



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

F.1 (11)/2019/MP/ 428

Date: 10.10.2019

**Subject: Minutes of the 8<sup>th</sup> Technical Committee meeting of DDA for the year 2019 held on 30.9.2019.**

The 8<sup>th</sup> Technical Committee meeting of DDA for the year 2019 was held under the Chairmanship of V.C. DDA on **30.09.2019**. 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. Commr. (Plg.) - I, DDA

To:

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

Agenda Item No.	Issue	Discussion / Recommendations	Remarks
32/2019	Confirmation of the minutes of 7 <sup>th</sup> Technical Committee meeting held on 29.08.2019	Since no observations/ comments were received, the minutes of the 7 <sup>th</sup> Technical Committee meeting held on 29.08.2019 were confirmed as circulated	
33/2019	Layout Plan of Facility Corridor (F.C.-1) along NH-8 in Planning Zone J incorporating the vacant plots and existing features as per Satellite image and PT Survey.	<p>The proposal was presented by Addl. Commr.(Plg)II. It was explained that the layout plan has been prepared based on the satellite imagery and the PT survey carried out by Survey unit. The entire area is built up and only eight plots are vacant. While preparing the layout plan it has been taken care that the area is approachable from 18m R/W road and all the plots have an entry from minimum 12mtr R/W road.</p> <p>It was discussed that in order to comply with the Master Plan, the layout plan tabled in the meeting of the Technical Committee needs to indicate the location of all proposed and existing roads with their widths, dimensions of the plot etc. It was pointed out that the said layout plan has been prepared based on the satellite imagery and since most of the area is under private occupation, therefore plot area is indicative alongwith the dimensions of the plots which are also not available with DDA. After various letters to SDMC, they have also not given the dimensions of plots or any other detail. It was also conveyed that while preparing the layout, detailed dimensions are not given, they are given at the time of handing over the particular site while demarcating on ground. In case of any dispute / error, DDA cannot be held liable for the same.</p> <p>After detailed deliberation Technical Committee approved the Layout Plan in principle with the following:</p> <ul style="list-style-type: none"> <li>• It shall be clearly mentioned on the layout plan that the area and dimension of each</li> </ul>	

*Maya*



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34/2019	<p>Proposal for change of land use of an area measuring 4.42 ha. From 'Industrial (M1 Manufacturing Service &amp; Repair Industry) to 'Residential'(RD Residential area) under section 11(A) of DD Act, 1957 for In-Situ rehabilitation of JJ Clusters at Kirti Nagar Industrial area, Planning Zone-G.</p>	<p>The proposal was presented by Director (Plg)Zone-C&amp;G. Technical Committee has sought information whether the mixed use can be permitted on the total 40% of the remunerative component. It was explained that MPD-2021, provides for mixed land use / commercial component upto 10% of the permissible FAR in the Residential Component of the land and 10% of the permissible FAR shall be permitted for home based activities (i.e. Group-A House hold industry).</p> <p>The item was deferred .</p>	
35/2019	<p>Agenda for relaxations regarding reconstruction of Chaupal at Village Adhchini, New Delhi- AC-43.</p>	<p>The proposal was presented by the officers of Irrigation &amp; Flood Control Deptt. It was explained that the size of the plots is 332.34 sqm. A new building is to be constructed with an area of 245.90 sqm. each on ground floor and first floor. There is no setback proposed in front, rear and one side of the plot. The other side of the plot is having 1.71 M set back. The proposal brought before the</p>	

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**Other Items :**

It was also discussed that with the approval of the Chairman henceforth Laid on Table items may only be placed before the Technical Committee, if the matter is urgent in nature.

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

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## **ANNEXURE-I**

### **List of participants of 8th meeting for the year 2019 of Technical Committee on 30.09.2019**

#### **DELHI DEVELOPMENT AUTHORITY**

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner(LD& LM)
4. Pr. Commissioner(Housing)Sports
5. Commissioner(Plg)
6. Addl. Commissioner (Plg.) - I
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12. Director (Plg) Project
13. Director(plg)AP-III
14. Director(Plg)MP
15. Director (Plg)UC&J

#### **OTHER ORGANIZATIONS**

1. Chief Town Planner, SDMC
2. Town & Country Planner, TCPO
3. Town Planner, EDMC
4. Asstt. Secy. (T)DUAC
5. Sr. Architect(Works), CPWD
6. Ex. Engineer, (I&FC)
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Sub: Layout Plan of Facility Corridor (F.C.)-1 along NH-8 in Planning Zone 'J' incorporating the vacant plots and existing features as per Satellite image and PT Survey.

1. Background:

- i) As per the Zonal Development Plan of Zone-J, the area under Facility Corridor (F.C.) -1 forms part of Zone-J.
- ii) The "Regulations for Enabling the Planned Development of Privately Owned Lands" was notified vide S.O. 3249 (E) dated 4<sup>th</sup> July, 2018.
- iii) For implementation of these regulations, a Standard Operating Procedure (SOP) was prepared and uploaded on DDA website. Accordingly, a public notice was issued in leading newspapers on 18.01.2019 inviting eligible land owner or company or society or a group of land owners to submit their application of intent as per the notified Regulations (**Annexure A**).
- iv) With respect to Facility Corridor, Clause 5.7.1 of MPD 2021 states that *"In Urban Extension, District Centres and Community Centres could be developed wherever possible, in a linear form such as commercial cum facility corridors along major transport networks. Such corridors will have nonresidential uses like Commercial, Recreational, Public and Semipublic, Utilities, Service and Repair, etc. with detailed Urban Design and landscape schemes. The aim is to prevent unintended and unplanned ribbon development. The proposed MRTS stations and bus terminals, as the case may be, shall be integrated within these facility corridors"*
- v) Clause 2.10.3 in ZDP of Zone-J stipulates that *"the facility corridors indicated in the Zonal Development Plans will be detailed out into specific uses as per Master Plan (Ref. Annexure 8) at the time of preparation of detailed layout and Sector Plans on the basis of feasibility and ground realities. The exact boundary of facility belts / corridors will thus be governed by the approved layout plans."* (**Annexure B**)  
As per Land use Plan of Zone-J, Facility Corridor Area for Zonal Plan Level facilities includes **Commercial, Recreational, Transportation and Public & Semi Public**.
- vi) MoHUA vide letter no. F.No. K-12011/3/2018-DD-I dated 30.11.2018 communicated that DDA was assigned the job of preparation of the Master Plan/Layout Plan integrating all privately owned land so that basic infrastructure could be made available before regularization of these private lands (**Annexure C**).



- vii) The proposal was placed in 7th Technical Committee meeting held on 29.08.2019. It was decided that revised proposals after incorporating the decision of T.C. may be placed before the Technical Committee.

## 2. Examination:

- i) An application of intent was received from M/s Pasco Hotels Pvt Ltd and M/s Pasco Motels Pvt. Ltd falling under F.C.-1. M/s Pasco Hotels Pvt Ltd and M/s Pasco Motels Pvt. Ltd requested to develop the plot under 'Commercial' Land use.
- ii) A meeting was held under the Chairmanship of Hon'ble L.G. of Delhi on 22.05.2019 to discuss the issues related to Facility corridors earmarked in Zonal Development Plans with reference to regulations notified on 04.07.2018. In the meeting it was discussed that since all major transport corridors have not been constructed therefore Facility Corridor could not be demarcated on ground. It was decided that before planning of Facility Corridor, a detailed ground assessment exercise may be done either through drone survey or satellite imagery (**Annexure D**).
- iii) As a follow-up action, a meeting was held under the chairmanship of VC, DDA on 03.06.2019 wherein it was discussed that Planning of Facility Corridor may be done based on ground reality/ survey.
- iv) Also, the draft guidelines/ principles for implementation of Regulations for enabling planned development of Privately owned land was discussed in 4<sup>th</sup> Technical Committee meeting held on 10.06.2019. Following decisions are taken in 4<sup>th</sup> Technical Committee meeting of DDA-
  - a) *All issues related to ownership and superimposition of Khasra of private land shall be checked by the concerned ULB with respect to the superimposition, shape and size through Revenue Deptt. of GNCTD. The scrutiny regarding applicability of policy shall be got verified by the concerned ULBs/agencies through their respective departments.*
  - b) *In case of isolated pockets falling in Facility Corridors, the ULBs shall provide the details of all existing sanctions as per actual site to the Planning Department, DDA of the surrounding areas of such pockets to enable DDA to prepare an integrated plan. The layout Plan shall be prepared for a sector as shown in the Zonal development Plan (ZDP). In case it is not possible to prepare, the sector plan, the layout plan shall be prepared for a depth of minimum 500 mtr. and maximum 1 km length or the length as shown in the Zonal Plan, which shall be measured as per scale of ground reality on the either side. In case some natural or physical boundaries are available then these boundaries need to be reflected in the layout Plan.*
  - c) *The minimum accessibility to the plots in facility Corridor shall be 12 mtr. and the land required for widening of road shall be spared by the land owners proportionate to the plot size in order to provide proper*

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accessibility. The minimum parking norms shall also be followed in the area of which the layout Plan is being prepared.

- d) The width of Facility Corridor shall be kept 3 times of Right of Way (RoW) on either side of adjoining road. (This was added as part of confirmation of Minutes of 4<sup>th</sup> Technical Committee Meeting).
- v) DDA vide letters dated 16.07.2019 and 15.02.2019 requested SDMC to provide requisite information for preparation of Layout Plan of Facility Corridor (F.C.)-1 along N.H.-8. SDMC vide letter dated 07.05.2019 provided lists of Building Plans cases only and without any plan/map of the area. None of the cases are found to be in Facility Corridor (F.C.)-1 along N.H.-8 as per list given by SDMC.  
**Due to non-submission of desired information from SDMC, P.T. Survey was required to prepare Base map/ LOP of the area.**
- vi) Further, a meeting was held in the chamber of VC, DDA on 05.07.2019 wherein it was directed to Planning Department to prepare Base map of Facility Corridor along NH-8. Accordingly, Survey department was requested to conduct PT survey in the Facility Corridor (F.C.)-1 along N.H-8 vide this office letter dated 08.07.2019 and Survey has been received on 16.08.2019.
- vii) Survey Unit vide note dated 16.08.2019 submitted the PT survey of the Facility Corridor (F.C.) -1 along N.H-8. As per PT survey, 08 nos. of plots are found to be vacant/ open including the plot of M/s Pasco Hotels Pvt Ltd and M/s Pasco Motels Pvt. Ltd which may be incorporated in Facility Corridor (F.C.) -1 along N.H.-8 (**Annexure E**).
- viii) As per Regulation notified on 04.07.2018, non-residential uses like Commercial, Recreational, Public & Semi Public, Utilities, Industrial, Service and Repair etc. are permissible on plots within Facility corridor.
- ix) As per Land use Plan of Zone-J:  
Facility Corridor Area for Zonal Plan Level facilities include **Commercial, Recreational, Transportation, and Public & Semi-Public Facility**.
- x) As per minutes of 7<sup>th</sup> Technical Committee meeting held on 29.08.2019, following decisions were taken -
- The complete road RW be demarcated on the plan along with the width of the facility corridor on either side of the road.
  - Proper layout plan of the entire area incorporating the vacant plots and indicating the road network falling in the facility corridor be prepared using the satellite imagery of the area as base map.
  - The roads proposed in the layout plans should be such that fire tender movement is possible.
  - In case the area is surrendered by the private land owner for road widening or laying the infrastructure, the FAR of the surrendered land will be available to the plot owner for utilization on the remaining land.
  - The revised proposal after incorporating the above may be placed before the Technical Committee.

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f) *The approved proposal shall be put up in the public domain for information of the public.*

- xi) As per the decision of 7<sup>th</sup> Technical Committee, vacant plots and roads networks falling in Facility Corridor (F.C.-1) are superimposed on Google Earth satellite imagery. The same is placed at **Annexure F**.
- xii) This proposal is regarding incorporation of vacant plots in Layout Plan of Facility Corridor (F.C.)-1. The layout Plan of this area has been prepared based on the satellite image of the area and existing roads marked on the basis of Plane Table Survey. The existing plot lines, built structures have also been shown as per visibility in the satellite image. All the visible plots have been numbered in continuation, within the boundary earmarked as Facility Corridor (F.C.-1).

### 3. Proposal

Based on the examination at Para 2 above, following are proposed-

- i) The width of Facility Corridor (F.C-1) has been kept 03 times of RoW i.e. 270m from edge of RoW.
- ii) Based on PT survey report and Google earth satellite imagery, there are 08 nos. of plots found to be vacant/ open which are proposed to be incorporated in Layout Plan of Facility Corridor including the plot of M/s Pasco Hotels Pvt Ltd and M/s Pasco Motels Pvt. Ltd for which application of intent was received for 'Commercial' Land use in DDA with regard to Public notice issued on 18.01.2019.
- iii) Accordingly, Incorporation of vacant plots in Layout Plan of Facility Corridor (F.C.)-1 along NH-8 is prepared and annexed as '**Annexure G**'.
- iv) Facility Corridor (F.C.)-1 includes Commercial, Recreational, Transportation, and Public & Semi Public Land uses for Zonal Level facilities.
- v) As per Minutes of the 4th T.C. meeting of DDA held on 10.06.2019, the minimum accessibility to the plots in facility corridor shall be 12m and the land required for widening of road shall be spared by the land owners proportionate to the plot size in order to provide proper accessibility.
- vi) The portion of Land parcel falling under road Right of Way (RoW) are required to be surrendered to the Road owning agency by land owner.
- vii) In case the area is surrendered by the private land owner for road widening or laying the infrastructure, the FAR of the surrendered land shall be available to the plot owner for utilization on the remaining land.



viii) Incorporation of vacant/ open lands in Layout Plan of Facility Corridor (F.C.)-1 subject to the following conditions-

- a) Detailed scrutiny by SDMC/ ULBs as per MPD -2021, UBBL 2016, notified regulations 04.07.2018 and SOP for Enabling the Planned Development of Privately Owned Lands.
- b) Scrutiny by SDMC / ULBs as per guidelines/ principles approved by Technical Committee, DDA for implementation of 'Regulations for Enabling the Planned Development of Privately Owned Lands'
- c) All other statutory clearances as applicable.

#### 4. Recommendation

The Proposal as given in Para-3 above is put up for consideration of the Technical Committee. Once the proposal is approved, the same shall be put up in Public domain and forwarded to concerned local body for verification as per Standard Operating Procedure (SOP).



Addl. Commr. (Plg.)-II



Director (Plg.) UC&J (In-Charge)

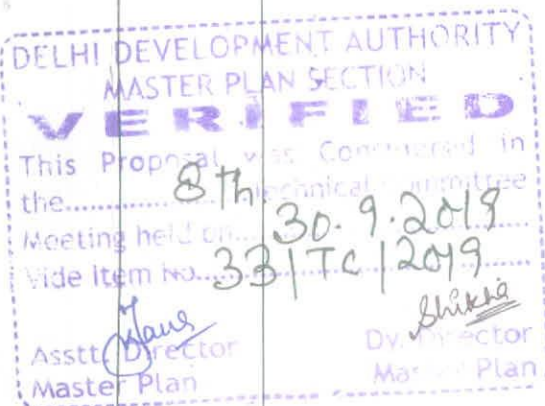


Asstt. Dir. (Plg.) Zone J

Next Page -

# " DECISION "

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**DELHI DEVELOPMENT AUTHORITY**

(MASTER PLAN SECTION)

**PUBLIC NOTICE** 18.1.2019

The Gazette Notification was issued by Ministry of Housing and Urban Affairs Government of India vide S.O. 3249 (E) dated 4<sup>th</sup> July 2018 titled "Regulations for Enabling the Planned Development of Privately Owned Lands" for development of privately owned lands in NCT of Delhi.

As per the uploaded regulations on the website of Delhi Development Authority, Individual land owner or a Company or a Society or a group of land owners satisfying the prescribed applicability and conditions laid down in the regulations for enabling the planned development of privately owned land as per above notification shall submit the application of intent for developing the land in their possession along with prescribed documents as detailed out in the uploaded Standard Operating Procedure (SOP). This information is essential in order to accommodate the land of owners for preparing a holistic plan of respective areas with all the basic infrastructure.

The Standard Operating Procedure (SOP) has been uploaded on DDA website ([www.dda.org.in](http://www.dda.org.in)), details of which gives the procedure / stages of proposals for the understanding of the applicants. Those personnel / companies having their land free from litigation and falling in Facility Corridor and land falling in all other areas as per the policy having privately owned land are eligible to apply.

The application shall be submitted to the concerned U/LB's in developed areas and in developing areas at the office of Commissioner (Plg.), DDA, 5<sup>th</sup> Floor, Vikas Minar, New Delhi-110002 on any working day for the areas falling in the development areas of DDA and the Chief Town Planners of concerned local body where the area under reference falls.

Please give your feedback on DDA app. Also, Please Visit DDA's Website for more details. Dial: 1800110332

**दिल्ली विकास प्राधिकरण**

(मुख्य योजना अनुभाग)

**सार्वजनिक सूचना** 18.1.2019

आवासन और शहरी कार्य मंत्रालय, भारत सरकार द्वारा राष्ट्रीय राजधानी क्षेत्र दिल्ली में निजी स्वामित्व वाली भूमि के विकास के लिए "निजी स्वामित्व वाली भूमि के नियोजित विकास हेतु विनियम" शीर्षक से का.आ.3249 (ई) दिनांक 4 जुलाई, 2018 द्वारा राजपत्रित अधिसूचना जारी की गई थी।

दिल्ली विकास प्राधिकरण की वेबसाइट पर अपलोड किए गए विनियमों के अनुसार पृथक् भू-स्वामी अथवा कंपनी अथवा सोसायटी अथवा भू-स्वामियों का समूह निर्धारित अनुप्रयोज्यता और उक्त अधिसूचना के अनुसार निजी स्वामित्व वाली भूमि के नियोजित विकास हेतु विनियमों में दी गई शर्तों को पूरा करके अपलोड की गई मानक प्रचालन कार्य-पद्धति (एस.ओ.पी.) में दिए गए निर्धारित दस्तावेजों सहित अपने कब्जे वाली भूमि को विकसित करने के लिए आशय संबंधी आवेदन-पत्र प्रस्तुत करेगा। यह जानकारी सभी मूलभूत आधारीक संरचना के साथ संबंधित क्षेत्रों की समग्र योजना तैयार करने के लिए भू-स्वामियों को समायोजित करने के लिए आवश्यक है।

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कृपया दि.वि.प्रा. की वेबसाइट [www.dda.org.in](http://www.dda.org.in) देखें या 1800110332 डायल करें

**दिल्ली विकास प्राधिकरण**

(मुख्य योजना अनुभाग)

**सार्वजनिक सूचना** 18.1.19

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(मुख्य योजना अनुभाग)

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### 2.10.3 Facility Corridor

In Master Plan it is mentioned that for the Zonal Development Plans in Urban extension the facility belts / corridors shall be detailed out in Layout Plans. The facility corridors indicated in the Zonal Development Plans will be detailed out into specific uses as per Master Plan (Ref. Annexure 8) at the time of preparation of detailed layout and Sector Plans on the basis of feasibility and ground realities. The exact boundary of facility belts / corridors will thus be governed by the approved layout plans.

## 2.11 Phasing and Implementation

Area for Redevelopment

- Areas deficient in terms of Infrastructure/ lacks in terms of MPD standards / sub- standard areas needs to be identified for redevelopment.

## 2.12 Plan Phasing

Area under Planning Zone 'J' is sandwiched between existing development like Vasant Vihar, Vasant Kunj and Saket in South Delhi and residential development in Gurgaon. This is a peculiar Zone where major area of land is under Regional Park 6200 Ha, Green Belt 410 Ha. & Asola Bird sanctuary 300 Ha. outside Regional Park constituting about 6,910 Ha. out of 15,798 Ha. is not available for Urban development. Out of remaining 8,268 Ha area under Villages and Unauthorized Colonies is about 71.12 Ha. & 1630 Ha. respectively. The remaining area for planned development is 6567 Ha.. Urban Development under MPD-2021 is cellular and hierarchical Urban Development structure, where premises level or plot level is generally identified by the individuals but the city level facilities are generally not counted or contributed by them.

In view of the above, following phasing is suggested:-

- 2.12.1 At the first instance, the Phase I should constitute (a) area between NH-8 in the West, Mahipal Pur Road in the North, M.G. Road in the East and boundary of Union Territory in the South and (b) area between Mahipal Pur - Gurgaon Road in the West, proposed 100 M. wide road in the North and regional Park in the South and Asola Bird Sanctuary in the East may be taken up for development as this area will be served, Metro, National Highway and major existing roads and as it provides mostly land under Agriculture and few villages abadies. Propensity to develop new road network is greater in this area.



F.No. K-12011/3/2018-DD-I

भारत सरकार/Government of India

आवासन और शहरी कार्य मंत्रालय /Ministry of Housing and Urban Affairs

निर्माण भवन/Nirman Bhavan

नई दिल्ली/New Delhi.

Dated the, 30<sup>th</sup> November, 2018.

आशुतोष (योगेश) कार्यालय

उपस्थिति सं. 452/12040A

दिनांक 04/12/18

To

The Vice Chairman,  
Delhi Development Authority,  
Vikas Sadan, INA,  
New Delhi,

Mr. (Plg)

Subject: Policy to enable the planned development of Privately Owned Lands.

Sir,

I am directed to refer to the meeting held on 10.10.2018 under the Chairmanship of Additional Secretary (W&H) on the above-mentioned subject wherein it was decided that DDA shall prepare the Master Plan/Layout Plan integrating all privately owned land so that basic infrastructure could be made available before regularization of these private lands. The MCDs were directed to send their formal response in this regard with the approval of respective Commissioners.

2. Responses received from North Delhi Municipal Corporation, South Delhi Municipal Corporation and East Delhi Municipal Corporation are enclosed herewith. DDA, is therefore, requested to initiate necessary action in the matter urgently.

Yours faithfully,

Encl. as above.

(Anil Kumar)

Under Secretary to the Govt. of India  
Telefax : 23061681

Copy to:

1. The Chairman, New Delhi Municipal Council, Palika Kendra, New Delhi- with a request to send their response, as decided in the meeting mentioned above.
2. The Commissioner, North Delhi Municipal Corporation, Civic Centre, New Delhi.
3. The Commissioner, South Delhi Municipal Corporation, Civic Centre, New Delhi.
4. The Commissioner, East Delhi Municipal Corporation, Udyog Sadan, Patpar Ganj Industrial Area, Delhi.
5. Commissioner(Plg), Delhi Development Authority, Vikas Minar, I.P. Estate, New Delhi.



उपनिदेशक (योजना)  
पुरी, जे व जी (च. ई.)  
डायरी सं०: ३३०  
दिनांक: 27/5/19.

Office of AC (Plg.) I  
Dir. No. M-174  
Date: 22/5/19

ANNEXURE

आयुक्त (योजना) कार्यालय  
डायरी सं०: M-740  
दिनांक: 20/5/19

निदेशक (क्षेत्रीय योजना)-रीन

दिल्ली विकास प्राधिकरण

डायरी नं०: 958

योजना क्षेत्र पी -1 और पी -2 (नरेला उप-नगर परियोजना)

दिनांक: 21/5/19

1वीं मंजिल विकास, मिनार, आई पी एस्टेट, नई दिल्ली-110002

फोन: +91-11-23370326

No. PA/Dir(Plg.)Narela/2018/ 135.

Dated: 20.05.19

निदेशक (क्षेत्रीय योजना)

ए.सी. (पी.जी.)

डायरी सं०: 772

दिनांक: 24/5/19

### MEETING NOTICE

अतिरिक्त आयुक्त (यो.)-II

डायरी सं०: 940

दिनांक: 24/5/19

A Meeting will be held under the Chairmanship of Hon'ble L.G. of Delhi on 22.05.2019 at 12:15 PM to discuss the issues related to Facility corridors earmarked in Zonal Development Plans of Delhi with reference to regulations notified on 04<sup>th</sup> July 2018 vide S.O.No.3249(E) regarding enabling the Planned Development of Privately Owned Land in Delhi.

All concerned are requested to attend the meeting along with the issues and status thereof.

*H.K. Bharti*  
20/05/19

(H.K. Bharti)

Director(Plg.)/Narela

Copy to:

1. Spl. Secretary to Hon'ble L.G, Delhi.
2. OSD to VC, DDA for kind information of the latter.
3. Commr.(Plg.), DDA
4. Addl. Commr.(Plg.)- I.
5. Addl. Commr.(Plg.)- II.
6. Addl. Commr.(Plg.)- III.
7. Director(Plg.) Zone E,O&J.
8. Director(Plg.) A,B,C&G Zones.
9. Director(Plg.)Zone-K-I, L & N.

ALL  
AC (Plg.)-I  
AC (Plg.)-II  
AC (Plg.)-III  
20/5/19  
Dir (Plg.)

Sr. Architect, VC office telephonically informed AC (Plg.)-I that the meeting is to be attended only by AC (Plg.)-I, AC (Plg.)-II, Director (MPMR) & Director-AP-II. This was conveyed by AC (Plg.)-I.

AC (Plg.)-III

Commr. (Plg.)

on leave 22/05/19

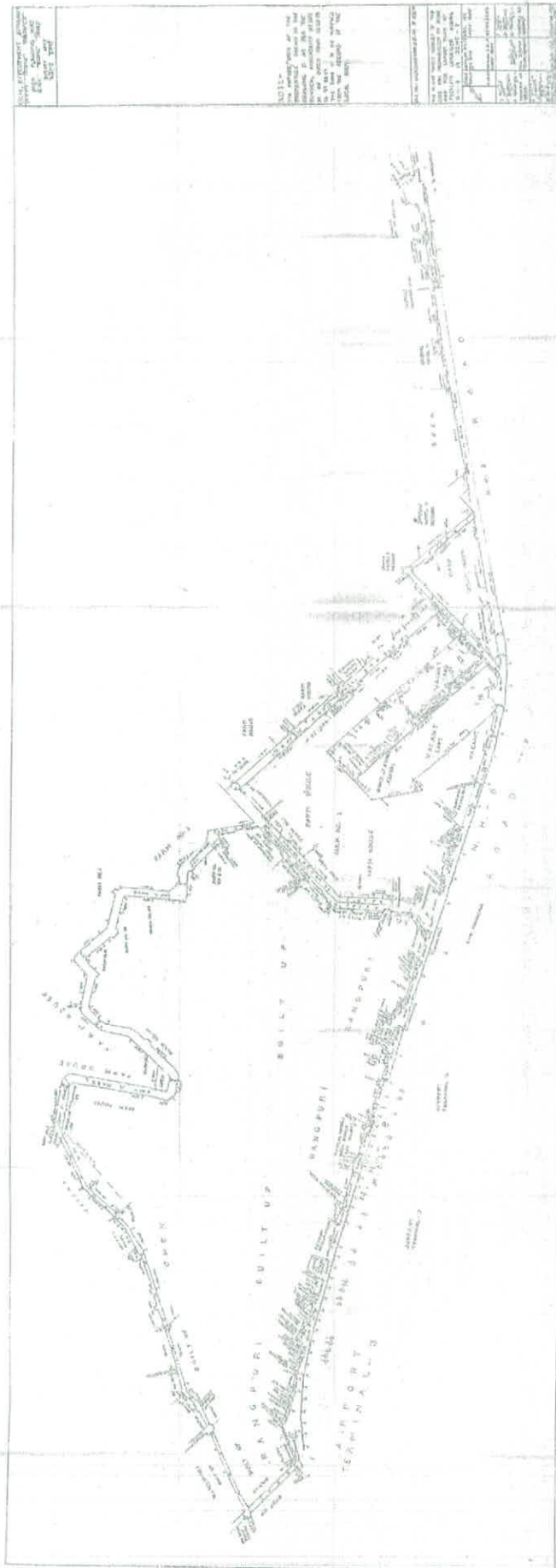
AC (Plg.)-II

AC (Plg.)-I

Dir (Plg.) AP-II

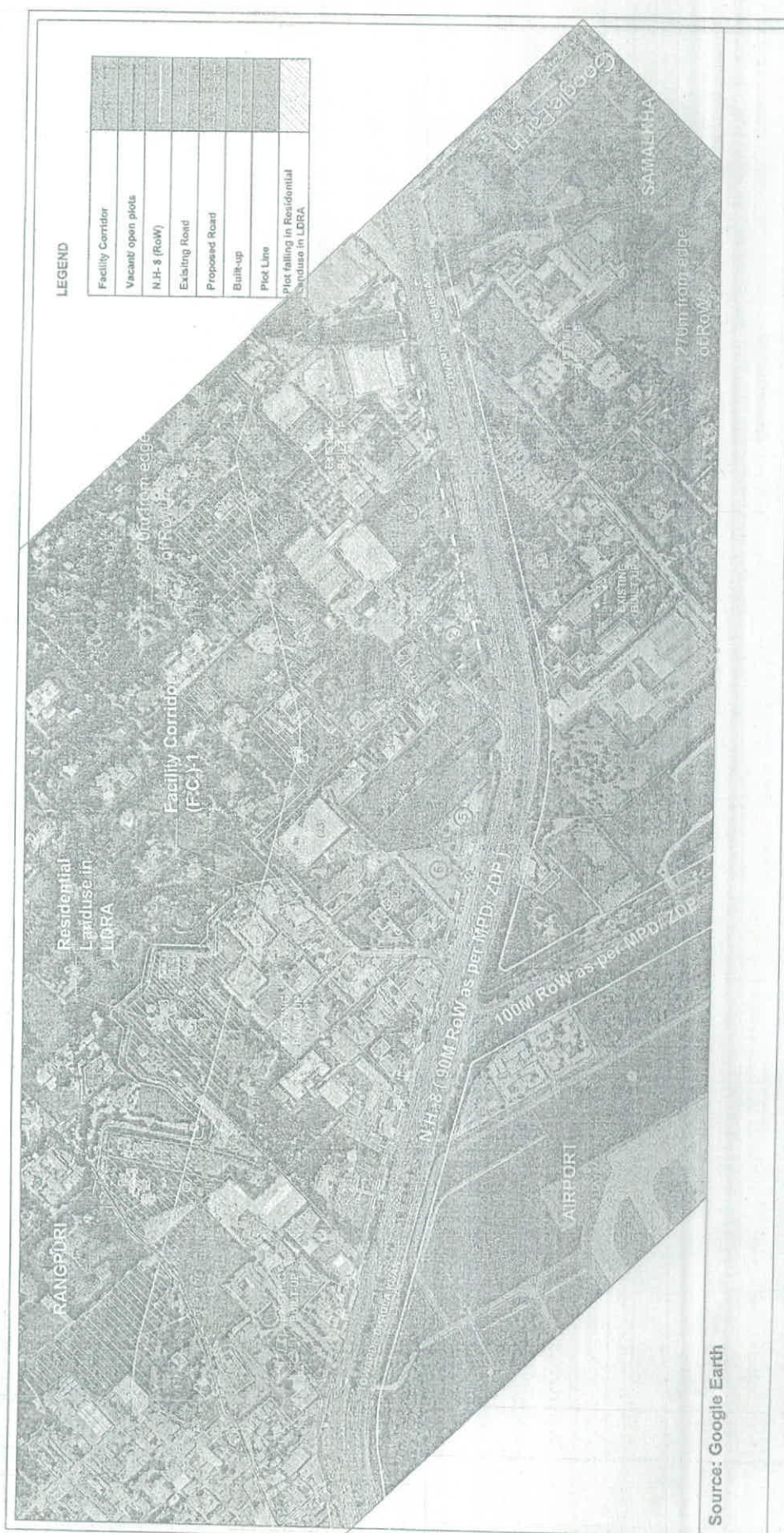
AD/3



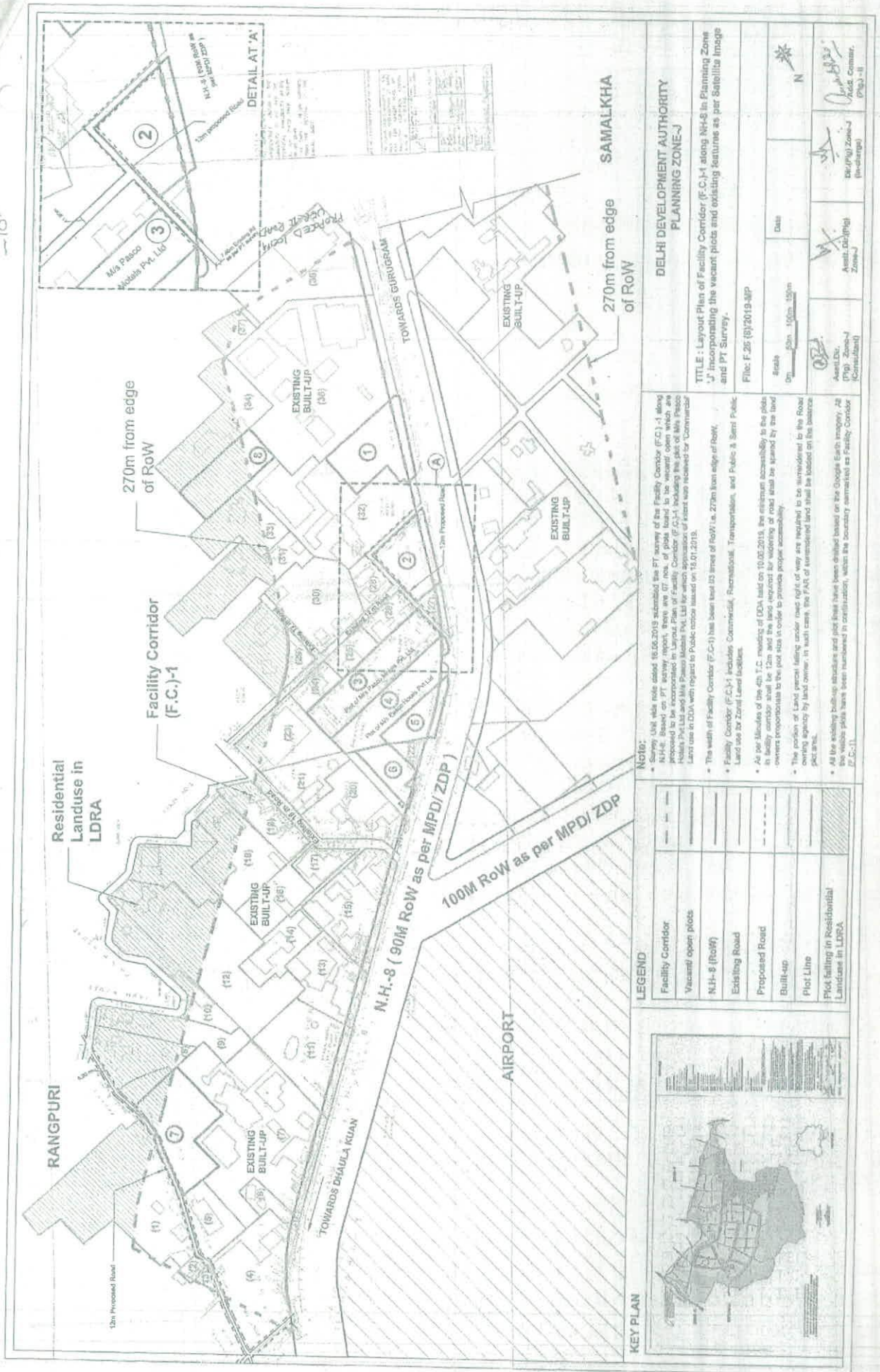


-17-

ANNEX







**KEY PLAN**



**LEGEND**

Facility Corridor	
Vacant open plots	
N.H.-8 (Row)	
Existing Road	
Proposed Road	
Built-up	
Plot Line	
Plot falling in Residential Landuse in LDRA	

**NOTES**

- 1. The site plan dated 16.06.2019 submitted the PT survey of the Facility Corridor (F.C.)-1 along N.H.-8. Based on PT survey, the vacant open plots and the built-up areas are shown. The vacant open plots are proposed to be incorporated in Landuse Plan of F.C.-1. The built-up areas are shown as EXISTING BUILT-UP. Land use in LDRA with regard to Public notice issued on 18.01.2019.
- 2. The width of Facility Corridor (F.C.)-1 has been fixed 10 lines of RoW i.e. 270m from edge of RoW. Land use for Zonal Level facilities.
- 3. Facility Corridor (F.C.)-1 includes Commercial, Recreational, Transportation, and Public & Semi Public Land use for Zonal Level facilities.
- 4. As per Minutes of the 4th T.C. meeting of DDA held on 10.06.2019, the minimum accessibility to the plots is 12m and the land required for widening of road shall be spanned by the land owner proportional to the plot size in order to provide proper accessibility.
- 5. The portion of Land parcel falling under right of way are required to be surrendered to the Road widening agency by land owner. In such case, the FAN of surrendered land shall be located on the best use plot area.
- 6. All the existing built-up structures and plot lines have been drawn based on the Google Earth imagery. As the vacant plots have been numbered in configuration, when the boundary demarcated as Facility Corridor (F.C.)-1.

**DELHI DEVELOPMENT AUTHORITY  
PLANNING ZONE-J**

**TITLE :** Layout Plan of Facility Corridor (F.C.)-1 along NH-8 in Planning Zone 'J' incorporating the vacant plots and existing features as per Satellite Image and PT Survey.

File: F-25 (0) 2019-AP

Scale	0m 50m 100m 150m	Date	
Asst. Dir. (Zone-J Contribution)		Asst. Dir. (Zone-J)	
Asst. Dir. (Zone-J)		Asst. Dir. (Zone-J)	
Asst. Dir. (Zone-J)		Asst. Dir. (Zone-J)	



# Minutes of the Technical Committee Meeting Held on 30.9.2019.

Laid on Table

ITEM No. 34/TC/2019

Sub: Proposal for change of land use of an area measuring 4.42 ha. from 'Industrial (M1 Manufacturing Service & Repair Industry) to 'Residential' (RD Residential area) under section 11(A) of DD, Act, 1957 for In-Situ rehabilitation of JJ Clusters at Kirti Nagar Industrial area, Planning, Zone-G.  
File No.: F3(11)/2019-MP

## SYNOPSIS:

In-Situ rehabilitation of J J Clusters at Kirti Nagar Industrial area is one of the Schemes approved by VC, DDA under PMAY Scheme. This JJ cluster is located in Industrial land use; therefore, change of land use from 'Industrial' to 'Residential' is required to be processed under Section 11-A of DD Act, 1957.

## 1.0 Background:

- 1.1 DDA has approved a policy for In-Situ redevelopment / rehabilitation of Slum Clusters on PPP mode in consonance with PMAY to eventually make Delhi a slum free city and achieve a mission of housing for all by 2022. In this regard, a meeting was held under the Chairmanship of VC, DDA on 24.01.2019 (Annexure-A) wherein it was desired to identify the sites for In-Situ rehabilitation of JJ clusters located in various locations in Delhi. Thereafter, a joint site inspection was co-ordinated by Director (Housing-III) and the JJ Cluster at Kirti Nagar Industrial Area was one of the sites identified for In-Situ rehabilitation of JJ Clusters wherein Planning Department, DDA was directed to place the matter before the Technical Committee of DDA for processing the Change of Land use from 'Industrial' to 'Residential' under Section 11-A of DD Act, 1957.
- 1.2 A meeting was held in the chamber of Principal Commr. (Housing/ PMAY), DDA on 20.09.2019 to review the progress of In-Situ Slum Redevelopment/ Rehabilitation Projects under consideration on DDA lands wherein one of the projects discussed was regarding change of land use of Kirti Nagar Area. As discussed in the meeting, Engg. Wing (WD-13), DDA was directed to clarify the Railway Line Boundary and the area/dimension of the MCD School.

## 2.0 Joint Site Inspection Report:

- a) Joint site inspection (1): A joint site inspection was held on 15.10.2018 wherein JJ clusters at Kirti Nagar were inspected along with DDA officers of Housing & Urban Projects wing, Engineering wing, Planning wing, LM wing, Housing wing and officers from Northern Railways. During the joint site inspection, it was intimated by the officer of Planning wing that the concerned file was with Vigilance Branch, DDA since 20.10.2003, hence the status of the land could not be ascertained by the concerned departments. Further, the officer of LM wing intimated that the status of land will be verified by the Revenue staff/ LM wing, DDA. The Railway officers, who attended the joint site inspection, were not able to verify the railway land boundary as there were no Railway burjhi available at site. Advisor (Plg.) suggested that the DDA boundary wall may be treated as boundary of the Railway line. (Annexure-B)
- b) Joint site inspection (2): A joint site inspection was again held on 07.01.2019 along with officers of Housing & Urban Projects wing, Engineering wing, Planning wing, LM wing, Housing wing and officers from Northern Railways to explore the possibility of in-situ rehabilitation of viable JJ clusters. Although a number of JJ Clusters are located in Kirti Nagar Industrial area, but it was decided by Director(Housing)-III to take up three JJ clusters, namely (i) JJ clusters behind Fire Station, (ii) Chunna Bhatti, Lakkar Mandi, Kirti Nagar, and (iii) Chuna Bhatti (Harijan Basti), Lakkar Mandi, Kirti Nagar, for redevelopment. It was informed by Railway department that some of the clusters namely Jawahar Camp, Indira Camp and Kamla Nehru Camp are on Railway land and having no proper approach. It was decided that the land ownership will be verified by LM

Wing, DDA and conceptual plan for in-situ development of this area will be prepared by the Architecture wing, DDA. (Annexure-C)

- c) **Joint site inspection (3).** As per the earlier approved LOP of Kirti Nagar Industrial Area in early 80s, the scheme has been prepared by maintaining approximately 18.0 m distance from the Railway line and accordingly, the Industrial plots allotted by DDA are already existing at site maintaining a distance of 90 feet (27m.) to 110 feet (33.5m.) from the Rewari railway line is affecting the existing Industrial Plots. Therefore, a joint site inspection was again scheduled on 06.08.2019 to ascertain the exact boundaries of the Railway land on both sides of the Rewari railway line, alongwith the officers of Railway Department. However, the said joint site inspection could not be held due to heavy rains. Moreover, the officers of the Railways were also not present for the joint site inspection and therefore, EE(WD-13) decided to take up the matter with the General Manager, Northern Railway for further clarification. The same is awaited.

### 3.0 Total Station Survey (TSS):

- i) EE/WD-13 vide letter dated 07.02.2019 had submitted the Total Station Survey (TSS) dated June, 2018 for an area measuring 55.93 acres showing a number of J J Clusters in the area and the Railway land limit has been earmarked which varies from 90 feet (27m.) to 110 feet (33.5m.) along the existing Railway line to Rewari. While superimposing the Railway boundary on the layout plan of Kirti Nagar Industrial Area scheme, it is observed that some of the existing Industrial plots are being affected by the width of Railway land to be maintained along the Railway line. Further, EE/WD-13 vide letter dated 14.03.2019 had submitted the Total Station Survey (TSS) earmarking MCD School (0.27 acres approx.) and M.P Govt (Forest Land) (2.07 acres).
- ii) The proposed site identified for in-situ rehabilitation measuring 4.42 ha. includes three JJ clusters namely (i) Behind Fire Station, (ii) Chunna Bhatti, Lakkar Mandi, Kirti Nagar, and (iii) Chuna Bhatti (Harijan Basti), Lakkar Mandi, Kirti Nagar. The proposed site is bounded by 18 m wide road on two sides which is encroached at several places.
- iii) Recently, as directed in the meeting held on 20.09.2019 in the chamber of Principal Commr. (Housing/PMAY), DDA; JE(C)/WD-13, DDA visited the office of Director (Plg.) AP-III on 23.09.2019 and submitted a fresh TSS dated 21.09.2019 showing the revised Railway Line Boundary and the area/ dimensions of MC Primary School, Chuna Bhatti as 1007. 59 sq.m. (0.25 acres approx.).

### 4.0 Examination:

#### 4.1 Master Plan (MPD-2021)/ZDP-Zone G Provisions

- i) As per MPD-2021 & Zonal Development Plan of Zone-G, the land use of the site proposed for in- situ rehabilitation at Kirti Nagar is "Industrial". (Annexure-D)
- ii) As per the approved layout plan of Kirti Nagar Industrial Area prepared in the early 80s, the site proposed for in-situ rehabilitation of JJ clusters has been superimposed on the TSS which includes (i) Part Mineral Siding site, (ii) MP Govt. Land, (2.07 acres -Allotted + 2.0 acres-Additional land proposed) (iii) Fire Station site ( Allotment done in file no. F.15(80)76/LSB-I ).
- iii) As per MPD-2021, Chapter 4-Shelter, Para 4.4.3.B. Residential Plot-Group Housing, Note:(ii), it is stated that *Plots for Group housing should be located on roads facing a minimum width of 18 m ROW (7.5 m ROW for redevelopment area/ rehabilitation area etc.* This site is located on 18 m wide ROW road on two sides.
- iv) A meeting was held in the chamber of Principal Commr.(Housing/ PMAY), DDA on 20.09.2019 to review the progress of In-Situ Slum Redevelopment/ Rehabilitation Projects under consideration on DDA lands wherein one of the projects discussed was regarding change of land use of Kirti Nagar Area. During the meeting, it was directed to Engg. Wing (WD-13), DDA to clarify the Railway Line Boundary and the area/ dimenison of the MCD School.



- 21 -
- v) The TSS showing the identified site for In situ rehabilitation of J J Clusters has been superimposed on the approved layout plan of Kirti Nagar Industrial Area and it was observed that the site earmarked for Mineral Siding and Fire Station is encroached by JJ Clusters. A site for MCD School has been shown in the T.S.S, but as per the approved layout plan of Kirti Nagar Industrial Area, there is no site earmarked for School. Since the land use of the area under encroached land is "Industrial" as per MPD-2021 / ZDP-Zone-G, it was discussed in the VC Meeting held on 24.01.2019 that after ratification in the LOP and approval from the Screening Committee, the change of land use would be required to be processed under section 11(A) of DD Act, 1957 from "Industrial to Residential", for in-situ rehabilitation of JJ clusters on this land. (Annexure-E)

#### 4.2 Land Ownership Status/Allotment Status:

Director (LM)/ and Railway department were requested to provide the land status of the proposed site for In situ rehabilitation and Director (IL) and Director (Industrial) were requested to provide the allotment status of the sites namely (i) Part Mineral Siding site, (ii) MP Govt. Land, (iii) Fire Station site, and (iv) Existing MCD School. The details of the land ownership/allotment are as follows:

- i) **Part Mineral Siding site:** During the joint site inspections with Railway Department, it was observed that the land under reference is partly under the ownership of DDA and some part is under the possession of Railway Department. However, the same is to be verified by Railway Department and LM wing as per the land records available with them. Since, the land earmarked for Mineral Siding is not being utilized by the railway department for Railway freight services and is encroached, therefore, it is proposed to utilize this land for in-situ rehabilitation of existing JJ clusters at Kirti Nagar. However, Director (Industrial) has been requested to provide the NOC for the same which is awaited.
- ii) **Madhya Pradesh (MP) Govt. Land:** Dy. Director (Indl.) has informed that the allotment file of M.P. Government land is not traceable in DDA records, therefore, it has been requested by them to Additional Principal Chief Conservator of Forests (Liasoning & Sales), Govt. of MP, Forest Department, to clarify the total land allotted to MP Govt.. Thereafter, Additional Principal Chief Conservator of Forests (Liasoning & Sales), Govt. of MP, Forest Department vide his letter dated 23.04.2019 (Annexure-F) has clarified that total land measuring 2.07 acres was allotted to MP-Govt. in two phases. Hence, the MP Govt. land measuring 2.07 acres is excluded from the scheme boundary of the proposed in-situ rehabilitation project.
- iii) **Fire Station site:** Director (IL) vide his note dt. 01.03.2019 has referred the IL file bearing no. F.25(09)85/IL regarding allotment of land to Police Station & Staff Qtrs. and Fire Station. The location plan of Fire Station and Police Station site at Kirti Nagar is available in the file wherein it is stated in the plan that an area measuring 0.46 ha. was approved vide VC order dt. 22.03.1986 in file no. F.15(80)76/LSB-I for Fire Station at Kirti Nagar. However, the file bearing no. F.15(80)-76-LSB-I regarding allotment of land to Fire Station is not available with IL wing records. It was observed that the said Fire Station site was encroached, therefore, IL Wing has allotted land for Fire Station in the adjoining Community Centre. Therefore, ratification of the Layout plan is required to show the actual land allotted by the IL wing and the same will be placed before Screening Committee shortly.

The layout plan of Community Centre at Kirti Nagar (Warehousing) showing the location of land allotted to Police Station & Staff Qtrs. (1.28 acres) and Fire Station (1.14 acres) is enclosed as (Annexure- G).

- iv) **Existing MCD School:** As per the approved layout plan of Kirti Nagar Industrial Area, there is no site earmarked for School. However, the status of existing MCD School at site is received from the office of Asstt. Town Planner, North DMC vide letter dated 19.08.2019 (Annexure-H), wherein it is stated that the land under reference is MCD land measuring 8336.64 sq.yds. (1.72 acres) and no dimensions of the plot are given, but as per the TSS received from the office of EE (WD-13), it is observed that the land under the possession of MCD School is 0.27 acres only. Further, in view of the meeting held under Principal Commr. (Housing/ PMAY), DDA on 20.09.2019, Engg. Wing (WD-13), DDA has submitted the fresh area/ dimensions of M.C. Primary



School measuring 1007.59 sq.m.(0.25 acre approx.) and the same has been superimposed on the proposed scheme for In-situ rehabilitation at Kirti Nagar Industrial Area.

#### 4.3 Litigation Status/ status under section 24(2) of New LARR Act:

Dy. Director (NL)-I has been requested to provide the Legal Status verifying the fact that there is no court case under section 24(2) of New LARR Act, 2013 on the land under reference. The same is awaited.

#### 5.0 Information required as per the MoUD, GoI letters dated 07.04.2015 & 04.09.2015 :

S.No.	Information required	Explanatory background
<b>A. As per MoUD letter 04.09.2015</b>		
i.	Background Note indicating the current situation / provisions;	Refer Para 1.0 and 4.0 of this proposal
ii.	Whether similar proposals have earlier been considered by DDA / Ministry and / or disposed, and if yes, when and how;	Similar proposals have been considered by DDA/Ministry.
iii.	What were the specific recommendations of the Authority with regard to the proposal;	Authority had not recommended any specific recommendations.
iv.	How and why the proposal was initiated;	DDA has approved a policy on In-Situ slum redevelopment / rehabilitation of slum clusters on PPP mode in Delhi in consonance with PMAY to eventually make Delhi slum free and achieve a Mission of Housing for all by 2022 under PMAY.
v.	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof;	The proposal has been carefully examined and it is for the benefit of slum dwellers and ultimately the fulfillment of goals of PMAY.
vi.	What are the expected short-term and long-term outcomes if the proposal is approved and implemented;	As the proposal is for providing housing for slum dwellers in the area, it has both short and long-term outcomes.
vii.	How the proposal will benefit in the development and economic growth of the city;	The proposal will facilitate the slum dwellers by providing housing in turn contributing to better socio-economic growth in long term.
viii.	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;	The procedure followed in other cities does not differ.
ix.	What will be the public purpose served by the proposed modifications;	DDA has approved a policy on In-Situ slum redevelopment / rehabilitation on PPP mode in Delhi to be adopted by DDA in consonance with PMAY. The JJ Cluster at Kirti Nagar Industrial Area is one of the site identified for In-Situ rehabilitation.
x.	What is the number of people / families / households likely to be affected by the proposed policy;	As per minutes of site inspection, issued by Director (Housing)-III, dated 11.01.2019, the no. of households as per DUSIB Survey Report 2010-11 for the three clusters namely behind Fire Station, Kirti Nagar, Chuna Bhatti, Lakkar Mandi, Kirti Nagar and Chuna Bhatti (Harijan Basti), Lakkar Mandi, Kirti Nagar is approx. 190, 1551 and 1053 respectively (total = 2794).

S.No.	Information required	Explanatory background
xi.	Whether the proposal is in consonance with the existing plans, laws, bye-laws, rules, etc;	The proposed land use is not in consonance with the existing land use of ZDP of Zone-G/Master Plan for Delhi-2021 & therefore, the change of land use is being processed under section 11-A of DD Act, 1957 to bring it in consonance with the ZDP of Zone-G/MPD-2021.
xii.	Whether the implementation of the proposal will require changes in certain rules, provisions of Master Plan, etc, and if yes, what action has been taken to bring about such changes;	No such change is required in rules and provisions of Master Plan, etc.
xiii.	Whether the departments / organizations / Ministries related with the proposal have been consulted and if yes, what were their views and how they were disposed;	Yes. As per the Section 11-A of DD Act, 1957, there is a provision of inviting objections/ suggestions of public/ organizations/ departments after the approval of the Authority.
xiv.	Whether the relevant guidelines/ orders of DOP&T, Ministry of Finance and other nodal Ministries/ Departments were taken into account while preparing and examining the proposal.	The proposal is examined and processed as per the provisions of DD Act, 1957 and MPD-2021/ Zonal Development Plan.
xv.	The name, designation and contact information of an officer of the level of Director or above who will be the nodal officer to be contacted by the Ministry regarding the proposal.	The concerned Officer presently dealing with this matter is Mrs. Rita Grover, Director (Plg.) Area Planning-III, DDA, 4th floor, Vikas Minar, New Delhi -110002. Contact telephone No.: 011-23370239.
<b>B. As per MoUD letter dated 07.04.2015:</b>		
i.	Whether the land is government or private and who is the land owning agency?	DDA land
ii.	On whose request the change of land use case or modification to MPD-2021 has been initiated?	In the DDA Senior Officers' Meeting held on 02.07.2019, it was decided to take up In-Situ slum redevelopment / rehabilitation for identified JJ clusters in Delhi in phased manner, on PPP mode in consonance with PMAY.
iii.	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	Several joint site inspections were held wherein JJ clusters at Kirti Nagar was inspected along with officers of Architectural wing, Engineering wing, Planning wing, LM wing, Housing wing and Railways Deptt.
iv.	What is the public purpose proposed to be served by modification of MPD and/ or change of land use?	DDA has approved a policy on In-Situ slum redevelopment / rehabilitation on PPP mode in Delhi to be adopted by DDA in consonance with PMAY. The JJ Cluster at Kirti Nagar Industrial Area is one of the site identified for In-Situ rehabilitation.
v.	What will be impact of proposal on the ZDP/ MPD and whether the changes are in consonance with the approved plans/ policies?	The changes in the zonal development plan will reflect the actual position at site.
vi.	What will be proposal's impact/ implications on general public e.g. Law & order etc.?	There will be no implication regarding Law & order on the general public.
vii.	Whether any court cases are ongoing on the land mentioned in the proposal? Full details be attached.	Not to the knowledge of Planning wing, DDA. However, the same is to be verified by LM wing/ NL wing, DDA.



6.0 Proposal:

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In view of the above, the land use in respect of an area measuring 4.42 Ha. (As per TSS) located at Kirti Nag Industrial area, New Delhi, falling in Planning Zone-G, is proposed to be changed from 'Industrial' to 'Residential' under Section 11A of DD Act, 1957. The boundary descriptions of the same are as follows:

Location	Area Ha (Acres)	Land use as per MPD-2021/ ZDP	Land use Changed to	Boundaries
1	2	3	4	5
Part Mineral Siding Site near Railway Line, Kirti Nagar Industrial Area, Zone-G.	4.42Ha.	'Industrial'	'Residential'	North: 18m wide Road/ Community Centre site (Partly encroached by JJ Clusters) South: Railway Line to Rewari (Adjoining land encroached by JJ clusters) East: Part Mineral Siding Site (encroached by JJ clusters) West: 18m wide Road/ Kirti Nagar Industrial Area, Block A&B (Existing)

(Refer Layout Plan at Annexure-I)

7.0 Recommendation:

The proposal stated above at para 6.0 is placed before the Technical Committee for its consideration.

34/2019	<p>Proposal for change of land use of an area measuring 4.42 ha. From 'Industrial' (M1 Manufacturing Service &amp; Repair Industry) to 'Residential' (RD Residential area) under section 11(A) of DD Act, 1957 for In-Situ rehabilitation of JJ Clusters at Kirti Nagar Industrial area, Planning Zone-G.</p>	<p>The proposal was presented by Director (Plg) Zone-C&amp;G. Technical Committee has sought information whether the mixed use can be permitted on the total 40% of the remunerative component. It was explained that MPD-2021, provides for mixed land use / commercial component upto 10% of the permissible FAR in the Residential Component of the land and 10% of the permissible FAR shall be permitted for home based activities (i.e. Group-A House hold industry).</p>
<p><b>DELHI DEVELOPMENT AUTHORITY</b>  <b>MASTER PLAN SECTION</b>  <b>VERIFIED</b>          This Proposal was Considered in the 8th Technical Committee Meeting held on 30.9.2019          Vide Item No. 34/TC/2019          Ass. Director Master Plan          Dy. Director Master Plan</p>		
<p>The item was deferred.</p>		

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ANNEXURE-A

निदेशक (केन्द्रीय योजना)-डीए  
आवृत्ति 177  
दिनांक 29/1/19

DELHI DEVELOPMENT AUTHORITY  
Office of Director (Housing)-III

उप निदेशक (योजना) स  
आवृत्ति सं 91  
दिनांक 29/1/20

Room No. 311 C, D-B  
Vikas Sadan,  
New Delhi 110

No. F. 2(46)2018/PMAY/ 3338

Dated : 28 January, 2019

Sub : Minutes of the meeting held in the Conference Hall of VC, DDA on 24.1.2019 regarding In-situ Redevelopment of JJ clusters of Kirti Nagar area.

Please find enclosed minutes of the meeting held under the chairmanship of DDA on 24.1.2019 regarding In-situ Redevelopment of JJ Clusters of Kirti Nagar area further necessary action.

The Action Taken Report may please be sent in a time bound manner so that consolidated report could be submitted to VC, DDA.

Encls : As above

  
(V.K. Chopra)


Director (Housing)

1. EM, DDA
2. FM, DDA
3. Pr. Commissioner (LM)
4. Chief Engineer (Dwarka)
5. Chief Architect
6. Commissioner (Plg)
7. Commissioner (LM)
8. Sr. Architect (Dwarka)
9. Director (IL)/Director Industrial/Director (Plg) AP-III
10. SE/CC-17

Copy for information to :

1. Commissioner (Pers./H)
2. OSD and Commissioner VC's Office
3. Sr. Architect VC's office

Director (Housing)

  
AD (Plg) C&G  
30.1.19  
AD (Plg) C&G  
31/1/19



**DELHI DEVELOPMENT AUTHORITY**  
**OFFICE OF DIRECTOR (HOUSING)-III**

**No. F.2(46)2018/PMAY**

**Sub : Minutes of the meeting held in the Conference Hall of VC, DDA on 24.1.2019 at 1.00 PM regarding In-situ Redevelopment of JJ clusters of Kirti Nagar area.**

A meeting was held under the chairmanship of VC, DDA on 24.1.2019 at 1.00 Pm to discuss the proposal with regard to in-situ rehabilitation of JJ clusters of Kirti Nagar area. The list of officers who attended the meeting is enclosed at **Annexure-A**.

2. It was apprised to VC, DDA that as per decision taken in the meeting held on 28.12.2019, JJ clusters of Kirti Nagar area were inspected along with officers of Architectural, Engineering, Planning, LM, Housing and Railways Departments. On the basis of the site visit it was decided to take up 3 JJ clusters, namely, Behind Fire Station, Chunna Bhatti, Lakkar Mandi and Chunna Bhatti (Harijan Basti), Lakkar Mandi for redevelopment.

3. Sr. Architect (Dwarka) in consultation with the Planning Department prepared a conceptual plan of the project and gave presentation of the same. It was apprised by Sr. Architect that as per layout plan of the site there is land allotted to Forest Department of MP Government and some additional land was earmarked for allotment to the MP Government. The same needs to be confirmed and verified by the Industrial Department, DDA whether the additional land was allotted to the MP Government for the purpose. Director (Industrial), DDA who was present in the meeting informed that no additional land could be allotted to the MP Government because the same was encroached upon by the JJ dwellers. VC, DDA directed to cancel the allotment of the additional allotment of land, if not done earlier and status report be sent to the Planning and Architectural Departments.

**Action : Director(Industrial)/Sr. Architect (Dwk)/Director(AP)-III**

4. Director (AP)-III informed that the land use of the area under encroachment is industrial for which the allotment and litigation status will have to be provided by the Industrial Department before processing the change of land use. Director (Industrial), DDA informed that no allotment of the land under encroachment has been made by the Industrial Department and there is no litigation in this regard. Director (Industrial) was directed to send the report in writing to the Planning Department in this regard and Director (Plg)AP-III will take further action regarding modification of the layout plan incorporating all the decisions taken by V.C., DDA earlier for change of site of Fire Station and cancellation of allotment of addl. land to M.P. Government, etc. The matter will then be placed by Director (AP)-3 before the Screening Committee. Thereafter further action for change of land use will be taken by the Plg. Deptt.

**Action : Director(Industrial)/ Director(AP)-III**

5. Sr. Architect (Dwarka) also informed that in the said layout plan a site for fire station has been earmarked in the plan, which is within the encroached JJ cluster under consideration for in-situ development project, but as per the site inspection, it was noticed that the fire station has been constructed at a different place on the main road. Director (IL), DDA who was present in the meeting intimated that the change of the location of fire station has been approved by the then VC, DDA in the layout plan available with them. It was directed that the confirmation for the same will be provided by the IL Department to the Planning and Architectural Departments to take further action for providing project boundaries and dimensions of the same to Architectural Department.

Action : Director(IL)/Sr. Architect (Dwk)/Director(AP)-III

6. Sr. Architect (Dwarka) pointed out that there is a built up MCD school in the project area and can be considered for including the same in the project. After discussions, it was agreed to include the existing school in the project area and to plan accordingly.

Action : Sr. Architect (Dwk)

7. It was further explained by the Sr. Architect (Dwarka) that as per the present available survey of the 3 JJ clusters conducted by DUSIB in the year 2010-11, there are about 2794 households and by using project land in the ratio of 75% for rehabilitation and 25% for remunerative purposes, 2890 EWS dwelling units could be achieved. It was further informed that there is encroachment in the form of commercial activity on both the major roads including a pucca built up structure on the Chunna Bhatti road Kirti Nagar, which will require to be removed. VC, DDA directed LM, Engineering and Industrial Departments to jointly ascertain the allotment status and to take action for demolition of the said structure till the project is finalized and tenders are called.

Action : Commissioner (LM)/SE(CC-17)/Director (Industrial)

8. The issue regarding survey of the JJ clusters which are being undertaken for in-situ rehabilitation was discussed. After detailed discussions, VC, DDA directed that survey for the JJ clusters of the 5 projects which are actively being considered for in-situ redevelopment and the projects which have already been taken up like at Pocket A-14, Kalkaji and Jailorwala Bagh may be conducted by the LM Department. For providing infrastructure for conducting survey of the remaining JJ clusters by the In-situ Cell of Housing Department, a proposal will be submitted by the Housing Department for taking steps to initiate the process of survey.

Action : Commissioner (LM)/Commissioner (Housing)



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9. VC, DDA further directed that the requisite information for processing the change of land use by the Planning Department may be provided by all concerned Departments immediately and simultaneously action for hiring a consultant to prepare the Detailed Project Report (DPR) for this project will be taken by CE(Dwk).

Action : Chief Engineer (Dwarka)/Director (AP)-III

--X--X--X--

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ANNEXURE B

Director (Plg.) AP-  
Diary No. 1575  
Date 29/10/18

OFFICE OF THE EXECUTIVE ENGINEER  
WESTERN DIVISION NO.13, DDA,  
KIRTI NAGAR, LAKKAR MANDI, NEW DELHI-15.

No:F4(177)/AE-IV/WD-13/DDA/2018/ 1163

Dt: 18/10/11

Subject: In-situ Rehabilitation of JJ Cluster in Kirti Nagar area.

उप निदेशक (योजना)  
आयरी सं. 6-1141  
दिनांक 24/10/18

MINUTES OF THE MEETING /JOINT INSPECTION

As per the direction of Commr.(P)Housing in the Meeting held on 31.8.18 a Joint inspection was fixed on 15.10.18 in the office of undersigned, wherein the following officers were present:-

1. Shailendra Kumar	EE/WD-13
2. Sh.R.D.Nagpal	A.D.(Survey).
3. Sh.R.C.Meena	Railway/MCM Teck
4. Ms.Subah	Arch. Asstt.
5. Sh. Sandeep Kumar	Consultant
6. Ms. Sarita Kandhari	AD(Plg)C&G
7. Ms. Amrita Khandelwal	AD(Plg)Consultant, C-Zone.
8. Sh. Subhash Chander	Surveyor, S&S-II
9. Sh. H.K.Bhatia	AE/WD-13
10. Sh. P.K.Behra	Advisor(Plg)
11. Sh. A.M.Khan	AE(C)/LD
12. Sh. Kunwer Pal	JE (C)/LD

After detailed discussion and deliberations. The following decision were taken.

1. Total Station Survey (TTS) of the area was sent to Director(AP-III) and S Architect along with soft copy for further necessary action
2. AD(Plg) C&G intimated that regarding layout plan of the area whereby the site under reference has been earmarked for alternative plots to S.P.Mukherjee Traders Association, the concerned file is with Vigilance Branch since 20.10.2003, therefore status of land could not be ascertained. Advisor (Plg)intimated that he will assist to find out the concerned file.
3. A.D.Survey (LM West) Zone could not verified the status of land at site and intimated that it will be verified by revenue staff/LM Branch. Action to be taken by Director(LM).
4. The Railway officers attended the Joint inspection could not verified their land as there is no Railway burji available at site. Advisor( Plg) suggested that Boundary wall constructed by the DDA shall be treated as boundary of Railway line.

24.10.18

By. Asstt. Plg. C & G  
AD(Plg.) C & G

24/10/18

pe. enclose in concerned Contd...2/-  
file F3 (58) 2005-MP for record.  
Sant



-30-

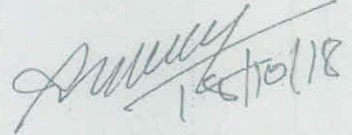
-2--

5. It is decided that Principal commissioner (LD) and Principal Commissioner (LM) will be requested to ascertain the latest ownership, litigation and allotment status of 5.22 Hect. of land under reference.

(Shailendra Kumar)  
Executive Engineer/WD-13

Copy to:-

1. Commissioner (Personal) Housing/DDA for kind information please.
2. Chief Engineer(DWK)/DDA for kind information please.
3. Director(Housing)-III/DDA for kind information please.
- ✓ 4. Director(Plg)AP-III for kind information and necessary action please.
5. SE/CC-17/DDA for kind information please.
6. Sr. Architect, Dwarka for kind information and necessary action please.
7. Dy.Director(LM)West Zone /DDA for information and necessary action.
8. Dy.Director(Industrial) for information and necessary action.
9. Sh. P.K.Behra, Advisor(Plg) for information.
10. Sh. R.K.Bhatia, AE/WD-13/DDA to pursue the matter.
11. Guard file.

  
Executive Engineer/WD-13

OFFICE of AC (Plg.)-3

By. No. M756

Date. 16-10-18

OFFICE OF THE EXECUTIVE ENGINEER

WESTERN DIVISION NO.13, DDA,

KIRTI NAGAR, LAKKAR MANDI, NEW DELHI-15.

उप निदेशक (योजना)

डायरी सं. 1110

दिनांक 11/10/18

No:F4(177)/AE-IV/WD-13/DDA/2018/

1128

Dt:

5/11

Director (Plg.) AP-III

Diary No. 1502

Date. 11/10/18

MEETING NOTICE.

As per the minutes of meeting held on 31.8.18 in the room of Commr., a joint inspection has been fixed on 15.10.18 at 11.30 A.M. meeting point will be at office of the undersigned regarding in situ rehabilitation /relocation of JJ clusters in Kirti Nagar, New Delhi. The following officers are requested to make it convenient to attend the same.

1. Sr.Architect(Dwarka)
2. Director(Plg)AP-III.
3. Dy.Dir.(LM)-West Zone.
4. Dy.Director(Indl.).
5. Dy.Dir, S&S, /DDA.
6. General Manager, Northern Railways
7. Sh. P.K Behra, Advisor(Plg).

आयुक्त (योजना) कार्यालय  
डायरी सं. 1272  
दिनांक 17/10/18

*(Signature)*  
5/10/18

(Shailendra Kumar)  
Executive Engineer/WD-13

Copy to:

1. Commr.(P)/DDA for kind information.
2. CE(DWK)/DDA for kind information please.
3. Dir(Housing)/DDA for kind information.
4. SE/CC-17/DDA for kind information please.
5. AE-VI/WD-13/DDA to pursue the matter.
6. Guard File.

Executive Engineer/WD-13

11.10.18  
Pl. deputy Smt. Sarita Kandhari,  
AD(Plg) zone-G to attend.  
By. Asst(Plg) Cat G  
Sk 12/10/18



-32-

The copy of LOP titled 'Warehouses for Timber To A Mineral Siding South of Kisti Ngr' as available in the record of this office & 'Revised modified plan' vacant pocket at Kisti Nagar Industrial Area (All plots to S.P. Mukheyee market traders) as sub by Ex. Engr., W.D.-B are forwarded to Arch. Asst. (C). It has also been communicated in the joint inspection that the file bearing no. F20(2)/2002-MP was sent to DD(Vig.) DDA, as per the information received from MP Section.

Sept  
15.10.18

9/5.10.18

✓ AC (PLg) ~~VII~~

The above status submitted for  
kind in formation ~~at~~ was meeting  
comm. (R) on 31.02.18, R

16/10/18

Common (p/b)

June  
1891918.

AC (PI)  $\frac{11}{7}$  III.

to name

18/10/18

Dir. (P.f.) AP-III

pl. keep in related file.  
P/2.10.

22.10.18

Py. in (1919) CAC  $\frac{12}{-22/10/18}$

22/10/18

AD (Pg.) ~~14~~

Pl. keep in concerned file.

UDC

Santé  
23.10.18







-34-

ANNEXURE-C

DELHI DEVELOPMENT AUTHORITY  
DIRECTOR (HOUSING)-III

No.F.2(46)2018/PMAY/DDA/

Dated :

INSPECTION REPORT

Sub: Minutes of the site visit carried out on 7.1.2019 in respect of Kirti Nagar Area

As per directions of VC, DDA, a site visit was carried out on 7.1.2019 of Kirti Nagar Area to explore the possibility of in-situ rehabilitation of viable JJ clusters. As some of the clusters are on Railway land, the officers from Railways were also invited along with land records to ascertain the extent of JJ clusters on Railways land. The list of officers who attended the site visit is enclosed as Annexure-A.

2. According to Total Station Survey (TSS) conducted by the Engineering Department, the Jawahar Camp along the railway track and on DDA land near Mayapuri flyover was first visited. The officers of the Railways after inspection of the site have informed that as per land records most of the jhuggies of this cluster are on Railway land. However they also informed that they possess a khasra plan of this area of the land belonging to the Railways. They suggested that this khasra plan may be superimposed on the TSS of the area which will be confirmed by the Railways after verification of their records and further action may be taken by the DDA accordingly. The Architect (Dwarka), however, was of the view that since there is no proper approach and the area encroached by the Jawahar Camp on DDA land appears to be very small, the in-situ development of this cluster is not feasible.
3. According to TSS Indira Camp and Kamla Nehru Camp, Kirti Nagar are on Railways land and having no proper approach. As such, these clusters are not feasible for in-situ development.
4. There is a cluster, namely, Wadhwa Camp adjoining vacant DDA land measuring 5.2 Hac. The area encroached by this cluster is 2.90 acres as per TSS. This cluster has not been included in the DUSIB survey list available on its website. On enquiry, it was gathered that some of the clusters were shifted from the other location of Kirti Nagar area when the railway underpass was constructed about 8-9 years back.

5. There are three more JJ clusters, namely, JJ cluster behind Fire Station, Kirti Nagar cluster Chunna Bhatti, Lakkar Mandi, Kirti Nagar and JJ cluster Chunna Bhatti (Harijan Lakkar Mandi, Kirti Nagar having approximately 190, 1551 and 1053 households respectively per DUSIB survey 2010-11. The area under encroachment of these 3 clusters was visited by team. Sr. Architect (Dwarka) was of the view that these clusters can be taken up for development/rehabilitation excluding the encroached land by JJ dwellers of Chunna Bhatti (Harijan Basti) the JJ cluster on Railways land.

After detailed discussions, the following action plan was finalized :

- i) Engineering Department will superimpose the khasras owned by Railways on the TSS in respect of the cluster at Chunna Bhatti JJ Cluster, Lakkar Mandi and get the same confirmed from the Railways within a week's time.

(Action: SE/CC)

- ii) Layout plan available with Sr. Architect (Dwarka) was seen and the following was observed:

- a) The Fire Station is not marked on the main road Kirti Nagar (Satguru Ram Singh Road) but it is constructed on the main road. This may be checked and corrected on the plan.

(Action: Director (Plg)AP)

- b) The land shown allotted to MP Government and the status of the additional land proposed for allotment to MP Government is to be checked. The records may be checked and clearly marked on the plan whether additional land has been allotted or not and the dimensions of the land allotted to the MP Government may be marked on the layout plan.

(Action: Director (Plg)AP.  
Director (Institutional/Director (Industrial)

- c) The Planning Department will indicate the plan area dimensions on the layout plan. Action on above will be completed within a week's time.

(Action: Director (Plg)AP-II)

- d) Sr. Architect (Dwarka) also pointed out that on the TSS a road has been shown adjoining Wadhwa Camp JJ cluster. The Planning Department was requested to check and clearly mark on the plan whether the same has been provided or not.



**DELHI DEVELOPMENT AUTHORITY  
OFFICE OF DIRECTOR (HOUSING)-III**

**ATTENDANCE SHEET**

**Sub: Site inspection of JJ clusters of Kirti Nagar Area on 07.01.2019**

Sl. No.	Name & Designation S/Shri/Ms.	Mobile No.	e-mail No.	Si
1.	H.K. Bhatia H/LD-13	9873310863		H
2.	Deepankar Singh	9599430110		
3.	Manoj Sharma	9810183011	Secc17@dda.org.in	
4.	Shailendra Kumar	9650238337	kskshendra021@gmail.com	L
5.	R.K. MAGRA	9213716806		F
6.	Savitri Kandhari	9560206662	savitri.kandhari64@gmail.com	
7.	V.K. Chopra Dir. (H)-III	9810269759	visenderchopra07@gmail.com	
8.	Sandeep	9958603934	sandeepschopra01@gmail.com	
9.	Braveen Upadhyay	7389957588	Braveendadehil@gmail.com	
10.	Kavita	9205363145	dr.kavita.bansal18@gmail.com	
11.	Victor	9953619131	hupw.dwarka.dda@gmail.com	
12.	ASHOK KUMAR AD(Asst) / DWK	9899867729	-do-	
13.	TAI PAL SINGH	9999631278	lm/w2	
14.	S.P. Singh H/O	9217631221	denlanddli@gmail.com	
15.	ANIL KUMAR Sr. Section Engineer	9217648683	lowland.dli	

16. L.D. Joshi Dy. Dir. (H) PMA 9810523128 laxmidutt62@gmail.com

17. Dishant Chandhury A. Sec (H/PMA) 7303605717 dc.dda07@gmail.com

- iii) It was seen that a vacant land adjacent to the Fire Station and Station, Kirti Nagar are marked on the TSS and a pucca structure is seen on the Chunna Bhatti Road of JJ cluster, Chunna Bhatti Department was requested to provide the ownership status of the lands within a week's time to Sr. Architect (Dwarka) and Director III so that the project may be planned accordingly.

(Action: Director (

7. Sr. Architect (Dwarka) informed that on receipt of the plan with above clarification from the Planning, Engineering and LM Departments, Architectural Wing will prepare conceptual plan for in-situ development of this area on PPP mode within a week's time.

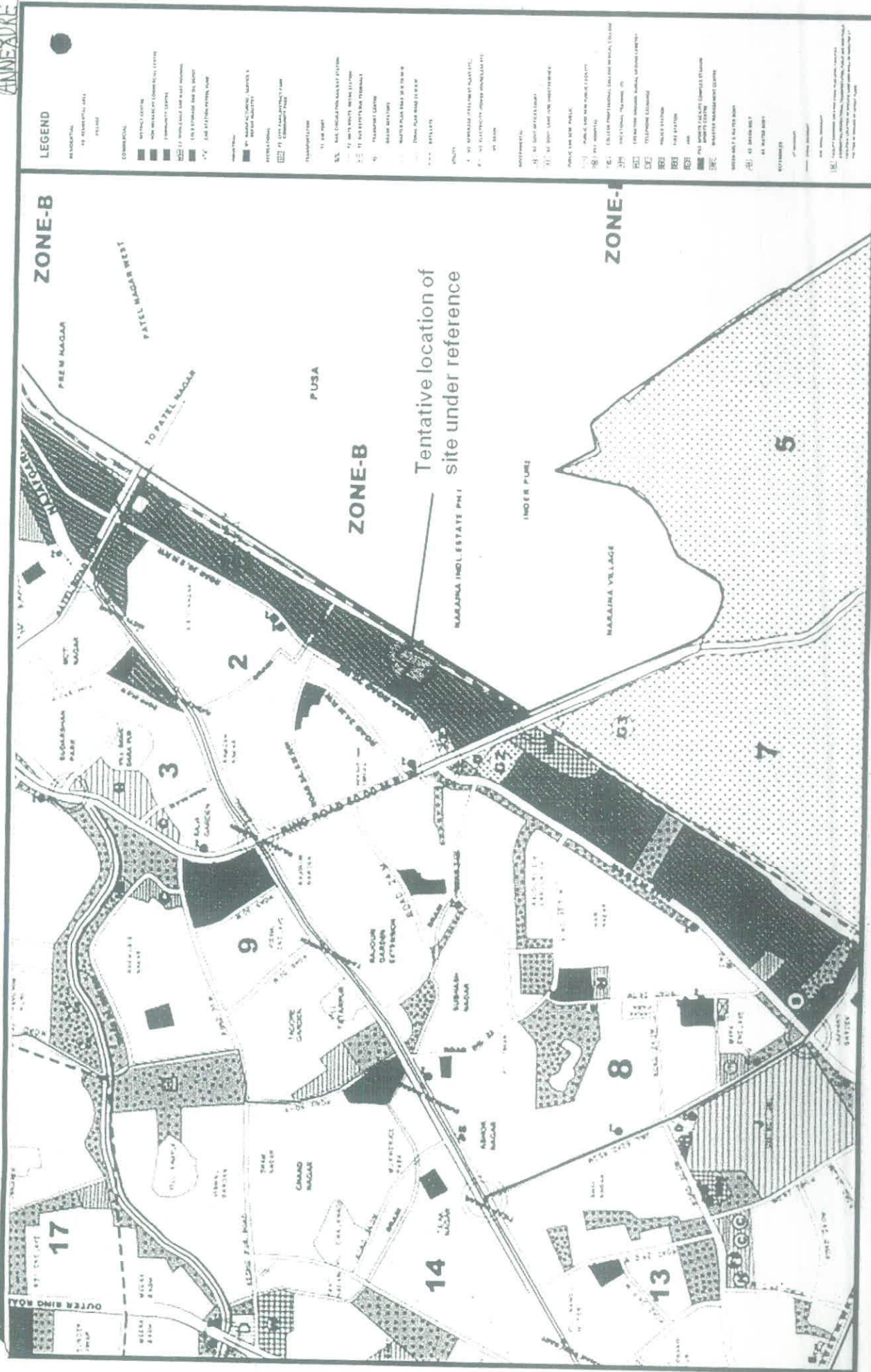
(Action: Sr. Architect (D





LOCATION OF SITE UNDER REFERENCE ON PART COPY OF MPD-2021

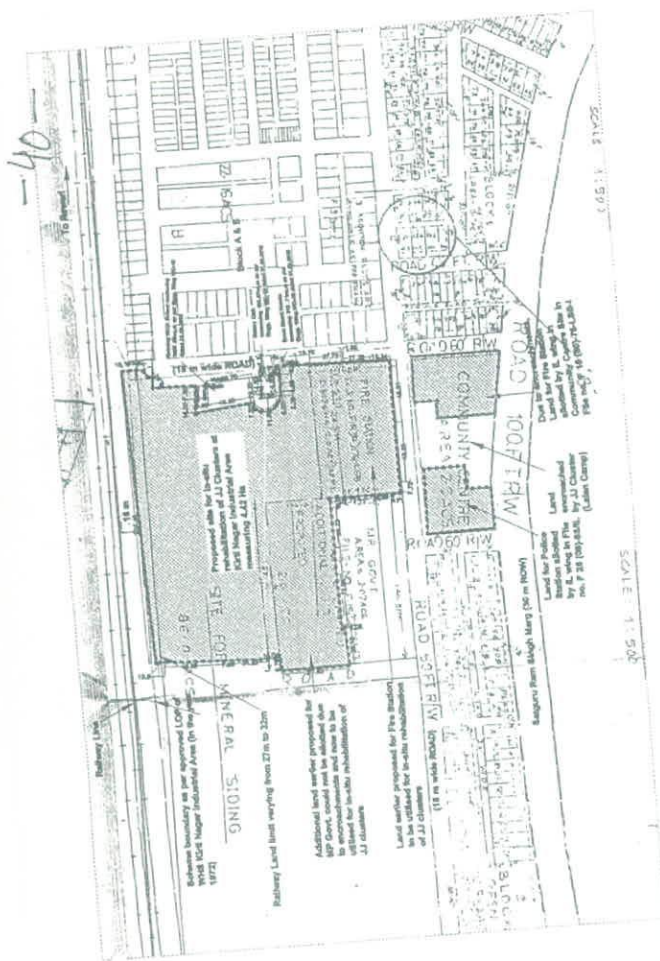




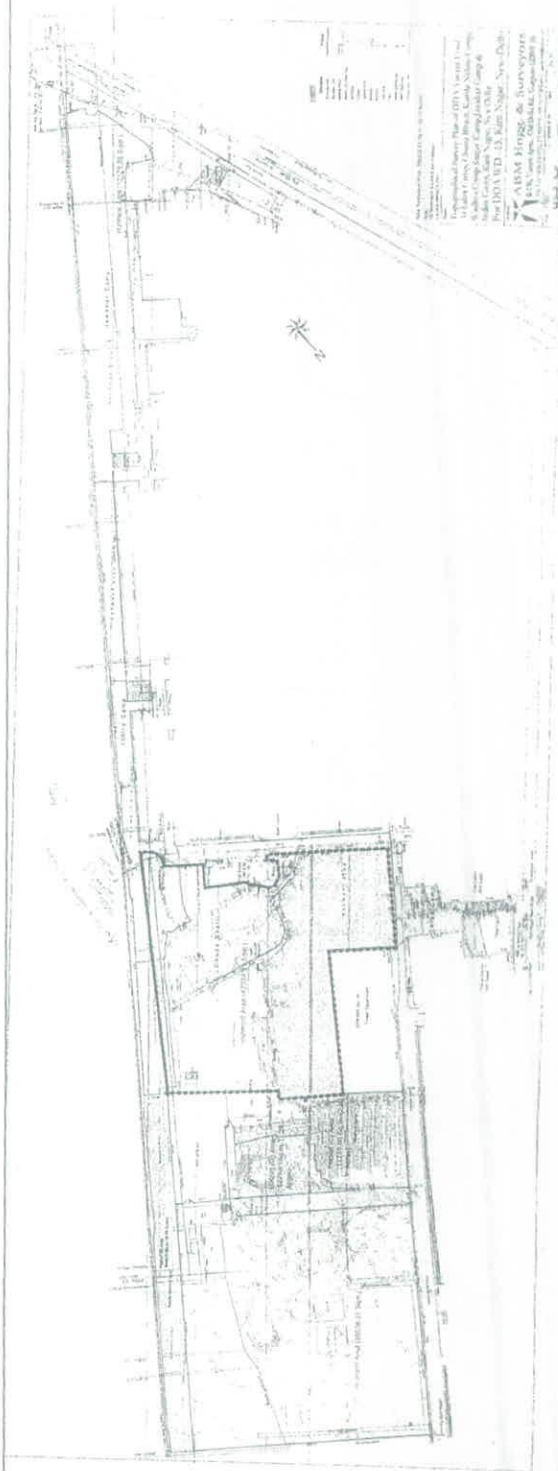
LOCATION OF SITE UNDER REFERENCE ON PART COPY OF ZONAL DEVELOPMENT PLAN,  
ZONE-G (MPD-2021)



PROPOSED SITE FOR IN-SITU REHABILITATION OF JJ CLUSTERS AT KIRTI NAGAR INDUSTRIAL AREA MEASURING 4.42 HECTARES.



PART COPY OF THE LAYOUT PLAN TITLED "WARE HOUSES OF TIMBER TRADERS & MINERAL SIDING AT SOUTH OF KIRTI NAGAR"



TOTAL STATION SURVEY DATED 21.09.2019 AS RECEIVED FROM EX. ENGC. (WD-13), DDA.

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ANNEXURE-1

अपर प्रधान मुख्य वन संरक्षक (जन सम्पर्क एवं विक्रय) विक्रय डिपो

मध्यप्रदेश शासन, वन विभाग, 803/17, खेल गाँव, समीप अक्षरधाम मन्दिर, नई दिल्ली-110092  
टेलीफैक्स :- 011 - 25939685, ईमेल - mptimberdepotdelhi@yahoo.co.in

क्रमांक/वि0व0म0/स्था./265

नई दिल्ली, दिनांक/23/4/19

✓ प्रति,

श्री शैलेन्द्र कुमार  
कार्यकारी अभियन्ता  
वार्ड-13, दिल्ली विकास प्राधिकरण  
लक्कड़मण्डी, कीर्तिनगर  
नई दिल्ली

अभियन्ता की  
चो यण्ड-13/19  
पावती सं०.....  
दिनांक.....

विषय :- कीर्तिनगर एरिया जे. जे. क्लस्टर के यथास्थान के पुनर्विकास के संबंध में

संदर्भ :- आपका पत्र क्रमांक/एफ4(177)/ई-11/वार्ड-13/डीडीए/262, 23.03

विषयान्तर्गत लेख है कि दिल्ली विकास प्राधिकरण द्वारा मध्यप्रदेश शासन विभाग को ब्लॉक सी-1, कीर्तिनगर को वर्ष 1976 में 1.07 एकड़ तथा वर्ष 1979 में 1 भू-भाग प्रदाय किया गया है। इस प्रकार कुल 2.07 एकड़ भू-भाग मध्यप्रदेश शासन विभाग अधिपत्य में है। अतः उक्त संबंधित उपलब्ध अभिलेख संलग्न कर आवश्यक का हेतु प्रेषित हैं।

संलग्न : उपरोक्तानुसार।

अपर प्रधान मुख्य वन संरक्षक (जन सम्पर्क एवं वि  
विक्रय डिपो, मध्यप्रदेश शासन  
वन विभाग, नई दिल्ली





  
16/4/19





-42-

DELHI DEVELOPMENT AUTHORITY  
LAND SALES BRANCH (INDUSTRIAL)

A-Block, Vikas Sadan, I  
New Delhi-1100

No.F.6A(52)1967/LSB(I)/DDA/ 1177

Dated

To


Sh. Amitabh Agnihotri, I.F.S.,  
O/o Addl. Principal Chief Conservator of  
Forests (Liaisoning & Sales),  
Govt. of MP, Forest Department,  
Camp. Off. C-1, WHS, New Timber Market,  
Kirti Nagar, New Delhi 110015

Sub.: Regarding duplicate copy of allotment documents in r/o property No. 1  
WHS Kirti Nagar, New Delhi.

Sir

This is with reference to your letter No. 531 dated 26/5/2018 on the above ci  
subject. In this regard, it is to inform that the record of above said property has be  
searched but same couldn't be located as yet. As and when the record of above s  
property is found, the demanded documents will be provided to you. However, the lay  
plan of WHS Kirti Nagar Industrial Area is enclosed herewith wherein the land show  
to be allotted to Madhya Pradesh Govt.

Yours faithfi

  
Dy. Director (Ind)



Annexure - G

HOUSING & URBAN  
PROJECT WORK

SATGURU RAM SINGH MARG (30M ROW)

SITE ALLOTTED FOR  
FIRE STATION

DUPLICATE ENCROACHMENTS, LAND  
FOR FIRE STATION ALLOTTED BY  
DUTWEN COMMUNITY CENTRE  
SUE IN JULY 2015 (80) 76-15B-11

SITE ALLOTTED FOR  
POLICE STATION

(LAND FOR POLICE STATION  
ALLOTTED BY IL WING IN  
FILE NO. F 25 (09-85/IL).

# COMMUNITY CENTRE SITE

AS PER INFORMATION AVAILABLE IN  
IL FILE NO.: F35/095/10

18M ROW-

# PROPOSAL SITE FOR INSITU REHABILITATION OF JJ CLUSTERS AT KIRTI NAGAR INDUSTRIAL ZONE

LAYOUT PLAN OF COMMUNITY CENTRE OBTAINED FROM IL FILE NO.: F.25(9)85/IL





- 44 -

**NORTH DELHI MUNICIPAL CORPORATION**  
**Town Planning Department**  
E-Block, 13<sup>th</sup> Floor Civic Centre Minto Road,  
Jawaharlal Nehru Marg Delhi-02



No: TP/G/...1958...

उप निदेशक (खोजना) सी. एम्. जी.

डाकरी सं. 993

दिनांक 22.8.2019

Date: 19.8.19

To,

✓ Asst. Director (Plg.), C&G,

Delhi Development Authority,

4<sup>th</sup> floor, Vikas Minar,

I.P. Estate, New Delhi-02

Sub: Regarding Insitu Redevelopment of JJ Cluster at Kirti Nagar Area, Planning, Zone-G

Sir/Madam,

Please refer your letters vide no. F.3(58)/2005-MP/D-40 dated 06.03.2019 and F.3(58)/2005-MP/D-114 dated 24.06.2019, in which it was requested to provide allotment status of MCD School w.r.t. In-Situ redevelopment of JJ Cluster at Kirti Nagar Area.

The file was processed and the L&E Department provided the land status along with a copy of IP Register Entry (copy enclosed) where it is mentioned that it is the land of MCD for Public Use and the area is 8336.64 sq yds.

Encl:-As above

Yours faithfully,

Asstt. Town Planner-I





Location	Area (km <sup>2</sup> )	Legend area in per cent of CAZEP 2002	Legend area in per cent of CAZEP 2002	Remarks
1	3	4	5	
2				Water
3				Forest
4				Open area
5				Grassland
6				Barren land
7				Barren land
8				Barren land
9				Barren land
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11				Barren land
12				Barren land
13				Barren land
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100				Barren land

Proposal for change of land-use of an area measuring 4.42 Ha from "Industrial" to "Residential" under section 11(A) of DO Act, 1957 for GRI Nagar rehabilitation of JJ Clusters at GRI Nagar Industrial Area, Zone-G. File No.: F3/11/V2019-MP

NOT TO SCALE	$N = \frac{1}{2}$	
	$D_x = D_y = 0$	$D_x = D_y = 0$

⑤

PROPOSED SITE FOR IN-SITU REHABILITATION OF JJ CLUSTERS AT KIRTI NAGAR INDUSTRIAL AREA MEASURING 4.42 HECTARES.

PROPOSAL FOR CHANGE OF LAND-USE OF AN AREA MEASURING 4.42 HA. FROM "INDUSTRIAL TO RESIDENTIAL" UNDER SECTION 11(A) OF DD ACT, 1957 FOR IN-SITU REHABILITATION OF JJ CLUSTERS AT KIRTI NAGAR INDUSTRIAL AREA, ZONE-G.  
(FILE NO. : F3(11)2019-MP)

Minutes of the Technical Committee Meeting Held on 30.9.2019  
ITEM No. 35/TC/2019

**SOUTH DELHI MUNICIPAL CORPORATION  
BUILDING (HQ)**

9<sup>th</sup> FLOOR, DR. SHYAMA PARSAD MUKHERJEE CIVIC CENTRE  
JAWAHARLAL NEHRU MARG: NEW DELHI -110 002

**Subject: Agenda for relaxations regarding reconstruction of  
Chaupal at Village Adhchini, New Delhi AC-43.**

This reference has been received from Ex. Engineer: CD-V, Deptt. of Irrigation and Flood Control regarding construction of Chaupal at Village Adhchini, New Delhi under South Zone. It has been submitted by the Department i.e. Irrigation and Flood Control that "the work for construction of chaupal was awarded for its execution with stipulated ate of start and completion as 12.02.2017 and 10.10.2017. The matter was informed to SDMC vide letter bearing No.EE/CD-V/DB/Sch-158/13-14/7247 dated 12.09.2013 and further communication of even number dated 26.09.2018. It is relevant to mention that as per Government Buildings Act 1899, Govt. buildings the work was being executed. Hon'ble High Court vide his order dated 30.08.2018 directed SDMC to take necessary action as per available law. The SDMC directed I & F Department to stop the execution of work vide their letter dated 31.10.2018. The matter was pursued with SDMC and request was made for approval of building plan. Copy of land report of Tehsildar Hauz Khas dated 07.07.2017 is placed at page C-24.

A meeting was held on 01.07.2019 in the Civic Centre, SDMC office where Sh. Somnath Bharti, Hon'ble MLA and officers of I & FC and officers of SDMC were present. In this regard, another meeting was held with officers of SDMC on dated 18.07.2019. In the meeting, it was informed by the officers of SDMC that the building plan of the said chaupal should be approved from Technical Committee of Delhi Development Authority."

In this regard, the office was attended by the representatives of Village along with the officers of Irrigation and Flood Deptt. and their architect and it was informed by them that the ground floor of the said chaupal has already been construction and the plan of which is available in the file. Further, they want to construct the first floor over the existing ground floor for which they have invited tenders etc.

It is also submitted that Ex. Engineer:CD-V, Deptt. of I & FC, Govt. of NCT Delhi submitted an undertaking that the registered ownership documents are not available with the Department. However, the Choupal is a Government property, which was being used for the public purpose since last many decades. Hence, on the basis of this, the ownership can be taken in order.

The details of the area/ FAR of the proposal are as under:-

- |  |               |
|--|---------------|
| 1. Total Plot Area                       | = 332.34 sqm. |
| 2. Existing covered area of ground floor | = 245.90 sqm. |
| 3. Proposed cover area at first Floor    | = 245.90 sqm. |
| 4. Area of mumty                         | =18.32 sqm    |



Setbacks

	<u>Required</u> (in mtr.)	<u>Available</u> (in mtr.)
Front	4	0.00
Rear	3	0.00
Side 1	3	0.00
Side 2	-	1.71

The Development Control Norms of said structure i.e. Chaupal are not given in MPD-2021. However, on going through the Master Plan, the closest category is multipurpose community hall as given in table 13.17 (Sl.No.1) of MPD-2021, this aspect may also be seen by DDA. The norms given in table 13.17 at Sl. No.1 under Category Multipurpose Community Hall of the MPD-2021, for such type of buildings are as under:-


1. Minimum Plot Area- 2000 sqm.
2. Ground coverage - 30 %
3. FAR - 120%
4. Parking Standard - 3 ECS/100 Sqm of floor area
5. Height - 26 mtr.

From the above, it may be observed that the setbacks available at the site are less i.e. on the front, rear and side setbacks as per provisions of the MPD-2021 are not available in the drawing as submitted by the Ex. Engineer, CD-V, Irrigation & Flood Control Department, Govt. of NCT Delhi.

1. Plot Area - 332.34 sqm.
2. Ground coverage - 74 %
3. FAR - 147.98  
(existing + proposed)
4. Parking - Not provided (as per the plan submitted by I&FC Deptt.), GNCTD

The setback, plot area, ground coverage, FAR and parking standards need relaxation, which may be granted by the Technical Committee of DDA.

In view of the above, the proposal/request of the Irrigation and Floor Control Deptt., Govt. of NCT Delhi, is forwarded to Commissioner (Planning), DDA for necessary action in the matter / placing the case before the Technical Committee of DDA.

  
Ramab  
ACUP/HQ.

Next Page —

# DECISION

35/2019	Agenda for relaxations regarding reconstruction of Chaupal at Village Adhchini, New Delhi- AC-43.	The proposal was presented by the officers of Irrigation & Flood Control Deptt. It was explained that the size of the plots is 332.34 sqm. A new building is to be constructed with an area of 245.90 sqm. each on ground floor and first floor. There is no setback proposed in front, rear and one side of the plot. The other side of the plot is having 1.71 M set back. The proposal brought before the Technical Committee is for relaxation in setbacks, ground coverage and parking.	
		After detailed deliberations, Technical Committee has decided that in the first instance the fire clearance may be obtained by the Flood & Irrigation deptt. and SDMC may conform to the proposal. Thereafter the proposal be placed before the Technical Committee with full facts for its consideration	

DELHI DEVELOPMENT AUTHORITY  
MASTER PLAN SECTION

**VERIFIED**

This Proposal was Considered in the 8th Technical Committee Meeting held on 30.9.2019

Vide Item No. 35/TC/2019

*[Signature]*  
Asstt. Director  
Master Plan

*[Signature]*  
Dy. Director  
Master Plan







NOTE:

THIS DEVELOPMENT PLAN OF VILLAGE ADCHIN HAS BEEN REVISED AGAIN  
 KEEPING MEHRALI ROAD AS 200' R/W AND NOT APPROVED BY THE COMMISSIONER  
 EXERCISING THE POWER UNDER SECTION 47(1)(b) OF THE URBAN ACT, 1954  
 DATED 23-3-81. HENCE THIS DEVELOPMENT PLAN INCORPORATING MEHRALI ROAD  
 AS 100' R/W IS SUPERSEDED.

*Submitted to the Commissioner*  
 27/10

NOTE:

THIS DEVELOPMENT PLAN OF VILLAGE ADCHIN  
 HAS BEEN APPROVED BY THE STANDING  
 COMMITTEE VICE RESOLUTION 15/85  
 DATED 28-6-75 SUBJECT TO THE FOLLOWING  
 CONDITIONS:-

1. FUTURE DEVELOPMENT OF THE VILLAGE SHALL  
 TAKE PLACE IN ACCORDANCE WITH THE APPROVED  
 DEVELOPMENT PLAN.
2. NO RECORDS THE DEVELOPMENT CHARGES AND  
 ALLOWING OF BUILDING ACTIVITIES IN THE VILLAGE  
 THE MATTER WILL BE PUT UP TO THE STANDING  
 COMMITTEE SEPARATELY.
3. THE ROAD WIDTH OF MEHRALI ROAD ALONG  
 THE VILLAGE SHOULD BE REDUCED FROM  
 200' TO 100' OF CHANGE OF LAND USE OF  
 VILLAGE CLUSTERS. ABADI AREA, WEST OF  
 MEHRALI ROAD, THE  
 APPROVAL OF PDA, HORTICULTURE  
 OF INDIA SHALL BE OBTAINED.

OFFICE OF

DETAILED BREAK UP OF AREA

Sl. No.	LAND USE	Area (Sqm)	Area (Acres)	Area (Hectares)
1.	RESIDENTIAL EXISTING	1000	23.68	10.01
2.	SITE SANITARIED OUT OF MUNICIPALITY AREA FOR POOR PEOPLE (POOR PEOPLE VILLAGE) IN THE VILLAGE OF MEHRALI ROAD STREET IN THE VILLAGE ADCHIN	1000	23.68	10.01
3.	EXISTING SCHOOL BUILDING CON. 2000' 2000' 2000'	1000	23.68	10.01
4.	EXISTING SCHOOL BUILDING	1000	23.68	10.01
5.	AREA UNDER MEHRALI ROAD LAND, PDA, HORTICULTURE OF INDIA	1000	23.68	10.01
6.	COMMUNITY BUILDING	1000	23.68	10.01
7.	RELIGIOUS BUILDING	1000	23.68	10.01
8.	PARKS AND RECREATION AREA	1000	23.68	10.01
9.	TOURIST AREA OF THE VILLAGE SCHEME	1000	23.68	10.01
10.	SUPERSTED	1000	23.68	10.01

SEE NOTE ABOVE FOR REQUIRED UNIT

PROPOSED  
FOR VILLAGE

SCALE: 1:1000

DATE: 27/10/81

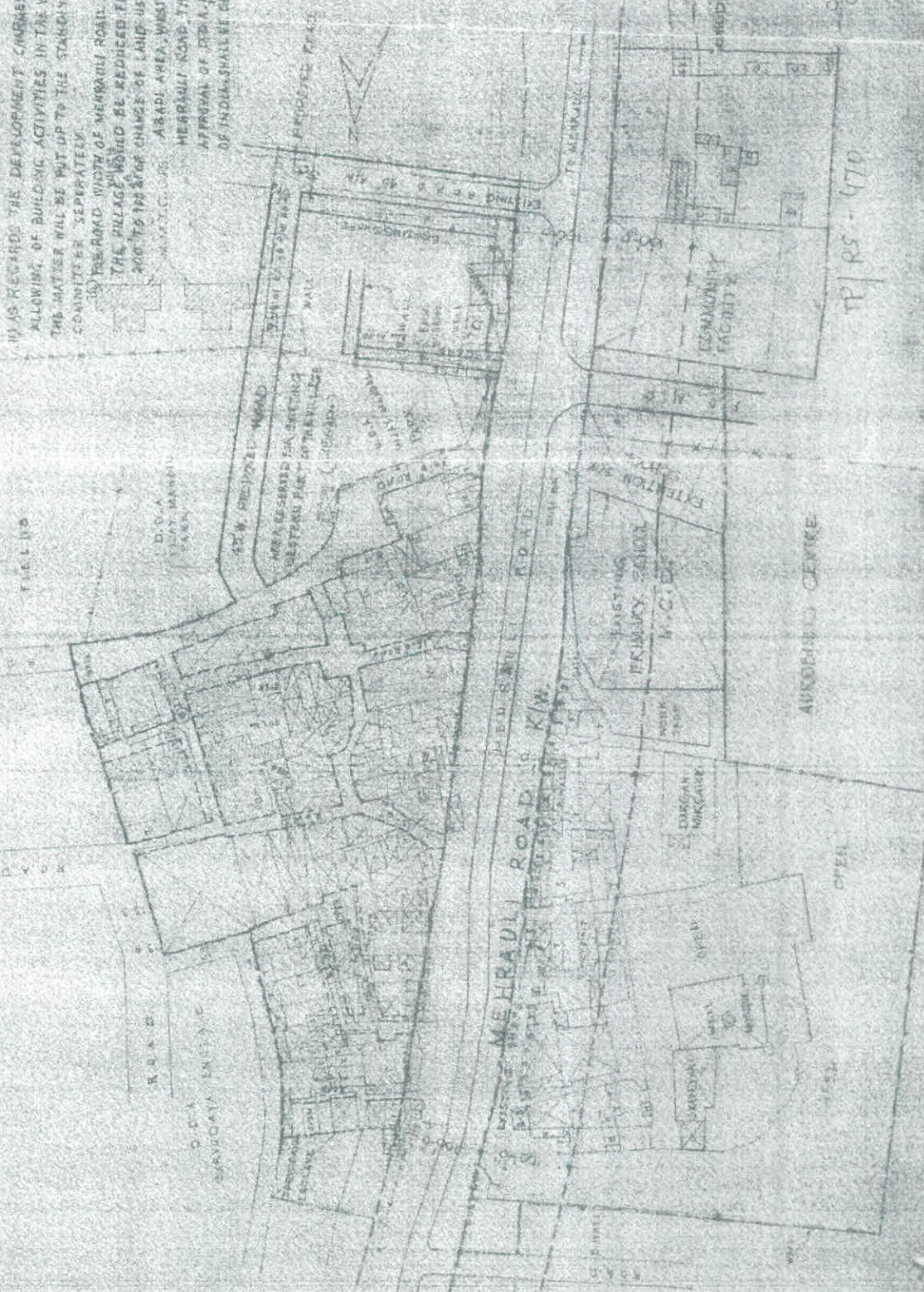
COMMISSIONER

GOVT. OF INDIA

DEPT. OF URBAN AFFAIRS

NEW DELHI

1000



Executive Engineer  
 Chief District Officer  
 Govt. of India

PR/RS-470





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

F.1 (11)/2019/MP/ 428

Date: 10.10.2019

**Subject: Minutes of the 8<sup>th</sup> Technical Committee meeting of DDA for the year 2019 held on 30.9.2019.**

The 8<sup>th</sup> Technical Committee meeting of DDA for the year 2019 was held under the Chairmanship of V.C. DDA on **30.09.2019**. 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. Commr. (Plg.) - I, DDA

To:

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

Agenda Item No.	Issue	Discussion / Recommendations	Remarks
32/2019	Confirmation of the minutes of 7 <sup>th</sup> Technical Committee meeting held on 29.08.2019	Since no observations/ comments were received, the minutes of the 7 <sup>th</sup> Technical Committee meeting held on 29.08.2019 were confirmed as circulated	
33/2019	Layout Plan of Facility Corridor (F.C.-1) along NH-8 in Planning Zone J incorporating the vacant plots and existing features as per Satellite image and PT Survey.	<p>The proposal was presented by Addl. Commr.(Plg)II. It was explained that the layout plan has been prepared based on the satellite imagery and the PT survey carried out by Survey unit. The entire area is built up and only eight plots are vacant. While preparing the layout plan it has been taken care that the area is approachable from 18m R/W road and all the plots have an entry from minimum 12mtr R/W road.</p> <p>It was discussed that in order to comply with the Master Plan, the layout plan tabled in the meeting of the Technical Committee needs to indicate the location of all proposed and existing roads with their widths, dimensions of the plot etc. It was pointed out that the said layout plan has been prepared based on the satellite imagery and since most of the area is under private occupation, therefore plot area is indicative alongwith the dimensions of the plots which are also not available with DDA. After various letters to SDMC, they have also not given the dimensions of plots or any other detail. It was also conveyed that while preparing the layout, detailed dimensions are not given, they are given at the time of handing over the particular site while demarcating on ground. In case of any dispute / error, DDA cannot be held liable for the same.</p> <p>After detailed deliberation Technical Committee approved the Layout Plan in principle with the following:</p> <ul style="list-style-type: none"> <li>• It shall be clearly mentioned on the layout plan that the area and dimension of each</li> </ul>	

*Manoj*



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		<p>plot shall be as per the existing ground conditions and possession held by the land owner. The dimensions given in the layout plan are only indicative. DDA is in no way liable in case of any error/dispute arising out of the same .</p> <ul style="list-style-type: none"> <li>• The layout plan will be put up in the public domain for two weeks for inviting views/ comments/ suggestions from the public.</li> <li>• Comments of Fire Deptt. will be sought on the layout plan.</li> </ul> <p>After incorporating all the comments, the proposal will be referred back to the Technical Committee meeting for final approval.</p>	
34/2019	<p>Proposal for change of land use of an area measuring 4.42 ha. From 'Industrial (M1 Manufacturing Service &amp; Repair Industry) to 'Residential'(RD Residential area) under section 11(A) of DD Act, 1957 for In-Situ rehabilitation of JJ Clusters at Kirti Nagar Industrial area, Planning Zone-G.</p>	<p>The proposal was presented by Director (Plg)Zone-C&amp;G. Technical Committee has sought information whether the mixed use can be permitted on the total 40% of the remunerative component. It was explained that MPD-2021, provides for mixed land use / commercial component upto 10% of the permissible FAR in the Residential Component of the land and 10% of the permissible FAR shall be permitted for home based activities (i.e. Group-A House hold industry).</p> <p>The item was deferred .</p>	
35/2019	<p>Agenda for relaxations regarding reconstruction of Chaupal at Village Adhchini, New Delhi- AC-43.</p>	<p>The proposal was presented by the officers of Irrigation &amp; Flood Control Deptt. It was explained that the size of the plots is 332.34 sqm. A new building is to be constructed with an area of 245.90 sqm. each on ground floor and first floor. There is no setback proposed in front, rear and one side of the plot. The other side of the plot is having 1.71 M set back. The proposal brought before the</p>	

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**Other Items :**

It was also discussed that with the approval of the Chairman henceforth Laid on Table items may only be placed before the Technical Committee, if the matter is urgent in nature.

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

*Maya*



## **ANNEXURE-I**

### **List of participants of 8th meeting for the year 2019 of Technical Committee on 30.09.2019**

#### **DELHI DEVELOPMENT AUTHORITY**

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner(LD& LM)
4. Pr. Commissioner(Housing)Sports
5. Commissioner(Plg)
6. Addl. Commissioner (Plg.) - I
7. Addl. Commissioner (Plg.) - II
8. Addl. Commissioner (Plg.) - III
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11. Sr. Architect(EZ)HUPW
12. Director (Plg) Project
13. Director(plg)AP-III
14. Director(Plg)MP
15. Director (Plg)UC&J

#### **OTHER ORGANIZATIONS**

1. Chief Town Planner, SDMC
2. Town & Country Planner, TCPO
3. Town Planner, EDMC
4. Asstt. Secy. (T)DUAC
5. Sr. Architect(Works), CPWD
6. Ex. Engineer, (I&FC)
7. Divisional Officer, Delhi Fire Service
8. Asstt. Divisional Officer, Delhi Fire Service
9. Asstt. Engineer(I&FC)



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

F.1 (11)/2019/MP/ 428

Date: 10.10.2019

**Subject: Minutes of the 8<sup>th</sup> Technical Committee meeting of DDA for the year 2019 held on 30.9.2019.**

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(Manju Paul)

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**Other Items :**

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

*Maya*

## **ANNEXURE-I**

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DELHI DEVELOPMENT AUTHORITY  
MASTER PLAN SECTION  
6<sup>th</sup> Floor, Vikas Minar  
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F.1 (11)/2019/MP/ 428

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**Other Items :**

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

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## **ANNEXURE-I**

### **List of participants of 8th meeting for the year 2019 of Technical Committee on 30.09.2019**

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**MASTER PLAN SECTION**  
**6<sup>th</sup> Floor, Vikas Minar**  
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**F.1 (11)/2019/MP/ 428**

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34/2019	Proposal for change of land use of an area measuring 4.42 ha. From 'Industrial (M1 Manufacturing Service & Repair Industry) to 'Residential'(RD Residential area) under section 11(A) of DD Act, 1957 for In-Situ rehabilitation of JJ Clusters at Kirti Nagar Industrial area, Planning Zone-G.	<p>The proposal was presented by Director (Plg)Zone-C&amp;G. Technical Committee has sought information whether the mixed use can be permitted on the total 40% of the remunerative component. It was explained that MPD-2021, provides for mixed land use / commercial component upto 10% of the permissible FAR in the Residential Component of the land and 10% of the permissible FAR shall be permitted for home based activities (i.e. Group-A House hold industry).</p> <p>The item was deferred .</p>	
35/2019	Agenda for relaxations regarding reconstruction of Chaupal at Village Adhchini, New Delhi- AC-43.	<p>The proposal was presented by the officers of Irrigation &amp; Flood Control Deptt. It was explained that the size of the plots is 332.34 sqm. A new building is to be constructed with an area of 245.90 sqm. each on ground floor and first floor. There is no setback proposed in front, rear and one side of the plot. The other side of the plot is having 1.71 M set back. The proposal brought before the</p>	



Agenda Item No.	Issue	Discussion / Recommendations	Remarks
		<p>Technical Committee is for relaxation in setbacks, ground coverage and parking.</p> <p>After detailed deliberations, Technical Committee has decided that in the first instance the fire clearance may be obtained by the Flood &amp; Irrigation deptt. and SDMC may conform to the proposal. Thereafter the proposal be placed before the Technical Committee with full facts for its consideration</p>	

**Other Items :**

It was also discussed that with the approval of the Chairman henceforth Laid on Table items may only be placed before the Technical Committee, if the matter is urgent in nature.

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

*Maya*

## **ANNEXURE-I**

### **List of participants of 8th meeting for the year 2019 of Technical Committee on 30.09.2019**

#### **DELHI DEVELOPMENT AUTHORITY**

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner(LD& LM)
4. Pr. Commissioner(Housing)Sports
5. Commissioner(Plg)
6. Addl. Commissioner (Plg.) - I
7. Addl. Commissioner (Plg.) - II
8. Addl. Commissioner (Plg.) - III
9. Addl. Commissioner(Landscape)
10. Addl. Chief Architect, VC Sectt.
11. Sr. Architect(EZ)HUPW
12. Director (Plg) Project
13. Director(plg)AP-III
14. Director(Plg)MP
15. Director (Plg)UC&J

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1. Chief Town Planner, SDMC
2. Town & Country Planner, TCPO
3. Town Planner, EDMC
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5. Sr. Architect(Works), CPWD
6. Ex. Engineer, (I&FC)
7. Divisional Officer, Delhi Fire Service
8. Asstt. Divisional Officer, Delhi Fire Service
9. Asstt. Engineer(I&FC)





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

F.1 (11)/2019/MP/ 428

Date: 10.10.2019

**Subject: Minutes of the 8<sup>th</sup> Technical Committee meeting of DDA for the year 2019 held on 30.9.2019.**

The 8<sup>th</sup> Technical Committee meeting of DDA for the year 2019 was held under the Chairmanship of V.C. DDA on **30.09.2019**. 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. Commr. (Plg.) - I, DDA

To:

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

Agenda Item No.	Issue	Discussion / Recommendations	Remarks
32/2019	Confirmation of the minutes of 7 <sup>th</sup> Technical Committee meeting held on 29.08.2019	Since no observations/ comments were received, the minutes of the 7 <sup>th</sup> Technical Committee meeting held on 29.08.2019 were confirmed as circulated	
33/2019	Layout Plan of Facility Corridor (F.C.-1) along NH-8 in Planning Zone J incorporating the vacant plots and existing features as per Satellite image and PT Survey.	<p>The proposal was presented by Addl. Commr.(Plg)II. It was explained that the layout plan has been prepared based on the satellite imagery and the PT survey carried out by Survey unit. The entire area is built up and only eight plots are vacant. While preparing the layout plan it has been taken care that the area is approachable from 18m R/W road and all the plots have an entry from minimum 12mtr R/W road.</p> <p>It was discussed that in order to comply with the Master Plan, the layout plan tabled in the meeting of the Technical Committee needs to indicate the location of all proposed and existing roads with their widths, dimensions of the plot etc. It was pointed out that the said layout plan has been prepared based on the satellite imagery and since most of the area is under private occupation, therefore plot area is indicative alongwith the dimensions of the plots which are also not available with DDA. After various letters to SDMC, they have also not given the dimensions of plots or any other detail. It was also conveyed that while preparing the layout, detailed dimensions are not given, they are given at the time of handing over the particular site while demarcating on ground. In case of any dispute / error, DDA cannot be held liable for the same.</p> <p>After detailed deliberation Technical Committee approved the Layout Plan in principle with the following:</p> <ul style="list-style-type: none"> <li>• It shall be clearly mentioned on the layout plan that the area and dimension of each</li> </ul>	

*Maya*



Agenda Item No.	Issue	Discussion / Recommendations	Remarks
		<p>plot shall be as per the existing ground conditions and possession held by the land owner. The dimensions given in the layout plan are only indicative. DDA is in no way liable in case of any error/dispute arising out of the same .</p> <ul style="list-style-type: none"> <li>• The layout plan will be put up in the public domain for two weeks for inviting views/ comments/ suggestions from the public.</li> <li>• Comments of Fire Deptt. will be sought on the layout plan.</li> </ul> <p>After incorporating all the comments, the proposal will be referred back to the Technical Committee meeting for final approval.</p>	
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35/2019	<p>Agenda for relaxations regarding reconstruction of Chaupal at Village Adhchini, New Delhi- AC-43.</p>	<p>The proposal was presented by the officers of Irrigation &amp; Flood Control Deptt. It was explained that the size of the plots is 332.34 sqm. A new building is to be constructed with an area of 245.90 sqm. each on ground floor and first floor. There is no setback proposed in front, rear and one side of the plot. The other side of the plot is having 1.71 M set back. The proposal brought before the</p>	

Agenda Item No.	Issue	Discussion / Recommendations	Remarks
		<p>Technical Committee is for relaxation in setbacks, ground coverage and parking.</p> <p>After detailed deliberations, Technical Committee has decided that in the first instance the fire clearance may be obtained by the Flood &amp; Irrigation deptt. and SDMC may conform to the proposal. Thereafter the proposal be placed before the Technical Committee with full facts for its consideration</p>	

**Other Items :**

It was also discussed that with the approval of the Chairman henceforth Laid on Table items may only be placed before the Technical Committee, if the matter is urgent in nature.

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

*Maya*



## **ANNEXURE-I**

### **List of participants of 8th meeting for the year 2019 of Technical Committee on 30.09.2019**

#### **DELHI DEVELOPMENT AUTHORITY**

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner(LD& LM)
4. Pr. Commissioner(Housing)Sports
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8. Addl. Commissioner (Plg.) - III
9. Addl. Commissioner(Landscape)
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13. Director(plg)AP-III
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3. Town Planner, EDMC
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5. Sr. Architect(Works), CPWD
6. Ex. Engineer, (I&FC)
7. Divisional Officer, Delhi Fire Service
8. Asstt. Divisional Officer, Delhi Fire Service
9. Asstt. Engineer(I&FC)



*Approved Draft*

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

**F.1 (11)/2019/MP/**

**Date: .10.2019**

**Subject: Minutes of the 8<sup>th</sup> Technical Committee meeting of DDA for the year 2019 held on 30.9.2019.**

The 8<sup>th</sup> Technical Committee meeting of DDA for the year 2019 was held under the Chairmanship of V.C. DDA on **30.09.2019**. 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)  
Addl. Commr. (Plg.) - I, DDA

To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner (Housing)
4. Pr. Commissioner (LD)
5. Commissioner (Plg.)
6. Chief Planner, TCPO
7. Chief Architect, HUPW, DDA
8. Chief Architect, NDMC
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Agenda Item No.	Issue	Discussion / Recommendations	Remarks
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Agenda Item No.	Issue	Discussion / Recommendations	Remarks
		<p>two weeks for <del>inviting</del> views/ comments from the public.</p> <ul style="list-style-type: none"> <li>• Comments of Fire Deptt. will be sought on the layout plan.</li> </ul> <p>After incorporating all the comments, the proposal will be referred back to the Technical Committee meeting for final approval.</p>	
34/2019	<p>Proposal for change of land use of an area measuring 4.42 ha. From 'Industrial (M1 Manufacturing Service &amp; Repair Industry) to 'Residential'(RD Residential area) under section 11(A) of DD Act, 1957 for In-Situ rehabilitation of JJ Clusters at Kirti Nagar Industrial area, Planning Zone-G.</p>	<p>The proposal was presented by Director (Plg)Zone-C&amp;G. Technical Committee has sought information whether the mixed use can be permitted on the total 40% of the remunerative component. It was explained that MPD-2021, provides for mixed land use / commercial component upto 10% of the permissible FAR in the Residential Component of the land and 10% of the permissible FAR shall be permitted for home based activities (i.e. Group-A House hold industry).</p> <p>The item was deferred .</p>	
35/2019	<p>Agenda for relaxations regarding reconstruction of Chaupal at Village Adhchini, New Delhi- AC-43.</p>	<p>The proposal was presented by the officers of Irrigation &amp; Flood Control Deptt. It was explained that the size of the plots is 332.34 sqm. A new building is to be constructed with an area of 245.90 sqm. each on ground floor and first floor. There is no setback proposed in front, rear and one side of the plot. The other side of the plot is having 1.71 M set back. The proposal <del>is</del> brought before the Technical Committee is for relaxation in setbacks, ground coverage and parking.</p> <p>After detailed deliberations, Technical Committee has decided that in the first instance the fire clearance may be obtained by the Flood &amp; Irrigation deptt. and SDMC may conform to the proposal. Thereafter the proposal be placed</p>	

*Map*



Agenda Item No.	Issue	Discussion / Recommendations	Remarks
		before the Technical Committee with full facts for its consideration	

**Other Items :**

It was also discussed that <sup>with the approval of the chairman</sup> henceforth Laid on Table items may only be placed before the Technical Committee, if the matter is urgent in nature.

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

*Majid*

## **ANNEXURE-I**

### **List of participants of 8th meeting for the year 2019 of Technical Committee on 30.09.2019**

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1. Vice Chairman, DDA
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**DELHI DEVELOPMENT AUTHORITY**  
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6<sup>th</sup> Floor, Vikas Minar  
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**F.1 (11)/2019/MP/**

**Date: .10.2019**

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Agenda Item No.	Issue	Discussion / Recommendations	Remarks
		<p>and 10% of the permissible FAR shall be permitted for home based activities (i.e. Group-A House hold industry). It was also explained that use zone / use premise of the land shall be fixed before proceeding for tenders.</p> <p>The item was deferred, with the decision to bring more clarity in the proposal and bring back in the next Technical Committee meeting.</p>	
35/2019	Agenda for relaxations regarding reconstruction of Chaupal at Village Adhchini, New Delhi- AC-43.	<p>The proposal was presented by the officers of Irrigation &amp; Flood Control Deptt. It was explained that the size of the plots is 332.34 sqm. A new building is to be constructed with an area of 245.90 sqm. each on ground floor and first floor. There is no setback have been proposed in front, rear and one side of the plot. The other side of the plot having 1.71 M set back. The proposal is being before the Technical Committee is for relaxation in setbacks, ground coverage and parking.</p> <p>After detailed deliberations, Technical Committee has decided that in the first instance the fire clearance may be obtained by the Flood &amp; Irrigation deptt. and SDMC may conform to the proposal. Thereafter the proposal be placed before the Technical Committee with full facts for its consideration</p>	

**Other Items :**

It was also discussed that <sup>henceforth</sup> Laid on Table Items may only be placed before the Technical Committee, if <sup>also</sup> ~~if~~ <sup>urgent</sup> the matter is urgent in nature.

It was further decided that no item should be laid on table of the Technical Committee <sup>until</sup> ~~until~~ unless it is very urgent.

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

Magn

## **ANNEXURE-I**

### **List of participants of 8th meeting for the year 2019 of Technical Committee on 30.09.2019**

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1. Vice Chairman, DDA
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9. Asstt. Engineer(I&FC)



अतिरिक्त आयुक्त (योजना)-I

डाकरी सं. 382

दिनांक 04-2-19



No.K-12011/9/2018-DD-I

भारत सरकार/Government of India

आवासन और शहरी कार्य मंत्रालय /Ministry of Housing and Urban Affairs

MOST IMMEDIATE

अतिरिक्त (योजना) कार्य  
डाकरी सं. 42/mst  
दिनांक 01/02/19

उप निदेशक (यो) एम० पी०  
डा० सं० 28-6-18/mst  
दिनांक 01/02/19

VO Office

Sl. No.

Dated

314 B  
31.1.19

निर्माण भवन/Nirman Bhavan,

नई दिल्ली/New Delhi.

Dated the 29<sup>th</sup> January, 2019

OFFICE MEMORANDUM

**Subject:** Extraordinary Gazette Notification - for publication of Notification dated 28.01.2019 regarding modification in Master Plan for Delhi (MPD)-2021 regarding permissible commercial activities in in-situ up-gradation / rehabilitation projects.

A copy of Notification No.S.O. 475(E) dated 28.01.2019 on the above subject published in the Gazette of India Extraordinary is sent herewith for information and necessary action.

Encl. as above.

(Anil Kumar)

Under Secretary to the Govt. of India  
Telefax.: 23061681

To

1. The Vice Chairman, Delhi Development Authority, Vikas Sadan, INA, New Delhi.
2. Joint Director, Acquisition Section, Room No. FB048, First Basement, 'I' Block, Parliament Library Building, New Delhi-110011 (5 copies of the notification).

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11/2/19  
A. (11/2/19)

DD (11/2/19)

5/2/19

For circulation  
11/2/19

11/2/19



# भारत का राजपत्र The Gazette of India

असाधारण

EXTRAORDINARY

भाग II—खण्ड 3—उप-खण्ड (ii)

PART II—Section 3—Sub-section (ii)

प्राधिकार से प्रकाशित

PUBLISHED BY AUTHORITY

सं. 362]

नई दिल्ली, सोमवार, जनवरी 28, 2019/माघ 8, 1940

No. 362]

NEW DELHI, MONDAY, JANUARY 28, 2019/MAGHA 8, 1940

आवासन एवं शहरी कार्य मंत्रालय

(दिल्ली प्रभाग)

अधिसूचना

नई दिल्ली, 28 जनवरी, 2019

**का.आ. 475(अ).**—यतः दिल्ली मुख्य योजना-2021 के संबंध में केन्द्र सरकार का जिन कतिपय संशोधनों का प्रस्ताव था, उन्हें दिल्ली विकास अधिनियम, 1957 (1957 का 61) की धारा-44 के प्रावधानों के अनुसार दिल्ली विकास प्राधिकरण द्वारा दिनांक 20.09.2018 के का.आ. सं.4908 (अ) के तहत सार्वजनिक सूचना के रूप में भारत के राजपत्र, असाधारण में प्रकाशित किए गए थे, जिसमें उक्त नोटिस की तारीख से पैंतालीस (45) दिन के अंदर उक्त अधिनियम की धारा 11-क की उप-धारा (3) के द्वारा यथा अपेक्षित आपत्तियों/सुझाव आमंत्रित किए गए थे।

2. यतः प्रस्तावित संशोधनों से संबंधित प्राप्त आपत्तियों/सुझावों पर जांच और सुनवाई बोर्ड द्वारा 28.11.2018 को आयोजित अपनी बैठक में और दिल्ली विकास प्राधिकरण द्वारा विचार किया गया है।

3. यतः केन्द्र सरकार ने इस मामले के सभी पहलुओं पर ध्यानपूर्वक विचार करने के बाद, दिल्ली मुख्य योजना-2021 में संशोधन करने का निर्णय लिया है।

4. अतः अब, उक्त अधिनियम की धारा 11-क की उप-धारा (2) द्वारा प्रदत्त शक्तियों का प्रयोग करते हुए, केन्द्र सरकार एतद्वारा भारत के राजपत्र में इस अधिसूचना के प्रकाशित होने की तारीख से उक्त दिल्ली मुख्य योजना-2021 में निम्नलिखित संशोधन करती है।



## संशोधन

दिल्ली मुख्य योजना-2021	
अध्याय 4.0 आश्रय व्यवस्था का पैरा 4.2.3.4	
विद्यमान प्रावधान	प्रस्तावित संशोधन/आशोधन
(iv) मिश्रित भूमि उपयोग/व्यावसायिक घटक भूमि के आवासीय घटक में अनुमेय एफएआर के 10 प्रतिशत तक। इसके अतिरिक्त, परियोजना/स्कीम के लाभार्थियों के लिए गृह आधारित आर्थिक कार्य कलापों (अर्थात् अध्याय 7 के अनुलग्नक 1 में दिए गए समूह-क के घरेलू उद्योगों) के लिए अनुमेय एफ.ए.आर. के 10% की अनुमति दी जाएगी।	(iv) मिश्रित भूमि उपयोग/व्यावसायिक घटक (अध्याय 5 की तालिका 5.1 के अंतर्गत यथा अनुमत सभी व्यावसायिक कार्यकलापों सहित) भूमि के आवासीय घटक में अनुमेय एफ.ए.आर. के 10 प्रतिशत तक। उपर्युक्त के अतिरिक्त, परियोजना/स्कीम के लाभार्थियों को गृह आधारित आर्थिक कार्य कलापों (अर्थात् अध्याय 7 के अनुलग्नक-1 में दिए गए समूह-क के घरेलू उद्योगों) के लिए अनुमेय एफएआर के 10% की अनुमति दी जा सकती है। सभी व्यावसायिक कार्यकलाप भूमि उपयोग पर ध्यान दिए बिना सभी सांविधिक अनापत्तियों की शर्त पर अनुमेय होंगे और दि.मु.यो.-2021 के अनुसार उपलब्ध करायी जाने वाली अपेक्षित आधारिक संरचनात्मक सुविधाओं और आधारभूत सामाजिक आवश्यकताओं के साथ समझौता नहीं किया जाएगा।

(फा. सं. के-12011/9/2018-डीडी-1)

अनिल कुमार, अपर सचिव

## MINISTRY OF HOUSING AND URBAN AFFAIRS

(DELHI DIVISION)

## NOTIFICATION

New Delhi, the 28th January, 2019

**S.O. 475(E)**—Whereas, certain modifications which the Central Government proposed to make in the Master Plan for Delhi-2021 which were published in the Gazette of India, Extraordinary, as Public Notice S.O. 4908 (E) dated 20.09.2018 by the Delhi Development Authority in accordance with the provisions of Section 44 of the Delhi Development Act, 1957 (61 of 1957) inviting objections / suggestions as required by sub-section (3) of Section 11-A of the said Act, within forty five (45) days from the date of the said notice.

2. Whereas objections/suggestions with regard to the proposed modifications have been considered by the Board of Enquiry and Hearing in its meeting held on 28.11.2018 and also by the Delhi Development Authority.

3. Whereas, the Central Government has, after carefully considering all aspect of the matter, decided to modify the Master Plan for Delhi-2021.

4. Now, therefore, in exercise of the powers conferred by sub-section (2) of Section 11-A of the said Act, the Central Government hereby makes the following modifications in the said Master Plan for Delhi-2021 with effect from the date of publication of this Notification in the Gazette of India.

**MODIFICATIONS:**

MPD-2021	
Para 4.2.3.4 of Chapter 4.0 Shelter	
Existing Provisions	Amendments/Modifications
iv) Mixed land use/commercial component upto 10% of permissible FAR in the residential component of the land. In addition, 10% of the permissible FAR shall be permitted for home based economic activities (i.e. Group-A Household Industries as given in Annexure 1 of Chapter 7) to the beneficiaries of the project/scheme.	iv) Mixed land use/commercial component(including all commercial activities as permitted under Table 5.1 of Chapter 5) up to 10% of permissible FAR in the residential component of the land. In addition to the above, 10% of permissible FAR may be permitted for home based economic activities (i.e. Group-A Household industries as given in Annexure-1 of Chapter 7) to the beneficiaries of the project/scheme. All the commercial activities shall be permissible irrespective of the land use subject to all statutory clearances and shall in no case compromise with the basic community needs and infrastructure facilities required to be provided as per MPD-2021.

[F. No. K-12011/9/2018-DD-I]

ANIL KUMAR, Under Secy.



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

F.1 (11)/2019/MP/ 403

Date: 25.09.2019

**MEETING NOTICE**

The 8<sup>th</sup> Technical Committee meeting of DDA for the year 2019 will be held under the Chairmanship of Vice Chairman, DDA on **Friday, 27.09.2019 at 11.00 A.M.** in the Conference Hall at B-Block, 1<sup>st</sup> Floor, Vikas Sadan INA, New Delhi 110023.

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

Manju Paul  
 (Manju Paul) 25/9/19  
 Addl. Commissioner(Plg)I

To:

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

**N.O.O.**

1. Chief Security Officer, Vikas Sadan, 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.

A.C.A to V.C., DDA

DELHI DEVELOPMENT AUTHORITY  
MASTER PLAN SECTION  
6<sup>th</sup> FLOOR, VIKAS MINAR  
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F.1 (11)/2019/MP/

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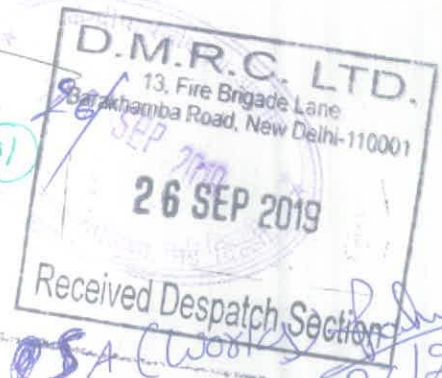
Manju Paul

(Manju Paul)

Addl. Commissioner(Plg)I

To:

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### 8<sup>th</sup> Technical Committee Meeting to be held on 30.09.2019

SL. No	ITEM NO.	SUBJECT	PAGE NO.
1	32/2019	Confirmation of the minutes of 7 <sup>th</sup> Technical Committee meeting held on 29.08.2019. <b>F.1 (10)/2019/MP</b>	1 - 6
2	33/2019	Layout Plan of Facility Corridor (F.C.-1) along NH-8 in Planning Zone J incorporating the vacant plots and existing features as per Satellite image and PT Survey. <b>F.26(8)/2019-MP</b>	7 - 18
<b>LAI D ON TABLE</b>			
3	34/2019	Proposal for change of land use of an area measuring 4.42 ha. From 'Industrial (M1 Manufacturing Service & Repair Industry) to 'Residential'(RD Residential area) under section 11(A) of DD Act, 1957 for In-Situ rehabilitation of JJ Clusters at Kirti Nagar Industrial area, Planning Zone-G. <b>F.3(11)2019-MP</b>	19 - 46
4	35/2019	Agenda for relaxations regarding reconstruction of Chaupal at Village Adhchini, New Delhi- AC-43.	47 - 50

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Agenda Item No.	Issue	Discussion / Recommendations	Remarks
		<p>reference was dropped.</p> <p>4. It was proposed that an alternate site in Zone E be identified for CLU in lieu of the land measuring 1.98 Ha proposed for sports facility at Shastri Park.</p>	
27/2019	Proposed Layout Plan of Facility Corridor (F.C.)-1 along NH-8 in Planning Zone J.	<p>The proposal was presented by the Addl. Commr.(Plg) II. After detailed deliberation, the following has been decided:</p> <ol style="list-style-type: none"> <li>1. The complete road R/W be demarcated on the plan along with the width of the facility corridor on either side of the road.</li> <li>2. Proper layout plan of the entire area incorporating the vacant plots and indicating the road network falling in the facility corridor be prepared using the satellite imagery of the area as base map.</li> <li>3. The roads proposed in the layout plans should be such that fire tender movement is possible.</li> <li>4. In case the area is surrendered by the private land owner for road widening or laying the infrastructure, the FAR of the surrendered land will be available to the plot owner for utilisation on the remaining land.</li> <li>5. The revised proposal after incorporating the above maybe placed before the Technical Committee.</li> <li>6. The approved proposal shall be put up in the public domain for information of the public.</li> </ol>	
28/2019	Proposed change of land use of land measuring about 19978 sqm. (approx) from 'Recreational' (District Park) to 'Residential' for in-situ Redevelopment of JJ cluster near Shastri Market, Moti Bagh in Planning Zone-F.	<ol style="list-style-type: none"> <li>1. The proposal was presented by the Addl. Commr.(Plg)III.</li> <li>2. The officers of the L&amp;DO mentioned that the land for which the CLU is proposed was handed over to DDA for care and maintenance only and does not have the consent of L&amp;DO</li> </ol>	

-4-

Agenda Item No.	Issue	Discussion / Recommendations	Remarks
	F.20(6)2019/MP	<p>for CLU.</p> <ol style="list-style-type: none"> <li>It was apprised that the DDA has been vested with the responsibility of in-situ rehabilitation of slums existing on all the Central Govt owned lands.</li> <li>The current CLU is a case of slum rehabilitation and there is no possibility of retrieving this land in future. The L&amp;DO was requested for their consent in view of the above.</li> <li>The option of providing accessibility via 18 m wide road to the slum cluster to facilitate redevelopment may be explored by the concerned Area Planning unit in consultation with the land department.</li> <li>The Technical Committee recommended the proposal contained in Para 4, the proposal for processing of CLU under section 11A of DDA Act of 1957.</li> </ol>	
29/2019	<p>Proposed change of land use measuring about 32.660 sqm. from 'Recreational' (District Park) to 'Residential' for In-situ redevelopment of JJ cluster at Indira Camp Part-2 and Indira Camp Pahari-2 at Taimoor Nagar in Planning Zone-F</p> <p>F.20(5)2019/MP</p>	<ol style="list-style-type: none"> <li>It was observed that the configuration of the land for which CLU has been proposed needs to be ascertained as the proposed plot seemed to be inclusive of the area falling under drain existing at the site.</li> <li>The feasibility of the site for in-situ redevelopment also needs to be ascertained as the drain on the site is subject to backflow from the water of River Yamuna.</li> <li>After detailed deliberation, the Technical Committee recommended the proposal contained in Para 3 of the agenda for processing the change of land use under points said above.</li> </ol>	
	LAID ON TABLE		
30/2019	Proposal for change of Use Zone / Premise of an area measuring 2.62 ha (6.47 acre approx) from	The proposal was presented by the Addl. Commr. (Plg)III. The proposal for change of Use Zone / Premises of	



File No. F.26 (8)/2019-MP

**Sub: Layout Plan of Facility Corridor (F.C.)-1 along NH-8 in Planning Zone 'J' incorporating the vacant plots and existing features as per Satellite image and PT Survey.**

**1. Background:**

- i) As per the Zonal Development Plan of Zone-J, the area under Facility Corridor (F.C.) -1 forms part of Zone-J.
- ii) The "Regulations for Enabling the Planned Development of Privately Owned Lands" was notified vide S.O. 3249 (E) dated 4<sup>th</sup> July, 2018.
- iii) For implementation of these regulations, a Standard Operating Procedure (SOP) was prepared and uploaded on DDA website. Accordingly, a public notice was issued in leading newspapers on 18.01.2019 inviting eligible land owner or company or society or a group of land owners to submit their application of intent as per the notified Regulations (**Annexure A**).
- iv) With respect to Facility Corridor, Clause 5.7.1 of MPD 2021 states that *"In Urban Extension, District Centres and Community Centres could be developed wherever possible, in a linear form such as commercial cum facility corridors along major transport networks. Such corridors will have nonresidential uses like Commercial, Recreational, Public and Semipublic, Utilities, Service and Repair, etc. with detailed Urban Design and landscape schemes. The aim is to prevent unintended and unplanned ribbon development. The proposed MRTS stations and bus terminals, as the case may be, shall be integrated within these facility corridors"*
- v) Clause 2.10.3 in ZDP of Zone-J stipulates that *"the facility corridors indicated in the Zonal Development Plans will be detailed out into specific uses as per Master Plan (Ref. Annexure 8) at the time of preparation of detailed layout and Sector Plans on the basis of feasibility and ground realities. The exact boundary of facility belts / corridors will thus be governed by the approved layout plans."* (**Annexure B**)  
As per Land use Plan of Zone-J, Facility Corridor Area for Zonal Plan Level facilities includes **Commercial, Recreational, Transportation and Public & Semi Public**.
- vi) MoHUA vide letter no. F.No. K-12011/3/2018-DD-I dated 30.11.2018 communicated that DDA was assigned the job of preparation of the Master Plan/Layout Plan integrating all privately owned land so that basic infrastructure could be made available before regularization of these private lands (**Annexure C**).

- vii) The proposal was placed in 7th Technical Committee meeting held on 29.08.2019. It was decided that revised proposals after incorporating the decision of T.C. may be placed before the Technical Committee.

## 2. Examination:

- i) An application of intent was received from M/s Pasco Hotels Pvt Ltd and M/s Pasco Motels Pvt. Ltd falling under F.C.-1. M/s Pasco Hotels Pvt Ltd and M/s Pasco Motels Pvt. Ltd requested to develop the plot under 'Commercial' Land use.
- ii) A meeting was held under the Chairmanship of Hon'ble L.G. of Delhi on 22.05.2019 to discuss the issues related to Facility corridors earmarked in Zonal Development Plans with reference to regulations notified on 04.07.2018. In the meeting it was discussed that since all major transport corridors have not been constructed therefore Facility Corridor could not be demarcated on ground. It was decided that before planning of Facility Corridor, a detailed ground assessment exercise may be done either through drone survey or satellite imagery (**Annexure D**).
- iii) As a follow-up action, a meeting was held under the chairmanship of VC, DDA on 03.06.2019 wherein it was discussed that Planning of Facility Corridor may be done based on ground reality/ survey.
- iv) Also, the draft guidelines/ principles for implementation of Regulations for enabling planned development of Privately owned land was discussed in 4<sup>th</sup> Technical Committee meeting held on 10.06.2019. Following decisions are taken in 4<sup>th</sup> Technical Committee meeting of DDA-
- a) *All issues related to ownership and superimposition of Khasra of private land shall be checked by the concerned ULB with respect to the superimposition, shape and size through Revenue Deptt. of GNCTD. The scrutiny regarding applicability of policy shall be got verified by the concerned ULBs/agencies through their respective departments.*
- b) *In case of isolated pockets falling in Facility Corridors, the ULBs shall provide the details of all existing sanctions as per actual site to the Planning Department, DDA of the surrounding areas of such pockets to enable DDA to prepare an integrated plan. The layout Plan shall be prepared for a sector as shown in the Zonal development Plan (ZDP). In case it is not possible to prepare, the sector plan, the layout plan shall be prepared for a depth of minimum 500 mtr. and maximum 1 km length or the length as shown in the Zonal Plan, which shall be measured as per scale of ground reality on the either side. In case some natural or physical boundaries are available then these boundaries need to be reflected in the layout Plan.*
- c) *The minimum accessibility to the plots in facility Corridor shall be 12 mtr. and the land required for widening of road shall be spared by the land owners proportionate to the plot size in order to provide proper*

*Handwritten signature/initials*



accessibility. The minimum parking norms shall also be followed in the area of which the layout Plan is being prepared.

- d) The width of Facility Corridor shall be kept 3 times of Right of Way (RoW) on either side of adjoining road. (This was added as part of confirmation of Minutes of 4<sup>th</sup> Technical Committee Meeting).
- v) DDA vide letters dated 16.07.2019 and 15.02.2019 requested SDMC to provide requisite information for preparation of Layout Plan of Facility Corridor (F.C.)-1 along N.H.-8. SDMC vide letter dated 07.05.2019 provided lists of Building Plans cases only and without any plan/map of the area. None of the cases are found to be in Facility Corridor (F.C.)-1 along N.H.-8 as per list given by SDMC.  
**Due to non-submission of desired information from SDMC, P.T. Survey was required to prepare Base map/ LOP of the area.**
- vi) Further, a meeting was held in the chamber of VC, DDA on 05.07.2019 wherein it was directed to Planning Department to prepare Base map of Facility Corridor along NH-8. Accordingly, Survey department was requested to conduct PT survey in the Facility Corridor (F.C.)-1 along N.H.-8 vide this office letter dated 08.07.2019 and Survey has been received on 16.08.2019.
- vii) Survey Unit vide note dated 16.08.2019 submitted the PT survey of the Facility Corridor (F.C.) -1 along N.H.-8. As per PT survey, 08 nos. of plots are found to be vacant/ open including the plot of M/s Pasco Hotels Pvt Ltd and M/s Pasco Motels Pvt. Ltd which may be incorporated in Facility Corridor (F.C.) -1 along N.H.-8 (**Annexure E**).
- viii) As per Regulation notified on 04.07.2018, non-residential uses like Commercial, Recreational, Public & Semi Public, Utilities, Industrial, Service and Repair etc. are permissible on plots within Facility corridor.
- ix) As per Land use Plan of Zone-J:  
Facility Corridor Area for Zonal Plan Level facilities include **Commercial, Recreational, Transportation, and Public & Semi-Public Facility**.
- x) As per minutes of 7<sup>th</sup> Technical Committee meeting held on 29.08.2019, following decisions were taken -

- a) The complete road R/W be demarcated on the plan along with the width of the facility corridor on either side of the road.
- b) Proper layout plan of the entire area incorporating the vacant plots and indicating the road network falling in the facility corridor be prepared using the satellite imagery of the area as base map.
- c) The roads proposed in the layout plans should be such that fire tender movement is possible.
- d) In case the area is surrendered by the private land owner for road widening or laying the infrastructure, the FAR of the surrendered land will be available to the plot owner for utilization on the remaining land.
- e) The revised proposal after incorporating the above may be placed before the Technical Committee.

*AS*

f) *The approved proposal shall be put up in the public domain for information of the public.*

- xi) As per the decision of 7<sup>th</sup> Technical Committee, vacant plots and roads networks falling in Facility Corridor (F.C.-1) are superimposed on Google Earth satellite imagery. The same is placed at **Annexure F**.
- xii) This proposal is regarding incorporation of vacant plots in Layout Plan of Facility Corridor (F.C.)-1. The layout Plan of this area has been prepared based on the satellite image of the area and existing roads marked on the basis of Plane Table Survey. The existing plot lines, built structures have also been shown as per visibility in the satellite image. All the visible plots have been numbered in continuation, within the boundary earmarked as Facility Corridor (F.C.-1).

### 3. Proposal

Based on the examination at Para 2 above, following are proposed-

- i) The width of Facility Corridor (F.C.-1) has been kept 03 times of RoW i.e. 270m from edge of RoW.
- ii) Based on PT survey report and Google earth satellite imagery, there are 08 nos. of plots found to be vacant/ open which are proposed to be incorporated in Layout Plan of Facility Corridor including the plot of M/s Pasco Hotels Pvt Ltd and M/s Pasco Motels Pvt. Ltd for which application of intent was received for 'Commercial' Land use in DDA with regard to Public notice issued on 18.01.2019.
- iii) Accordingly, Incorporation of vacant plots in Layout Plan of Facility Corridor (F.C.)-1 along NH-8 is prepared and annexed as '**Annexure G**'.
- iv) Facility Corridor (F.C.)-1 includes Commercial, Recreational, Transportation, and Public & Semi Public Land uses for Zonal Level facilities.
- v) As per Minutes of the 4th T.C. meeting of DDA held on 10.06.2019, the minimum accessibility to the plots in facility corridor shall be 12m and the land required for widening of road shall be spared by the land owners proportionate to the plot size in order to provide proper accessibility.
- vi) The portion of Land parcel falling under road Right of Way (RoW) are required to be surrendered to the Road owning agency by land owner.
- vii) In case the area is surrendered by the private land owner for road widening or laying the infrastructure, the FAR of the surrendered land shall be available to the plot owner for utilization on the remaining land.





viii) Incorporation of vacant/ open lands in Layout Plan of Facility Corridor (F.C.)-1 subject to the following conditions-

- a) Detailed scrutiny by SDMC/ ULBs as per MPD -2021, UBBL 2016, notified regulations 04.07.2018 and SOP for Enabling the Planned Development of Privately Owned Lands.
- b) Scrutiny by SDMC / ULBs as per guidelines/ principles approved by Technical Committee, DDA for implementation of 'Regulations for Enabling the Planned Development of Privately Owned Lands'
- c) All other statutory clearances as applicable.

#### 4. Recommendation

The Proposal as given in Para-3 above is put up for consideration of the Technical Committee. Once the proposal is approved, the same shall be put up in Public domain and forwarded to concerned local body for verification as per Standard Operating Procedure (SOP).



Addl. Commr. (Plg.)-II



Director (Plg.) UC&J (In-Charge)



Asstt. Dir. (Plg.) Zone J



# DELHI DEVELOPMENT AUTHORITY

(MASTER PLAN SECTION)

PUBLIC NOTICE

18.1.2019

The Gazette Notification was issued by Ministry of Housing and Urban Affairs Government of India vide S.O. 3249 (E) dated 4<sup>th</sup> July 2018 titled "Regulations for Enabling the Planned Development of Privately Owned Lands" for development of privately owned lands in NCT of Delhi.

As per the uploaded regulations on the website of Delhi Development Authority, individual land owner or a Company or a Society or a group of land owners satisfying the prescribed applicability and conditions laid down in the regulations for enabling the planned development of privately owned land as per above notification shall submit the application of intent for developing the land in their possession along with prescribed documents as detailed out in the uploaded Standard Operating Procedure (SOP). This information is essential in order to accommodate the land of owners for preparing a holistic plan of respective areas with all the basic infrastructure.

The Standard Operating Procedure (SOP) has been uploaded on DDA website ([www.dda.org.in](http://www.dda.org.in)), details of which gives the procedure / stages of proposals for the understanding of the applicants. Those personnel / companies having their land free from litigation and falling in Facility Corridor and land falling in all other areas as per the policy having privately owned land are eligible to apply.

The application shall be submitted to the concerned ULB's in developed areas and in developing areas at the office of Commissioner (Plg.), DDA, 5<sup>th</sup> Floor, Vikas Minar, New Delhi-110002 on any working day for the areas falling in the development areas of DDA and the Chief Town Planners of concerned local body where the area under reference falls.

Please give your feedback on DDA apps at [www.dda.org.in](http://www.dda.org.in)

Please Visit DDA's Website at [www.dda.org.in](http://www.dda.org.in) or Dial 1800110332

# दिल्ली विकास प्राधिकरण

(मुख्य योजना अनुभाग)

सार्वजनिक सूचना

18.1.2019

आवासन और शहरी कार्य मंत्रालय, भारत सरकार द्वारा राष्ट्रीय राजधानी क्षेत्र दिल्ली में निजी स्वामित्व वाली भूमि के विकास के लिए "निजी स्वामित्व वाली भूमि के नियोजित विकास हेतु विनियम" शीर्षक से का.आ.3249 (ई) दिनांक 4 जुलाई, 2018 द्वारा राजपत्रित अधिसूचना जारी की गई थी।

दिल्ली विकास प्राधिकरण की वेबसाइट पर अपलोड किए गए विनियमों के अनुसार पृथक् भू-स्वामी अथवा कंपनी अथवा सोसायटी अथवा भू-स्वामियों का समूह निर्धारित अनुप्रयोज्यता और उक्त अधिसूचना के अनुसार निजी स्वामित्व वाली भूमि के नियोजित विकास हेतु विनियमों में दी गई शर्तों को पूरा करके अपलोड की गई मानक प्रचालन कार्य-पद्धति (एस.ओ.पी.) में दिए गए निर्धारित दस्तावेजों सहित अपने कब्जे वाली भूमि को विकसित करने के लिए आशय संबंधी आवेदन-पत्र प्रस्तुत करेगा। यह जानकारी सभी मूलभूत आधारीक संरचना के साथ संबंधित क्षेत्रों की समग्र योजना तैयार करने के लिए भू-स्वामियों को समायोजित करने के लिए आवश्यक है।

मानक प्रचालन कार्य-पद्धति (एस.ओ.पी.) दि.वि.प्रा. की वेबसाइट ([www.dda.org.in](http://www.dda.org.in)) पर अपलोड की गई है, जिसमें आवेदकों को समझाने के लिए कार्य-पद्धति/प्रस्ताव के स्तरों की जानकारी दी गई है। जिन कार्मिकों/कम्पनियों की भूमि बिना मुकदमेबाजी वाली है और सुविधा कॉरिडोर में तथा नीति के अनुसार सभी अन्य क्षेत्रों में आती है, जिनके पास निजी स्वामित्व वाली भूमि है, वे आवेदन करने के पात्र हैं।

आवेदन-पत्र विकसित क्षेत्रों में संबंधित शहरी स्थानीय निकायों में और विकासशील क्षेत्रों में दि.वि.प्रा. के विकास क्षेत्र में आने वाले क्षेत्रों के लिए किसी भी कार्य दिवस को आयुक्त (योजना), दि.वि.प्रा., 5 वीं तल, विकास मीनार, नई दिल्ली-110002 के कार्यालय में और संबंधित स्थानीय निकाय के मुख्य नगर योजनाकारों, जिनके अंतर्गत सदमधीन क्षेत्र आता है, को प्रस्तुत किया जाएगा।

कृपया [www.dda.org.in](http://www.dda.org.in) पर अपना फीडबैक दें।

कृपया दि.वि.प्रा. की वेबसाइट [www.dda.org.in](http://www.dda.org.in) देखें या 1800110332 डायल करें।

# दिल्ली विकास प्राधिकरण

(मुख्य योजना अनुभाग)

सार्वजनिक सूचना

18.1.19

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कृपया [www.dda.org.in](http://www.dda.org.in) पर अपना फीडबैक दें।

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# दिल्ली विकास प्राधिकरण

(मुख्य योजना अनुभाग)

सार्वजनिक सूचना

18.1.2019

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कृपया दि.वि.प्रा. की वेबसाइट [www.dda.org.in](http://www.dda.org.in) देखें या 1800110332 डायल करें।



### 2.10.3 Facility Corridor

In Master Plan it is mentioned that for the Zonal Development Plans in Urban extension the facility belts / corridors shall be detailed out in Layout Plans. The facility corridors indicated in the Zonal Development Plans will be detailed out into specific uses as per Master Plan (Ref. Annexure 8) at the time of preparation of detailed layout and Sector Plans on the basis of feasibility and ground realities. The exact boundary of facility belts / corridors will thus be governed by the approved layout plans.

### 2.11 Phasing and Implementation

Area for Redevelopment

- Areas deficient in terms of Infrastructure/ lacks in terms of MPD standards / sub- standard areas needs to be identified for redevelopment.

### 2.12 Plan Phasing

Area under Planning Zone 'J' is sandwiched between existing development like Vasant Vihar, Vasant Kunj and Saket in South Delhi and residential development in Gurgaon. This is a peculiar Zone where major area of land is under Regional Park 6200 Ha, Green Belt 410 Ha. & Asola Bird sanctuary 300 Ha. outside Regional Park constituting about 6,910 Ha. out of 15,798 Ha. is not available for Urban development. Out of remaining 8,268 Ha area under Villages and Unauthorized Colonies is about 71.12 Ha. & 1630 Ha. respectively. The remaining area for planned development is 6567 Ha.. Urban Development under MPD-2021 is cellular and hierarchical Urban Development structure, where premises level or plot level is generally identified by the individuals but the city level facilities are generally not counted or contributed by them.

In view of the above, following phasing is suggested:-

- 2.12.1 At the first instance, the Phase I should constitute (a) area between NH-8 in the West, Mahipal Pur Road in the North, M.G. Road in the East and boundary of Union Territory in the South and (b) area between Mahipal Pur - Gurgaon Road in the West, proposed 100 M. wide road in the North and regional Park in the South and Asola Bird Sanctuary in the East may be taken up for development as this area will be served , Metro, National Highway and major existing roads and as it provides mostly land under Agriculture and few villages abadies. Propensity to develop new road network is greater in this area.



F.No. K-12011/3/2018-DD-I

भारत सरकार/Government of India

आवासन और शहरी कार्य मंत्रालय /Ministry of Housing and Urban Affairs

निर्माण भवन/Nirman Bhavan

नई दिल्ली/New Delhi.

Dated the, 30<sup>th</sup> November, 2018.

To

The Vice Chairman,  
Delhi Development Authority,  
Vikas Sadan, INA,  
New Delhi.

Subject: Policy to enable the planned development of Privately Owned Lands.

Sir,

I am directed to refer to the meeting held on 10.10.2018 under the Chairmanship of Additional Secretary (W&H) on the above-mentioned subject wherein it was decided that DDA shall prepare the Master Plan/Layout Plan integrating all privately owned land so that basic infrastructure could be made available before regularization of these private lands. The MCDs were directed to send their formal response in this regard with the approval of respective Commissioners.

2. Responses received from North Delhi Municipal Corporation, South Delhi Municipal Corporation and East Delhi Municipal Corporation are enclosed herewith. DDA, is therefore, requested to initiate necessary action in the matter urgently.

Yours faithfully,

Encl. as above.

(Anil Kumar)

Under Secretary to the Govt. of India  
Telefax : 23061681

Copy to:

1. The Chairman, New Delhi Municipal Council, Palika Kendra, New Delhi- with a request to send their response, as decided in the meeting mentioned above.
2. The Commissioner, North Delhi Municipal Corporation, Civic Centre, New Delhi.
3. The Commissioner, South Delhi Municipal Corporation, Civic Centre, New Delhi.
4. The Commissioner, East Delhi Municipal Corporation, Udyog Sadan, Patpar Ganj Industrial Area, Delhi.
5. Commissioner(Plg), Delhi Development Authority, Vikas Minar, I.P. Estate, New Delhi.



उपनिवेशक (योजना)  
फुलो, जे व जी (यू. ई.)  
डायरी सं०: 330  
दिनांक: 27/5/19.

Office of AC (Plg.)  
Date: M-174  
Date: 22/5/19

ANNEXURE - D

आयुक्त (योजना) कार्यालय  
डायरी सं०: M-740  
दिनांक: 20/5/19



निदेश (केन्द्रीय योजना)-रीन

दिल्ली विकास प्राधिकरण

डायरी नं०: 958

योजना क्षेत्र पी -1 और पी -2 (नरेला उप-नगर परियोजना)

दिनांक: 21/5/19

11वीं मंजिल विकास, मिनार, आई पी एस्टेट, नई दिल्ली-110002

फोन: +91-11-23370326

No. PA/Dir(Plg.)Narela/2018/135.

Dated: 20.05.19

निदेश (योजना)

मुद्रांक: II (AP-II)

डायरी सं०: 772

दिनांक: 24/5/19

### MEETING NOTICE

अतिरिक्त आयुक्त (यो)-II

डायरी सं०: 960

दिनांक: 24/5/19

A Meeting will be held under the Chairmanship of Hon'ble L.G. of Delhi on 22.05.2019 at 12:15 PM to discuss the issues related to Facility corridors earmarked in Zonal Development Plans of Delhi with reference to regulations notified on 04<sup>th</sup> July 2018 vide S.O.No.3249(E) regarding enabling the Planned Development of Privately Owned Land in Delhi.

All concerned are requested to attend the meeting along with the issues and status thereof.

*[Signature]*  
20/05/19

(H.K. Bharti)

Director(Plg.)/Narela

Copy to:

1. Spl. Secretary to Hon'ble L.G, Delhi.
2. OSD to VC, DDA for kind information of the latter.
3. Commr.(Plg.), DDA
4. Addl. Commr.(Plg.)- I.
5. Addl. Commr.(Plg.)- II.
6. Addl. Commr.(Plg.)- III.
7. Director(Plg.) Zone E,O&J.
8. Director(Plg.) A,B,C&G Zones.
9. Director(Plg.)Zone-K-I, L & N.

ALL  
ACs + Dir (Plg.)  
20/5/19  
22/5/19

Sr. Architect, VC office telephonically informed AC (Plg.)-I that the meeting is to be attended only by AC (Plg.)-I, AC (Plg.)-II, Director (MPMR) & Director-AP-II. This was conveyed by AC (Plg.)-I.

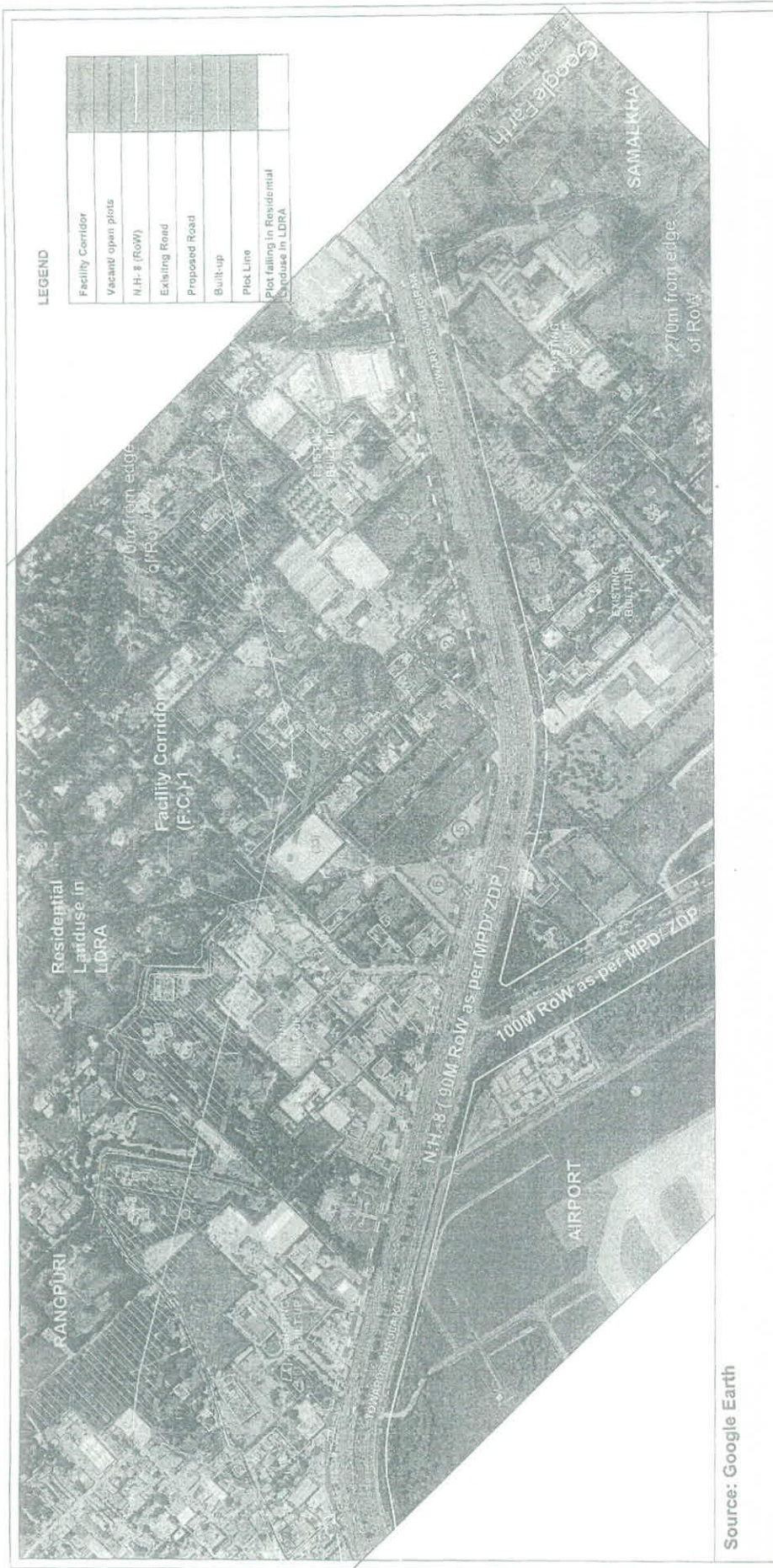
AC (Plg.)-III  
Commr. (Plg.) on leave 22/05/19

AC (Plg.)-II  
AC (Plg.)-II  
Dir (Plg.) AP-II

*[Signature]*  
20/5/19  
22/5/19  
AD/3



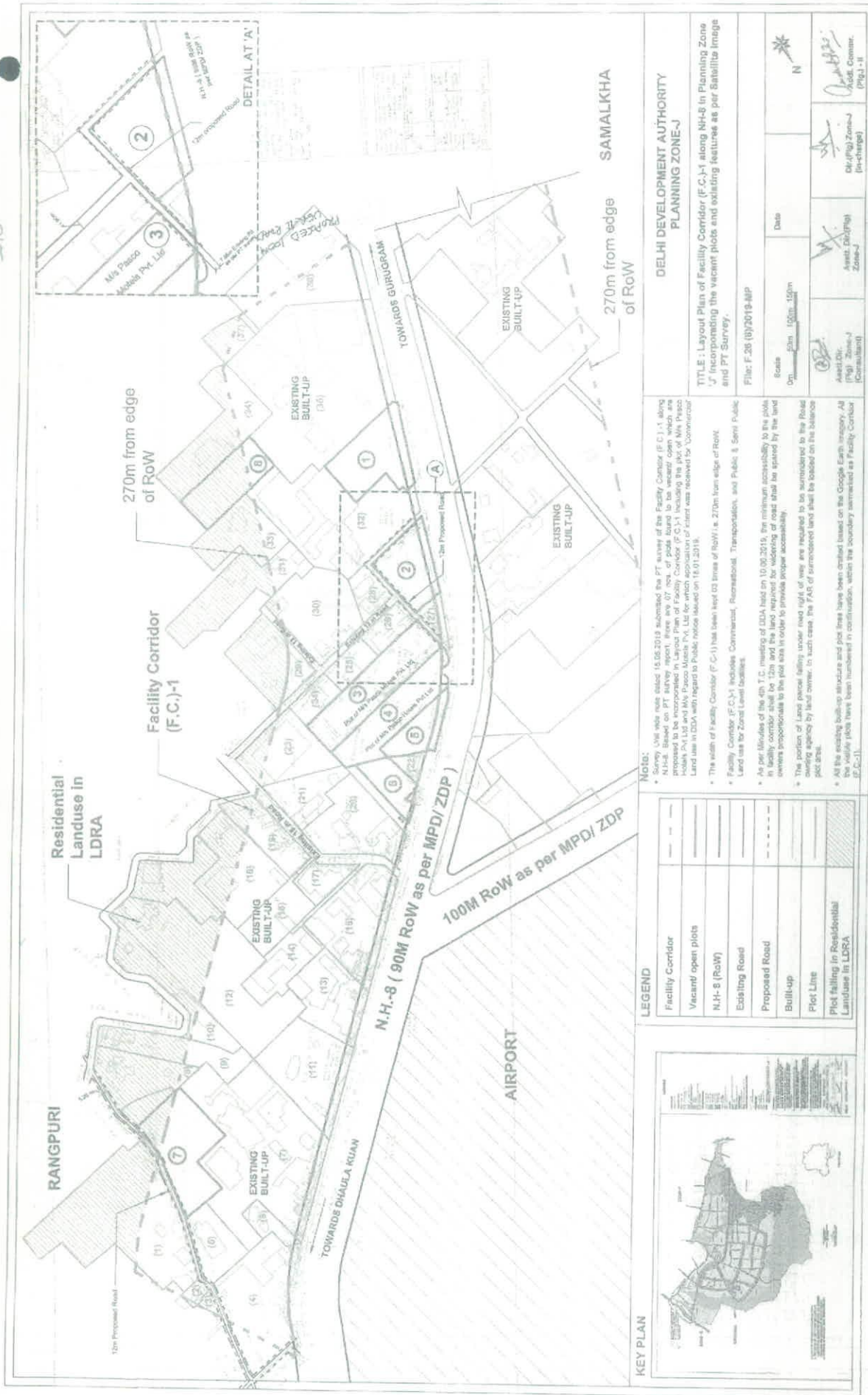








-18-



**DELHI DEVELOPMENT AUTHORITY  
PLANNING ZONE-J**

**TITLE:** Layout Plan of Facility Corridor (F.C.-1) along NH-8 in Planning Zone 'J' incorporating the vacant plots and existing features as per Satellite Image and PT Survey.

**File:** F-26 (09/2019-MP)

**Scale:** 0m 25m 50m 100m

**Date:**

**Asst. Dir. (Plg) Zone-J (in-charge)**

**Asst. Dir. (Plg) Zone-J (in-charge)**

**Asst. Dir. (Plg) Zone-J (in-charge)**

- Notes:**
- Survey was conducted on 15.05.2019 submitted the PT survey of the Facility Corridor (F.C.-1) along NH-8. Based on PT survey report, three sets of layout plan were prepared and submitted to the Delhi Development Authority for approval. The layout plan is being prepared for the Facility Corridor (F.C.-1) including the plot of M/s. Pooja Land use in the Facility Corridor (F.C.-1) for which application of interest was received for Commercial use.
  - The width of Facility Corridor (F.C.-1) has been kept 100 m as per the PT Survey.
  - Facility Corridor (F.C.-1) includes Commercial, Residential, Transportation, and Public & Semi Public Land use for Zoned Land Use.
  - As per Minutes of the 4th T.C. meeting of DDCA held on 10.05.2019, the minimum accessibility to the plots in Facility Corridor shall be 12m and the land required for widening of road shall be provided by the land owners proportionate to the plot area in order to provide proper accessibility.
  - The portion of Land parcel falling under road right of way are required to be surrendered to the Road widening agency by the owner. In such case the FAR of surrendered land shall be added to the balance plot area.
  - All the existing built-up structure and plot lines have been derived based on the Google Earth imagery. All the vacant plots have been numbered in continuation, within the boundary surrendered as Facility Corridor (F.C.-1).

**LEGEND**

Facility Corridor	
Vacant/ open plots	
N.H.- 8 (Row)	
Existing Road	
Proposed Road	
Built-up	
Plot Line	
Plot falling in Residential Landuse in LDRA	



Sub: Proposal for change of land use of an area measuring 4.42 ha. from 'Industrial (M1 Manufacturing Service & Repair Industry) to 'Residential' (RD Residential area) under section 11(A) of DD, Act, 1957 for In-Situ rehabilitation of JJ Clusters at Kirti Nagar Industrial area, Planning, Zone-G.

File No.: F3(11)/2019-MP

#### SYNOPSIS:

In-Situ rehabilitation of J J Clusters at Kirti Nagar Industrial area is one of the Schemes approved by VC, DDA under PMAY Scheme. This JJ cluster is located in Industrial land use; therefore, change of land use from 'Industrial' to 'Residential' is required to be processed under Section 11-A of DD Act, 1957.

#### 1.0 Background:

- 1.1 DDA has approved a policy for In-Situ redevelopment / rehabilitation of Slum Clusters on PPP mode in consonance with PMAY to eventually make Delhi a slum free city and achieve a mission of housing for all by 2022. In this regard, a meeting was held under the Chairmanship of VC, DDA on 24.01.2019 (Annexure-A) wherein it was desired to identify the sites for In-Situ rehabilitation of JJ clusters located in various locations in Delhi. Thereafter, a joint site inspection was co-ordinated by Director (Housing-III) and the JJ Cluster at Kirti Nagar Industrial Area was one of the sites identified for In-Situ rehabilitation of JJ Clusters wherein Planning Department, DDA was directed to place the matter before the Technical Committee of DDA for processing the Change of Land use from 'Industrial' to 'Residential' under Section 11-A of DD Act, 1957.
- 1.2 A meeting was held in the chamber of Principal Commr. (Housing/ PMAY), DDA on 20.09.2019 to review the progress of In-Situ Slum Redevelopment/ Rehabilitation Projects under consideration on DDA lands wherein one of the projects discussed was regarding change of land use of Kirti Nagar Area. As discussed in the meeting, Engg. Wing (WD-13), DDA was directed to clarify the Railway Line Boundary and the area/dimension of the MCD School.

#### 2.0 Joint Site Inspection Report:

- a) **Joint site inspection (1):** A joint site inspection was held on 15.10.2018 wherein JJ clusters at Kirti Nagar were inspected along with DDA officers of Housing & Urban Projects wing, Engineering wing, Planning wing, LM wing, Housing wing and officers from Northern Railways. During the joint site inspection, it was intimated by the officer of Planning wing that the concerned file was with Vigilance Branch, DDA since 20.10.2003, hence the status of the land could not be ascertained by the concerned departments. Further, the officer of LM wing intimated that the status of land will be verified by the Revenue staff/ LM wing, DDA. The Railway officers, who attended the joint site inspection, were not able to verify the railway land boundary as there were no Railway burjhi available at site. Advisor (Plg.) suggested that the DDA boundary wall may be treated as boundary of the Railway line. (Annexure-B)
- b) **Joint site inspection (2):** A joint site inspection was again held on 07.01.2019 along with officers of Housing & Urban Projects wing, Engineering wing, Planning wing, LM wing, Housing wing and officers from Northern Railways to explore the possibility of in-situ rehabilitation of viable JJ clusters. Although a number of JJ Clusters are located in Kirti Nagar Industrial area, but it was decided by Director(Housing)-III to take up three JJ clusters, namely (i) JJ clusters behind Fire Station, (ii) Chunna Bhatti, Lakkar Mandi, Kirti Nagar, and (iii) Chuna Bhatti (Harijan Basti), Lakkar Mandi, Kirti Nagar, for redevelopment. It was informed by Railway department that some of the clusters namely Jawahar Camp, Indira Camp and Kamla Nehru Camp are on Railway land and having no proper approach. It was decided that the land ownership will be verified by LM



Wing, DDA and conceptual plan for in-situ development of this area will be prepared by the Architecture wing, DDA. (Annexure-C)

- c) **Joint site inspection (3).** As per the earlier approved LOP of Kirti Nagar Industrial Area in early 80s, the scheme has been prepared by maintaining approximately 18.0 m distance from the Railway line and accordingly, the Industrial plots allotted by DDA are already existing at site maintaining a distance of 90 feet (27m.) to 110 feet (33.5m.) from the Rewari railway line is affecting the existing Industrial Plots. Therefore, a joint site inspection was again scheduled on 06.08.2019 to ascertain the exact boundaries of the Railway land on both sides of the Rewari railway line, alongwith the officers of Railway Department. However, the said joint site inspection could not be held due to heavy rains. Moreover, the officers of the Railways were also not present for the joint site inspection and therefore, EE(WD-13) decided to take up the matter with the General Manager, Northern Railway for further clarification. The same is awaited.

### 3.0 Total Station Survey (TSS):

- i) **EE/WD-13** vide letter dated 07.02.2019 had submitted the Total Station Survey (TSS) dated June, 2018 for an area measuring **55.93 acres** showing a number of J J Clusters in the area and the Railway land limit has been earmarked which varies from 90 feet (27m.) to 110 feet (33.5m.) along the existing Railway line to Rewari. While superimposing the Railway boundary on the layout plan of Kirti Nagar Industrial Area scheme, it is observed that some of the existing Industrial plots are being affected by the width of Railway land to be maintained along the Railway line. Further, EE/WD-13 vide letter dated 14.03.2019 had submitted the Total Station Survey (TSS) earmarking MCD School (0.27 acres approx.) and M.P Govt (Forest Land) (2.07 acres).
- ii) The proposed site identified for in-situ rehabilitation measuring 4.42 ha. includes three JJ clusters namely (i) Behind Fire Station, (ii) Chunna Bhatti, Lakkar Mandi, Kirti Nagar, and (iii) Chuna Bhatti (Harijan Basti), Lakkar Mandi, Kirti Nagar. The proposed site is bounded by 18 m wide road on two sides which is encroached at several places.
- iii) Recently, as directed in the meeting held on 20.09.2019 in the chamber of Principal Commr. (Housing/PMAY), DDA; JE(C)/WD-13, DDA visited the office of Director (Plg.) AP-III on 23.09.2019 and submitted a fresh TSS dated 21.09.2019 showing the revised Railway Line Boundary and the area/ dimensions of MC Primary School, Chuna Bhatti as 1007.59 sq.m. (0.25 acres approx.).

### 4.0 Examination:

#### 4.1 Master Plan (MPD-2021)/ZDP-Zone G Provisions

- i) As per MPD-2021 & Zonal Development Plan of Zone-G, the land use of the site proposed for in-situ rehabilitation at Kirti Nagar is "Industrial". (Annexure-D)
- ii) As per the approved layout plan of **Kirti Nagar Industrial Area** prepared in the early 80s, the site proposed for in-situ rehabilitation of JJ clusters has been superimposed on the TSS which includes (i) Part Mineral Siding site, (ii) MP Govt. Land, (2.07 acres - Allotted + 2.0 acres-Additional land proposed) (iii) Fire Station site ( Allotment done in file no. F.15(80)76/LSB-1).
- iii) As per MPD-2021, Chapter 4-Shelter, Para 4.4.3.B. Residential Plot-Group Housing, Note:(ii), it is stated that *Plots for Group housing should be located on roads facing a minimum width of 18 m ROW (7.5 m ROW for redevelopment area/ rehabilitation area etc.* This site is located on 18 m wide ROW road on two sides.
- iv) A meeting was held in the chamber of Principal Commr.(Housing/ PMAY), DDA on 20.09.2019 to review the progress of In-Situ Slum Redevelopment/ Rehabilitation Projects under consideration on DDA lands wherein one of the projects discussed was regarding change of land use of Kirti Nagar Area. During the meeting, it was directed to Engg. Wing (WD-13), DDA to clarify the Railway Line Boundary and the area/ dimension of the MCD School.

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- v) The TSS showing the identified site for In situ rehabilitation of J J Clusters has been superimposed on the approved layout plan of Kirti Nagar Industrial Area and it was observed that the site earmarked for Mineral Siding and Fire Station is encroached by JJ Clusters. A site for MCD School has been shown in the T.S.S, but as per the approved layout plan of Kirti Nagar Industrial Area, there is no site earmarked for School. Since the land use of the area under encroached land is "Industrial" as per MPD-2021 / ZDP-Zone-G, it was discussed in the VC Meeting held on 24.01.2019 that after ratification in the LOP and approval from the Screening Committee, the change of land use would be required to be processed under section 11(A) of DD Act, 1957 from "Industrial to Residential", for in-situ rehabilitation of JJ clusters on this land. (Annexure-E)

#### 4.2 Land Ownership Status/Allotment Status:

Director (LM)/ and Railway department were requested to provide the land status of the proposed site for In situ rehabilitation and Director (IL) and Director (Industrial) were requested to provide the allotment status of the sites namely (i) Part Mineral Siding site, (ii) MP Govt. Land, (iii) Fire Station site, and (iv) Existing MCD School. The details of the land ownership/allotment are as follows:

- i) **Part Mineral Siding site:** During the joint site inspections with Railway Department, it was observed that the land under reference is partly under the ownership of DDA and some part is under the possession of Railway Department. However, the same is to be verified by Railway Department and LM wing as per the land records available with them. Since, the land earmarked for Mineral Siding is not being utilized by the railway department for Railway freight services and is encroached, therefore, it is proposed to utilize this land for in-situ rehabilitation of existing JJ clusters at Kirti Nagar. However, Director (Industrial) has been requested to provide the NOC for the same which is awaited.
  - ii) **Madhya Pradesh (MP) Govt. Land:** Dy. Director (Indl.) has informed that the allotment file of M.P. Government land is not traceable in DDA records, therefore, it has been requested by them to Additional Principal Chief Conservator of Forests (Liasoning & Sales), Govt. of MP, Forest Department, to clarify the total land allotted to MP Govt.. Thereafter, Additional Principal Chief Conservator of Forests (Liasoning & Sales), Govt. of MP, Forest Department vide his letter dated 23.04.2019 (Annexure-F) has clarified that total land measuring 2.07 acres was allotted to MP Govt. in two phases. Hence, the MP Govt. land measuring 2.07 acres is excluded from the scheme boundary of the proposed in-situ rehabilitation project.
  - iii) **Fire Station site:** Director (IL) vide his note dt. 01.03.2019 has referred the IL file bearing no. F.25(09)85/IL regarding allotment of land to Police Station & Staff Qtrs. and Fire Station. The location plan of Fire Station and Police Station site at Kirti Nagar is available in the file wherein it is stated in the plan that an area measuring 0.46 ha. was approved vide VC order dt. 22.03.1986 in file no. F.15(80)76/LSB-I for Fire Station at Kirti Nagar. However, the file bearing no. F.15(80)-76-LSB-I regarding allotment of land to Fire Station is not available with IL wing records. It was observed that the said Fire Station site was encroached, therefore, IL Wing has allotted land for Fire Station in the adjoining Community Centre. Therefore, ratification of the Layout plan is required to show the actual land allotted by the IL wing and the same will be placed before Screening Committee shortly.
- The layout plan of Community Centre at Kirti Nagar (Warehousing) showing the location of land allotted to Police Station & Staff Qtrs. (1.28 acres) and Fire Station (1.14 acres) is enclosed as (Annexure- G).
- iv) **Existing MCD School:** As per the approved layout plan of Kirti Nagar Industrial Area, there is no site earmarked for School. However, the status of existing MCD School at site is received from the office of Asstt. Town Planner, North DMC vide letter dated 19.08.2019 (Annexure-H), wherein it is stated that the land under reference is MCD land measuring 8336.64 sq.yds. (1.72 acres) and no dimensions of the plot are given, but as per the TSS received from the office of EE (WD-13), it is observed that the land under the possession of MCD School is 0.27 acres only. Further, in view of the meeting held under Principal Commr. (Housing/ PMAY), DDA on 20.09.2019, Engg. Wing (WD-13), DDA has submitted the fresh area/ dimensions of M.C. Primary



School measuring 1007.59 sq.m.(0.25 acre approx.) and the same has been superimposed on the proposed scheme for In-situ rehabilitation at Kirti Nagar Industrial Area.

#### 4.3 Litigation Status/ status under section 24(2) of New LARR Act:

Dy. Director (NL)-I has been requested to provide the Legal Status verifying the fact that there is no court case under section 24(2) of New LARR Act, 2013 on the land under reference. The same is awaited.

#### 5.0 Information required as per the MoUD, GoI letters dated 07.04.2015 & 04.09.2015 :

S.No.	Information required	Explanatory background
<b>A. As per MoUD letter 04.09.2015</b>		
i.	Background Note indicating the current situation / provisions;	Refer Para 1.0 and 4.0 of this proposal
ii.	Whether similar proposals have earlier been considered by DDA / Ministry and / or disposed, and if yes, when and how;	Similar proposals have been considered by DDA/Ministry.
iii.	What were the specific recommendations of the Authority with regard to the proposal;	Authority had not recommended any specific recommendations.
iv.	How and why the proposal was initiated;	DDA has approved a policy on In-Situ slum redevelopment / rehabilitation of slum clusters on PPP mode in Delhi in consonance with PMAY to eventually make Delhi slum free and achieve a Mission of Housing for all by 2022 under PMAY.
v.	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof;	The proposal has been carefully examined and it is for the benefit of slum dwellers and ultimately the fulfillment of goals of PMAY.
vi.	What are the expected short-term and long-term outcomes if the proposal is approved and implemented;	As the proposal is for providing housing for slum dwellers in the area, it has both short and long-term outcomes.
vii.	How the proposal will benefit in the development and economic growth of the city;	The proposal will facilitate the slum dwellers by providing housing in turn contributing to better socio-economic growth in long term.
viii.	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;	The procedure followed in other cities does not differ.
ix.	What will be the public purpose served by the proposed modifications;	DDA has approved a policy on In-Situ slum redevelopment / rehabilitation on PPP mode in Delhi to be adopted by DDA in consonance with PMAY. The JJ Cluster at Kirti Nagar Industrial Area is one of the site identified for In-Situ rehabilitation.
x.	What is the number of people / families / households likely to be affected by the proposed policy;	As per minutes of site inspection issued by Director (Housing)-III, dated 11.01.2019, the no. of households as per DUSIB Survey Report 2010-11 for the three clusters namely behind Fire Station, Kirti Nagar, Chuna Bhatti, Lakkar Mandi, Kirti Nagar and Chuna Bhatti (Harijan Basti), Lakkar Mandi, Kirti Nagar is approx. 190, 1551 and 1053 respectively (total = 2794).

S.No.	Information required	Explanatory background
xi.	Whether the proposal is in consonance with the existing plans, laws, bye-laws, rules, etc;	The proposed land use is not in consonance with the existing land use of ZDP of Zone-G/Master Plan for Delhi-2021 & therefore, the change of land use is being processed under section 11-A of DD Act, 1957 to bring it in consonance with the ZDP of Zone-G/MPD-2021.
xii.	Whether the implementation of the proposal will require changes in certain rules, provisions of Master Plan, etc, and if yes, what action has been taken to bring about such changes;	No such change is required in rules and provisions of Master Plan, etc.
xiii.	Whether the departments / organizations / Ministries related with the proposal have been consulted and if yes, what were their views and how they were disposed;	Yes. As per the Section 11-A of DD Act, 1957, there is a provision of inviting objections/ suggestions of public/ organizations/ departments after the approval of the Authority.
xiv.	Whether the relevant guidelines/ orders of DOP&T, Ministry of Finance and other nodal Ministries/ Departments were taken into account while preparing and examining the proposal.	The proposal is examined and processed as per the provisions of DD Act, 1957 and MPD-2021/ Zonal Development Plan.
xv.	The name, designation and contact information of an officer of the level of Director or above who will be the nodal officer to be contacted by the Ministry regarding the proposal.	The concerned Officer presently dealing with this matter is Mrs. Rita Grover, Director (Plg.) Area Planning-III, DDA, 4th floor, Vikas Minar, New Delhi -110002. Contact telephone No.: 011-23370239.
<b>B. As per MoUD letter dated 07.04.2015:</b>		
i.	Whether the land is government or private and who is the land owning agency?	DDA land
ii.	On whose request the change of land use case or modification to MPD-2021 has been initiated?	In the DDA Senior Officers' Meeting held on 02.07.2019, it was decided to take up In-Situ slum redevelopment / rehabilitation for identified JJ clusters in Delhi in phased manner, on PPP mode in consonance with PMAY.
iii.	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	Several joint site inspections were held wherein JJ clusters at Kirti Nagar was inspected along with officers of Architectural wing, Engineering wing, Planning wing, LM wing, Housing wing and Railways Deptt.
iv.	What is the public purpose proposed to be served by modification of MPD and/ or change of land use?	DDA has approved a policy on In-Situ slum redevelopment / rehabilitation on PPP mode in Delhi to be adopted by DDA in consonance with PMAY. The JJ Cluster at Kirti Nagar Industrial Area is one of the site identified for In-Situ rehabilitation.
v.	What will be impact of proposal on the ZDP/ MPD and whether the changes are in consonance with the approved plans/ policies?	The changes in the zonal development plan will reflect the actual position at site.
vi.	What will be proposal's impact/ implications on general public e.g. Law & order etc.?	There will be no implication regarding Law & order on the general public.
vii.	Whether any court cases are ongoing on the land mentioned in the proposal? Full details be attached.	Not to the knowledge of Planning wing, DDA. However, the same is to be verified by LM wing/ NL wing, DDA.



## 6.0 Proposal:

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In view of the above, the land use in respect of an area measuring 4.42 Ha. (As per TSS) located at Kirti Nag Industrial area, New Delhi, falling in Planning Zone-G, is proposed to be changed from 'Industrial' to 'Residential' under Section 11A of DD Act, 1957. The boundary descriptions of the same are as follows:

Location	Area Ha (Acres)	Land use as per MPD-2021/ ZDP	Land use Changed to	Boundaries
1	2	3	4	5
Part Mineral Siding Site near Railway Line, Kirti Nagar Industrial Area, Zone-G.	4.42Ha.	'Industrial'	'Residential'	<p><b>North:</b> 18m wide Road/ Community Centre site (Partly encroached by JJ Clusters)</p> <p><b>South:</b> Railway Line to Rewari (Adjoining land encroached by JJ clusters)</p> <p><b>East:</b> Part Mineral Siding Site (encroached by JJ clusters)</p> <p><b>West:</b> 18m wide Road/ Kirti Nagar Industrial Area, Block A&amp;B (Existing)</p>

(Refer Layout Plan at Annexure-I)

## 7.0 Recommendation:

The proposal stated above at para 6.0 is placed before the Technical Committee for its consideration.

*Sarita*

Sarita Kandhari  
Asstt. Director (Plg.)/ Zone-G

*Sakshi*

Sakshi Walia  
Dy. Director (Plg.) /C & G

*26.9.19*

Rita Grover  
Director (Plg.) AP-III

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ANNEXURE-A

निदेशक (भोजना) स  
आयसी सं 177  
दिनांक 29/1/19

DELHI DEVELOPMENT AUTHORITY  
Office of Director (Housing)-III

उप निदेशक (भोजना) स  
आयसी सं 91  
दिनांक 30/1/20

Room No. 311 C, D-B  
Vikas Sadan,  
New Delhi 11C

No. F. 2(46)2018/PMAY/ 3338

Dated : 28 January, 2019

Sub : Minutes of the meeting held in the Conference Hall of VC, DDA on 24.1.2 regarding In-situ Redevelopment of JJ clusters of Kirti Nagar area.

Please find enclosed minutes of the meeting held under the chairmanship of DDA on 24.1.2019 regarding In-situ Redevelopment of JJ Clusters of Kirti Nagar area further necessary action.

The Action Taken Report may please be sent in a time bound manner so that consolidated report could be submitted to VC, DDA.

Encls : As above

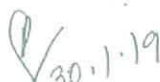
  
(V.K. Chopra)  
Director (Housing)

1. EM, DDA
2. FM, DDA
3. Pr. Commissioner (LM)
4. Chief Engineer (Dwarka)
5. Chief Architect
6. Commissioner (Plg)
7. Commissioner (LM)
8. Sr. Architect (Dwarka)
9. Director (IL)/Director Industrial/Director (Plg)AP-III
10. SE/CC-17

Copy for information to :

1. Commissioner (Pers./H)
2. OSD and Commissioner VC's Office
3. Sr. Architect VC's office

Director (Housing)

  
30.1.19  
By- AD (Plg) C&G  
AD (Plg) C&G  
31/1/19



**DELHI DEVELOPMENT AUTHORITY  
OFFICE OF DIRECTOR (HOUSING)-III**

**No. F.2(46)2018/PMAY**

**Sub : Minutes of the meeting held in the Conference Hall of VC, DDA on 24.1.2019 at 1.00 PM regarding In-situ Redevelopment of JJ clusters of Kirti Nagar area.**

A meeting was held under the chairmanship of VC, DDA on 24.1.2019 at 1.00 Pm to discuss the proposal with regard to in-situ rehabilitation of JJ clusters of Kirti Nagar area. The list of officers who attended the meeting is enclosed at Annexure-A.

2. It was apprised to VC, DDA that as per decision taken in the meeting held on 28.12.2019, JJ clusters of Kirti Nagar area were inspected along with officers of Architectural, Engineering, Planning, LM, Housing and Railways Departments. On the basis of the site visit it was decided to take up 3 JJ clusters, namely, Behind Fire Station, Chunna Bhatti, Lakkar Mandi and Chunna Bhatti (Harijan Basti), Lakkar Mandi for redevelopment.

3. Sr. Architect (Dwarka) in consultation with the Planning Department prepared a conceptual plan of the project and gave presentation of the same. It was apprised by Sr. Architect that as per layout plan of the site there is land allotted to Forest Department of MP Government and some additional land was earmarked for allotment to the MP Government. The same needs to be confirmed and verified by the Industrial Department, DDA whether the additional land was allotted to the MP Government for the purpose. Director (Industrial), DDA who was present in the meeting informed that no additional land could be allotted to the MP Government because the same was encroached upon by the JJ dwellers. VC, DDA directed to cancel the allotment of the additional allotment of land, if not done earlier and status report be sent to the Planning and Architectural Departments.

**Action : Director(Industrial)/Sr. Architect (Dwk)/Director(AP)-III**

4. Director (AP)-III informed that the land use of the area under encroachment is industrial for which the allotment and litigation status will have to be provided by the Industrial Department before processing the change of land use. Director (Industrial), DDA informed that no allotment of the land under encroachment has been made by the Industrial Department and there is no litigation in this regard. Director (Industrial) was directed to send the report in writing to the Planning Department in this regard and Director (Plg)AP-III will take further action regarding modification of the layout plan incorporating all the decisions taken by V.C., DDA earlier for change of site of Fire Station and cancellation of allotment of addl. land to M.P. Government, etc. The matter will then be placed by Director (AP)-3 before the Screening Committee. Thereafter further action for change of land use will be taken by the Plg. Deptt.

**Action : Director(Industrial)/ Director(AP)-III**

5. Sr. Architect (Dwarka) also informed that in the said layout plan a site for fire station has been earmarked in the plan, which is within the encroached JJ cluster under consideration for in-situ development project, but as per the site inspection, it was noticed that the fire station has been constructed at a different place on the main road. Director (IL), DDA who was present in the meeting intimated that the change of the location of fire station has been approved by the then VC, DDA in the layout plan available with them. It was directed that the confirmation for the same will be provided by the IL Department to the Planning and Architectural Departments to take further action for providing project boundaries and dimensions of the same to Architectural Department.

**Action : Director(IL)/Sr. Architect (Dwk)/Director(AP)-III**

6. Sr. Architect (Dwarka) pointed out that there is a built up MCD school in the project area and can be considered for including the same in the project. After discussions, it was agreed to include the existing school in the project area and to plan accordingly.

**Action : Sr. Architect (Dwk)**

7. It was further explained by the Sr. Architect (Dwarka) that as per the present available survey of the 3 JJ clusters conducted by DUSIB in the year 2010-11, there are about 2794 households and by using project land in the ratio of 75% for rehabilitation and 25% for remunerative purposes, 2890 EWS dwelling units could be achieved. It was further informed that there is encroachment in the form of commercial activity on both the major roads including a pucca built up structure on the Chunna Bhatti road Kirti Nagar, which will require to be removed. VC, DDA directed LM, Engineering and Industrial Departments to jointly ascertain the allotment status and to take action for demolition of the said structure till the project is finalized and tenders are called.

**Action : Commissioner (LM)/SE(CC-17)/Director (Industrial)**

8. The issue regarding survey of the JJ clusters which are being undertaken for in-situ rehabilitation was discussed. After detailed discussions, VC, DDA directed that survey for the JJ clusters of the 5 projects which are actively being considered for in-situ redevelopment and the projects which have already been taken up like at Pocket A-14, Kalkaji and Jailorwala Bagh may be conducted by the LM Department. For providing infrastructure for conducting survey of the remaining JJ clusters by the In-situ Cell of Housing Department, a proposal will be submitted by the Housing Department for taking steps to initiate the process of survey.

**Action : Commissioner (LM)/Commissioner (Housing)**



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9. VC, DDA further directed that the requisite information for processing the change of land use by the Planning Department may be provided by all concerned Departments immediately and simultaneously action for hiring a consultant to prepare the Detailed Project Report (DPR) for this project will be taken by CE(Dwk).

Action : Chief Engineer (Dwarka)/Director (AP)-III

--X--X--X--

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ANNEXURE 'B'

Director (Plg.) AP.  
Diary No. 1575  
Date 24/10/18

OFFICE OF THE EXECUTIVE ENGINEER  
WESTERN DIVISION NO.13, DDA,  
KIRTI NAGAR, LAKKAR MANDI, NEW DELHI-15.

No:F4(177)/AE-IV/WD-13/DDA/2018/ 1163

Dt: 18/10/11

Subject: In-situ Rehabilitation of JJ Cluster in Kirti Nagar area.

उप निदेशक (योजना)  
आयरी सं. C-1141  
दिनांक 24/10/18

MINUTES OF THE MEETING /JOINT INSPECTION

As per the direction of Commr.(P)Housing in the Meeting held on 31.8.18 a Joint inspection was fixed on 15.10.18 in the office of undersigned, wherein the following officers were present:-

1. Shailendra Kumar	EE/WD-13
2. Sh.R.D.Nagpal	A.D.(Survey).
3. Sh.R.C.Meena	Railway/MCM Teck
4. Ms.Subah	Arch. Asstt.
5. Sh. Sandeep Kumar	Consultant
6. Ms. Sarita Kandhari	AD(Plg)C&G
7. Ms. Amrita Khandelwal	AD(Plg)Consultant, C-Zone.
8. Sh. Subhash Chander	Surveyor, S&S-II
9. Sh. H.K.Bhatia	AE/WD-13
10. Sh. P.K.Behra	Advisor(Plg)
11. Sh. A.M.Khan	AE(C)/LD
12.Sh. Kunwer Pal	JE (C )/LD

After detailed discussion and deliberations. The following decision were taken.

1. Total Station Survey (TTS) of the area was sent to Director(AP-III) and S Architect along with soft copy for further necessary action
2. AD(Plg) C&G intimated that regarding layout plan of the area whereby the site under reference has been earmarked for alternative plots to S.P.Mukherje Traders Association, the concerned file is with Vigilance Branch since 20.10.2003, therefore status of land could not be ascertained. Advisor (Plg)intimated that he will assist to find out the concerned file.
3. A.D.Survey (LM West) Zone could not verified the status of land at site and intimated that it will be verified by revenue staff/LM Branch. Action to be taken by Director(LM).
4. The Railway officers attended the Joint inspection could not verified their land as there is no Railway burjhi available at site. Advisor( Plg) suggested that Boundary wall constructed by the DDA shall be treated as boundary of Railway line.

24.10.18

By. AD(Plg)C&G 24/10/18  
AD(Plg) C&G

Pl. enclose in concerned Contd...2/-  
file F3(58)2005-MP for record.  
Sant



-30-

-2-

5. It is decided that Principal commissioner (LD) and Principal Commissioner (LM) will be requested to ascertain the latest ownership, litigation, and allotment status of 5.22 Hect. of land under reference.

(Shailendra Kumar)  
Executive Engineer/WD-13

Copy to:-

1. Commissioner (Personal) Housing/DDA for kind information please.
2. Chief Engineer(DWK)/DDA for kind information please.
3. Director(Housing)-III/DDA for kind information please.
- ✓ 4. Director(Plg)AP-III for kind information and necessary action please.
5. SE/CC-17/DDA for kind information please.
6. Sr. Architect, Dwarka for kind information and necessary action please.
7. Dy.Director(LM)West Zone /DDA for information and necessary action.
8. Dy.Director(Industrial) for information and necessary action.
9. Sh. P.K.Behra, Advisor(Plg) for information.
10. Sh. R.K.Bhatia, AE/WD-13/DDA to pursue the matter.
11. Guard file.

  
Executive Engineer/WD-13

OFFICE of AC (Plg.)-3

By. No. M756

Date. 16-10-18

OFFICE OF THE EXECUTIVE ENGINEER

WESTERN DIVISION NO.13, DDA,

KIRTI NAGAR, LAKKAR MANDI, NEW DELHI-15.

उप निदेशक (योजना)

डायरी सं. ६११०

दिनांक ११/१०/१८

No:F4(177)/AE-IV/WD-13/DDA/2018/

M28

Dt:

Director (Plg.) AP-III

Diary No. 1502

Date. 11/10/18

MEETING NOTICE.

As per the minutes of meeting held on 31.8.18 in the room of Commr. (a joint inspection has been fixed on 15.10.18 at 11.30 A.M. meeting point will be at office of the undersigned regarding in situ rehabilitation /relocation of JJ clusters in Kirti Nagar, New Delhi. The following officers are requested to make it convenient to attend the same.

1. Sr.Architect(Dwarka)
2. Director(Plg)AP-III.
3. Dy.Dir.(LM)-West Zone.
4. Dy.Director(Indl.).
5. Dy.Dir, S&S, /DDA.
6. General Manager, Northern Railways
7. Sh. P.K Behra, Advisor(Plg).

आयुक्त (योजना) कार्यालय  
डायरी सं. 1272  
दिनांक 17/10/18

(Shailendra Kumar)

Executive Engineer/WD-13

Copy to:

1. Commr.(P)/DDA for kind information.
2. CE(DWK)/DDA for kind information please.
3. Dir(Housing)/DDA for kind information.
4. SE/CC-17/DDA for kind information please.
5. AE-VI/WD-13/DDA to pursue the matter.
6. Guard File.

Executive Engineer/WD-13

Pl. deputy Smt. Sarita Randhavi,  
AO(Plg) zone-G to attend.  
By. Asst. Plg) C+G

Sk  
12/10/18



The copy of 10P titled 'Warehouses for Timber To  
A Mineral Siding South of Kisti Ngr' as available in the  
record of this office & 'Revised modified plan  
vacant pocket at Kisti Nagar Industrial Area (All  
plots to S.P. Mucheyee market traders) as sub  
by Ex. Engr, W.D-13 are forwarded to Arch. Asst. (C)  
It has also been communicated in the joint inspection  
that the file bearing no. F20(2)/2002-MP was sent to  
DD(Vig) DDA, as per the information received from  
MP Section.

Sante  
15.10.18

9/5.10.18

✓ AC (PLg) ~~|| VII~~

The above values submitted for  
kind in formation ~~at~~ were meeting  
comm. (P) on 31.02.18, 18. Wang

16/10/28

Common (p/b)

1871918

AC (P1/P2) III.

— 62 —

18/10/18

Dir. (Pb.) AP-III

Pl. keep in related file

22.10.18

$$dy, \text{ in } (P \wedge Q) \wedge C$$

$\therefore 22/10/18$

$$AD(PG.) \quad C \neq C$$

pl. keep in concerned file

WOL

Sante  
2/8.10.18



S.No.	Date	Name	Designation	Phone No.	Signature
1.	15.10.18	Shailendra	CE/2013	9650228332	Shailendra
2.	15.10.18	R. K. Nagpal	A.D. Durgam	9213716666	R. K. Nagpal
3.	15.10.18	R. C. SINGH	AD (P) / DCC/2013	9312867990	R. C. SINGH
4.	15.10.18	Sushil	AD (P) / DCC/2013	9350617223	Sushil
5.	5/10/18	SANDEEP KA	CONSULTANT	9958603934	Sandeep
6.	15.10.18	SARITA KANDHARI	AD (P) / DCC/2013	9560206662	Sarita
7.	15.10.18	Anita Khanolkar	AD (P) / CONSULTANT	8953225800	Anita
8.	15.10.18	Satish Chandra	AD (P) / DCC/2013	9810367204	Satish
9.	15.10.18	H. K. Bhatia	AD (P) / DCC/2013	9873311965	H. K. Bhatia
10.		P. K. Exhara	AD (P) / DCC/2013	9968298639	P. K. Exhara
11.		A. M. Khan	AD (P) / DCC/2013	9211419565	A. M. Khan
12.		Kunwar Pal	AD (P) / DCC/2013	9999306008	Kunwar Pal



DELHI DEVELOPMENT AUTHORITY  
DIRECTOR (HOUSING)-III

No.F.2(46)2018/PMAY/DDA/

Dated :

INSPECTION REPORT

Sub: Minutes of the site visit carried out on 7.1.2019 in respect of Kirti Nagar Area

As per directions of VC, DDA, a site visit was carried out on 7.1.2019 of Kirti Nagar Area to explore the possibility of in-situ rehabilitation of viable JJ clusters. As some of the clusters are on Railway land, the officers from Railways were also invited along with land records to ascertain the extent of JJ clusters on Railways land. The list of officers who attended the site visit is enclosed as Annexure-A.

2. According to Total Station Survey (TSS) conducted by the Engineering Department, the Jawahar Camp along the railway track and on DDA land near Mayapuri flyover was first visited. The officers of the Railways after inspection of the site have informed that as per land records most of the jhuggies of this cluster are on Railway land. However they also informed that they possess a khasra plan of this area of the land belonging to the Railways. They suggested that this khasra plan may be superimposed on the TSS of the area which will be confirmed by the Railways after verification of their records and further action may be taken by the DDA accordingly. The Architect (Dwarka), however, was of the view that since there is no proper approach and the area encroached by the Jawahar Camp on DDA land appears to be very small, the in-situ development of this cluster is not feasible.
3. According to TSS Indira Camp and Kamla Nehru Camp, Kirti Nagar are on Railways land and having no proper approach. As such, these clusters are not feasible for in-situ development.
4. There is a cluster, namely, Wadhwa Camp adjoining vacant DDA land measuring 5.2 Hec. The area encroached by this cluster is 2.90 acres as per TSS. This cluster has not been included in the DUSIB survey list available on its website. On enquiry, it was gathered that some of the clusters were shifted from the other location of Kirti Nagar area when the railway underpass was constructed about 8-9 years back.

5. There are three more JJ clusters, namely, JJ cluster behind Fire Station, Kirti Nagar cluster Chunna Bhatti, Lakkar Mandi, Kirti Nagar and JJ cluster Chunna Bhatti (Harijan Lakkar Mandi, Kirti Nagar having approximately 190, 1551 and 1053 households respectively per DUSIB survey 2010-11. The area under encroachment of these 3 clusters was visited by team. Sr. Architect (Dwarka) was of the view that these clusters can be taken up for development/rehabilitation excluding the encroached land by JJ dwellers of Chunna Bhatti (Harijan Basti) the JJ cluster on Railways land.

After detailed discussions, the following action plan was finalized :

- i) Engineering Department will superimpose the khasras owned by Railways on the TSS in respect of the cluster at Chunna Bhatti JJ Cluster, Lakkar Mandi and get the same confirmed from the Railways within a week's time.

(Action: SE/CC)

- ii) Layout plan available with Sr. Architect (Dwarka) was seen and the following was observed:

- a) The Fire Station is not marked on the main road Kirti Nagar (Satguru Ram Singh Road) but it is constructed on the main road. This may be checked and corrected on the plan.

(Action: Director (Plg)AP)

- b) The land shown allotted to MP Government and the status of the additional land proposed for allotment to MP Government is to be checked. The records may be checked and clearly marked on the plan whether additional land has been allotted or not and the dimensions of the land allotted to the MP Government may be marked on the layout plan.

(Action: Director (Plg)AP  
Director (Institutional)/Director (Industrial)

- c) The Planning Department will indicate the plan area dimensions on the layout plan. Action on above will be completed within a week's time.

(Action: Director (Plg)AP-II)

- d) Sr. Architect (Dwarka) also pointed out that on the TSS a road has been shown adjoining Wadhwa Camp JJ cluster. The Planning Department was requested to check and clearly mark on the plan whether the same has been provided or not.



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DELHI DEVELOPMENT AUTHORITY  
OFFICE OF DIRECTOR (HOUSING)-III

ATTENDANCE SHEET

Sub: Site inspection of JJ clusters of Kirti Nagar Area on 07.01.2019

Sl. No.	Name & Designation S/Shri/Ms.	Mobile No.	e-mail No.	Si
1.	H.K. Bhatia H/LD-13	9873310863		H
2.	Deepankar Singh	9599430110		
3.	Manoj Sharma	9810183111	Secc17@dda-org.nw	
4.	Shailendra Kumar	9650238337	kskshilendra21@gmail.com	H
5.	R.K. NAGPAL	9213716806		H
6.	Sarita Kandhari	9560206662	sarita.kandhari64@gmail.com	
7.	V.K. Chopra Dir. (H)-III	9810269759	visenderchopra07@gmail.com	
8.	Sandeep	9958603934	sandeepschholia@gmail.com	
9.	Praveen Upadhyay	7389957588	Praveendhadehi@gmail.com	
10.	Kavita	9205363145	ar.kavita@ins18@gmail.com	
11.	Victor	9953619137	hupw.dwgkha.dda@gmail.com	
12.	ASHOK KUMAR ADLACH / DWK	9899867729	-do-	
13.	TAIPAL SINGH	9999631278	LM/W2	
14.	S.P. Singh H/O	9217631221	denlandali@gmail.com	
15.	ANIL KUMAR Sr. Section Engineer	9217648683	lowland.dlw	

16. L.D. Joshi Dy. Dir. (H) PMA 9810523228 laxmidhull62@gmail.com

17. Dishant Chaudhary A. Dir. (H/PMA) 7303605777 dc.dda07@gmail.com

- iii) It was seen that a vacant land adjacent to the Fire Station and Station, Kirti Nagar are marked on the TSS and a pucca structure is seen on the Chunna Bhatti Road of JJ cluster, Chunna Bhatti. The Department was requested to provide the ownership status of the lands within a week's time to Sr. Architect (Dwarka) and Director III so that the project may be planned accordingly.

(Action: Director (

7. Sr. Architect (Dwarka) informed that on receipt of the plan with above clarification from the Planning, Engineering and LM Departments, Architectural Wing will prepare conceptual plan for in-situ development of this area on PPP mode within a week's time.

(Action: Sr. Architect (D



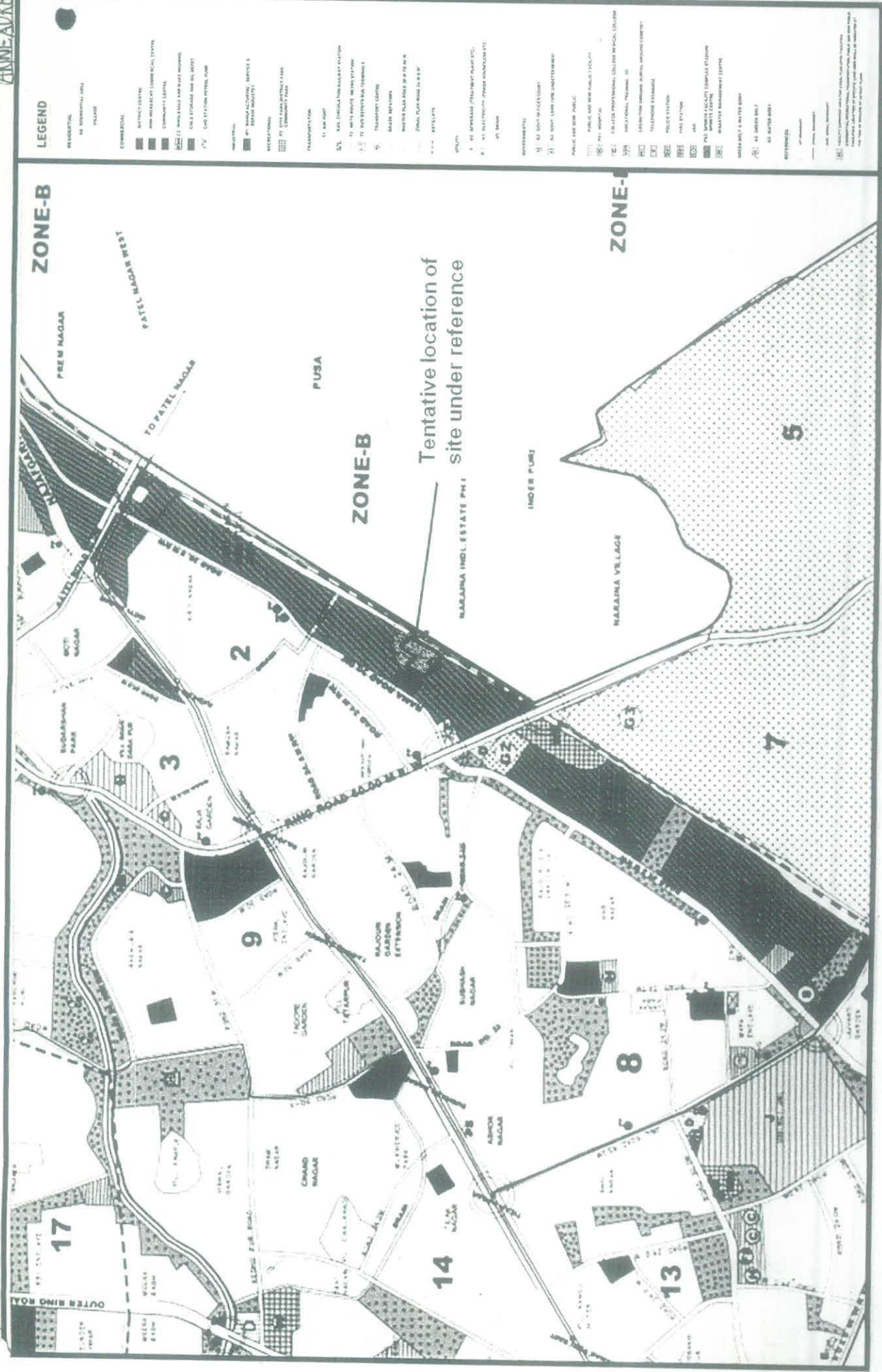


LOCATION OF SITE UNDER REFERENCE ON PART COPY OF MPD-2021



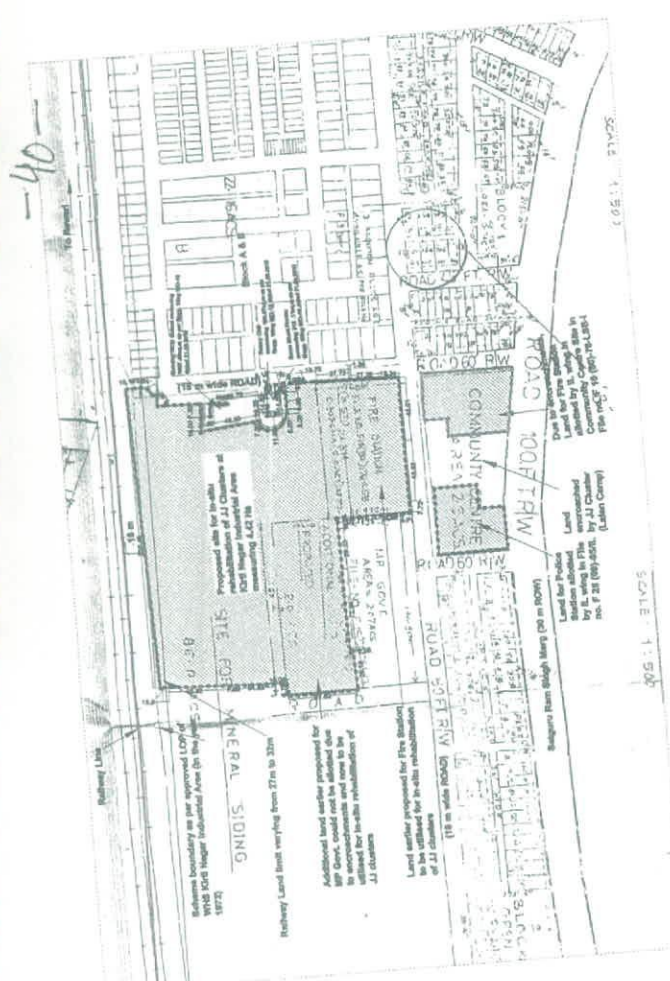
-39-

ANNEXURE-D-I



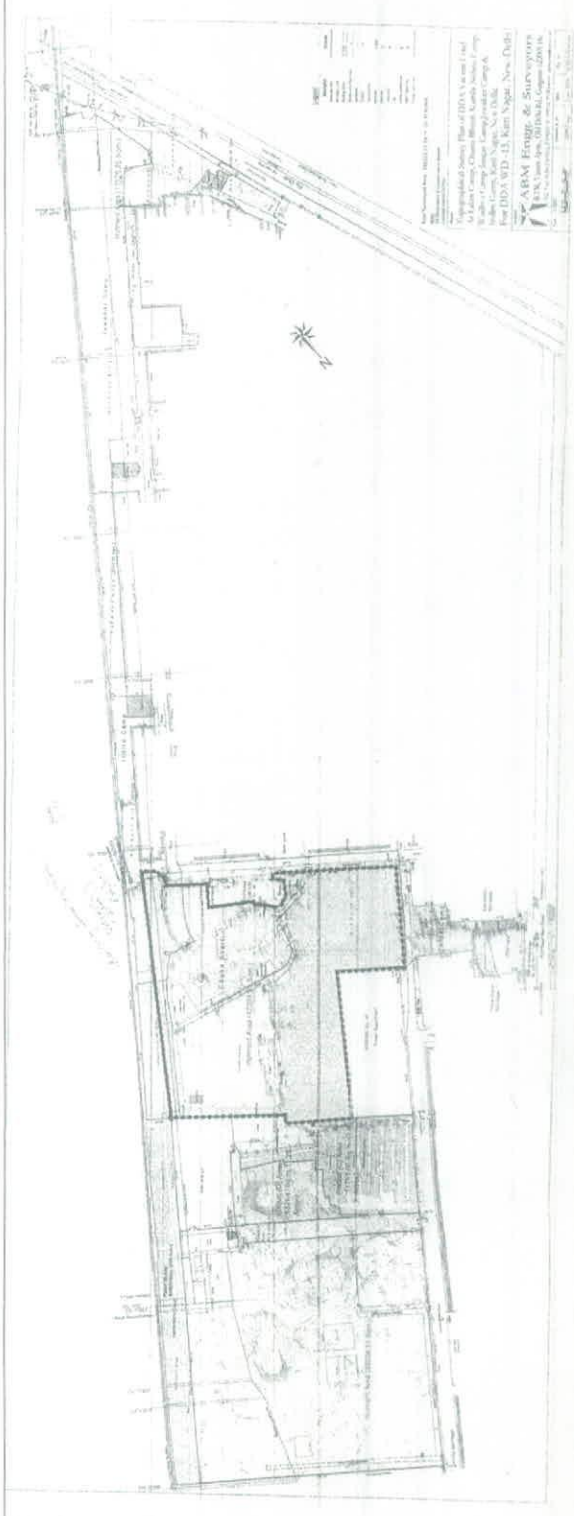
LOCATION OF SITE UNDER REFERENCE ON PART COPY OF ZONAL DEVELOPMENT PLAN, ZONE-G (MPD-2021)





PROPOSED SITE FOR IN-SITU REHABILITATION OF JJ CLUSTERS AT  
KIRTI NAGAR INDUSTRIAL AREA MEASURING 4.42 HECTARES.

**PART COPY OF THE LAYOUT PLAN TITLED “WARE HOUSES OF TIMBER TRADERS & MINERAL SIDING AT SOUTH OF KIRTI NAGAR”**



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ANNEXURE-F

**अपर प्रधान मुख्य वन संरक्षक (जन सम्पर्क एवं विक्रय) विक्रय डिपो**

मध्यप्रदेश शासन, वन विभाग, 803/17, खेल गाँव, समीप अक्षरधाम मन्दिर, नई दिल्ली-110092

टेलीफैक्स :- 011 - 25939685, ईमेल - mptimberdepotdelhi@yahoo.co.in

क्रमांक/वि0व0म0/स्था./265

नई दिल्ली, दिनांक/23/4/19

✓ प्रति,

श्री शैलेन्द्र कुमार  
कार्यकारी अभियन्ता  
वार्ड-13, दिल्ली विकास प्राधिकरण  
लक्कड़मण्डी, कीर्तिनगर  
नई दिल्ली

अभियन्ता की  
चो खाण्ड-13/दि  
पावती सं०.....  
दिनांक.....

विषय :- कीर्तिनगर एरिया जे. जे. क्लस्टर के यथास्थान के पुनर्विकास के संबंध में।

संदर्भ :- आपका पत्र क्रमांक/एफ4(177)/ईई-11/वार्ड-13/डीडीए/262, 23.03.

विषयान्तर्गत लेख है कि दिल्ली विकास प्राधिकरण द्वारा मध्यप्रदेश शासन विभाग को ब्लॉक सी-1, कीर्तिनगर को वर्ष 1976 में 1.07 एकड़ तथा वर्ष 1979 में 1 भू-भाग प्रदाय किया गया है। इस प्रकार कुल 2.07 एकड़ भू-भाग मध्यप्रदेश शासन विभाग अधिपत्य में है। अतः उक्त संबंधित उपलब्ध अभिलेख संलग्न कर आवश्यक कार हेतु प्रेषित हैं।

संलग्न : उपरोक्तानुसार।

अपर प्रधान मुख्य वन संरक्षक (जन सम्पर्क एवं वि-  
विक्रय डिपो, मध्यप्रदेश शासन  
वन विभाग, नई दिल्ली



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DELHI DEVELOPMENT AUTHORITY  
LAND SALES BRANCH (INDUSTRIAL)

A-Block, Vikas Sadan, IN  
New Delhi-1100

No.F.6A(52)1967/LSB(I)/DDA/ 1177

Dated /

To

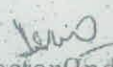
Sh. Amitabh Agnihotri, I.F.S.,  
O/o Addl. Principal Chief Conservator of  
Forests (Liaisoning & Sales),  
Govt. of MP, Forest Department,  
Camp. Off. C-1, WHS, New Timber Market,  
Kirti Nagar, New Delhi 110015

**Sub.: Regarding duplicate copy of allotment documents in r/o property No. C-  
WHS Kirti Nagar, New Delhi.**

Sir

This is with reference to your letter No. 531 dated 26/5/2018 on the above cited subject. In this regard, it is to inform that the record of above said property has been searched but same couldn't be located as yet. As and when the record of above said property is found, the demanded documents will be provided to you. However, the layout plan of WHS Kirti Nagar Industrial Area is enclosed herewith wherein the land is shown to be allotted to Madhya Pradesh Govt.

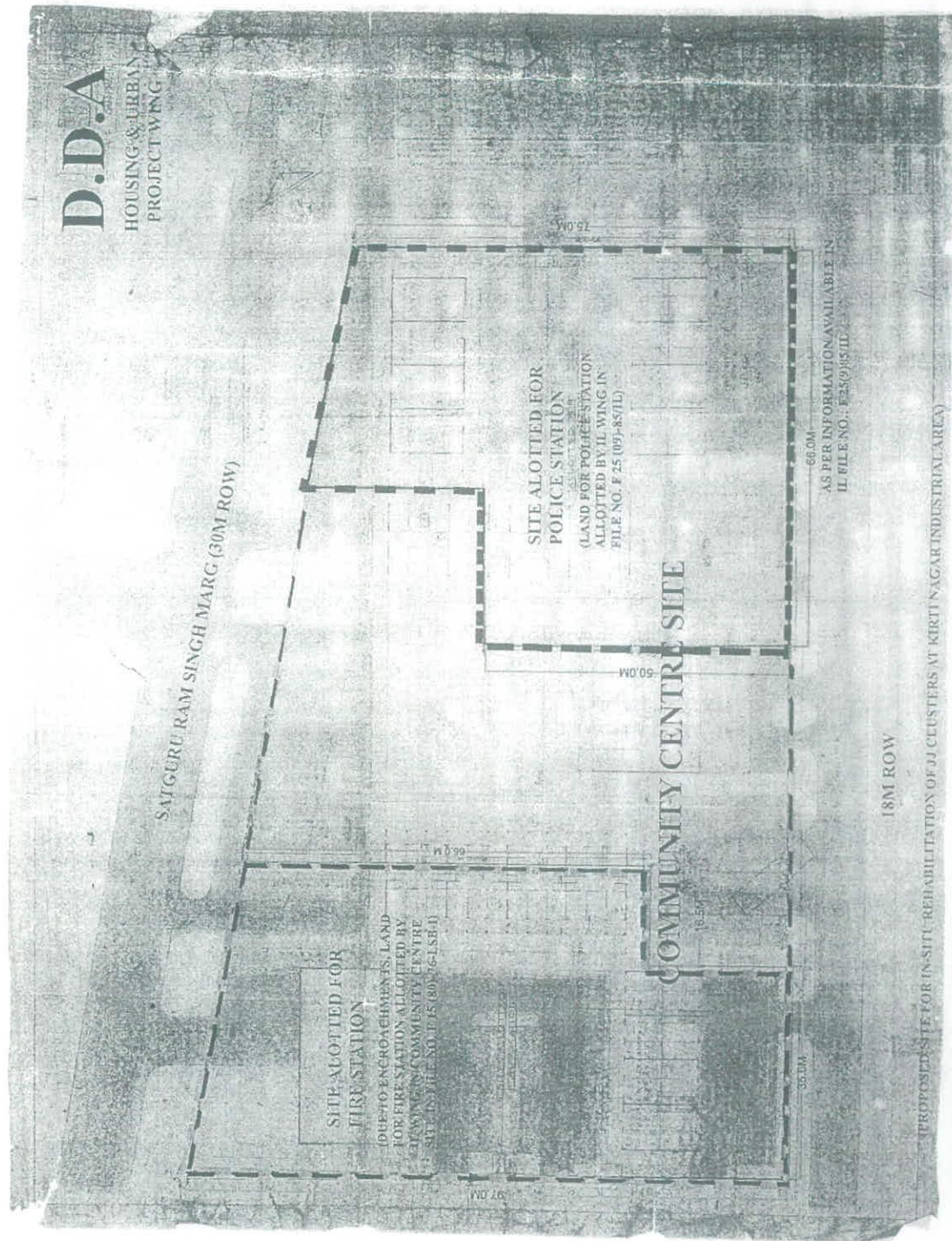
Yours faithful

  
Dy. Director (Indl)



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Annexure - 'G'



LAYOUT PLAN OF COMMUNITY CENTRE OBTAINED FROM IL FILE NO.: F.25(9)85/IL





- 44 -

**NORTH DELHI MUNICIPAL CORPORATION**  
**Town Planning Department**  
E-Block, 13<sup>th</sup> Floor Civic Centre Minto Road,  
Jawaharlal Nehru Marg Delhi-02



No: TP/G/... 3958 .....

उप निदेशक (संवेचना) सी. एवं जी.

द्वारा सं० 993 .....

दिनांक 22.8.2019 .....

Date: 19.8.19 .....

To,

✓ Asst. Director (Plg.), C&G,

Delhi Development Authority,

4<sup>th</sup> floor, Vikas Minar,

I.P. Estate, New Delhi-02

**Sub: Regarding Insitu Redevelopment of JJ Cluster at Kirti Nagar Area, Planning, Zone-G**

Sir/Madam,

Please refer your letters vide no. F.3(58)/2005-MP/D-40 dated 06.03.2019 and F.3(58)/2005-MP/D-114 dated 24.06.2019, in which it was requested to provide allotment status of MCD School w.r.t. In-Situ redevelopment of JJ Cluster at Kirti Nagar Area.

The file was processed and the L&E Department provided the land status along with a copy of IP Register Entry (copy enclosed) where it is mentioned that it is the land of MCD for Public Use and the area is 8336.64 sq yds.

Encl:-As above

Yours faithfully,

*Debanwar*

Asstt. Town Planner-I





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DELHI DEVELOPMENT AUTHORITY  
AREA PLANNING-III  
ZONE- C&G

KEY PLAN

NOTES: DRAWING IS PREPARED ON THE BASIS OF TOTAL STATION SURVEY PROVIDED BY ENGINEERING WING, MD-1, DDA DATED 12.05.2019. ONLY WRITTEN DIMENSIONS TO BE FOLLOWED.

Location	Area (sq. ft.)	Land use per sq. ft.	Land use per sq. ft. (Zone)	Standard
Plot No. 15	4.42 Ha.	Industrial	Industrial	Industrial

Proposed for change of land-use of an area measuring 4.42 Ha from "Industrial" to "Residential" under section 11(A) of DD Act, 1957 for in-situ rehabilitation of JJ Clusters at Kirti Nagar Industrial Area, Zone-G. File No.: F3(11)/2019-MP

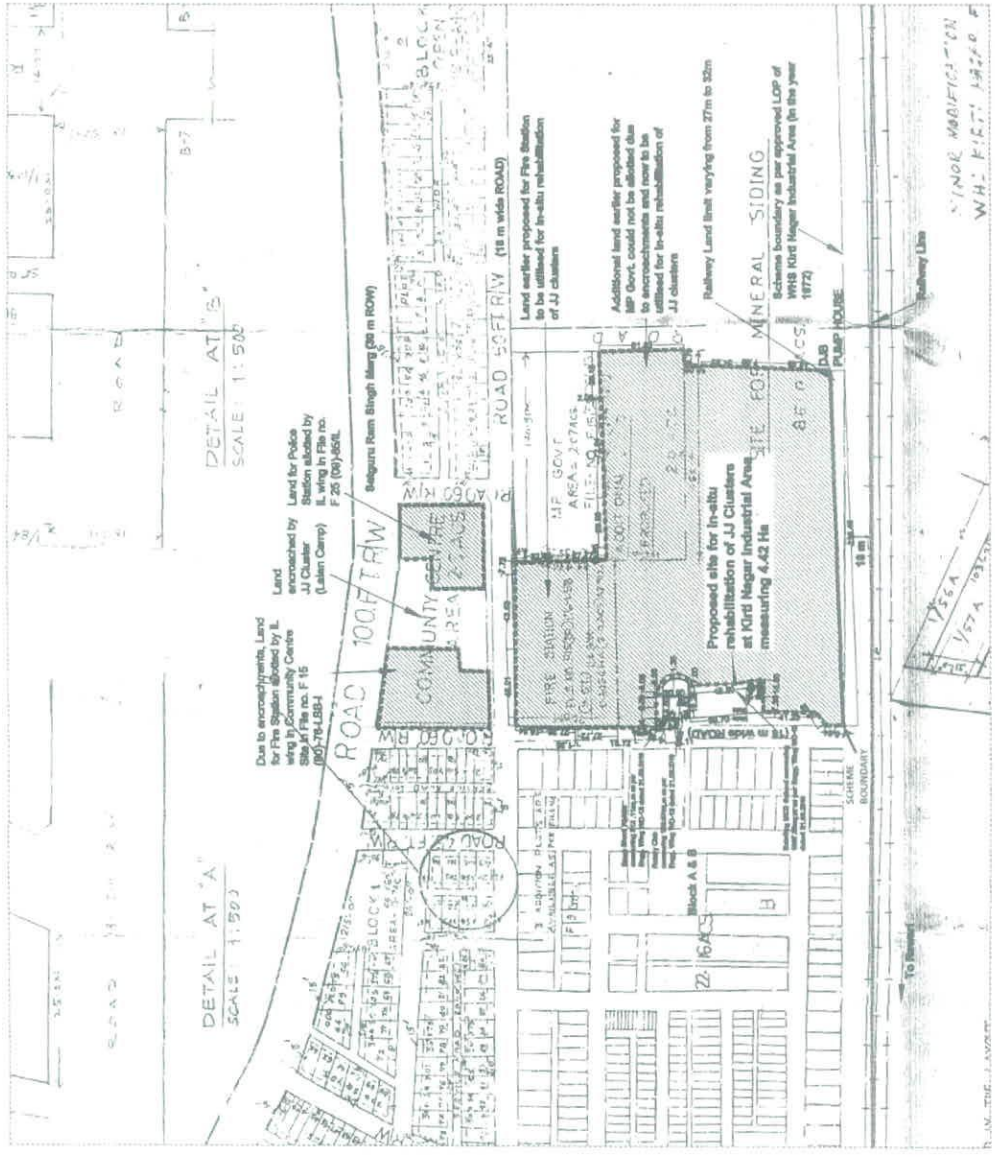
NOT TO SCALE

M

Area (sq. ft.) C&G

Dist. (km) C&G

Dist. (km) A-28



■ PLOT EARMARKED FOR COMMUNITY CENTRE  
(ALLOTTED FOR POLICE STATION & FIRE STATION BY IL WING)

■ PROPOSED SITE FOR IN-SITU REHABILITATION OF JJ CLUSTERS AT  
KIRTI NAGAR INDUSTRIAL AREA MEASURING 4.42 HECTARES.

PROPOSAL FOR CHANGE OF LAND-USE OF AN AREA MEASURING 4.42 HA. FROM "INDUSTRIAL TO RESIDENTIAL" UNDER SECTION 11(A) OF DD ACT, 1957 FOR IN-SITU REHABILITATION OF JJ CLUSTERS AT KIRTI NAGAR INDUSTRIAL AREA, ZONE-G. (FILE NO. : F3(11)/2019-MP)

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ITEM 140.35/TC/2019

**SOUTH DELHI MUNICIPAL CORPORATION**  
**BUILDING (HQ)**  
9<sup>th</sup> FLOOR, DR. SHYAMA PARSAD MUKHERJEE CIVIC CENTRE  
JAWAHARLAL NEHRU MARG: NEW DELHI - 110 002

**Subject: Agenda for relaxations regarding reconstruction of**  
**Chaupal at Village Adhchini, New Delhi AC-43.**

This reference has been received from Ex. Engineer: CD-V, Deptt. of Irrigation and Flood Control regarding construction of Chaupal at Village Adhchini, New Delhi under South Zone. It has been submitted by the Department i.e. Irrigation and Flood Control that "the work for construction of chaupal was awarded for its execution with stipulated ate of start and completion as 12.02.2017 and 10.10.2017. The matter was informed to SDMC vide letter bearing No.EE/CD-V/DB/Sch-158/13-14/7247 dated 12.09.2013 and further communication of even number dated 26.09.2018. It is relevant to mention that as per Government Buildings Act 1899, Govt. buildings the work was being executed. Hon'ble High Court vide his order dated 30.08.2018 directed SDMC to take necessary action as per available law. The SDMC directed I & F Department to stop the execution of work vide their letter dated 31.10.2018. The matter was pursued with SDMC and request was made for approval of building plan. Copy of land report of Tehsildar Hauz Khas dated 07.07.2017 is placed at page C-24.

A meeting was held on 01.07.2019 in the Civic Centre, SDMC office where Sh. Somnath Bharti, Hon'ble MLA and officers of I & FC and officers of SDMC were present. In this regard, another meeting was held with officers of SDMC on dated 18.07.2019. In the meeting, it was informed by the officers of SDMC that the building plan of the said chaupal should be approved from Technical Committee of Delhi Development Authority."

In this regard, the office was attended by the representatives of Village along with the officers of Irrigation and Flood Deptt. and their architect and it was informed by them that the ground floor of the said chaupal has already been construction and the plan of which is available in the file. Further, they want to construct the first floor over the existing ground floor for which they have invited tenders etc.

It is also submitted that Ex. Engineer:CD-V, Deptt. of I & FC, Govt. of NCT Delhi submitted an undertaking that the registered ownership documents are not available with the Department. However, the Choupal is a Government property, which was being used for the public purpose since last many decades. Hence, on the basis of this, the ownership can be taken in order.

The details of the area/ FAR of the proposal are as under:-

- |  |               |
|--|---------------|
| 1. Total Plot Area                       | = 332.34 sqm. |
| 2. Existing covered area of ground floor | = 245.90 sqm. |
| 3. Proposed cover area at first Floor    | = 245.90 sqm. |
| 4. Area of mummy                         | = 18.32 sqm   |



**Setbacks**

	<b><u>Required</u></b> (in mtr.)	<b><u>Available</u></b> (in mtr.)
Front	4	0.00
Rear	3	0.00
Side 1	3	0.00
Side 2	-	1.71

The Development Control Norms of said structure i.e. Chaupal are not given in MPD-2021. However, on going through the Master Plan, the closest category is multipurpose community hall as given in table 13.17 (Sl.No.1) of MPD-2021, this aspect may also be seen by DDA. The norms given in table 13.17 at Sl. No.1 under Category Multipurpose Community Hall of the MPD-2021, for such type of buildings are as under:-

1. Minimum Plot Area- 2000 sqm.
2. Ground coverage - 30 %
3. FAR - 120%
4. Parking Standard - 3 ECS/100 Sqm of floor area
5. Height - 26 mtr.

From the above, it may be observed that the setbacks available at the site are less i.e. on the front, rear and side setbacks as per provisions of the MPD-2021 are not available in the drawing as submitted by the Ex. Engineer, CD-V, Irrigation & Flood Control Department, Govt. of NCT Delhi.

1. Plot Area - 332.34 sqm.
2. Ground coverage - 74 %
3. FAR - 147.98  
(existing + proposed)
4. Parking - Not provided (as per the plan submitted by I&FC Deptt.), GNCTD

The setback, plot area, ground coverage, FAR and parking standards need relaxation, which may be granted by the Technical Committee of DDA.

In view of the above, the proposal/request of the Irrigation and Floor Control Deptt., Govt. of NCT Delhi, is forwarded to Commissioner (Planning), DDA for necessary action in the matter / placing the case before the Technical Committee of DDA.

*[Signature]*  
*[Signature]*  
 SUDHAR I. ACUD/HQ.

-49-

Submitted  
by  
3-1-88

**PROJECT:**  
DEMOLISHING AND RE-CONSTRUCTION  
OF JAT CHAUPAL AT VILLAGE ADCHANI  
IN NEW DELHI AC-43

AREA STATEMENT		UNIT
S/NO	DESCRIPTION	
1.	Final Plot Area	312.34 Sq.M
2.	Normally Constructed Area On Upward Slope	245.94 Sq.M
3.	Proposed Area On Plain Area	245.94 Sq.M
4.	Minor	18.12 Sq.M
5.	Total Plot Area On (G.P. & Minor)	245.94 Sq.M
6.	Open Area On Gravel Area	66.49 Sq.M
7.	Not covered (Gravel Covered) (18.02%)	44.91 Sq.M
8.	As covered (P.A. & (1.37%))	110.20 Sq.M

S/N#2 TYPE		SIZE	S&L	LTL	REMARK
1	D1	2000 X 2500	00	2108	DOOR
2	D2	1400 X 2500	00	2242	
3	D3	1100 X 3500	00	2500	*
4	D4	1000 X 3500	00	2500	*
5	D5	900 X 2100	00	2100	*
6	D6	900 X 2100	00	2100	*
7	F1	1400 X 1400	00	2200	Window
8	F2	1000 X 1000	00	2200	Window
9	VH	1600mm Wide	AS PER LAYOUT		2700

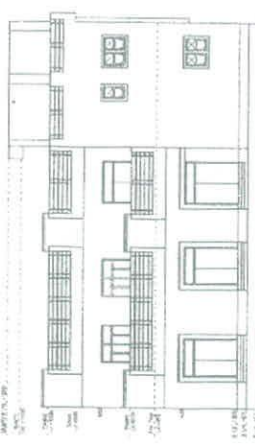
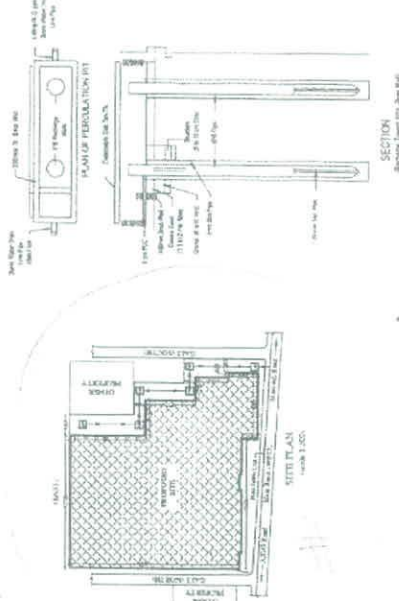
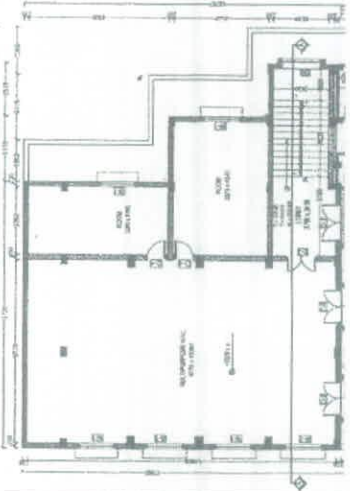
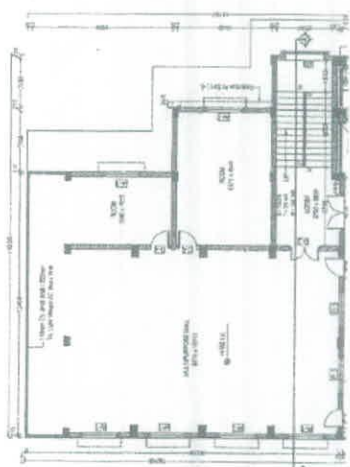
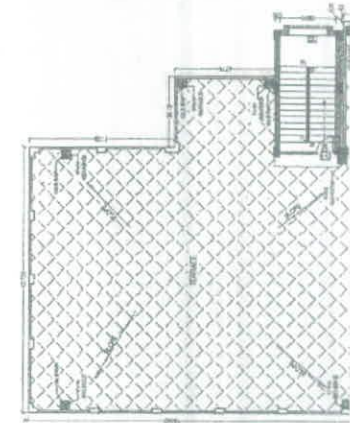
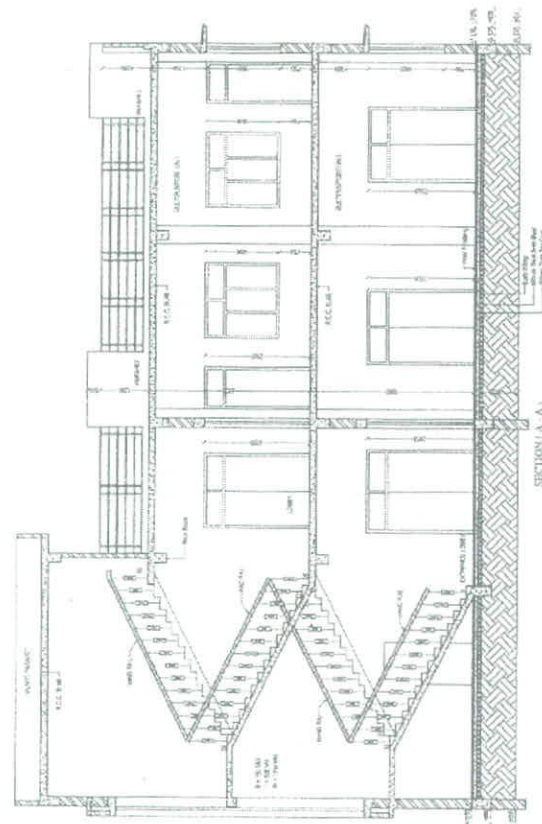
	DOUTING, DINGING AND DRIVING THIN COILS
	MAXIMIZING POWER THROUGH COILS
	REDUCING THE RISK OF INJURY
	IMPROVING THE QUALITY OF THE PRODUCT
	REDUCING THE RISK OF INJURY

PROJECT NAME  
DEMOLISHING AND RE-CONSTRUCTION OF  
JAT CHAUPAL AT VILLAGE ADCHANI IN  
NEW DELHI AC-43

STRUCTURE

	NO. 1-1-100	NO. 1-1-100
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IRRIGATION & FLOOD





NOTE:

THIS DEVELOPMENT PLAN OF VILLAGE ANKEBING  
KEEPING MEHRAUL ROAD AS 100' R/W AND GET APPROVED BY THE COMMISSIONER  
EXERCISING THE POWER UNDER SECTION 50(2)(b) VIDE DECISION NO 839/178  
DATED 28.3.81. HENCE THE DEVELOPMENT PLAN INCORPORATING MEHRAUL ROAD  
AS 100' R/W IS SUPERCEDED.

Md. to be followed for the village  
Ankebing

NOTE:

THIS DEVELOPMENT PLAN OF VILLAGE ANKEBING  
HAS BEEN APPROVED BY THE STANDING  
COMMITTEE VIDE RESOLUTION NO. 1852  
DATED 28.6.75 SUBJECT TO THE FOLLOWING  
CONDITIONS:-

- (i) FUTURE DEVELOPMENT OF THE VILLAGE SHALL  
TAKE PLACE IN ACCORDANCE WITH THE APPROVED  
DEVELOPMENT PLAN.
- (ii) AS REGARDS THE DEVELOPMENT CHARGES AND  
ALLOWING OF BUILDING ACTIVITIES IN THE VILLAGE  
THE MATTER WILL BE PUT UP TO THE STANDING  
COMMITTEE SEPARATELY.
- (iii) THE ROAD WIDTH OF MEHRAUL ROAD ALONG  
THE VILLAGE SHOULD BE REDUCED FROM  
200' TO 100' ON THE CHANGE OF LAND USE OF  
AGRI. AREA. WEST OF  
MEHRAUL ROAD. THE  
APPROVAL OF DEPT. OF  
H.O. SHALL BE OBTAINED.

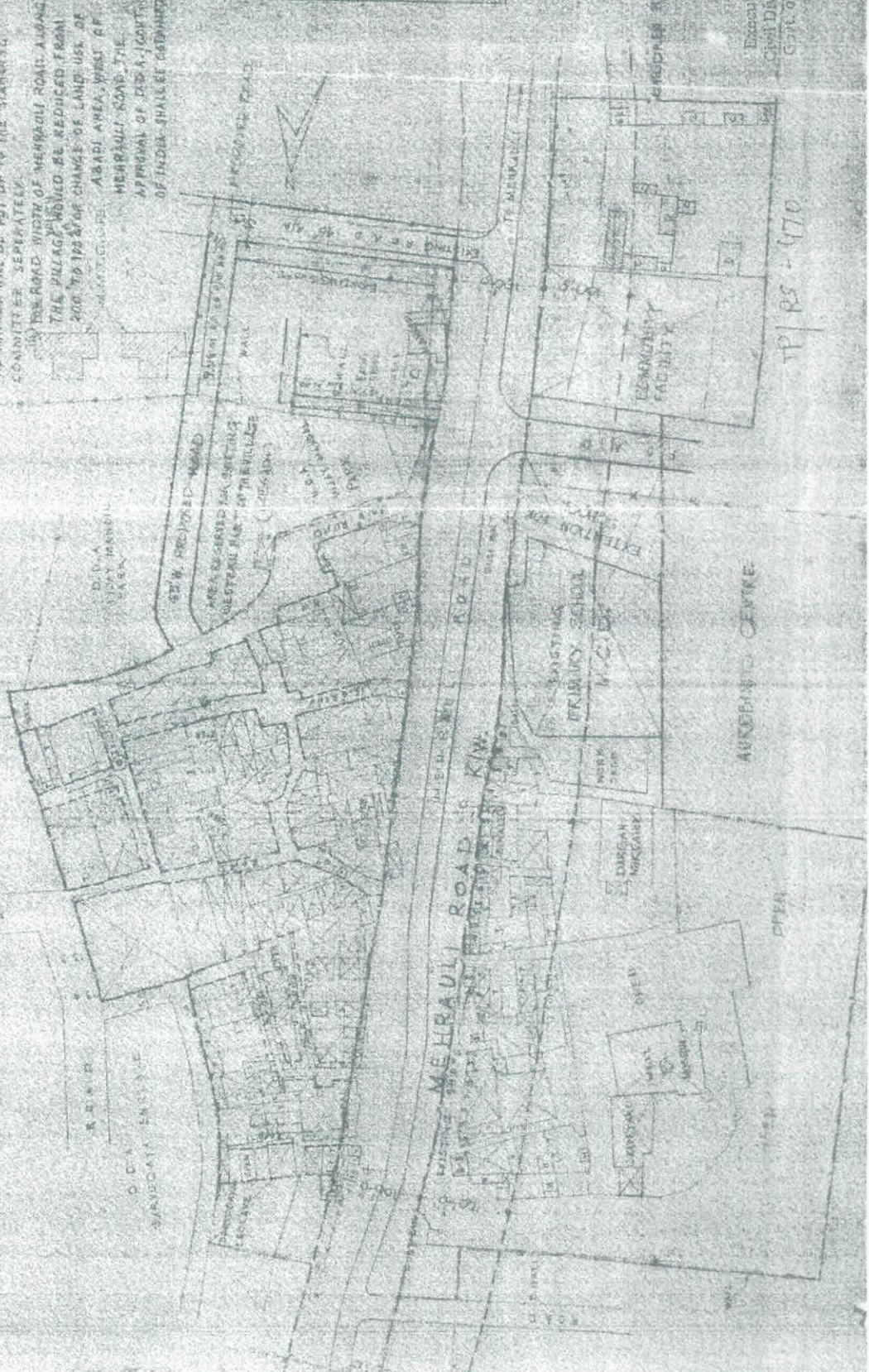
OFFICE OF

DETAILED BREAKUP OF AREA

S.No.	LAND USE	AREA (ACRES)	PERCENTAGE
1.	RESIDENTIAL EXISTING	100.00	100.00
2.	AGRI. LAND	100.00	100.00
3.	EXISTING OPEN SPACE	100.00	100.00
4.	PRIMARY SCHOOL	100.00	100.00
5.	AREA UNDER ROAD	100.00	100.00
6.	COMMERCE	100.00	100.00
7.	RECREATION	100.00	100.00
8.	PARKS AND GARDENS	100.00	100.00
9.	TOTAL AREA OF THE VILLAGE	100.00	100.00
10.	SUPERCEDED	100.00	100.00

PROPOSED

SCALE	DATE	BY
1:1000	10/10/75	...



Executive Engineer  
Civil Division (B-3)  
Govt. of Orissa

TP/RS-470



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

F.1 (11)/2019/MP/403

Date: 25.09.2019

MEETING NOTICE

The 8<sup>th</sup> Technical Committee meeting of DDA for the year 2019 will be held under the Chairmanship of Vice Chairman, DDA on **Friday, 27.09.2019 at 11.00 A.M.** in the Conference Hall at B-Block, 1<sup>st</sup> Floor, Vikas Sadan INA, New Delhi 110023.

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

*Manju Paul*  
(Manju Paul) 25/9/19  
Addl. Commissioner(Plg)I

To:

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



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**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.



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