLIC FACILITIES
ALLOTTED TO MINISTRY OF HOME
AFFAIRS FOR CONSTRUCTION OF
TRANSIT CAMPAVATRI NIMAS FOR
OFFICE IN THE VICINITY OF NEW DELHI
RAILWAY STATION, NEW DELHI.

North: Tagore Road & Multilevel
Parking
South: Existing Railway colony
East: Existing Railway colony
West: Bhavbhuti Marg & New Delhi
Railway Station

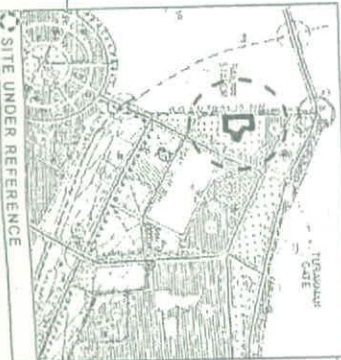
FILE NO.: F-20(7)2017/MAP

**LOCATION
MAP**

SCALE: NOT TO SCALE



ZONE 'IV'



KEY MAP

MINTO ROAD (30.48 M ROW)

TAGORE ROAD

Existing
Railway
Colony

PLOT UNDER REFERENCE
AREA: 1.94 Acre
(7850.90 sq.m.)

ROAD

Existing
Railway Colony

Existing Multilevel
Parking

BHAVBHUTI MARG (30.48 M ROW)

TO KAMLA MARKET

TO CONNAUGHT PLACE

New Delhi
Railway Station

Note: This plan was prepared on the basis of Layout of Clerks Quarter in area North of G.I.P Railway, certified by Officer of Land and Development Office, Ministry of Housing & Urban Affairs, Govt.

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Annexure - B



**DELHI
DEVELOPMENT
AUTHORITY**

PROPOSED CHANGE OF LAND USE
OF AN AREA MEASURING 1.94 ACRE
(7850.90 SQ.M.) FROM
"RECREATIONAL (DISTRICT PARK) TO
"PUBLIC & SEMI-PUBLIC FACILITIES"
ALLOTTED TO MINISTRY OF HOME
AFFAIRS FOR CONSTRUCTION OF
TRANSIT CAMPYATRI NIWAS FOR
CRPF IN THE VICINITY OF NEW DELHI
RAILWAY STATION, NEW DELHI.

North: Tagore Road & Multilevel
Parking
South: Existing Railway colony
East: Existing Railway colony
West: Bhavbhuti Marg & New Delhi
Railway Station

FILE NO.: F-20(7)2017/NP

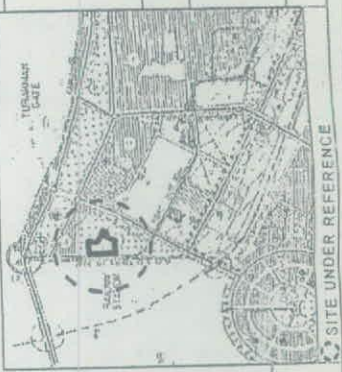
**LOCATION
MAP**

SCALE: NOT TO SCALE



ZONE 'D'

KEY MAP



SITE UNDER REFERENCE

MINTO ROAD (30.48 M ROW)

TAGORE ROAD

Existing
Railway
Colony

ROAD

Existing
Railway Colony

TO CONNAUGHT PLACE

BHAVBHUTI MARG (30.48 M ROW)

PLOT UNDER REFERENCE
AREA: 1.94 Acre
(7850.90 sq.m.)

Existing Multilevel
Parking

TO KAMLA MARKET

New Delhi
Railway Station

Note: This plan was prepared on the basis of Layout of Clerks Quarter in area North of G.I.P. Railway, certified by Officials of Land and Development Office, Ministry of Housing & Urban Affairs, Govt.

- 6 -

Minutes of the Technical Committee Meeting Held on 26.2.2019

Sub: Change of landuse of area measuring 8 Acres from 'Utility' (U-3) (Power House) out of a total plot of 37.78 Acres already allotted to Power Deptt., GNCTD by DDA to 'Transportation' (T-2) (Cluster Bus Depot) to be allotted to Transport Deptt. at village Bamnauli, near Bijwasan in Sector-29, Dwarka.
F.20(2)/2019-MP

1.0 Background:

- 1.1. Initially, land measuring 14.5 Ha. was allotted to Power Department, GNCTD for construction of 750 MW-Gas Based Power Plant Project. Possession of land measuring 14.5 Hect. was handed-over to the Power Department on 12/02/2008 by Dwarka Survey Unit (Annexure-I).
- 1.2. Further, another land measuring 1.95 acre was allotted to Power Department, GNCTD for setting up Gas Based Power Plant. Possession of land measuring 1.95 acre was handed-over to Power Department on 25/08/2011 (Annexure-II).
- 1.3. Recently, Transport Department vide letter dated 21/01/2019 addressed to VC, DDA has requested for allotment of land measuring 8 acres from the land already allotted to Power Deptt. at Bamnauli, Sector-29, Dwarka for construction of Cluster Bus Depot (Annexure-III).
- 1.4. The request was forwarded to Planning Wing, Dwarka by the IL Wing for examination and earmarking the required land of 8 acres on the layout plan for the Cluster Bus Depot in consultation with Land Management Wing.
- 1.5. The matter was examined by Dwarka Planning Office and in this regard, it is submitted that the land allotted to Power Deptt. was part of Utility land use as per Master Plan of Delhi-2021 & Zonal Development Plan of Zone K-II (Dwarka), whereas the land which is required for allotment of cluster bus depot to Transport Deptt. falls in category of Transportation Land use as per Master Plan of Delhi-2021. Therefore, the land under reference for allotment to cluster bus depot would require Change of Landuse from "Utility" (U-3) to "Transportation" (T-2) as per Delhi Development Act-1957.
- 1.6. In this regard, a letter is also issued to Transport Deptt., GNCTD vide dated 15/02/2019 informing that the process of change of land use will take about 8-10 months till final modification by Ministry of Housing & Urban Affairs. It was also requested to provide the detailed dimensions of the area along with TSS to process the change of land use as the land allotted earlier is in possession of GNCTD (Annexure-IV).
- 1.7. V.C., DDA has already approved proposal for allotment of 8 acres of land out of 37.78 acres to Deptt. of Transport, GNCTD on IL File bearing No. F.29(1)07/IL as per note dated 05/02/2019.

1.8. Subsequently, the matter regarding change of land use from 'Utility' (U-3) to 'Transportation Use' (T-2) is placed for approval of Technical Committee.

2.0 Examination:

2.1 The plot measuring 8 acres is part of total land of 37.78 acres which is proposed as Utility (U-3) and is earmarked for Electric Sub Station (ESS)/ Power House as per ZDP of Zone-K-II.

2.2. As per request of Deptt. of Transport Deptt., GNCTD about 8 acres of land out of 37.78 acres is required for construction of Cluster Bus Depot to accommodate about 200 buses.

2.3 It is also observed that the 8 acres plot as suggested by Deptt. of Transport Deptt., GNCTD as per the drawing submitted, is not approachable from the existing Najafgarh-Kapashera Road.

2.4 As per MPD-2021, Bus Depot falls under category of 'Transportation' (T-2) landuse.

2.3 Therefore, there will be requirement of Change of Landuse from 'Utility' (U-3) to 'Transportation' (T-2) i.e. Bus Depot and accordingly, agenda is prepared and placed for consideration for further processing of modification of Zonal Plan/M.P. under Section 11(A) of DD Act.

3.0 Proposal:

The following proposal is submitted for consideration of Technical Committee:

3.1. Change of landuse of of area measuring 8 Acres from 'Utility' U-3 (Power House) out of total plot of 37.78 Acres already allotted to Power Deptt., GNCTD by DDA to 'Transportaion' (T-2) (Cluster Bus Depot) to be allotted to Transport Deptt. at village Bamnauli, near Bijwasan in Sector-29, Dwarka (Modified layout plan as submitted by Transport Deptt. GNCTD is enclosed as Annexure-V).

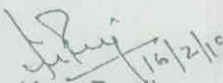
3.2. The Development Control Norms and setbacks are as per prevailing Master Plan for Delhi - 2021.

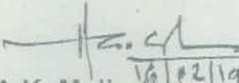
3.3. Land Disposal Wing to undertake the matter regarding financial implication.

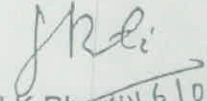
3.4. The matter regarding Change of Landuse will be further placed before Authority for approval under Section 11(A) of DD Act.

4.0 Recommendation:

The proposal at para 3.0 above, is placed for consideration of the Technical Committee.


(Anu Punj)
A.D.(Plg.)/Dwk


(A.K. Malhotra)
D.D.(Plg.)/Dwk


(H.K. Bharti)
Director (Plg.)/Dwk

DECISION

9/19	<p>Proposal regarding change of land use of an area measuring 8 Acres from 'Utility' (U-3) out of a total plot of 37.78 Acres already allotted to Power Deptt., GNCTD by DDA to 'Transportation' (T-2) (Cluster Bus Depot) to be allotted to Transport Deptt. at village Bamnauli, near Biswasan in Sector-29, Dwarka.</p> <p>F.20(2)2019/MP</p>	<p>The proposal was presented by the Director (Plg) Dwarka. After detailed deliberations, the Technical Committee recommended that the status of the Power Plant Project be obtained from the Power Deptt., GNCTD.</p> <p>The proposal contained in para 3 be processed for the change of land use under Section 11-A of DD Act, 1957.</p>	Director (Plg) Dwarka
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DELHI DEVELOPMENT AUTHORITY	
MASTER PLAN SECTION	
VERIFIED	
This Proposal was Considered in the..... <u>3rd</u>Technical Committee	
Meeting held on..... <u>26.2.2019</u>	
Vide Item No..... <u>9/2019</u>	
Asstt. Director Master Plan	 Dy. Director Master Plan



DELHI DEVELOPMENT AUTHORITY

OFFICE OF THE DIRECTOR(PLANNING)
DWARKA PROJECT
MANGLA PURI, NEW DELHI-45

No. F.11(285)08/Plg./Dwk/ 143
No. F.29(1)07/IL

Dated: 13.2.2008

13/2/08

Subject: Handing-over of possession of land for 750 MW Gas Based Power Plant of GNCTD, Sector-29, Dwarka (Planning Zone-K-II).

1184
13/2/08

In accordance with the Dy. Director (IL) letter No. F.29(1)07/IL/32 dated 7.1.2008, the possession of the 750 MW Gas based Power Plant Project at Baminoli in Sector 29 (Part) has been handed-over by the Asstt. Director (Survey) Dwarka on 12.02.2008 to the authorized representative, Shri Rajesh Shukla, Head Clerk, Power Department, GNCTD, 8th level, 'B' Wing, Delhi Secretariat, I.P. Estate, New Delhi measuring a total area of 14.5 ha. as per approved Possession Plan.

One copy of the possession plan along with photocopy of the Authority Letter given by Shri Rajesh Shukla, Head Clerk & Shri C.P. Sugatha Kumar, Office Supdt. (Power), Power Deptt. GNCTD is enclosed for information & necessary action. Four original possession plans (handing/taking-over plans) have been handed-over to Sh Rajesh Shukla on their request as mentioned in the Authority Letter by Shri C.P. Sugatha Kumar, Office Supdt. (Power), GNCTD.

Encl.

1. Possession Plan (in original).
2. Photocopy of the Authority Letter.
3. Photocopy of I-Card of Shri Rajesh Shukla, Grade-II (Dass).

[Signature]
13.2.08
Jt. Director (Survey)/Dwk

To:

☒ Dy. Director (IL),
Vikas Sadan, New Delhi

Copy forwarded for information and necessary action to:

1. Chief Engineer (Dwarka): along-with original possession plan.
2. S.E./CC-2, (Dwarka): along-with original possession plan.
3. DLM (HQ): along-with original possession plan.
4. Director (Bldg.): along-with original possession plan.
5. E.E./WD-7: along-with photocopy of the Possession Plan. SWD-7
6. Jt. Director (Survey)Dwk for office record.
7. Dwarka Office Record File.

[Signature]
13.2.08
Jt. Director (Survey)/Dwk



DWARKA PROJECT

[Handwritten signature]
13/2/08

-9-

Annexure - II
Provisional

DELHI DEVELOPMENT AUTHORITY
INSTITUTIONAL LAND BRANCH

No. F. 29(1)07/IL /1690

Dated: 25/8/11

To

The Joint Secretary (Power),
Department of Power,
Govt. of NCT of Delhi
8th Level, B Wing, Delhi Secretariat,
IP Estate,
New Delhi - 110113

Sub: Allotment of land for setting-up Gas based Power plant at Bamnauli.

With reference to your letter dated 10.5.2011 on the subject cited above, the provision of DDA (Developed Nazul Land) Rules, 1981 it is proposed to allot you land measuring 1.95 Acres for setting-up Gas based Power plant at Bamnauli in pocket Y & Z for the purpose of construction of with usual terms and conditions as given in the approved format of perpetual lease and the following conditions amongst others:-

1. That the allottee GNCTD will be required to pay provisional premium of land measuring 1.95 Acres @ 528.03 lacs per acre with annual ground rent @ 2.5% per annum of the total Premium (aggregate of the provisional land final premium). The allottee shall have to pay balance premium for the land as per rates determined by the Central Government under Rule-5 of DDA (Developed Nazul Land) Rules 1981, and within the time demanded by DDA. The rates of land determined, by Central Government shall be binding upon the allottee and shall not be called in question by it in any proceeding.
 - (i) The allottee GNCTD shall give an undertaking to the effect that it will pay the balance premium of land, when demanded by DDA, on the basis of the rates determined by Central Govt.
 - (ii) The area of the land/plot is also subject to variation in size, due to requirement of lay out plan and demarcation of site etc.
 - (iii) The allotted land shall be used for the purpose for setting-up Gas based Power plant at Bamnauli, Delhi and no other purpose whatsoever.
 - (iv) The Building plans should be got approved from the lessor/DDA, before getting the same sanctioned for the construction on land and construction as per sanctioned plan shall be completed within a period of 2 years from the date of taking over possession of the plot allotted.

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

(a) Provided that in the event of the consent being given the, lessor may impose such conditions as he thinks fit and the LESSOR shall be entitled to claim and recover the whole or a portion (as the lessor may in his absolute description determined) of un-earned increase in the value (i.e. the difference between the premium paid and market value) of the said land at the time of sale, transfer assignment, or parting with the possession and the decision of lessor in respect of the market value shall be final & binding.

(b) Notwithstanding anything contained in clause (v) above, the lease may with the provisions consent in writing of L.G. Govt of Delhi (here in after called THE LT. GOVERNOR) mortgage of charge, the said land to such person as may be approved by the Lt. Governor in absolute discretion.

(vi) The lease deed shall be executed and got registered by the Allottee at its own cost as and when called upon to do so, by the lessor (PRESIDENT OF INDIA)/DDA.

(vii) The trees, if any standing on the plot in question shall remain as DDA property and shall not be removed or disposed of without the prior approval of the Lessor in writing.

(viii) That all other conditions as contained in the perpetual lease deed to be executed in this behalf and any other terms/condition imposed from time to time by the Central Government/Lt. Governor shall be binding upon the allottee. The form of lease deed can be purchased from the office of DDA.

(ix) If the allottee violates any terms and conditions as mentioned above and in the perpetual lease-deed; the allotment shall be cancelled and possession of the land/plot with superstructure standing thereon if any, will be taken over by the lessor (PRESIDENT OF INDIA)/DDA without any compensation to the allottee.

(x) If the allotment cancelled for breaches of any terms/ conditions of the allotment, the possession of the plot/land with building, if any will be handed over to DDA by the allottee on the date and time given in the cancellation notice.

2. That it is the whole responsibility of the allottee to keep proper watch and ward of the land and property against any encroachment after taking over possession.

3. The offer of allotment of land herein made is on "AS IS WHERE IS BASIS". The allottee is advised to get itself acquainted with the conditions herein mentioned and also the site condition before acceptance of the offer of allotment. It may be noted that the DDA shall not entertain any claim/exemption from the payment of ground rent, License Fee, composition fee etc. once the offer allotment is accepted and possession is taken over.

4. The allottee shall pay cost of fencing/boundary wall if any, as and when demanded by DDA.
5. The allottee shall abide by all the terms and conditions given in the sponsorship letter and other conditions as may be imposed by the sponsoring authority from time to time
6. The Power Department, GNCTD will obtain all the clearances from various agencies as mentioned below:-
 - (i) Utilities are permitted in all use zones, hence, change of land use is not involved. However, this is to be incorporated in the sector plan which is yet to be prepared.
 - (ii) This will also be incorporated in the zonal plan of zone 'K-Part', Dwarka to be prepared under the provisions of MPD-2021.
 - (iii) GNCTD shall carry out the EIA/EMP and may take necessary clearance from the Min. of Environment and Forest, Govt. of India.
 - (iv) GNCTD shall take necessary height clearance from AAI/DIAL/GMR.
7. GNCTD/Power Department will transfer surplus land at its I.P. Power Station leased by L & DO and also under Fly ash Pond licensed by the DDA for river Front Development.
8. It was further decided that the lease for fly ash brick plant may be terminated and the land may be retrieved by the Lands Department, DDA. Also land for fly ash pond will be transferred back to DDA.
9. All new power lines shall be underground.
10. If the above terms and conditions are acceptable to you, the acceptance thereof with attested undertaking sent to the undersigned along with the demand draft for Rs. 10,29,65,850 /- i.e. Ground Rent Rs. 25,74,147/- + documentation Charge Rs. 90/- (Total Rs. 10,55,40,087/- (Rupees Ten Crores Fifty Five Lac Forty Thousand Eighty Seven only) in favour of D.D.A within 60 days from the date of issue of allotment-cum-demand letter. The said amount can also be deposited in the bank counter situated at I.N.A. office complex and copy of the same may be sent to this office.
11. The payment and the acceptance letter with the required undertaking must be sent within the 60 days otherwise interest at the rate of 18% shall be chargeable for the delay period up to 180 days of issue of this letter. On completion of 180 days from date of issue, the allotment shall be automatically cancelled, if the allottee has made partial payment 180 days of issue of this letter the allottee shall have reapply for allotment.
12. In case of default in advance payment of ground rent, interest @ 10% per annum or such other rate, as the DDA/Lessor may in its/his absolute discretion, decide from time to time, without prejudice to the right of re-entry under the lease, will be charged.
13. Since approved rates for 2010-11 are not available, the "provisional rate" is being charged, based on rates available for 2009-10 and the allottee would be required to make the balance payment, if any, on finalization of rates.
14. No property development permitted on the allotted land.
15. Existing trees shall not be removed. If any trees required to be removed off then the permission for cutting of trees may be obtained from forest & conservative department.

Details of Demand

1. Premium of land measuring
1.95 Acres @ Rs 528.03/- Lacs per Acre

(Provisional)

Rs. 10,29,65,850/-

2. Ground Rent @ 2.5% P.A.

Rs. 25,74,147/-

3. Documentation Charges

Rs. 90/-

Total

Rs. 10,55,40,087 /-

[Signature]
Dy. Director (IL) 19/8/2011

Copy to:-

1. Commissioner (Plg), DDA, Vikas Minar, ITO, Delhi - 110002.
2. Chief Engineer, DDA, Dwarka
3. AO/IL, Vikas Sadan.

[Signature]
Dy. Director (IL) 19/8/2011



Dy. Director

Dy. No. 53

Date 24/1/19

C Office

Dy. No. 128-DA

Dated 22/1/19

GOVERNMENT OF NCT OF DELHI
TRANSPORT DEPARTMENT
(CLUSTER & DTC SECRETARIAT)
5/9, UNDER HILL ROAD, DELHI - 110054

January 21, 2019

No.F.57/PCO/DTC Sectt./2014/ 100

To

The Vice-Chairman,
Delhi Development Authority,
B-Block, 1st Floor, Vikas Sadan, INA,
New Delhi - 110024.

O/o CLD

23 JAN 2019

Dy. No. 524

Subject :- Allotment of land owned by Power Department at Village Barnauli, Near
Bijwasan to Transport Department for construction of cluster bus depot.

Government of NCT of Delhi has to augment the city bus fleet (stage carriage) upto 11000 buses in accordance with the directions of the Hon'ble Supreme Court, the goal which could not be achieved due to paucity of land for bus depots.

It was understood that Power Department, Government of NCT of Delhi is having surplus piece of land at Village Barnauli near Bijwasan. The land can be utilized for construction of bus depot which can accommodate about 200 buses. The construction of this bus depot shall also cater the transportation needs of the commuters of this area.

Transport Department in consultation with DIMTS and concerned officers of Revenue Department of Government of NCT of Delhi identified and earmarked the suitable parcel of land measuring about 8 acre for the bus depot. A request was accordingly made to Power Department, Government of NCT of Delhi for allotment of the said parcel of land to Transport Department for construction of bus depot. Copy of the said communication is enclosed herewith for your ready reference.

Power Department, Government of NCT of Delhi has sought approval of Hon'ble Lieutenant Governor in their file to allot an area of 8 acre to Transport Department out of 37.78 acre plot allotted to Power Department, GNCTD by DDA vide letter dated 28.11.2007 for 750 MW Gas Based Power Plant at Barnauli near Bijwasan. But due to non-availability of gas, the project was put on hold and even as on date the project is not feasible. Power Department has already made payment to DDA for the said parcel of land.

Power Department has already requested DDA on 18.01.2019 (copy enclosed) to allot 8 acre of land to Transport Department out of the 37.78 acre of land. Joint Secretary to Hon'ble Lieutenant Governor vide her UO dated 16.01.2019 (copy enclosed) addressed to VC, DDA has also informed that Hon'ble Lt. Governor has also desired that the matter be expedited as Transport Department is facing acute shortage of land for construction of bus depot.

In view of the above, I am directed to request you to kindly allot 8 acre of land out of 37.78 acre of land already allotted to Power Department, GNCTD to Transport Department for construction of bus depot and also change the land use to enable Transport Department to construct bus depot over there.

Yours faithfully,

(K.R. Dahiya)
Special Commissioner (Transport)

Encl :- As above

En. Rawat ji
Bareilly

Am. Ruffal

Sh. Lohia

25/1/19

-14-

GOVERNMENT OF NCT OF DELHI
TRANSPORT DEPARTMENT
(CLUSTER & DTC SECRETARIAT)
5/9, UNDER HILL ROAD, DELHI - 110054.

January 07, 2019

No.F.57/PCO/DTC Sectt./2014/

To

The Secretary (Power),
Power Department,
Government of NCT of Delhi,
B-Wing, 8th Level, Delhi Secretariat,
I.P. Estate, New Delhi - 110002.

**Subject :- Khasra-wise demarcation of land earmarked for construction of a Depot
at Village Bamnoli.**

Sir,

1. In continuation to this department letter dated 03.12.2018 and 26.12.2018 (photocopies enclosed for ready reference), I am to inform that a team of following officers of Revenue Department, GNCTD and DTL visited at Village Bamnoli along with team of DIMTS on 05.01.2019:

- (i) Shri Mahesh Dutt Sharma, Tehsildar
- (ii) Shri Krishan Veer, Kanoongo, Surveyor
- (iii) Shri Ram Kumar, Patwari
- (iv) Shri Hari om, Asst. Manager, DTL

2. The Khasra-wise demarcation of land earmarked for a bus depot at Village Bamnoli has been carried out by above team at site. The certified copy of the khasra-wise report of land at Village Bamnoli provided by Shri Ram Kumar, Patwari, District - South West with supporting documents is also submitted by DIMTS with the letter of 07.01.2019.

3. I am further directed to request you to kindly expedite the process of allotment of 8 acre of land in the said Village on priority in accordance with the Khasra-wise demarcation attach here with as Annexure A.

Yours faithfully,

(K.K. Dahiya)
Special Commissioner (Transport)

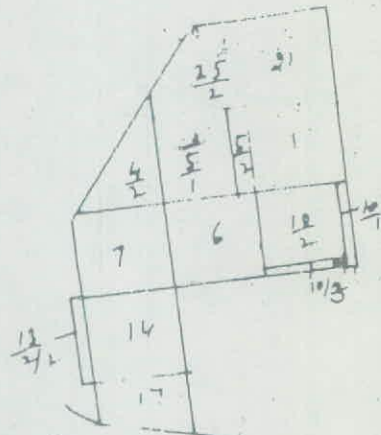
Encl:- As above

Copy for kind information to:-

- 1. Secretary to Hon'ble Minister (Transport)
- 2. OSD to Pr. Secretary-cum-Commissioner (Transport)

સાલન અમલ દિવાલ મીનાવરી મીના વાનગી
 તદ્દત્તિલ અમલ દિવાલ ડિમા ડિમા (૨૦/૧)
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પીનાવરી
 અમલ મુલાકાત
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 કિલ્લાવાર નિર્માણ
 અમલ અમલ સરકારી

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- 16 -



सत्यमेव जयते

Spl Commr (Tpl) 3

By No. 1890

Date. 21.10.19

Sub: Allotment of land owned by Power Department at Village Bamnauli, near Bijwasan to Transport Department for construction of Cluster Bus Depot.

सि (AB) A piece of land measuring 14.5 hectare was allotted at premium to Power Department @ Rs.297.42 lacs per acre alongwith annual ground rent @ Rs.2.5 per annum for the purpose of establishment of Gas based power plant only vide DDA letter No.F.29(1)07/IL/DDA/2590 dated 28.11.2007.

Transport Department vide different letters has requested the Power Department to allot 8 acres of land out of allotted land measuring 14.5 hectares for construction of bus depot. Request of Transport Department has been perused by the Hon'ble Lt. Governor and he has desired that request for re-allotment of a part of land with full details may kindly be made to DDA.

Hon'ble Lt. Governor has also desired that the matter be expedited as Transport Department is facing acute shortage of land for construction of bus depot. The copies of request letters of the Department alongwith other relevant papers are also enclosed herewith for your ready reference.

15/11/19

(Ruchika Katyal)

Jt. Secretary to Lt. Governor

21/10/19
COT (DTC/cluster)

Vice-Chairman, DDA

U.O.No. 25(10)/19-RM/10/A-117

Dated: 16/01/2019

Copy to :

✓ Commissioner (Transport), GNCTD for necessary action please.

2 enclosed by A/1

DC DTC

-17-
दिल्ली विकास प्राधिकरण
योजना कार्यालय द्वारका
मंगलापुरी, पालम, नयी दिल्ली-110045
फोन नं. 25036238

Annexure - IV

No. F.4(27,28 &29)/16/Plg./DWK/Pt.II/59

Dated: 15.02.2019

To

Special Commissioner(Transport),
Govt. of NCT of Delhi,
Transport Department
5/9, Under Hill Road, Delhi-110054.

Sub: Allotment of land owned by Power Department at Village Bamnauli, Near Bijwasan to Transport Department for construction of cluster bus deptt.

Sir,

This is with reference to letter dated 21.1.2019 on the subject cited above. As per the letter request has been made to allot 8.0 acre of land to Transport Deptt. out of 37.78 acre plot already allotted to Power Department, GNCTD by DDA vide letter dated 28.11.2007 for 750 MW Gas Based Power Plant at Bamnauli near Bijwasan.

The matter have been examined and in this regard it is informed that the land allotted to Power Deptt. was part of utility land use as per Master Plan of Delhi-2021 and Zonal Development Plan of Zone-K-II (Dwarka), whereas the land which is required for allotment of cluster bus depot to Transport Deptt. is part of transportation land use as per Master Plan of Delhi-2021. Therefore the land under reference for allotment to cluster bus depot would require change of land use from "Utility to Transportation" as per Delhi Development Act-1957.

The process of change of land use will take about 8 - 10 months till final notification by the Ministry of Housing and Urban Affairs, Govt. of India. The proposal for change of land use will be placed before Technical Committee and subsequently to Authority and Ministry for further necessary action. Since the land allotted earlier measuring 37.78 acre is already with GNCT of Delhi, the detailed dimension of the area alongwith total station survey of the area which is required to be processed for change of land use shall be provided to Dwarka Planning Office immediately for taking further necessary action.

(H.R. Bharti)
Director (Plg.)/Dwarka

Copy to:

1. Pr. Commr. (Transport) Govt. of NCT of Delhi, Transport Department, 5/9, Under Hill Road, Delhi-110054.
2. Commr. (L.D), DDA, Vikas Sadan, INA, New Delhi-110023.
3. Commr. (Plg.) DDA, 5th Floor, Vikas Minar, I.P. Estate, New Delhi-110002.

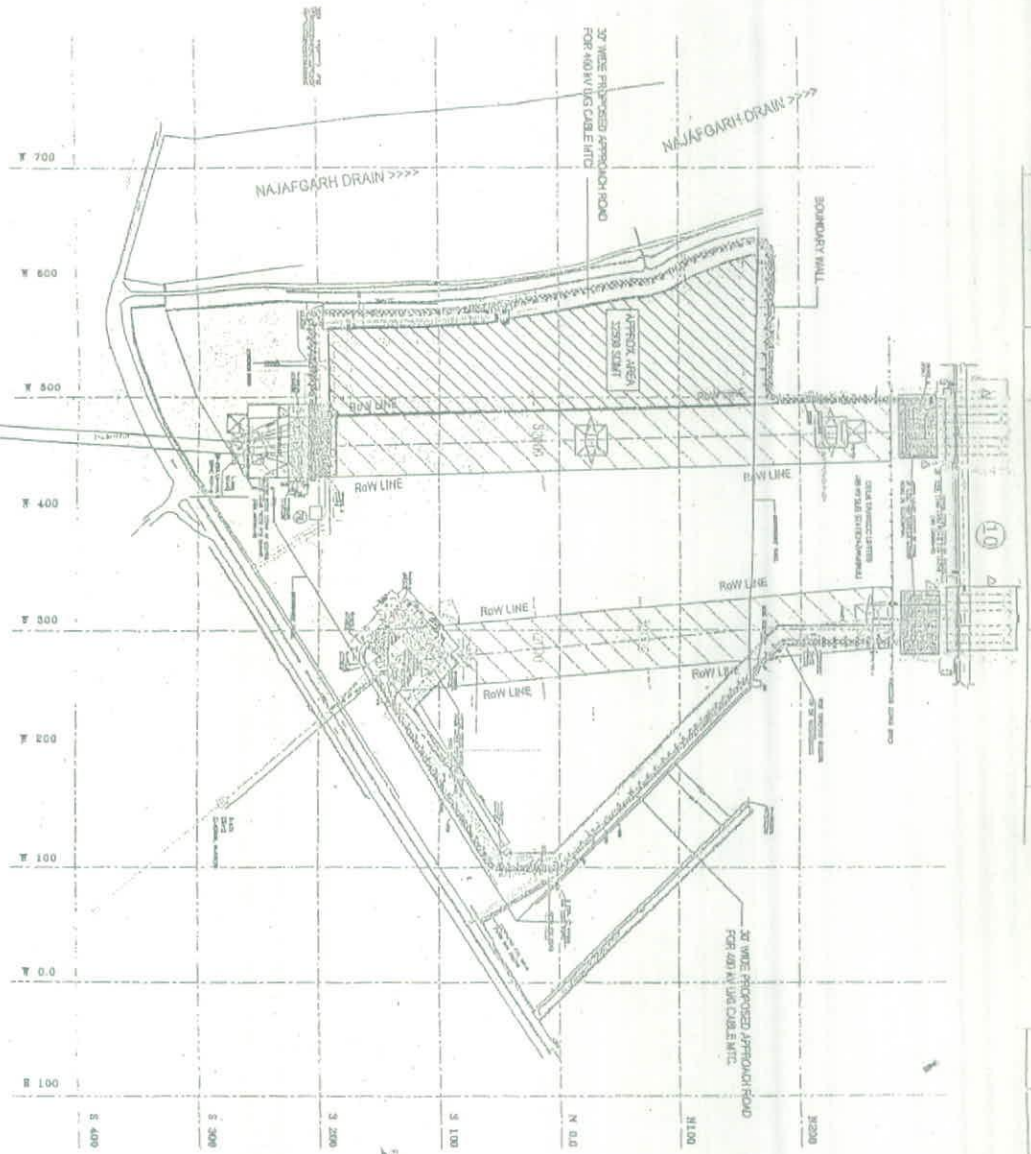
Director (Plg.)/Dwarka

03.01.2018
 (A.T. Singh)
 Manager, Planning
 Deptt.

03.01.2019
 (R.K. Sharma)
 Sr. Project Engineer
 (Planning) PPL

3-1-2019
 Manager, DMTS

16/02/19
 J.R.



DELHI TRANSCO LIMITED (A Corp. of Govt. of India Undertaking)	
LAYOUT PLAN FOR RESTORATION OF 40KV LINES U/C CABLE SECTION UNDER OVERHEAD AT 40KV BANNANUI SUBSTATION	
No. of Sheets: 10 Sheet No.: 18	Date: 16/02/19



DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
6th Floor, Vikas Minar
I.P. Estate, New Delhi - 110002

F.1 (05)/2019/MP/111

Date: 15.03.2019

Subject: Minutes of the 3rd Technical Committee meeting of DDA for the year 2019 held on 26.02.2019.

The 3rd Technical Committee meeting of DDA for the year 2019 was held under the Chairmanship of V.C. DDA on Tuesday, **26.02.2019**. The list of the participants is annexed. Please find enclosed herewith a copy of the minutes of the same for information and further necessary action.

Manju Paul
(Manju Paul)
Addl. Commissioner(Plg)I 15/3/19

To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Finance Member, DDA
4. Pr. Commissioner (Housing)
5. Pr. Commissioner (LD)
6. Commissioner (Plg.)
7. Chief Planner, TCPO
8. Chief Architect, HUPW, DDA
9. Chief Architect, NDMC
10. Chief Engineer (HQ.), DDA
11. Addl. Commr. (Plg.) - I, DDA
12. Addl. Commr. (Plg.) - II, DDA
13. Addl. Commr. (Plg.) - III, DDA
14. Addl. Commr. (Landscape), DDA
15. Secretary, DUAC
16. Chief Town Planner, (SDMC, NDMC, EDMC)
17. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
18. Land & Development Officer, (L&DO)
19. Director, Fire Service, GNCTD

Agenda Item No.	Issue	Discussion / Recommendations	Remarks
8/19	Confirmation of the 2 nd Technical Committee meeting held on 12.02.2019	The minutes of the 2 nd meeting of the Technical Committee meeting could not be circulated due to some administrative reasons. The same have been circulated and would be taken up for confirmation in the next meeting of the Technical Committee.	
9/19	Proposal regarding change of land use of an area measuring 8 Acres from 'Utility' (U-3) out of a total plot of 37.78 Acres already allotted to Power Deptt., GNCTD by DDA to 'Transportation' (T-2) (Cluster Bus Depot) to be allotted to Transport Deptt. at village Bamnauli, near Biswasan in Sector-29, Dwarka. F.20(2)2019/MP	The proposal was presented by the Director (Plg) Dwarka. After detailed deliberations, the Technical Committee recommended that the status of the Power Plant Project be obtained from the Power Deptt., GNCTD. The proposal contained in para 3 be processed for the change of land use under Section 11-A of DD Act, 1957.	Director (Plg) Dwarka
10/19	Proposed change of land use of an area measuring 1.94 acrs (7850.90) sqm. from 'Recreational' (District Park) to 'Public & Semi Public Facilities' allotted to Ministry of Home Affairs for construction of Transit Camp/ Yatri Niwas for CRPF in the vicinity of New Delhi Railway Station, New Delhi. F.20(7)2017/MP	The proposal was presented by the Dy. Director(Plg)Zone-D. After detailed deliberations, the Technical Committee recommended that the matter may be submitted after examining the following: i) The impact of the traffic due to the proposed use of the land. ii) Explore the possibility of limiting the ground coverage and the total built up area considering the site is having green cover.	Dy. Director (Plg) Zone-D

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

Maipn.

ANNEXURE-I

List of participants of 3rd meeting for the year 2019 of Technical Committee on 26.02.2019

DELHI DEVELOPMENT AUTHORITY

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner(LD& Coordn)
4. Commissioner(Plg)
5. Addl. Commissioner (Plg.) - I
6. Addl. Commissioner (Plg.) - III
7. Sr. Architect, VC Sectt.
8. Director (Plg) (Dwarka)
9. Dy. Director(Plg)Zone-D.

OTHER ORGANIZATIONS

1. Dy. Chief Fire Officer, Delhi Fire Service
2. Sr. Architect, CPWD
3. Dy. Architect, CPWD
4. Associate, TCPO
5. Asstt. Engineer(L&DO)

Maya



DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
6th Floor, Vikas Minar
I.P. Estate, New Delhi - 110002

F.1 (05)/2019/MP/111

Date: 15.03.2019

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(Manju Paul)
Addl. Commissioner(Plg)I 15/3/19

To:

1. Vice Chairman, DDA
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3. Finance Member, DDA
4. Pr. Commissioner (Housing)
5. Pr. Commissioner (LD)
6. Commissioner (Plg.)
7. Chief Planner, TCPO
8. Chief Architect, HUPW, DDA
9. Chief Architect, NDMC
10. Chief Engineer (HQ.), DDA
11. Addl. Commr. (Plg.) - I, DDA
12. Addl. Commr. (Plg.) - II, DDA
13. Addl. Commr. (Plg.) - III, DDA
14. Addl. Commr. (Landscape), DDA
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Majr.

ANNEXURE-I

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DELHI DEVELOPMENT AUTHORITY

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner(LD& Coordn)
4. Commissioner(Plg)
5. Addl. Commissioner (Plg.) - I
6. Addl. Commissioner (Plg.) - III
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8. Director (Plg) (Dwarka)
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OTHER ORGANIZATIONS

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2. Sr. Architect, CPWD
3. Dy. Architect, CPWD
4. Associate, TCPO
5. Asstt. Engieer(L&DO)

Maya



DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
6th Floor, Vikas Minar
I.P. Estate, New Delhi - 110002

F.1 (05)/2019/MP/111

Date: 15.03.2019

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Addl. Commissioner(Plg)I 15/3/19

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5. Pr. Commissioner (LD)
6. Commissioner (Plg.)
7. Chief Planner, TCPO
8. Chief Architect, HUPW, DDA
9. Chief Architect, NDMC
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13. Addl. Commr. (Plg.) - III, DDA
14. Addl. Commr. (Landscape), DDA
15. Secretary, DUAC
16. Chief Town Planner, (SDMC, NDMC, EDMC)
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Maipu.

ANNEXURE-I

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DELHI DEVELOPMENT AUTHORITY

1. Vice Chairman, DDA
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3. Pr. Commissioner(LD& Coordn)
4. Commissioner(Plg)
5. Addl. Commissioner (Plg.) - I
6. Addl. Commissioner (Plg.) - III
7. Sr. Architect, VC Sectt.
8. Director (Plg) (Dwarka)
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3. Dy. Architect, CPWD
4. Associate, TCPO
5. Asstt. Engineer(L&DO)

Maya



DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
6th Floor, Vikas Minar
I.P. Estate, New Delhi - 110002

F.1 (05)/2019/MP/111

Date: 15.03.2019

Subject: Minutes of the 3rd Technical Committee meeting of DDA for the year 2019 held on 26.02.2019.

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Manju Paul
(Manju Paul)
Addl. Commissioner(Plg)I 15/3/19

To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Finance Member, DDA
4. Pr. Commissioner (Housing)
5. Pr. Commissioner (LD)
6. Commissioner (Plg.)
7. Chief Planner, TCPO
8. Chief Architect, HUPW, DDA
9. Chief Architect, NDMC
10. Chief Engineer (HQ.), DDA
11. Addl. Commr. (Plg.) - I, DDA
12. Addl. Commr. (Plg.) - II, DDA
13. Addl. Commr. (Plg.) - III, DDA
14. Addl. Commr. (Landscape), DDA
15. Secretary, DUAC
16. Chief Town Planner, (SDMC, NDMC, EDMC)
17. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
18. Land & Development Officer, (L&DO)
19. Director, Fire Service, GNCTD

Agenda Item No.	Issue	Discussion / Recommendations	Remarks
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The meeting ended with the vote of thanks to the chair.

Maipu.

ANNEXURE-I

List of participants of 3rd meeting for the year 2019 of Technical Committee on 26.02.2019

DELHI DEVELOPMENT AUTHORITY

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner(LD& Coordn)
4. Commissioner(Plg)
5. Addl. Commissioner (Plg.) - I
6. Addl. Commissioner (Plg.) - III
7. Sr. Architect, VC Sectt.
8. Director (Plg) (Dwarka)
9. Dy. Director(Plg)Zone-D.

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2. Sr. Architect, CPWD
3. Dy. Architect, CPWD
4. Associate, TCPO
5. Asstt. Engineer(L&DO)

Maya



DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
6th Floor, Vikas Minar
I.P. Estate, New Delhi - 110002

F.1 (05)/2019/MP/111

Date: 15.03.2019

Subject: Minutes of the 3rd Technical Committee meeting of DDA for the year 2019 held on 26.02.2019.

The 3rd Technical Committee meeting of DDA for the year 2019 was held under the Chairmanship of V.C. DDA on Tuesday, **26.02.2019**. The list of the participants is annexed. Please find enclosed herewith a copy of the minutes of the same for information and further necessary action.

Manju Paul
(Manju Paul)
Addl. Commissioner(Plg)I 15/3/19

To:

1. Vice Chairman, DDA
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MASTER PLAN SECTION
6th Floor, Vikas Minar
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F.1 (05)/2019/MP/

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

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

F.1 (05)/2019/MP/78

Date: 22.02.2019

MEETING NOTICE

The 3rd Technical Committee meeting of DDA for the year 2019 will be held under the Chairmanship of Vice Chairman, DDA on **Tuesday 26.02.2019 at 12.00 noon** 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.


(Manju Paul)
Addl. Commissioner(Plg)I

To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Finance Member, DDA
4. Pr. Commissioner (Housing)
5. Pr. Commissioner (LM)
6. Pr. Commissioner (LD)
7. Commissioner (Plg.)
8. Chief Planner, TCPO
9. Chief Architect, HUPW, DDA
10. Chief Architect, NDMC
11. Chief Engineer (Property Development), DMRC
12. Chief Engineer (Elect.), DDA
13. Addl. Commr. (Plg.) I, II & III/ DDA
14. Addl. Commr. (Landscape), DDA
15. Secretary, DUAC
16. Chief Town Planner, (SDMC, NDMC, EDMC)
17. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
18. Dy. Commr. of Police (Traffic) Delhi
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INDEX

3rd Technical Committee Meeting to be held on 26.02.2019

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1	8/2019	Confirmation of the 2 nd Technical Committee meeting held on 12.02.2019	1 - 5
2	9/2019	Proposal regarding change of land use of an area measuring 8 Acres from 'Utility' (U-3) out of a total plot of 37.78 Acres already allotted to Power Deptt., GNCTD by DDA to 'Transportation' (T-2) (Cluster Bus Depot) to be allotted to Transport Deptt. at village Bamnauli, near Biswasan in Sector-29, Dwarka. F.20(2)2019/MP	6 - 18

Sub: Change of land use of area measuring 8 Acres from 'Utility' (U-3) (Power House) out of a total plot of 37.78 Acres already allotted to Power Deptt., GNCTD by DDA to 'Transportation' (T-2) (Cluster Bus Depot) to be allotted to Transport Deptt. at village Bamnauli, near Bijwasan in Sector-29, Dwarka.

F.20(2)/2019-MP

1.0 Background:

- 1.1. Initially, land measuring 14.5 Ha. was allotted to Power Department, GNCTD for construction of 750 MW-Gas Based Power Plant Project. Possession of land measuring 14.5 Hect. was handed-over to the Power Department on 12/02/2008 by Dwarka Survey Unit (Annexure-I).
- 1.2. Further, another land measuring 1.95 acre was allotted to Power Department, GNCTD for setting up Gas Based Power Plant. Possession of land measuring 1.95 acre was handed-over to Power Department on 25/08/2011 (Annexure-II).
- 1.3. Recently, Transport Department vide letter dated 21/01/2019 addressed to VC, DDA has requested for allotment of land measuring 8 acres from the land already allotted to Power Deptt. at Bamnauli, Sector-29, Dwarka for construction of Cluster Bus Depot (Annexure-III).
- 1.4. The request was forwarded to Planning Wing, Dwarka by the IL Wing for examination and earmarking the required land of 8 acres on the layout plan for the Cluster Bus Depot in consultation with Land Management Wing.
- 1.5. The matter was examined by Dwarka Planning Office and in this regard, it is submitted that the land allotted to Power Deptt. was part of Utility land use as per Master Plan of Delhi-2021 & Zonal Development Plan of Zone K-II (Dwarka), whereas the land which is required for allotment of cluster bus depot to Transport Deptt. falls in category of Transportation Land use as per Master Plan of Delhi-2021. Therefore, the land under reference for allotment to cluster bus depot would require Change of Landuse from "Utility" (U-3) to "Transportation" (T-2) as per Delhi Development Act-1957.
- 1.6. In this regard, a letter is also issued to Transport Deptt., GNCTD vide dated 15/02/2019 informing that the process of change of land use will take about 8-10 months till final modification by Ministry of Housing & Urban Affairs. It was also requested to provide the detailed dimensions of the area along with TSS to process the change of land use as the land allotted earlier is in possession of GNCTD (Annexure-IV).
- 1.7. V.C., DDA has already approved proposal for allotment of 8 acres of land out of 37.78 acres to Deptt. of Transport, GNCTD on IL File bearing No. F.29(1)07/IL as per note dated 05/02/2019.

- 1.8. Subsequently, the matter regarding change of land use from 'Utility' (U-3) to 'Transportation Use' (T-2) is placed for approval of Technical Committee.

2.0 Examination:

- 2.1 The plot measuring 8 acres is part of total land of 37.78 acres which is proposed as Utility (U-3) and is earmarked for Electric Sub Station (ESS)/ Power House as per ZDP of Zone-K-II.
- 2.2. As per request of Deptt. of Transport Deptt., GNCTD about 8 acres of land out of 37.78 acres is required for construction of Cluster Bus Depot to accommodate about 200 buses.
- 2.3 It is also observed that the 8 acres plot as suggested by Deptt. of Transport Deptt., GNCTD as per the drawing submitted, is not approachable from the existing Najafgarh-Kapashera Road.
- 2.4 As per MPD-2021, Bus Depot falls under category of 'Transportation' (T-2) landuse.
- 2.3 Therefore, there will be requirement of Change of Landuse from 'Utility' (U-3) to 'Transportation' (T-2) i.e. Bus Depot and accordingly, agenda is prepared and placed for consideration for further processing of modification of Zonal Plan/M.P. under Section 11(A) of DD Act.


3.0 Proposal:

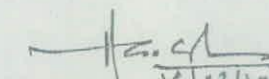
The following proposal is submitted for consideration of Technical Committee:

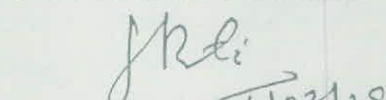
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- 3.2. The Development Control Norms and setbacks are as per prevailing Master Plan for Delhi - 2021.
- 3.3. Land Disposal Wing to undertake the matter regarding financial implication.
- 3.4. The matter regarding Change of Landuse will be further placed before Authority for approval under Section 11(A) of DD Act.

4.0 Recommendation:

The proposal at para 3.0 above, is placed for consideration of the Technical Committee.


(Anu Punj)
A.D.(Plg.)/Dwk


(A.K. Malhotra)
D.D.(Plg.)/Dwk


(H.K. Bharti)
Director (Plg.)/Dwk



DELHI DEVELOPMENT AUTHORITY

OFFICE OF THE DIRECTOR(PLANNING)
DWARKA PROJECT
MANGLA PURI, NEW DELHI-45

No. F.11(285)08/Plg./Dwk/ 143
No. F.29(1)07/IL

Dated : 13.2.2008

13/2/08

Subject : Handing-over of possession of land for 750 MW Gas Based Power Plant of GNCTD, Sector-29, Dwarka (Planning Zone-K-II).

1184
13/2/08
2

In accordance with the Dy. Director (IL) letter No. F.29(1)07/IL/32 dated 7.1.2008, the possession of the 750 MW Gas based Power Plant Project at Bamnoli in Sector 29 (Part) has been handed-over by the Asstt. Director (Survey) Dwarka on 12.02.2008 to the authorized representative, Shri Rajesh Shukla, Head Clerk, Power Department, GNCTD, 8th level, 'B' Wing, Delhi Secretariat, I.P. Estate, New Delhi measuring a total area of 14.5 ha. as per approved Possession Plan.

One copy of the possession plan along with photocopy of the Authority Letter given by Shri Rajesh Shukla, Head Clerk & Shri C.P. Sugatha Kumar, Office Supdt. (Power), Power Deptt. GNCTD is enclosed for information & necessary action. Four original possession plans (handing/taking-over plans) have been handed-over to Sh Rajesh Shukla on their request as mentioned in the Authority Letter by Shri C.P. Sugatha Kumar, Office Supdt. (Power), GNCTD.

Encl.

1. Possession Plan (in original).
2. Photocopy of the Authority Letter.
3. Photocopy of I-Card of Shri Rajesh Shukla, Grade-II (Dass).

S. Sharma
13.2.08
Jt. Director (Survey)/Dwk

To :

Dy. Director (IL),
Vikas Sadan, New Delhi

Copy forwarded for information and necessary action to :

1. Chief Engineer (Dwarka) : along-with original possession plan.
2. S.E./CC-2, (Dwarka) : along-with original possession plan.
3. DLM (HQ) : along-with original possession plan.
4. Director (Bldg.) : along-with original possession plan.
5. E.E./WD-7 : along-with photocopy of the Possession Plan. SWD-7
6. Jt. Director (Survey)Dwk for office record.
7. Dwarka Office Record File.

S. Sharma
13.2.08
Jt. Director (Survey)/Dwk



DWARKA PROJECT

Bam
13/2/08

-9-

Annexure - II

Provisional

DELHI DEVELOPMENT AUTHORITY
INSTITUTIONAL LAND BRANCH

No. F. 29(1)07/IL /1690

Dated: 25/8/11

To

The Joint Secretary (Power),
Department of Power,
Govt. of NCT of Delhi
8th Level, B Wing, Delhi Secretariat,
IP Estate,
New Delhi - 110113

Sub: Allotment of land for setting-up Gas based Power plant at Bamnauli.

With reference to your letter dated 10.5.2011 on the subject cited above, the provision of DDA (Developed Nazul Land) Rules, 1981 it is proposed to allot you land measuring 1.95 Acres for setting-up Gas based Power plant at Bamnauli in pocket Y & Z for the purpose of construction of with usual terms and conditions as given in the approved format of perpetual lease and the following conditions amongst others:-

1. That the allottee GNCTD will be required to pay provisional premium of land measuring 1.95 Acres @ 528.03 lacs per acre with annual ground rent @ 2.5% per annum of the total Premium (aggregate of the provisional land final premium). The allottee shall have to pay balance premium for the land as per rates determined by the Central Government under Rule-5 of DDA (Developed Nazul Land) Rules 1981, and within the time demanded by DDA. The rates of land determined, by Central Government shall be binding upon the allottee and shall not be called in question by it in any proceeding.
 - (i) The allottee GNCTD shall give an undertaking to the effect that it will pay the balance premium of land, when demanded by DDA, on the basis of the rates determined by Central Govt.
 - (ii) The area of the land/plot is also subject to variation in size, due to requirement of lay out plan and demarcation of site etc.
 - (iii) The allotted land shall be used for the purpose for setting-up Gas based Power plant at Bamnauli, Delhi and no other purpose whatsoever.
 - (iv) The Building plans should be got approved from the lessor/DDA, before getting the same sanctioned for the construction on land and construction as per sanctioned plan shall be completed within a period of 2 years from the date of taking over possession of the plot allotted.

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

(a) Provided that in the event of the consent being given the, lessor may impose such conditions as he thinks fit and the LESSOR shall be entitled to claim and recover the whole or a portion (as the lessor may in his absolute description determined) of un-earned increase in the value (i.e. the difference between the premium paid and market value) of the said land at the time of sale, transfer assignment, or parting with the possession and the decision of lessor in respect of the market value shall be final & binding.

(b) Notwithstanding anything contained in clause (v) above, the lease may with the provisions consent in writing of L.G. Govt of Delhi (here in after called THE LT. GOVERNOR) mortgage of charge, the said land to such person as may be approved by the Lt. Governor in absolute discretion.

(vi) The lease deed shall be executed and got registered by the Allottee at its own cost as and when called upon to do so, by the lessor (PRESIDENT OF INDIA)/DDA.

(vii) The trees, if any standing on the plot in question shall remain as DDA property and shall not be removed or disposed of without the prior approval of the Lessor in writing.

(viii) That all other conditions as contained in the perpetual lease deed to be executed in this behalf and any other terms/condition imposed from time to time by the Central Government/Lt. Governor shall be binding upon the allottee. The form of lease deed can be purchased from the office of DDA.

(ix) If the allottee violates any terms and conditions as mentioned above and in the perpetual lease-deed, the allotment shall be cancelled and possession of the land/plot with superstructure standing thereon if any, will be taken over by the lessor (PRESIDENT OF INDIA)/DDA without any compensation to the allottee.

(x) If the allotment cancelled for breaches of any terms/ conditions of the allotment, the possession of the plot/land with building, if any will be handed over to DDA by the allottee on the date and time given in the cancellation notice.

2. That it is the whole responsibility of the allottee to keep proper watch and ward of the land and property against any encroachment after taking over possession.

3. The offer of allotment of land herein made is on "AS IS WHERE IS BASIS". The allottee is advised to get itself acquainted with the conditions herein mentioned and also the site condition before acceptance of the offer of allotment. It may be noted that the DDA shall not entertain any claim/exemption from the payment of ground rent, License Fee, composition fee etc. once the offer allotment is accepted and possession is taken over.

4. The allottee shall pay cost of fencing/boundary wall if any, as and when demanded by DDA.
5. The allottee shall abide by all the terms and conditions given in the sponsorship letter and other conditions as may be imposed by the sponsoring authority from time to time
6. The Power Department, GNCTD will obtain all the clearances from various agencies as mentioned below:-
 - (i) Utilities are permitted in all use zones, hence, change of land use is not involved. However, this is to be incorporated in the sector plan which is yet to be prepared.
 - (ii) This will also be incorporated in the zonal plan of zone 'K-Part', Dwarka to be prepared under the provisions of MPD-2021.
 - (iii) GNCTD shall carry out the EIA/EMP and may take necessary clearance from the Min. of Environment and Forest, Govt. of India.
 - (iv) GNCTD shall take necessary height clearance from AAI/DIAL/GMR.
7. GNCTD/Power Department will transfer surplus land at its I.P. Power Station leased by L & DO and also under Fly ash Pond licensed by the DDA for river Front Development.
8. It was further decided that the lease for fly ash brick plant may be terminated and the land may be retrieved by the Lands Department, DDA. Also land for fly ash pond will be transferred back to DDA.
9. All new power lines shall be underground.
10. If the above terms and conditions are acceptable to you, the acceptance thereof with attested undertaking sent to the undersigned along with the demand draft for Rs. 10,29,65,850 /- i.e. Ground Rent Rs. 25,74,147/- + documentation Charge Rs. 90/- (Total Rs. 10,55,40,087/- (Rupees Ten Crores Fifty Five Lac Forty Thousand Eighty Seven only) in favour of D.D.A within 60 days from the date of issue of allotment-cum-demand letter. The said amount can also be deposited in the bank counter situated at I.N.A. office complex and copy of the same may be sent to this office.
11. The payment and the acceptance letter with the required undertaking must be sent within the 60 days otherwise interest at the rate of 18% shall be chargeable for the delay period up to 180 days of issue of this letter. On completion of 180 days from date of issue, the allotment shall be automatically cancelled, if the allottee has made partial payment 180 days of issue of this letter the allottee shall have reapply for allotment.
12. In case of default in advance payment of ground rent, interest @ 10% per annum or such other rate, as the DDA/Lessor may in its/his absolute discretion, decide from time to time, without prejudice to the right of re-entry under the lease, will be charged.
13. Since approved rates for 2010-11 are not available, the "provisional rate" is being charged, based on rates available for 2009-10 and the allottee would be required to make the balance payment, if any, on finalization of rates.
14. No property development permitted on the allotted land.
15. Existing trees shall not be removed. If any trees required to be removed off then the permission for cutting of trees may be obtained from forest & conservative department.

Details of Demand

1. Premium of land measuring
1.95 Acres @ Rs 528.03/- Lacs per Acre
(Provisional)

Rs. 10,29,65,850/-

2. Ground Rent @ 2.5% P.A.

Rs. 25,74,147/-

3. Documentation Charges

Rs. 90/-

Total

Rs. 10,55,40,087 /-

[Signature]
Dy. Director (IL) 19/8/2011

Copy to:-

1. Commissioner (Plg), DDA, Vikas Minar, ITO, Delhi - 110002.
2. Chief Engineer, DDA, Dwarka
3. AO/IL, Vikas Sadan.

[Signature]
Dy. Director (IL) 19/8/2011



Dy. Director

Dy. No. 53

Date 24/1/19

GOVERNMENT OF NCT OF DELHI
TRANSPORT DEPARTMENT
(CLUSTER & DTC SECRETARIAT)
5/9, UNDER HILL ROAD, DELHI - 110054

C Office

Dy. No. 128 DA

Dated 22/1/19

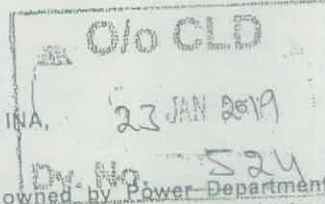
Annexure - III

No.F.57/PCO/DTC Sectt./2014/ 100

January 21, 2019

To

The Vice-Chairman,
Delhi Development Authority,
B-Block, 1st Floor, Vikas Sadan, INA,
New Delhi - 110024.



Subject :- Allotment of land owned by Power Department at Village Bamnauli, Near
Bijwasan to Transport Department for construction of cluster bus depot

Government of NCT of Delhi has to augment the city bus fleet (stage carriage) upto 11000 buses in accordance with the directions of the Hon'ble Supreme Court, the goal which could not be achieved due to paucity of land for bus depots.

It was understood that Power Department, Government of NCT of Delhi is having surplus piece of land at Village Bamnauli near Bijwasan. The land can be utilized for construction of bus depot which can accommodate about 200 buses. The construction of this bus depot shall also cater the transportation needs of the commuters of this area.

Transport Department in consultation with DIMTS and concerned officers of Revenue Department of Government of NCT of Delhi identified and earmarked the suitable parcel of land measuring about 8 acre for the bus depot. A request was accordingly made to Power Department, Government of NCT of Delhi for allotment of the said parcel of land to Transport Department for construction of bus depot. Copy of the said communication is enclosed herewith for your ready reference.

Power Department, Government of NCT of Delhi has sought approval of Hon'ble Lieutenant Governor in their file to allot an area of 8 acre to Transport Department out of 37.78 acre plot allotted to Power Department, GNCTD by DDA vide letter dated 28.11.2007 for 750 MW Gas Based Power Plant at Bamnauli near Bijwasan. But due to non-availability of gas, the project was put on hold and even as on date the project is not feasible. Power Department has already made payment to DDA for the said parcel of land.

Power Department has already requested DDA on 18.01.2019 (copy enclosed) to allot 8 acre of land to Transport Department out of the 37.78 acre of land. Joint Secretary to Hon'ble Lieutenant Governor vide her UO dated 16.01.2019 (copy enclosed) addressed to VC, DDA has also informed that Hon'ble Lt. Governor has also desired that the matter be expedited as Transport Department is facing acute shortage of land for construction of bus depot.

In view of the above, I am directed to request you to kindly allot 8 acre of land out of 37.78 acre of land already allotted to Power Department, GNCTD to Transport Department for construction of bus depot and also change the land use to enable Transport Department to construct bus depot over there.

Yours faithfully,

(K.R. Dahiya)

Special Commissioner (Transport)

Encl :- As above

S. Rawat ji
20/1/19Sh. Lohar
25/1/19

-14-

GOVERNMENT OF NCT OF DELHI
TRANSPORT DEPARTMENT
(CLUSTER & DTC SECRETARIAT)
5/9, UNDER HILL ROAD, DELHI - 110054.

January 07, 2019

No.F.57/PCO/DTC Sectt./2014/ 12.14.18

To

The Secretary (Power),
Power Department,
Government of NCT of Delhi,
B-Wing, 8th Level, Delhi Secretariat,
I.P. Estate, New Delhi - 110002.

Subject :- Khasra-wise demarcation of land earmarked for construction of a Depot at Village Bamnoli.

Sir,

1. In continuation to this department letter dated 03.12.2018 and 26.12.2018 (photocopies enclosed for ready reference), I am to inform that a team of following officers of Revenue Department, GNCTD and DTL visited at Village Bamnoli along with team of DIMTS on 05.01.2019:

- (i) Shri Mahesh Dutt Sharma, Tehsildar
- (ii) Shri Krishan Veer, Kanoongo, Surveyor
- (iii) Shri Ram Kumar, Patwari
- (iv) Shri Hari om, Asst. Manager, DTL

2. The Khasra-wise demarcation of land earmarked for a bus depot at Village Bamnoli has been carried out by above team at site. The certified copy of the khasra-wise report of land at Village Bamnoli provided by Shri Ram Kumar, Patwari, District - South West with supporting documents is also submitted by DIMTS with the letter of 07.01.2019.

3. I am further directed to request you to kindly expedite the process of allotment of 8 acre of land in the said Village on priority in accordance with the Khasra-wise demarcation attach here with as Annexure A.

Yours faithfully,

(K.K. Dahiya)
Special Commissioner (Transport)

O/C

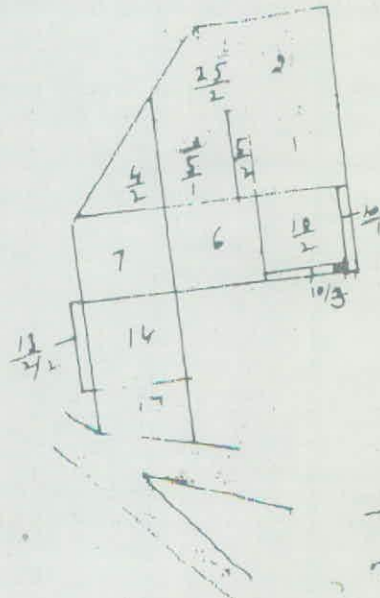
Encl:- As above

Copy for kind information to:-

- 1. Secretary to Hon'ble Minister (Transport)
- 2. OSD to Pr. Secretary-cum-Commissioner (Transport)

સામાજિક સેવા સંસ્થા દ્વારા સંચાલિત
 સ્થાનિક સ્વાસ્થ્ય કેન્દ્ર દ્વારા (20/07)
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સામાજિક સેવા સંસ્થા દ્વારા
 સંચાલિત સ્થાનિક સ્વાસ્થ્ય કેન્દ્ર
 દ્વારા (20/07) 1997-98

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-16-



सत्यमेव जयते

Spl Commr (Tpt) 3

Dy No. 1890

Date...21.11.19

Sub: Allotment of land owned by Power Department at Village Bamnauli, near Bijwasan to Transport Department for construction of Cluster Bus Depot.

Wf (AB) A piece of land measuring 14.5 hectare was allotted at premium to Power Department @ Rs.297.42 lacs per acre alongwith annual ground rent @ Rs.2.5 per annum for the purpose of establishment of Gas based power plant only vide DDA letter No.F.29(1)07/IL/DDA/2590 dated 28.11.2007.

Transport Department vide different letters has requested the Power Department to allot 8 acres of land out of allotted land measuring 14.5 hectares for construction of bus depot. Request of Transport Department has been perused by the Hon'ble Lt. Governor and he has desired that request for re-allotment of a part of land with full details may kindly be made to DDA.

Hon'ble Lt. Governor has also desired that the matter be expedited as Transport Department is facing acute shortage of land for construction of bus depot. The copies of request letters of the Department alongwith other relevant papers are also enclosed herewith for your ready reference.

Ruchika Katyal
15/11/19
(Ruchika Katyal)

Jt. Secretary to Lt. Governor

Dated: 16/01/2019

21/10/19
COT (DTC/cluster)
Vice-Chairman, DDA

U.O.No. 25(10)/19-RM/10/A-117

Copy to:

✓ Commissioner (Transport), GNCTD for necessary action please.

2 cluster by A/1

DC DTC

No. F.4(27,28 &29)/16/Plg./DWK/Pt.II/59

Dated:15.02.2019

To

Special Commissioner(Transport),
Govt. of NCT of Delhi,
Transport Department
5/9, Under Hill Road, Delhi-110054.

Sub: Allotment of land owned by Power Department at Village Bamnauli, Near Bijwasan to Transport Department for construction of cluster bus deptt.

Sir,

This is with reference to letter dated 21.1.2019 on the subject cited above. As per the letter request has been made to allot 8.0 acre of land to Transport Deptt. out of 37.78 acre plot already allotted to Power Department, GNCTD by DDA vide letter dated 28.11.2007 for 750 MW Gas Based Power Plant at Bamnauli near Bijwasan.

The matter have been examined and in this regard it is informed that the land allotted to Power Deptt. was part of utility land use as per Master Plan of Delhi-2021 and Zonal Development Plan of Zone-K-II (Dwarka),, whereas the land which is required for allotment of cluster bus depot to Transport Deptt. is part of transportation land use as per Master Plan of Delhi-2021. Therefore the land under reference for allotment to cluster bus depot would require change of land use from "Utility to Transportation" as per Delhi Development Act-1957.

The process of change of land use will take about 8 - 10 months till final notification by the Ministry of Housing and Urban Affairs, Govt. of India. The proposal for change of land use will be placed before Technical Committee and subsequently to Authority and Ministry for further necessary action. Since the land allotted earlier measuring 37.78 acre is already with GNCT of Delhi, the detailed dimension of the area alongwith total station survey of the area which is required to be processed for change of land use shall be provided to Dwarka Planning Office immediately for taking further necessary action.

(H.K.Bharti)
Director (Plg.)/Dwarka

Copy to:

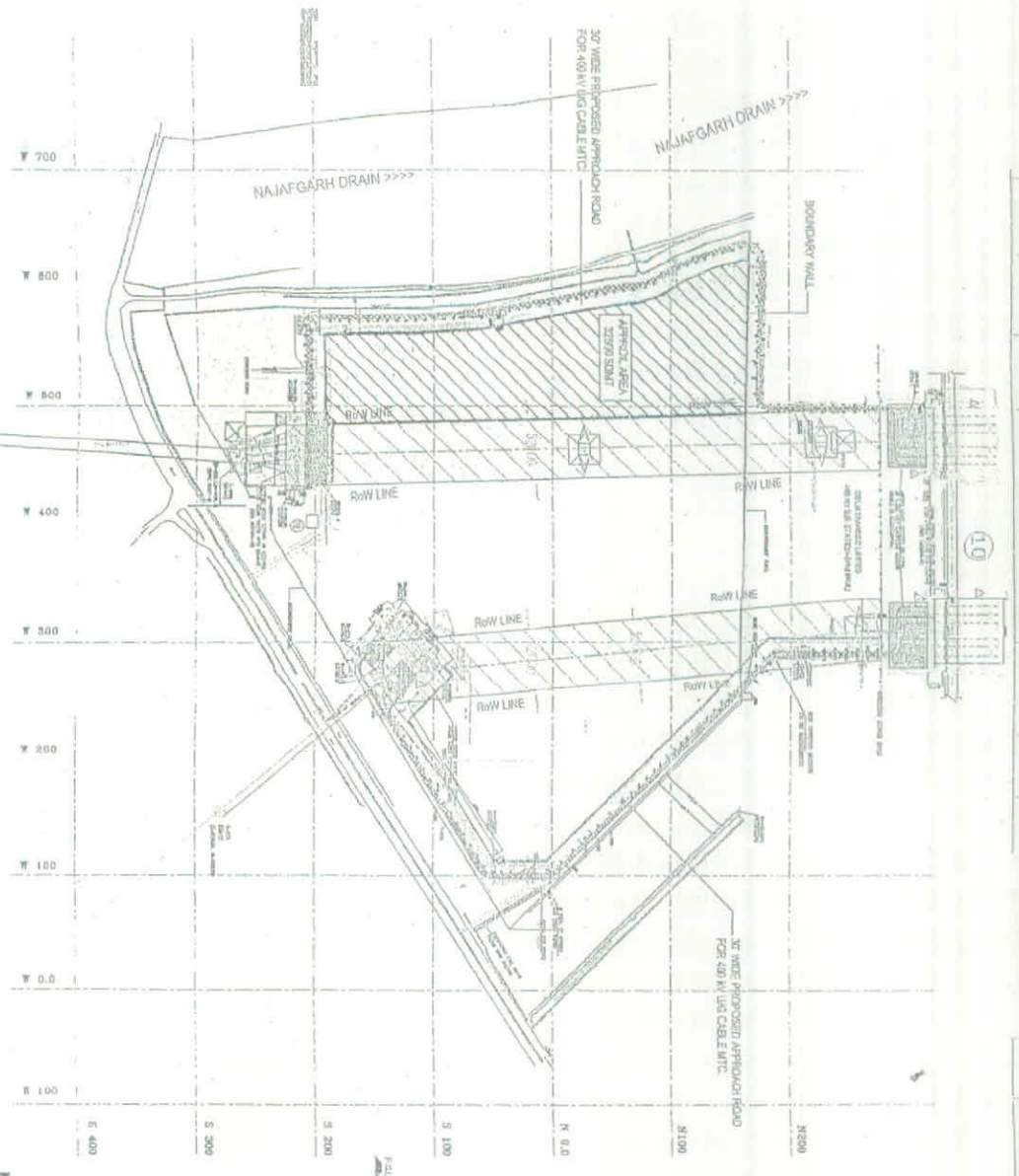
1. Pr.Commr.(Transport)Govt. of NCT of Delhi, Transport Department, 5/9, Under Hill Road, Delhi-110054.
2. Commr. (L.D), DDA, Vikas Sadan, INA, New Delhi-110023.
3. Commr.(Plg.)DDA, 5th Floor, Vikas Minar, I.P.Estate, New Delhi-110002.

Director (Plg.)/Dwarka

Drp -
03.01.2018
CMTT SIN 94)
Manager CO, Planning
Duty

Drp -
03.01.2019
(R.K. Sharma)
S.M. GTS
(+Raj) 1994

Drp -
3-1-2019
Manager - S.M.TS



 DELHI TRANSCO LIMITED <small>(A UNIT OF NCT OF DELHI TRANSCO)</small>									
LAYOUT PLAN FOR RESTORATION OF 400KV LINES									
G/G CABLE SECTION INTO OVERHEAD									
AT 400KV BANNAULI SUBSTATION									
Sl. No.	1	2	3	4	5	6	7	8	9
Part									
Scale	1:100				1:200				1:500
Author									
Checked									
Approved									

phd
16/02/19

EDPD

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

F.1 (05)/2019/MP/78

Date: 22.02.2019

MEETING NOTICE

The 3rd Technical Committee meeting of DDA for the year 2019 will be held under the Chairmanship of Vice Chairman, DDA on **Tuesday 26.02.2019 at 12.00 noon** in the Conference Hall at B-Block, 1st Floor, Vikas Sadan INA, New Delhi 110022

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

Manju Paul

(Manju Paul)

Addl. Commissioner(Plg)I

To:

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

9



25/2/19
1215 HRS

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

F.1 (02)/2019/MP/78

Date: 22.02.2019

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

Manju Paul
(Manju Paul)
Addl. Commissioner(Plg)I

To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Finance Member, DDA
4. Pr. Commissioner (Housing) - D. I
5. Pr. Commissioner (LM)
6. Pr. Commissioner (LD) - B. III D-1/101
7. Commissioner (Plg.)
8. Chief Planner, TCPO
9. Chief Architect, HUPW, DDA
10. Chief Architect, NDMC
11. Chief Engineer (Property Development), DMRC
12. Chief Engineer (Elect.), DDA
13. Addl. Commr. (Plg.) I, II & III/ DDA
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17. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
18. Dy. Commr. of Police (Traffic) Delhi
19. Land & Development Officer, (L&DO)
20. Director Fire Service, GNCTD

N.O.O.

1. Chief Security Officer, Vikas Sadan, INA, New Delhi-23.
2. A.E. (Maintenance)-I, Civil, B- Block, Vikas Sadan, INA, New Delhi-23.
3. A.E. (Maintenance)Electrical, Vikas Sadan, INA, New Delhi-23.

OS Done ✓

Sr Arch / ul. ✓

Abdullah Commissioner
Plg

Copy may be sent to E. Elstob-11 pl., However it is also to inform that conference hall is already booked for release - meet on 26.02.2019 at 11.00 AM to 2.00 PM. *25/02/19*

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

F.1 (05)/2019/MP/78

Date: 22.02.2019

MEETING NOTICE


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


(Manju Paul)
Addl. Commissioner(Plg)I

To:


1. Vice Chairman, DDA
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5. Pr. Commissioner (LM)
6. Pr. Commissioner (LD)
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19. Land & Development Officer, (L&DO)
20. Director Fire Service, GNCTD


25/2/19


25/2/19




25/2/19


25/2/19

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

F.1 (02)/2019/MP/78

Date: 22.02.2019

MEETING NOTICE

The 3rd Technical Committee meeting of DDA for the year 2019 will be held under the Chairmanship of Vice Chairman, DDA on **Tuesday 26.02.2019 at 12.00 noon** 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.

Manju Paul

(Manju Paul)

Addl. Commissioner(Plg)I

To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Finance Member, DDA
4. Pr. Commissioner (Housing)
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18. Dy. Commr. of Police (Traffic) Delhi
19. Land & Development Officer, (L&DO)
20. Director Fire Service, GNCTD

N.O.O.

1. Chief Security Officer, Vikas Sadan, INA, New Delhi-23.
2. A.E. (Maintenance)-I, Civil, B- Block, Vikas Sadan, INA, New Delhi-23.
3. A.E. (Maintenance)Electrical, Vikas Sadan, INA, New Delhi-23.

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

F.1 (05)/2019/MP/78

Date: 22.02.2019

MEETING NOTICE

The 3rd Technical Committee meeting of DDA for the year 2019 will be held under the Chairmanship of Vice Chairman, DDA on **Tuesday 26.02.2019 at 12.00 noon** 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.


(Manju Paul)
Addl. Commissioner(Plg)I

To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Finance Member, DDA
4. Pr. Commissioner (Housing)
5. Pr. Commissioner (LM)
6. Pr. Commissioner (LD)
7. Commissioner (Plg.)
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19. Land & Development Officer, (L&DO)
20. Director Fire Service, GNCTD

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

F.1 (05)/2019/MP/

Date: 18.02.2019

MEETING NOTICE

The 3rd Technical Committee meeting of DDA for the year 2019 will be held under the Chairmanship of Vice Chairman, DDA on **Friday 22.02.2019 at 3.30 P.M.** in the Conference Hall at B-Block, 1st Floor, Vikas Sadan INA, New Delhi 110023.

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


(Manju Paul)
Addl. Commissioner(Plg.)I

To:

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

- 19 -

L A I D O N T A B L E
I T E M N O . 1 0 / T C / 2 0 1 9

Sub: Proposed change of land use of an area measuring 1.94 acre (7850.90 sq.m.) from 'Recreational (District Park)' to 'Public & Semi-Public Facilities' allotted to Ministry of Home Affairs for construction of Transit Camp/Yatri Niwas for CRPF in the vicinity of New Delhi Railway Station, New Delhi.

File No. F.20(7)2017/MP

1.0 Background

- i. CRPF vide letters No. B-V-1/2017-18-55(TC LAND) dated 26.05.2017 & 25.05.2017 requested DDA to change the land use of an area measuring 1.94 acre from 'District Park/Green' to 'Police Camp' allotted to Ministry of Home Affairs (MHA) on as is where is basis for construction of Transit Camp/Yatri Niwas for Central Reserve Police Force (CRPF) in the vicinity of New Delhi Railway Station, New Delhi.
- ii. In response, DDA vide letter dated 12.06.2017 has requested CRPF to send the requisite information/documents, which were sent by CRPF vide letter dated 20.06.2017.
- iii. As per Para 2 (ii) of L&DO allotment letter dated 30.03.2017, the allottee will take up matter with DDA or other agency to change the land use of allotted land from 'District Park/Green' to 'Residential'.
- iv. While examining the matter, it is observed that the requirements stated by CRPF are part of Police Camp which falls under 'Public & Semi-Public Facilities' land use. Further, DDA vide letter dated 04.08.2017 requested CRPF to take up the matter with L&DO for modification in the allotment letter.
- v. Now, DDA has received the CRPF letter No. B-V-1/2017-19-55(TC LAND) dated 22.01.2019, enclosing therewith, L&DO Corrigendum F.No. L-IIA/11/ (747)/2015/31 dated 18.01.2019 wherein it has been that allottee will take up the matter with DDA or other agency to change the land use of allotted land from 'District Park/Green' to 'Public & Semi-Public'. (Annexure-A)

2.0 Examination

- i. The site is located on Bhavbhuti Marg near New Delhi Railway Station. The site falls outside Lutyens' Bungalow Zone (LBZ).
- ii. The land use of the site under reference is 'Recreational (District Park)', as per MPD-2021 and approved Zonal Development Plan of Zone 'D' prepared under MPD-2001.
- iii. L&DO vide letter dated 30.03.2017 has allotted a plot of land measuring about 2.05 acre in the vicinity of New Delhi Railway Station to the Ministry of Home Affairs on as is where is basis for construction of Transit Camp/Yatri Niwas for CRPF.
- iv. As per CRPF letter dated 26.05.2017, after digital survey by CPWD and L&DO, 0.11 acre land earmarked for road widening as per Delhi Master Plan-2021 and only 1.94 acre land has been taken in possession by CRPF on paper on 25.05.2017.

- v. As per Para 2 (ii) of L&DO allotment letter dated 30.03.2017, the allottee will take up matter with DDA or other agency to change the land use of allotted land from 'District Park/Green' to 'Residential'. Subsequently, L&DO vide letter dated 16.06.2017 has sent 'No Objection Certificate' to DDA for change of land use.
- vi. Further, CRPF vide letter dated 03.08.2017 sent the requirements of the said plot which includes accommodation facilities, underground parking, Mess with dining halls and lounge, which were clarified by DDA officials that the requirements are part of Police Camp which comes under land use category of 'Public & Semi-Public Facilities' as per MPD-2021. In view of this, DDA vide letter dated 04.08.2017 requested CRPF to take up the matter with L&DO for modification in the allotment letter.
- vii. As per the Table 13.10 under MPD-2021, the Planning Standards & Development Controls for Public Semi-Public (Government Use Premises) are as under:

Sl. No.	Category	Pop. / unit (approx.)	Plot Area	Maximum Ground Coverage (%)	FAR**	Parking (ECS/100 Sq.m. Floor Area)
7	Police Training Institute /College, Fire Training Institute/ College, Police Firing Range, Police camp including Central Police Organization / Security Forces, Disaster Management Centre	City level	Upto 5 Ha.	50	300	2.0

Other Controls:

** The maximum FAR for Use Premises located in Zone O, and Bungalow Area of Zone C & Zone D, will be 120, along with other provisions given in Zonal Development Plans.

- viii. Recently, CRPF letter dated 22.01.2019, enclosing therewith, L&DO Corrigendum dated 18.01.2019, stated that Land Allotment Screening Committee (LASC) in its meeting held on 27.11.2018 recommended that clause 2(ii) of the allotment later may be amended to change land use from 'District Park/Green' to 'Public & Semi-Public' in respect of land allotted to CRPF situated in the vicinity of New Delhi Railway Station, as requested by the Ministry of Home Affairs vide letter dated 26.02.2018.
- ix. Further, Land & Development Office vide letter dated 11.02.2019 has given 'No Objection' for the change of land use from 'District Park/Green' to 'Public & Semi-Public' in respect of land measuring 2.05 acres allotted to MHA in the vicinity of New Delhi Railway Station for construction for multi-storey transit Camp/Yatri for CRPF.

3.0 Information as per the MoUD (now MoHUA), GoI letters dated 07.04.2015 & 04.09.2015

MOUD, GoI vide letters dated 07.04.2015 & 04.09.2015 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 received from CRPF vide letters dated 25.05.2017 & 26.05.2017 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?	It is a Government land and is with Land & Development Office (L&DO), MoHUA, GOI.
2.	On whose request the change of land use case or modification to MPD-2021 has been initiated?	As per the request by CRPF letters dated 26.05.2017 & 25.05.2017 and Ministry of Home Affairs (MHA) D.O. letter dated 05.01.2017.
3.	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	The site under reference was inspected by the officers of Planning Department and following was observed: i. The site under reference is accessible from Bhavbhuti Marg near New Delhi Railway Station. ii. There are tin sheds of CRPF camp existing within the site under reference and there are large number of grown up trees existing at the site.
4.	What is the public purpose proposed to be served by modification of MPD and/ or change of land use?	As per CRPF letter dated 26.05.2017, this piece of land utilized as Transit Camp to facilitate troops while emergent deployment/mobilization by train for election and urgent law & order duties. Considering security scenario & emergent mobilization, this camp is utilized to accommodate family of Martyrs/injured personnel, Mahila Troops as well as CRPF coys for short duration as per requirement. Thus, this land will be used for National Interest.
5.	What will be impact of proposal on the ZDP/ MPD and whether the changes are in consonance with the approved plans/ policies?	As such, no adverse impact on the ZDP/ MPD.
6.	What will be proposal's impact/ implications on general public eg. Law & order etc.?	Law and order situation will be improved after establishment of Police Camp and public feel safety and security in around Minto road, Ajmeri gate side railway station.
7.	Whether any court cases are ongoing on the land mentioned in the proposal? Full details be attached.	There is no court case in respect of the site under reference.

The information received from CRPF vide letters dated 25.05.2017 & 26.05.2017 with respect to MoUD, GOI letter dated 04.09.2015 is as follows:

S.No.	Information asked by MoUD vide letter dated 04.09.2015	Reply
1.	Background note indicating the current situation/ provisions	L&DO has allotted land to Ministry of Home Affairs (MHA) for construction of Transit Camp/Yatri Niwas for CRPF in the vicinity of New Delhi Railway Station, Ajmeri Gate, New Delhi. The land falls under District Park Use Zone as per MPD-2021 and to be changed to Public & Semi-Public Facilities. Presently temporary tin sheds of CRPF camp existing within the site under reference.
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"> - Earlier also, on the basis of the request received from the land owning agency (i.e. L&DO), MoHUA, GOI, DDA has initiated this proposal for the change of land use under Section 11A of DD Act, 1957. - This is a proposal of the Ministry of Home Affairs, Govt.
3.	What are the specific recommendations of the Authority with regard to the proposal.	<ul style="list-style-type: none"> - Central Reserve Police Force (CRPF) functions under the aegis of Ministry of Home Affairs (MHA) of the Government of India to enable the government to maintain Rule of Law, Public Order and Internal Security effectively and efficiently. - The proposal is to be considered by the 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	- The proposal has been initiated by Ministry of Home Affairs vide D.O. dated 05.01.2017, wherein, MoUD was requested to allot the said land permanently in favor of CRPF/MHA for construction of Transit Camp/Yatri Niwas with change of land use.
5.	What are the pros and cons of the proposal whether they have been carefully examined and if yes, the outcomes thereof.	Yes, this piece of land is being utilized as Transit Camp to accommodate to CRPF personnel. The case examined in LASC meeting held at MoUD then plot was allotted by MoUD letter No. F.No. L.IIA/11/474/2016/137 dated 30 March 2017.
6.	What are the expected short term and long term outcomes if the proposal is approved and implemented	This piece of land is being utilized as Transit Camp to accommodate to CRPF personnel and safe custody of Govt. equipment/materials. Besides, the transit of

		jawans, CRPF coys for election and urgent law & order duties are also accommodated at the transit Camp on requirement basis, in view of large scale movements in CRPF due to unpredictable changing internal scenario in the Nation.
7.	How the proposal will benefit in the development and economic growth of the city	It will benefit regarding the development of New Delhi railway station since coy movement will be monitored by the camp location as per availability of train.
8.	What are the provisions corresponding to the proposed policy/ change in other metropolitan cities in India and other countries and if those provisions differ from the proposal, then why are they not considered appropriate for Delhi	Not Applicable
9.	What will be the public purpose served by the proposed modification	As per CRPF letter dated 26.05.2017, this piece of land utilized as Transit Camp to facilitate troops while emergent deployment/mobilization by train for election and urgent law & order duties. Considering security scenario & emergent mobilization, this camp is utilized to accommodate family of Martyrs/injured personnel, Mahila Troops as well as CRPF coys for short duration as per requirement. Thus, this land will be used for National Interest.
10.	What is the number of people/families/ households likely to be affected by the proposed policy	Not applicable. It will benefit the families/jawans of the CRPF.
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	- Yes, Ministry of Home Affairs (MHA) & MoUD have been consulted and approved allotment of the land.

	consulted and if yes what were their views and how they were disposed.	
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 issue of change of land use is not related to any guidelines/orders of DOPT, ministry of finance and other nodal Ministries/ Departments.
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 P.K. Nair, Deputy Inspector General - Sh Rakesh Kumar , Commandant 55 Bn, CRPF, Contact No. 9868395001 - Sh. Chandu Bhutia, Addl. Commissioner (Plg.)-II, Contact No. 011 23378085

4.0 Proposal

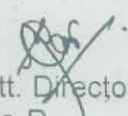
In view of the request of CRPF letter dated 22.01.2019, the proposal for change of land use of an area measuring 1.94 acre (7850.90 sq.m.) may be changed from 'Recreational (District Park)' to 'Public & Semi-Public Facilities'. The details of the proposal are as under:


Location	Area	Land use as per MPD-2021/ ZDP-2001	Land use Changed to	Boundaries
1	2	3	4	5
The proposed site for CRPF Transit Camp/Yatri Niwas is situated in the vicinity of New Delhi Railway Station.	1.94 acre (7850.90 sq.m.)	Recreational (District Park)	Public & Semi-Public Facilities	North: Tagore Road & Multilevel parking South: Existing Railway colony East : Existing Railway colony West : Bhavbhuti Marg & New Delhi Railway Station

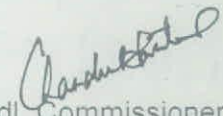
(The location plan of the site under reference is annexed as Annexure-'B')

5.0 Recommendation

Proposal at para 4.0 above is submitted for the consideration of the Technical Committee for further processing under Section 11-A of DD Act, 1957.


Asstt. Director (Plg.)
Zone-D


Dy. Director (Plg.)
Zone-D


Addl. Commissioner
(Plg.)-II

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OFFICE OF THE COMMANDANT-55 BN CRPF, BAWANA, DELHI-110039

No- B-V-1/2017-19-55(TC LAND)

Dated, the January, 2019

To,

The Commissioner (Plg.),
Delhi Development Authority,
Vikash Minar, New Delhi.

VC Office

Dy. No.

Dated

ANNEXURE - A

234-B

23.1.19

Subject :-

REGARDING CHANGE OF LAND USE FROM 'DISTRICT PARK/GREEN' TO 'PUBLIC & SEMI-PUBLIC' OF 2.05 ACRES LAND ALLOTTED TO CRPF IN THE VICINITY OF NEW DELHI RAILWAY STATION, AJMERI GATE, NEW DELHI.

Sir,

It is to inform you that, a piece of land measuring 2.05 Acres allotted to CRPF in the vicinity of New Delhi Railway station for construction of multi storey transit Camp/Yatri Niwas vide Ministry of Urban Development letter No. L.II-A/11(747)2016/137 Dated 30/03/2017.

After digital survey by CPWD and L&DO, 0.11 acre land earmarked for road widening as per Delhi Master Plan-2021. Accordingly, only 1.94 acre land has been taken in possession by CRPF on 25/05/2017 as per Para 2 (ii) of allotment letter No. L.II-A/11(747)2016/137 Dated 30/03/2017.

3. Land use under category 'Residential' could not fulfill our requirements thus, this office took the case with MoHUA/L&DO regarding allotment of land from "District Park/Green" to "Public & Semi-Public Facilities-Police Camp". Accordingly, MoHUA/L&DO vide their office corrigendum F. No. L-IIA/11(747)/2015/31 dated 18th January, 2019 amended the Clause 2 (ii) of allotment letter dated 30/03/2017 and may be read as under :

Quote "The allottee will take up the matter with DDA or other agency to change of land use of allotted land from 'District Park/Green' to 'Public & Semi-Public'.....
Unquote.

4. It is therefore requested to kindly change the land use from "District Park/Green" to "Public & Semi-Public" please.

Regards.

Yours faithfully

Encl: (01 Leaf)

Commandant-55 Bn, CRPF

Dated, the 22 January, 2019

No- B-V-1/2017-19-55(TC LAND)

Copy forwarded to the following for information and necessary action please.

1. The IGP, Northern Sector, CRPF, R. K. Puram, New Delhi.
2. The DIGP (Works) Directorate, CRPF, R.K. Puram, New Delhi.
3. The DIGP, Range New Delhi, CRPF, R. K. Puram, New Delhi.
4. The Vice-Chairman, DDA, Vikas Sadan, INA, New Delhi.
5. The Director (Plg.) Zone-D, 12th Floor, Vikash Minar, New Delhi w.r.t. his office letter No. F. 20(07)2017/MP/D-116 dated 04/08/2017.

Asst Dir (Pg) Zone D

28/1/19
29/1/19

Commandant-55 Bn, CRPF

(2)

-26-

F.No. L-IIA/11(747)/2015/31
Government of India
Ministry of Housing & Urban Affairs (MoHUA)
Land & Development Office (L&DO)

Nirman Bhawan, New Delhi-110011
Dated 18th January, 2019

CORRIGENDUM

Subject: Allotment of 2.05 acres of land in the vicinity of New Delhi Railway Station to MHA on permanent basis for construction of Transit Camp/Yatri Niwas.

The undersigned is directed to refer to this office's allotment letter No. L-IIA/ 11(747)/ 2015/137 dated 30.03.2017 on the above cited subject and to say that Land Allotment Screening Committee (LASC), in its meeting held on 27.11.2018, recommended that clause 2 (ii) of the allotment letter may be amended to change land use from 'District Park/Green' to 'Public & Semi-Public' in respect of land allotted to CRPF situated in the vicinity of New Delhi Railway Station, as requested by the Ministry of Home Affairs, vide letter dated 26.02.2018.

2. Accordingly, Clause 2(ii) of allotment letter dated 30.03.2017, may be read as under:

"The allottee will take up the matter with DDA or other agency to change the land use of allotted land from 'District Park/green' to 'Public & Semi-Public'."

3. The other terms and conditions of the Allotment letter dated 30.03.2017 will remain same with full force.

4. This issues with the approval of Hon'ble Minister (HUA).

Rajeev Kumar
(Rajeev Kumar)

Dy. Land and Development Officer
For & on behalf of the President of India

To

The Home Secretary,
Ministry of Home Affairs (MHA),
North Block, New Delhi - 11000.

Copy to:

- ✓ 1. The DG (CRPF), CGO Complex, Lodhi Road, New Delhi.
2. The Vice Chairman, Delhi Development Authority, Vikas Sadan, INA, New Delhi.
3. The Director General (Works), CPWD, Nirman Bhawan, New Delhi.
4. The Chief Architect (NDR), CPWD, Nirman Bhawan, New Delhi
5. Engineer officer, L&DO
6. Drawing Section, L&DO
7. Accounts Section, L&DO

Copy for information to:

1. PS to JS (A, L&E)
2. PS to L&DO

-27-
Annexure-B

TO KAMLA MARKET

Existing Multilevel
Parking

TAGORE ROAD

Existing
Railway
Colony

PLOT UNDER REFERENCE
AREA: 1.94 Acre
(7850.90 sq.m.)

ROAD

Existing
Railway Colony

BHAVBHUTI MARG (30.48 M ROW)

New Delhi
Railway Station

TO CONNAUGHT PLACE

MINTO ROAD (30.48 M ROW)

DELHI
DEVELOPMENT
AUTHORITY



PROPOSED CHANGE OF LAND USE
OF AN AREA MEASURING 1.94 ACRE
(7850.90 SQ. M.) FROM
RECREATIONAL (DISTRICT PARK) TO
PUBLIC & SEMI-PUBLIC FACILITIES
ALLOTTED TO MINISTRY OF HOME
AFFAIRS FOR CONSTRUCTION OF
TRANSIT CAMP (VATRA) NIMAS FOR
CRPF IN THE VICINITY OF NEW DELHI
RAILWAY STATION, NEW DELHI.

North: Tagore Road & Multilevel
Parking
South: Existing Railway colony
East: Existing Railway colony
West: Bhavbhuti Marg & New Delhi
Railway Station

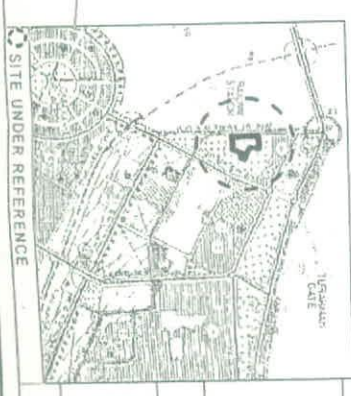
FILE NO.: F-28/72017MNP

LOCATION
MAP

SCALE: NOT TO SCALE



ZONE 'D'



Note: This plan was prepared on the basis of Layout of Clerks Quarter in area North of G.I.P. Railway, certified by Officials of Land and Development Office, Ministry of Housing & Urban Affairs, Govt.

