

दिल्ली विकास प्राधिकरण

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मिसिल संख्या F.1 (6) 2020 MP

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पत्र व्यवहार

Minutes 4 Agends of the 6th. Technical Committee Meeting Held Dn 3.9.2020 al-10.30 A.M. Vikas Sadan INA,



DELHI DEVELOPMENTAUTHORITY

MASTER PLANSECTION

6th Floor, Vikas Minar

I.P. Estate, New Delhi –110002

E. File No.-PLG/MP/0008/2020/F-1/ O/o DY DIRECTOR(PLG) MP AND DC/432 Date: 21.12.2020

Subject: Minutes of the 9thTechnical Committee meeting of DDA for the year 2020 held on 04.12.2020.

The 9thTechnical Committee meeting of DDA for the year 2020 was held online through Webex under the Chairmanship of V.C. DDA on Friday, **04.12.2020**. 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.

Marju Paul) 21/12/2 Addl. Commissioner (Plg)-1

To:

- 1. Vice Chairman ,DDA
- 2. Engineer Member, DDA
- 3. Member (Admin. & LM), DDA
- 4. Commissioner (Plg.), DDA
- 5. Chief Planner, TCPO
- 6. Chief Architect, HUPW, DDA
- 7. Chief Architect, NDMC
- 8. Chief Engineer (Property Development), DMRC
- 9. Chief Engineer (Elect.), DDA
- 10. Addl. Commr. (Plg.) III,DDA
- 11. Addl. Commr.(Plg.) Projects, DDA
- 12. Addl. Commr. (Plg.) Land Pooling, 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

Special Invitees:

- 1. Additional Chief Architect, V.C. Office, DDA
- 2. Director (Building), DDA
- 3. Representative from IGL

Item No. 44/2020

Confirmation of the Minutes of 8th Technical Committee meeting held on 02.11.2020. PLG/MP/0007/2020/F-1

Since no observations/comments were received, the minutes of the 8thTechnical Committee held on 02.11.2020 were confirmed as circulated.

Item No. 45/2020

Planning Permission for CNG Station on Private Land Khasra no. 78/18, Village Ghevra. F.07(03)2020/MP

The agenda was presented by Dy. Director (Plg) Zone K-I & L. The representative from IGL mentioned that the area of the proposed station is 1697.48 sqm which is more than permissible maximum size required for CNG station i.e. 1485 sqm. Further, it was requested that the same be approved for CNG Mother Station for which the maximum permissible size as per MPD 2021 is 75m x 40m as per the requirement. IGL was requested to submit the modified request for considering the site for Mother Station.

After detailed deliberations, based on the request of IGL, the proposal was approved for CNG Mother station as per the general provisions approved in the 4th & 7th Technical Committee meeting of 2020.

Item No.46/2020

Planning Permission for CNG/EVC/LCNG Station on Private Land at Khasra no. 9/24 (6-3), Village Baprola (Chanchal Park) F.07(02)2020/MP

The agenda was presented by Dy. Director (Plg) Zone K-I & L. It was observed that there is a 6.0 m wide road existing outside the property line of the CNG station providing accessibility to the unauthorized colony. It was clarified by IGL that distance between plot and nearest road T junction is 25m. 'T 'junction formed by a road of such width does not qualify for intersection. Further IGL vide email dated 4.12.2020 has clarified that another road which is 6m road adjoining the plot is dealer's private road for accessing the back side of the plot.

After detailed deliberations, the proposal was approved for CNG station as per the general provisions approved in the 4th & 7th Technical Committee meeting of 2020.

Item No.47/2020

Planning Permission for CNG Station on Private Land Khasra no. 63/9/2, Village Mitraon F.07(08)2020/MP

The agenda was presented by Dy. Director (Plg) Zone K-1 & L. It has been informed by the concerned Engineering wing that the proposed CNG station partly falls on the proposed UER-1 of 80 m RoW. The construction of UER-1 is going to take time as the land for road parcel falling in this alignment is yet to be acquired by DDA. IGL requested that permission for temporary station be granted. After detailed deliberations, it was decided that only temporary permission may be granted subject to the following:

 The permission for the CNG station is purely for a temporary station with temporary structures.

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- IGI. would ensure immediate cancellation of license as soon as the plans for the construction of UER is firmed up. IGI. agreed to give an undertaking to this effect.
- c) The IGL/allottee would also be required to give an affidavit that no claims/compensation whatsoever would be sought on account of closure/shifting of the CNG station.

Item No.48/2020

Modification in Table 3.3: Hierarchy of Urban Development in Chapter 3.0 Delhi Urban Area 2021 in MPD-2021 w.r.t Provisions of Sewage Treatment Plants (STP) including sewage pumping station & effluent pumping station. PLG/MP/0013/2020/F-20/-AD (PLG-MP AND DC)-III

The agenda was presented by Addl. Comm.(Plg)-L It was deliberated that the modified norms have been proposed considering the adoption of new technologies of SBR and ASP for STPs and is inclusive of the area requirement for Sewage Pumping Station and Effluent Pumping Station. The area norms of 50sqm/MLD for Sewage Pumping Stations and Effluent Pumping Stations has been adopted. In view of this, the new norms have been prescribed in the MPD for new facilities.

After the deliberations, the agenda item was approved for further processing as per Section 11 A of DD Act with the following modifications:

MPD 2021

Existing Provisions

Chapter 3.0: Delhi Urban Area - 2021

Proposed Amendments/Modifications

Table 3.3: Hierarchy of Urban Development

Level 1	Facilities	Area in sq.m.				he he	Area in sq.m.		
		No.	Per Unit	Total 5	Level	Facilities	No.	Per Unit	Total
	2	3	4						
Neighbor-	1. Primary	1	2,000-	2,000-	1	2 2	3	4	5
hood	School		4.000	4,000	2. Neighbor-	1. Primary School	1	2,000-	2,000
Population-	100				hond			4,000	4.00
10,000	1.0				Population-				
			1		10,000	13. Sewage Pumping	1	500	50
	4.7 0					Station		-	
	13. Sewage	1	500	500					
	Pumping Station					14. Coaching centres.	1	500	50
	Station					IT & language			
	14.Coaching	1	500	500		training centres			
	centres, IT &	- A	500	500		15 Dhalao including	1	200	20
	language					segregation			- 1
	training								
	centres					16. Dispensary	1	800-	80
						19 1 11 1		1,200	1,20
	15.Dhalao	1	200	200		17. Local level waste water treatment			per
	including					facility		requir	emen
	segregation					18. Sewage	Up to	6.	50
						Treatment	22.7	Sqm	MLD
	16.Dispensary	1	800-	800-		Plant#	MLD		
			1,200	1,200		(including			
	17.Local level					50sqm/MLD for Sewage			
	waste water	1	As per requ	urrement		Pumping Station			
	treatment					and 50sqm/MLD			
	facility					for Effluent			
						Pumping Station)			

Level	Facilities	Area in sq.m.				
		No.	Per Unit	Total		
1	2	3	4	5		
S. Zonal / Sub-City Population 10,00,000	1. Medical College	1	As per Council Regulatory	Medical ofIndia/ Body		
	8. Sewage Pumping Station	1.	2,500	2,500		
	9. Municipal Office for Water & sewerage	1	500	500		
141	10. Sewerage Treatment Plant (180 MLD)	1	200	200		
	16. Science Centre		As per rec	uirement		
	17. Socio- Cultural Centre		As per rec	puirement		

		Area in sq.m.				
Level	Facilities	No.	Per Unit	Total		
1	2	3	4	- 5		
5. Zonal / Sub-City Population 10,00,000	Medical College		As per Medical Council of India/ Regulatory Body			
	8. Sewage Pumping Station	1	2,500	2,500 2,500		
	Station		2,300	2,000		
	9. Municipal Office for Water & sewerage	1	500	500		
	10. Sewerage Treatment 22.7 Plants (including 50 sqm / MLD for Sewage Pumping Station and 50 sqm / MLD for Effluent Pumping Station)			1100 Sqm/MLD.		

Notes:

The area norms are for new proposed facilities.

Item No.49/2020

Regarding revision in Development Control Norms for siting of fuel stations - CNG in Community Centres having ROW less than 30 m.

PLG/MP/0003/2020/F-7/-0/o DY DIRECTOR (PLG)MP AND DC

The Agenda was presented by Addl. Commissioner-I. It was informed that many Community Center sites which have already been planned or are in various stages of planning are located on roads with ROW less than 30.0m.

Petrol pumps are existing in these Community Centers as it is a permitted activity as per Master Plan. However, the aspect of the mandatory requirement of a minimum of 30.0 m ROW for siting Fuel Stations (CNG/Petrol Pumps) appears to have been overlooked while earmarking the Petrol Pump sites.

After detailed deliberations, the following was decided:

- a) It was agreed that new CNG stations in Community Centers existing on 24.0 m wide road in the developed areas be allowed.
- b) As per clause 12.13.2 of MPD 2021, "the regulations for locating the fuel stations cum service stations, the development control norms and permissibility shall be governed by the Policy/decision of competent Authority/ Government Notifications from time to time." Accordingly the approval of Authority may be sought.

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Item No.50/2020

Proposal for planning permission for CNG / EV Charging on Private Land Khasra No. 68/20, 68/11 & 67/15/2, Rupali Enclave, Village Karala, Tehsil Kanjhawala, Delhi 110081 in view of notified regulations dated 08.03.2019. F.7(10)/2020 - MP

The agenda was presented by Dy. Director (Plg) Zone N. It was observed that some portion of gram sabha land is falling within the proposed site, which seems to be an irrigation channel. IGL and the allottee in consultation with Revenue Deptt may ascertain whether the channel is still functional and accordingly submit the proposal afresh after consolidation of land.

The proposal was not agreed to.

Laid on Table:

Item No.51/2020

Proposal for change of land use from Recreational (District Park) to Utility (U4) of an area measuring 10.7 acres (9 acres +1.7acres) for establishment of Solid Waste Management Facilities (for processing of C& D Waste) and for dumping site for inert materials generated due to bio mining at Tehkhand falling in Planning Zone 'F'.

The proposal was deferred. The Agenda to be resubmitted incorporating the following:

- Justification for allotment of more land for SWM facilities considering the allotments already made.
- SDMC to provide details with respect to total land allotted to SDMC in and around the area for Solid Waste Management facilities till date and its utilization with detailed planning of the area.
- III. The new allotment be contiguous and to be earmarked in such a way that the Solid Waste Management facilities are developed without impacting the proper planning of the left over adjoining areas.
- iv. The proposal for Change of Landuse may be accompanied with a proper T.S.S. for the convenience of seeking Public Objections/Suggestions.

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

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ANNEXURE-I

List of participants of 9th meeting for the year 2020 of Technical Committee on 04.12.2020

DELHI DEVELOPMENT AUTHORITY

- 1. Vice Chairman, DDA
- 2. Engineer Member, DDA
- 3. Member (Admin. & LM), DDA
- 4. Commissioner(Plg)
- 5. Addl. Commissioner (Landscape)
- 6. Chief Architect
- 7. Addl. Commissioner (Plg.) -1
- 8. Addl. Commissioner (Plg.) -III
- 9. Addl. Chief Architect, VC Office
- 10. Secretary, DUAC
- 11. Dy. Director (Plg.), LP-I
- 12. Dy. Director (Plg.), LP-II

Representatives of the following Organizations has also attended the meeting:

- 1. TCPO
- 2. East Delhi Municipal Corporation
- 3. North Delhi Municipal Corporation
- 4. South Delhi Municipal Corporation
- 5. Delhi Fire Service
- 6. CPWD
- 7. IGL

दिल्लीविकासप्राधिकरण DELHI DEVELOPMENT AUTHORITY

SUB: REGARDING REVISION IN DEVELOPMENT CONTROL NORMS FOR SITING OF FUEL STATIONS - CNG IN COMMUNITY CENTRES HAVING ROW LESS THAN 30 M

E-File No. PLG/MP/0003/2020/F-7

SYNOPSIS

- Various requests have been received from CL branch/HUPW Unit, Dwarka seeking relaxation in the ROW for CNG Stations to allow for carving out sites for CNG Stations in Community Centre which are abutting 24M ROW roads and in some cases 18m.
- While preparation of zonal plans, Community Centre sites have been earmarked on the road with R/W less than 30 m in many layout plans.
- The petrol pump sites have been carved out in such Community Centres, based on the permissibility as per the Master Plan.
- The aspect of the mandatory requirement of a minimum of 30.0 m ROW for siting Fuel Stations (CNG/Petrol Pumps) appears to have been overlooked while earmarking the Petrol Pump sites.
- The proposal was approved by the Technical Committee in its 9th meeting dated 04.12.2020 and as a follow up to the decision of Technical committee, the proposal is placed for approval of the Authority.

1.0 BACKGROUND

- 1.1 Various requests have been received from CL branch/HUPW Unit, Dwarka vide File No. F13(15)2020/Govt land and e-File HUPW/CADW/0005/2020/COMM/-O/o SR. ARCHITECT (HUPW)-DWARKA ZONE& Zone C seeking relaxation in the ROW for CNG Stations. It has been requested to allow to carve out sites for CNG Stations in Community Centre which are abutting 24M ROW roads and in some cases 18m.
- 1.2 Some of the sites for Community Centre across Delhi are located along 24m ROW and in some cases18m ROW roads (e.g. CC at Sector-6. Rohini, CC at Sector-7, Rohini, CC at Sector-8, Rohini).
- 1.3 Examples of various sites received from CL branch which may require relaxation for siting of Fuel station (CNG) along roads less than 30.0 M ROW are as under:
 - i. CC at Q-Block, Paschim vihar (Ambika vihar).
 - ii. CC at A-Block, Vikas Puri.
 - iii. Sub District Centre at Hari Nagar



2.0 EXAMINATION

- 2.1 MPD-1962 allowed petrol filling stations on roads of 100 feet (30m) ROW and above.
- 2.2 As per MPD-2001, only one Petrol Pump was permitted in each Community Center whereas MPD-2021 in Table 12.6 permits Two Fuel stations (One Petrol pump + One CNG pump) in each Community Centre.
- 2.3 MPD-2001 provided that no new petrol pump shall be located on the road ROW less than 30 m. However, specific conditions were laid down for existing petrol pumps located on road of R/W less than 30 m, thereby taking cognizance that petrol pumps are located on roads with R/W less than 30 m.
 - While preparation of zonal plans, Community Centre sites have been earmarked on the road with R/W less than 30 m in many layout plans.
- 2.4 In MPD-2021, Fuel stations (Petrol Pumps and CNG Stations) are a permissible activity in Central Business District (CBD), District Centre and Community Centre. Para 12.13.2of MPD-2021 provides DEVELOPMENT CONTROL NORMS AND PERMISSIBILITY for Fuel Stations which stipulates the following:
 - i. "Fuel stations shall be located on roads of minimum 30m ROW"
- 2.5 MPD-2021 norms do not permit Fuel stations on roads having ROW less than 30m
- 2.6 A detailed comparison of Development Control Norms of MPD-1962, MPD-2001 and MPD-2021 w.r.t. Fuel Stations/Petrol Pumps is annexed as Annexure I.
- 2.7 As per the provision of the Master Plan, Fuel station have to be located on the road RoW 30.0 m. However, Table 12.6 Norms for fuel stations provide for Two Fuel Stations (One Petrol Pump+ One CNG Station) in each Community Centre. There are Community Centres which are existing on roads lesser than 30.0 m RoW. In such cases the new CNG stations in community centres may be allowed on ROW 24.0 m.

3.0 DECISION OF TECHNICAL COMMITTEE

The agenda was presented by Addl. Commissioner-I. It was informed that many Community Center sites which have already been planned or are in various stages of planning are located on roads with ROW less than 30.0m.

Petrol pumps are existing in these Community Centers as it is a permitted activity as per Master Plan. However, the aspect of the mandatory requirement of a minimum of 30.0 m ROW for siting Fuel Stations (CNG/Petrol Pumps) appears to have been overlooked while earmarking the Petrol Pump sites.

After detailed deliberations, the following was decided:



- a. It was agreed that new CNG stations in Community Centers existing on 24.0 m wide road in the developed areas be allowed.
- b. As per clause 12.13.2 of MPD 2021, "the regulations for locating the fuel stations - cum service stations, the development control norms and permissibility shall be governed by the Policy/decision of competent Authority/ Government Notifications from time to time." Accordingly the approval of Authority may be sought. (minutes of 9th TC meeting is placed as Annexure-II)

4.0 PROPOSAL

Based on the above decision of Technical Committee following is proposed:

- a) In Community Centres existing on 24.0 m ROW in the already developed areas, new CNG stations may be allowed.
- b) Other than this, all fuel stations be allowed on minimum 30.0 m ROW.

5.0 RECOMMENDATION

As per clause 12.13.2 of MPD 2021 as mentioned in para 3.0 (b). The proposal as contained in para 4.0 above is placed before the Authority for its consideration and approval.

Asst. Director (Plg.)

MP & DC

Dy. Director (Plg.)MP & DC/ Director (Plg.) MP

(In-Charge)

Addl. Commr. (Plg.)

Annexure-I

Comparative Analysis of various Master Plans w.r.t. CNG Stations S.No. Description MPD-1962 MPD-2001 MPD-2021							
		MPD-2001	MPD-2021				
Used	Garage)	Petrol Pump	Fuel Station/Petrol Pump/CNG Station				
	Petrol Filling Station is a permitted use under Residential Use Zone of roads of 100 feet ROW and above if allowed by competent authority on special appeal. It is also permitted in Use Zone C1, M1 and M4.	In Central and Sub Central- Business District, District Centres and Community Centres (only filling station) and in residential and industrial use Zones in the urban area.	In Central and Sub Central-Business District, District Centres and Community Centres. Fuel Stations are permissible on Master Plan / Zonal Plan roads and shall not be permitted in absence of an approved Zonal Plan of the area.				
No. of Petrol Pumps/CNG Stations on One Community Center		One Petrol Pump + One CNG station (only filling station) in each Community Center	Two Fuel Stations (One Petrol Pump + One CNG station) in each				
Development Control Norms	With suitable Parking areas	Min. distance of the property line of petrol pump from the center line of the road; Not less than 15m on R/W < 30m In case of roads having 30 m or more R/W the R/W of the road should be protected Plot Size; Only filling station 30m X 17m Filling-cum-service station Min 36 m X 30 m Max 45 mX 33 m Frontage of the plot should not be less than 30 m. Longer side of the plot should be the frontage. New petrol pump shall not be located on the road R/W	Min. ROW - 30 m Plot Size Min 30 x 36m Max 33 x 45 m Max. GC - 20% Max. FAR - 40 Max. 10 Far for Commercial Activity Other Development Control Norms as per Para 12.13.2 of MPD- 2021				
	Description Terminology Used Permitted in No. of Petrol Pumps/CNG Stations on One Community Center Development	Terminology Used Permitted in Petrol Pump (Service Garage) Permitted in Petrol Filling Station is a permitted use under Residential Use Zone of roads of 100 feet ROW and above if allowed by competent authority on special appeal. It is also permitted in Use Zone C1, M1 and M4. No. of Petrol Pumps/CNG Stations on One Community Center Development With suitable	Terminology Used Garage) Petrol Pump (Service Garage) Petrol Filling Station is a permitted use under Residential Use Zone of roads of 100 feet ROW and above if allowed by competent authority on special appeal. It is also permitted in Use Zone C1, M1 and M4. No. of Petrol Pumps/CNG Stations on One Community Center Development Control Norms With suitable Parking areas With suitable Parking areas Min. distance of the property line of petrol pump from the center line of the road; Not less than 15m on R/W < 30m In case of roads having 30 m or more R/W the R/W of the road should be protected Plot Size; Only filling station 30m X 17m Filling-cum-service station Min 36 m X 30 m Max 45 mX 33 m Frontage of the plot should not be less than 30 m. Longer side of the plot should be the frontage. New petrol pump shall not				



DELHI DEVELOPMENT AUTHO MASTER PLAN SEC 6th Floor, Vikasl I.P. Estate, New Delhi - 11

E. File No. - PLG/MP/0002/2020/F-1/ 235

Date: 14.08

Subject: Minutes of the 4th Technical Committee meeting of DDA for the year held on 20.07.2020.

The 4thTechnical Committee meeting of DDA for the year 2020 was held though Webex under the Chairmanship of V.C. DDA on Monday, 20.07.2020. The list participants is annexed. Please find enclosed herewith a copy of the minutes of the sai information and further necessary action.

Addl. Commissioner(Plg

To:

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

Item No. 19/2020

Confirmation of the Minutes of 3rd Technical Committee meetings held on 05.06.2020. F1(03)/2020/MP

It was informed that letter has been received from RLDA in response to Item No. 15/2020. This letter has been examined by the Area Planning Unit Zone D and in response to this letter, CRPF has been asked to co-ordinate with RLDA. Accordingly, the minutes of the meeting be read as follows:

 The matter may be resubmitted after conducting traffic impact assessment study for the proposal submitted with enhanced FAR and currently proposed

· permanent structures.

ii. The Planning department would put forth the details of cases where change of land use has been done from Recreational 'District Park' to other uses in the past and whether alternate land has been provided in their cases for compensating the loss of green area. Planning would also examine conditions and restrictions with which such permissions were given in the past.

iii. CRPF will co-ordinate with RLDA to ensure that the proposed development is in

harmony with the redevelopment proposed for New Delhi Railway Station.

The minutes were accordingly confirmed.

Item No. 19A/2020

Confirmation of the Minutes of 2nd Technical Committee meetings held on 24.02.2020. F1(02)/2020/MP

The minutes of the 2nd Technical Committee meeting held on 24.02.2020 were discussed in view of the SDMC letter dt. 18.05.2020 and following was clarified:

If the land parcel falls in the de-notified area then the Local body will undertake the
exercise of superimposing the proposed layout plan on the Revenue Map. In case of
DDA land, LM Department of DDA will superimpose the same. Further, in case of
individual plot, the land owner will get superimposition done and get it verified from
the revenue department.

The minutes were accordingly confirmed.

General Observations pertaining to Item No. 20/2020, 21/2020, 22/2020 and 23/2020 regarding proposals of Planning permission for Fuel Stations.

The above Agenda items were presented by Addl. Commissioner (Plg.) in-charge/Director (Plg.) Land Policy and Director (Plg) Zone J. All the four Agenda items pertain to 'Proposal for Planning permission for CNG/EV Station on Private land.'After deliberations it was discussed that the for examination for granting NOC from planning point of view, should be done in a prescribed format with following provisions:

 The proposed Fuel station shall conform to specifications and safety norms as per the PESO and the applicant shall obtain clearance/approval from all the concerned authorities as per the applicable norms.

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- The Site Plans should clearly indicate ingress and egress points to the proposed fuel station sites, so that the movement of the vehicles can be ensured without interfering with the thorough movement of the vehicles from the access road.
- Jt. DCP, Traffic Police observed that before placing fuel station proposals in TC meeting, prior approval may be obtained for site location in future.
- 4. Conversion charges for the land use have been notified by the DDA under various categories with differential charges. As per the application submitted by the applicant, segregation of space between CNG and EV was not clearly mentioned. The representative of IGL agreed in principle that about 80% of the site would be used for CNG filling stations and 20% of the site for setting up the EV charging stations. The use conversion charges shall be leviable accordingly. The segregation of the space in the ratio of 80:20 for CNG filling stations and EV charging points shall be clearly indicated in the layout plans and demarcated on the site and no deviation shall be permitted. Further, clarity with respect to charges in 80:20 ratio will be worked out by CL, Department DDA.
- 5. At present. as per the Policy/MPD 2021, the maximum plot size of 33m x 45 m and only for CNG mother station maximum permitted size of plot is 75mx40m. The representatives of IGL requested that DDA should allow the setting up of fuel station on large sized plots. IGL was requested to send the request along with the justification for further examination by DDA.
- 6. For the sites falling in the areas where layout plan of the area has not been prepared for instance in land pooling areas, green belt, etc it was deliberated that such cases will be considered for approval for temporary permission of 5 years or till the layout plan (whichever is earlier). In this regard the applicant and IGL has to submit undertaking to the effect that in case the site doesn't get accommodated in the layout plan, they will shift/close the business from the existing site.
- 7. In future, applicant seeking permission for fuel stations should submit plots of regular shape and size to the extent possible with clear identification of the prescribed size of the plot. Land required for future widening of the road as per approved/ notified zonal plans has to be kept as green open space with proper ingress and egress to the plot, without hindering the through traffic on the proposed road. No separate median cut shall be allowed for the access to fuel station.
- 8. In case of sites falling in Land Pooling scheme, the private land owner will give an undertaking that they will participate in Land Pooling scheme for their respective land. In such cases when sector becomes eligible for Pooling, the applicant will have to adhere to the requirement of Land Pooling Policy. If on that account the fuel station becomes un-operational it shall be closed. An undertaking to this effect will be given by the applicant.
- 9. It was assured by the representatives of IGL that in future no private owner would be allowed to start construction till all the formal approvals and clearances have been obtained for the said plot from all the concerned agencies. If any violation is reported LOI shall be cancelled and any such construction would be considered unauthorized, rendering the site ineligible for setting up the fuel station.

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10. The Site/Key Plan of the site with proper dimensions and area to be placed before the Technical committee. The authentication and verification shall be done as per order No. P-3(28)63/MP/PL/09 dated 07/01/2012.

Item No. 20/2020

Proposal for planning permission for CNG/ EV Charging station on Private Land Khasra no. 17/16, Village Dhansa in view of notified regulations dated 08.03.2019.

Proposal was presented by Additional Commissioner (Plg.) Incharge, Director (Plg.) Land Policy. During the presentation, the following was clarified by Dir (LP):

The proposed Site under consideration falls in sone L and under Green Belt Village as per the Master Plan for Delhi (MPD) and Land use is Green Belt.

 As per the Agenda, Regulations for setting up fuel station were notified by the Central Government vide SO 1244 (dated 08.03.2019). However, the aforementioned Regulations were notified by Delhi Development Authority. The error in the Agenda needs to be rectified.

2. As per the notified Regulations, minimum road width existing \ proposed road width is 30 m. Whereas existing width of the metalled road in front of the Site is 15m only. As per the notified Zonal Development Plan (ZDP), proposed Right of Way (RoW) is 45m.

3. The area of the plot though conforms to the minimum prescribed norm, it is irregular and polygonal in shape. The representative of IGL clarified that the size of the plot has already got the PESO approval for the Site. The excess area will be used as idle parking/ maintained as green.

4. The proposal was approved with the following conditions:

a) A clear site/key Plan with proper dimensions will be prepared and authenticated by concerned area planning units.

b) The general provisions regarding planning permissions for fuel stations as decided above shall be adhered to

Item No. 21/2020
Proposal for planning permission for CNG/ EV Charging station on Private Land
Khasra no. 47/16, Village Paprawat in view of notified regulations dated 08.03.2019.

Proposal was presented by Additional Commissioner (Plg.) Incharge/ Director (Plg.) Land Policy, During the presentation, the following was clarified by Dir (LP):

The Site under reference falls under Land Pooling in Zone L and proposed land use is Residential.





DELHI DEVELOPMENT AUTHO MASTER PLAN SEC 6th Floor, Vikas! I.P. Estate, New Delhi - 11

E. File No. - PLG/MP/0002/2020/F-1/235

Date: 14.08

Subject: Minutes of the 4th Technical Committee meeting of DDA for the year held on 20.07.2020.

The 4thTechnical Committee meeting of DDA for the year 2020 was held though Webex under the Chairmanship of V.C. DDA on Monday, 20.07.2020. The list participants is annexed. Please find enclosed herewith a copy of the minutes of the sai information and further necessary action.

Addl. Commissioner(Plg

To:

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

Item No. 19/2020

Confirmation of the Minutes of 3rd Technical Committee meetings held on 05.06.2020. F1(03)/2020/MP

It was informed that letter has been received from RLDA in response to Item No. 15/2020. This letter has been examined by the Area Planning Unit Zone D and in response to this letter, CRPF has been asked to co-ordinate with RLDA. Accordingly, the minutes of the meeting be read as follows:

 The matter may be resubmitted after conducting traffic impact assessment study for the proposal submitted with enhanced FAR and currently proposed

. permanent structures.

ii. The Planning department would put forth the details of cases where change of land use has been done from Recreational 'District Park' to other uses in the past and whether alternate land has been provided in their cases for compensating the loss of green area. Planning would also examine conditions and restrictions with which such permissions were given in the past.

iii. CRPF will co-ordinate with RLDA to ensure that the proposed development is in

harmony with the redevelopment proposed for New Delhi Railway Station.

The minutes were accordingly confirmed.

Item No. 19A/2020

Confirmation of the Minutes of 2nd Technical Committee meetings held on 24.02.2020. F1(02)/2020/MP

The minutes of the 2nd Technical Committee meeting held on 24.02.2020 were discussed in view of the SDMC letter dt. 18.05.2020 and following was clarified:

If the land parcel falls in the de-notified area then the Local body will undertake the
exercise of superimposing the proposed layout plan on the Revenue Map. In case of
DDA land, LM Department of DDA will superimpose the same. Further, in case of
individual plot, the land owner will get superimposition done and get it verified from
the revenue department.

The minutes were accordingly confirmed.

General Observations pertaining to Item No. 20/2020, 21/2020, 22/2020 and 23/2020 regarding proposals of Planning permission for Fuel Stations.

The above Agenda items were presented by Addl. Commissioner (Plg.) in-charge/Director (Plg.) Land Policy and Director (Plg) Zone J. All the four Agenda items pertain to 'Proposal for Planning permission for CNG/EV Station on Private land.'After deliberations it was discussed that the for examination for granting NOC from planning point of view, should be done in a prescribed format with following provisions:

 The proposed Fuel station shall conform to specifications and safety norms as per the PESO and the applicant shall obtain clearance/approval from all the concerned authorities as per the applicable norms.

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- The Site Plans should clearly indicate ingress and egress points to the proposed fuel station sites, so that the movement of the vehicles can be ensured without interfering with the thorough movement of the vehicles from the access road.
- Jt. DCP, Traffic Police observed that before placing fuel station proposals in TC meeting, prior approval may be obtained for site location in future.
- 4. Conversion charges for the land use have been notified by the DDA under various categories with differential charges. As per the application submitted by the applicant, segregation of space between CNG and EV was not clearly mentioned. The representative of IGL agreed in principle that about 80% of the site would be used for CNG filling stations and 20% of the site for setting up the EV charging stations. The use conversion charges shall be leviable accordingly. The segregation of the space in the ratio of 80:20 for CNG filling stations and EV charging points shall be clearly indicated in the layout plans and demarcated on the site and no deviation shall be permitted. Further, clarity with respect to charges in 80:20 ratio will be worked out by CL, Department DDA.
- 5. At present. as per the Policy/MPD 2021, the maximum plot size of 33m x 45 m and only for CNG mother station maximum permitted size of plot is 75mx40m. The representatives of IGL requested that DDA should allow the setting up of fuel station on large sized plots. IGL was requested to send the request along with the justification for further examination by DDA.
- 6. For the sites falling in the areas where layout plan of the area has not been prepared for instance in land pooling areas, green belt, etc it was deliberated that such cases will be considered for approval for temporary permission of 5 years or till the layout plan (whichever is earlier). In this regard the applicant and IGL has to submit undertaking to the effect that in case the site doesn't get accommodated in the layout plan, they will shift/close the business from the existing site.
- 7. In future, applicant seeking permission for fuel stations should submit plots of regular shape and size to the extent possible with clear identification of the prescribed size of the plot. Land required for future widening of the road as per approved/ notified zonal plans has to be kept as green open space with proper ingress and egress to the plot, without hindering the through traffic on the proposed road. No separate median cut shall be allowed for the access to fuel station.
- 8. In case of sites falling in Land Pooling scheme, the private land owner will give an undertaking that they will participate in Land Pooling scheme for their respective land. In such cases when sector becomes eligible for Pooling, the applicant will have to adhere to the requirement of Land Pooling Policy. If on that account the fuel station becomes un-operational it shall be closed. An undertaking to this effect will be given by the applicant
- 9. It was assured by the representatives of IGL that in future no private owner would be allowed to start construction till all the formal approvals and clearances have been obtained for the said plot from all the concerned agencies. If any violation is reported LOI shall be cancelled and any such construction would be considered unauthorized, rendering the site ineligible for setting up the fuel station.

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10. The Site/Key Plan of the site with proper dimensions and area to be placed before the Technical committee. The authentication and verification shall be done as per order No. F-3(28)63/MP/Pt./09 dated 07/01/2012.

Item No. 20/2020

Proposal for planning permission for CNG/ EV Charging station on Private Land Khasra no. 17/16, Village Dhansa in view of notified regulations dated 08.03.2019. F.7(5)2020/MP

Proposal was presented by Additional Commissioner (Plg.) Incharge/ Director (Plg.) Land Policy. During the presentation, the following was clarified by Dir (LP):

The proposed Site under consideration falls in zone L and under Green Belt Village as per the Master Plan for Delhi (MPD) and Land use is Green Belt.

- As per the Agenda, Regulations for setting up fuel station were notified by the Central Government vide SO 1244 (dated 08.03.2019). However, the aforementioned Regulations were notified by Delhi Development Authority. The error in the Agenda needs to be rectified.
- 2. As per the notified Regulations, minimum road width existing \ proposed road width is 30 m. Whereas existing width of the metalled road in front of the Site is 15m only. As per the notified Zonal Development Plan (ZDP), proposed Right of Way (RoW) is 45m.
- 3. The area of the plot though conforms to the minimum prescribed norm, it is irregular and polygonal in shape. The representative of IGL clarified that the size of the plot has already got the PESO approval for the Site. The excess area will be used as idle parking/ maintained as green.
- 4 The proposal was approved with the following conditions:
- a) A clear site/key Plan with proper dimensions will be prepared and authenticated by concerned area planning units.
- b) The general provisions regarding planning permissions for fuel stations as decided above shall be adhered to

Item No. 21/2020
Proposal for planning permission for CNG/ EV Charging station on Private Land Khasra no. 47/16, Village Paprawat in view of notified regulations dated 08.03.2019, F.7(1)2020-MP

Proposal was presented by Additional Commissioner (Plg.) Incharge/ Director (Plg.) Land Policy. During the presentation, the following was clarified by Dir (LP):

The Site under reference falls under Land Pooling in Zone L and proposed land use is Residential.

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DELHI DEVELOPMENT AUTHO MASTER PLAN SEC 6th Floor, Vikas! I.P. Estate, New Delhi - 11

E. File No. - PLG/MP/0002/2020/F-1/ 235

Date: 14.08

Subject: Minutes of the 4th Technical Committee meeting of DDA for the year held on 20.07.2020.

The 4th Technical Committee meeting of DDA for the year 2020 was held though Webex under the Chairmanship of V.C. DDA on Monday, 20.07.2020. The list participants is annexed. Please find enclosed herewith a copy of the minutes of the sai information and further necessary action.

Addl. Commissioner(Plg

To:

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

Item No. 19/2020

3

Confirmation of the Minutes of 3rd Technical Committee meetings held on 05.06.2020. F1(03)/2020/MP

It was informed that letter has been received from RLDA in response to Item No. 15/2020. This letter has been examined by the Area Planning Unit Zone D and in response to this letter, CRPF has been asked to co-ordinate with RLDA. Accordingly, the minutes of the meeting be read as follows:

i. The matter may be resubmitted after conducting traffic impact assessment study

for the proposal submitted with enhanced FAR and currently proposed

. permanent structures.

ii. The Planning department would put forth the details of cases where change of land use has been done from Recreational 'District Park' to other uses in the past and whether alternate land has been provided in their cases for compensating the loss of green area. Planning would also examine conditions and restrictions with which such permissions were given in the past.

 CRPF will co-ordinate with RLDA to ensure that the proposed development is in harmony with the redevelopment proposed for New Delhi Railway Station.

The minutes were accordingly confirmed.

Item No. 19A/2020

Confirmation of the Minutes of 2nd Technical Committee meetings held on 24.02.2020. F1(02)/2020/MP

The minutes of the 2nd Technical Committee meeting held on 24.02.2020 were discussed in view of the SDMC letter dt. 18.05.2020 and following was clarified:

If the land parcel falls in the de-notified area then the Local body will undertake the
exercise of superimposing the proposed layout plan on the Revenue Map. In case of
DDA land, LM Department of DDA will superimpose the same. Further, in case of
individual plot, the land owner will get superimposition done and get it verified from
the revenue department.

The minutes were accordingly confirmed.

General Observations pertaining to Item No. 20/2020, 21/2020, 22/2020 and 23/2020 regarding proposals of Planning permission for Fuel Stations.

The above Agenda items were presented by Addl. Commissioner (Plg.) in-charge/Director (Plg.) Land Policy and Director (Plg) Zone J. All the four Agenda items pertain to 'Proposal for Planning permission for CNG/EV Station on Private land.'After deliberations it was discussed that the for examination for granting NOC from planning point of view, should be done in a prescribed format with following provisions:

 The proposed Fuel station shall conform to specifications and safety norms as per the PESO and the applicant shall obtain clearance/approval from all the concerned authorities as per the applicable norms.

Maja

- The Site Plans should clearly indicate ingress and egress points to the proposed fuel station sites, so that the movement of the vehicles can be ensured without interfering with the thorough movement of the vehicles from the access road.
- Jt. DCP, Traffic Police observed that before placing fuel station proposals in TC meeting, prior approval may be obtained for site location in future.
- 4. Conversion charges for the land use have been notified by the DDA under various categories with differential charges. As per the application submitted by the applicant, segregation of space between CNG and EV was not clearly mentioned. The representative of IGL agreed in principle that about 80% of the site would be used for CNG filling stations and 20% of the site for setting up the EV charging stations. The use conversion charges shall be leviable accordingly. The segregation of the space in the ratio of 80:20 for CNG filling stations and EV charging points shall be clearly indicated in the layout plans and demarcated on the site and no deviation shall be permitted. Further, clarity with respect to charges in 80:20 ratio will be worked out by CL, Department DDA.
- 5. At present. as per the Policy/MPD 2021, the maximum plot size of 33m x 45 m and only for CNG mother station maximum permitted size of plot is 75mx40m. The representatives of IGL requested that DDA should allow the setting up of fuel station on large sized plots. IGL was requested to send the request along with the justification for further examination by DDA.
- 6. For the sites falling in the areas where layout plan of the area has not been prepared for instance in land pooling areas, green belt, etc it was deliberated that such cases will be considered for approval for temporary permission of 5 years or till the layout plan (whichever is earlier). In this regard the applicant and IGL has to submit undertaking to the effect that in case the site doesn't get accommodated in the layout plan, they will shift/close the business from the existing site.
- 7. In future, applicant seeking permission for fuel stations should submit plots of regular shape and size to the extent possible with clear identification of the prescribed size of the plot. Land required for future widening of the road as per approved/ notified zonal plans has to be kept as green open space with proper ingress and egress to the plot, without hindering the through traffic on the proposed road. No separate median cut shall be allowed for the access to fuel station.
- B. In case of sites falling in Land Pooling scheme, the private land owner will give an undertaking that they will participate in Land Pooling scheme for their respective land. In such cases when sector becomes eligible for Pooling, the applicant will have to adhere to the requirement of Land Pooling Policy. If on that account the fuel station becomes un-operational it shall be closed. An undertaking to this effect will be given by the applicant.
- 9. It was assured by the representatives of IGL that in future no private owner would be allowed to start construction till all the formal approvals and clearances have been obtained for the said plot from all the concerned agencies. If any violation is reported LOI shall be cancelled and any such construction would be considered unauthorized, rendering the site ineligible for setting up the fuel station.

Mujn

10. The Site/Key Plan of the site with proper dimensions and area to be placed before the Technical committee. The authentication and verification shall be done as per order No. F-3(28)63/MP/PL/09 dated 07/01/2012.

Item No. 20/2020

Proposal for planning permission for CNG/ EV Charging station on Private Land Khasra no. 17/16, Village Dhansa in view of notified regulations dated 08.03.2019.

Proposal was presented by Additional Commissioner (Plg.) Incharge, Director (Plg.) Land Policy. During the presentation, the following was clarified by Dir (LP):

The proposed Site under consideration falls in sone L and under Green Belt Village as per the Master Plan for Delhi (MPD) and Land use is Green Belt.

1. As per the Agenda, Regulations for setting up fuel station were notified by the Central Government vide SO 1244 (dated 08.03.2019). However, the aforementioned Regulations were notified by Delhi Development Authority. The error in the Agenda needs to be rectified.

2. As per the notified Regulations, minimum road width existing \ proposed road width is 30 m. Whereas existing width of the metalled road in front of the Site is 15m only. As per the notified Zonal Development Plan (ZDP), proposed Right of Way (RoW) is 45m.

3. The area of the plot though conforms to the minimum prescribed norm, it is irregular and polygonal in shape. The representative of IGL clarified that the size of the plot has already got the PESO approval for the Site. The excess area will be used as idle parking/ maintained as green.

4. The proposal was approved with the following conditions:

a) A clear site/key Plan with proper dimensions will be prepared and authenticated by concerned area planning units.

b) The general provisions regarding planning permissions for fuel stations as decided above shall be adhered to

Item No. 21/2020
Proposal for planning permission for CNG/ EV Charging station on Private Land Khasra no. 47/16, Village Paprawat in view of notified regulations dated 08.03.2019.

Proposal was presented by Additional Commissioner (Plg.) Incharge/ Director (Plg.) Land Policy. During the presentation, the following was clarified by Dir (LP):

 The Site under reference falls under Land Pooling in Zone L and proposed land use is Residential.

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DELHI DEVELOPMENT AUTHO MASTER PLAN SEC 6th Floor, Vikas! I.P. Estate, New Delhi – 11

E. File No. - PLG/MP/0002/2020/F-1/ 235

Date: 14.08

Subject: Minutes of the 4th Technical Committee meeting of DDA for the year held on 20.07.2020.

The 4th Technical Committee meeting of DDA for the year 2020 was held though Webex under the Chairmanship of V.C. DDA on Monday, 20.07.2020. The list participants is annexed. Please find enclosed herewith a copy of the minutes of the sai information and further necessary action.

Marju (and Addl. Commissioner (Pla

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- 17. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
- 18. Land & Development Officer, (L&DO)
- 19. Director, Fire Service, GNCTD

Item No. 19/2020

Confirmation of the Minutes of 3rd Technical Committee meetings held on 05.06.2020. F1(03)/2020/MP

It was informed that letter has been received from RLDA in response to Item No. 15/2020. This letter has been examined by the Area Planning Unit Zone D and in response to this letter, CRPF has been asked to co-ordinate with RLDA. Accordingly, the minutes of the meeting be read as follows:

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. permanent structures.

ii. The Planning department would put forth the details of cases where change of land use has been done from Recreational 'District Park' to other uses in the past and whether alternate land has been provided in their cases for compensating the loss of green area. Planning would also examine conditions and restrictions with which such permissions were given in the past.

 CRPF will co-ordinate with RLDA to ensure that the proposed development is in harmony with the redevelopment proposed for New Delhi Railway Station.

The minutes were accordingly confirmed.

Item No. 19A/2020

Confirmation of the Minutes of 2nd Technical Committee meetings held on 24.02.2020. F1(02)/2020/MP

The minutes of the 2nd Technical Committee meeting held on 24.02.2020 were discussed in view of the SDMC letter dt. 18.05.2020 and following was clarified:

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the revenue department.

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- 5. At present. as per the Policy/MPD 2021, the maximum plot size of 33m x 45 m and only for CNG mother station maximum permitted size of plot is 75mx40m. The representatives of IGL requested that DDA should allow the setting up of fuel station on large sized plots. IGL was requested to send the request along with the justification for further examination by DDA.
- 6. For the sites falling in the areas where layout plan of the area has not been prepared for instance in land pooling areas, green belt, etc it was deliberated that such cases will be considered for approval for temporary permission of 5 years or till the layout plan (whichever is earlier). In this regard the applicant and IGL has to submit undertaking to the effect that in case the site doesn't get accommodated in the layout plan, they will shift/close the business from the existing site.
- 7. In future, applicant seeking permission for fuel stations should submit plots of regular shape and size to the extent possible with clear identification of the prescribed size of the plot. Land required for future widening of the road as per approved/ notified zonal plans has to be kept as green open space with proper ingress and egress to the plot, without hindering the through traffic on the proposed road. No separate median cut shall be allowed for the access to fuel station.
- 8. In case of sites falling in Land Pooling scheme, the private land owner will give an undertaking that they will participate in Land Pooling scheme for their respective land. In such cases when sector becomes eligible for Pooling, the applicant will have to adhere to the requirement of Land Pooling Policy. If on that account the fuel station becomes un-operational it shall be closed. An undertaking to this effect will be given by the applicant
- 9. It was assured by the representatives of IGL that in future no private owner would be allowed to start construction till all the formal approvals and clearances have been obtained for the said plot from all the concerned agencies. If any violation is reported LOI shall be cancelled and any such construction would be considered unauthorized, rendering the site ineligible for setting up the fuel station.

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10. The Site/Key Plan of the site with proper dimensions and area to be placed before the Technical committee. The authentication and verification shall be done as per order No. F-3(28)63/MP/Pt./09 dated 07/01/2012.

Item No. 20/2020

Proposal for planning permission for CNG/ EV Charging station on Private Land Khasra no. 17/16, Village Dhansa in view of notified regulations dated 08.03.2019. F.7(5)2020/MP

Proposal was presented by Additional Commissioner (Plg.) Incharge, Director (Plg.) Land Policy. During the presentation, the following was clarified by Dir (LP):

The proposed Site under consideration falls in zone L and under Green Belt Village as per the Master Plan for Delhi (MPD) and Land use is Green Belt.

- As per the Agenda, Regulations for setting up fuel station were notified by the Central Government vide SO 1244 (dated 08.03.2019). However, the aforementioned Regulations were notified by Delhi Development Authority. The error in the Agenda needs to be rectified.
- 2. As per the notified Regulations, minimum road width existing \ proposed road width is 30 m. Whereas existing width of the metalled road in front of the Site is 15m only. As per the notified Zonal Development Plan (ZDP), proposed Right of Way (RoW) is 45m.
- 3. The area of the plot though conforms to the minimum prescribed norm, it is irregular and polygonal in shape. The representative of IGL clarified that the size of the plot has already got the PESO approval for the Site. The excess area will be used as idle parking/ maintained as green.
- 4. The proposal was approved with the following conditions:
- a) A clear site/key Plan with proper dimensions will be prepared and authenticated by concerned area planning units.
- b) The general provisions regarding planning permissions for fuel stations as decided above shall be adhered to

Item No. 21/2020
Proposal for planning permission for CNG/ EV Charging station on Private Land Khasra no. 47/16, Village Paprawat in view of notified regulations dated 08.03.2019.
F.7(1)2020-MP

Proposal was presented by Additional Commissioner (Plg.) Incharge/ Director (Plg.) Land Policy. During the presentation, the following was clarified by Dir (LP):

 The Site under reference falls under Land Pooling in Zone L and proposed land use is Residential.

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DELHI DEVELOPMENTAUTHORITY

MASTER PLANSECTION

6th Floor, Vikas Minar

I.P. Estate, New Delhi –110002

E. File No.-PLG/MP/0008/2020/F-1/ O/o DY DIRECTOR(PLG) MP AND DC/432 Date: 21.12.2020

Subject: Minutes of the 9thTechnical Committee meeting of DDA for the year 2020 held on 04.12.2020.

The 9thTechnical Committee meeting of DDA for the year 2020 was held online through Webex under the Chairmanship of V.C. DDA on Friday, **04.12.2020**. 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. Commissioner (Plg)-1

To:

- 1. Vice Chairman ,DDA
- 2. Engineer Member, DDA
- 3. Member (Admin. & LM), DDA
- 4. Commissioner (Plg.), DDA
- 5. Chief Planner, TCPO
- 6. Chief Architect, HUPW.DDA
- 7. Chief Architect, NDMC
- 8. Chief Engineer (Property Development), DMRC
- 9. Chief Engineer (Elect.), DDA
- 10. Addl. Commr. (Plg.) III,DDA
- 11. Addl. Commr.(Plg.) Projects, DDA
- 12. Addl. Commr. (Plg.) Land Pooling, 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

Special Invitees:

- 1. Additional Chief Architect, V.C. Office, DDA
- 2. Director (Building), DDA
- 3. Representative from IGL

Item No. 44/2020

Confirmation of the Minutes of 8th Technical Committee meeting held on 02.11.2020. PLG/MP/0007/2020/F-1

Since no observations/comments were received, the minutes of the 8thTechnical Committee held on 02.11.2020 were confirmed as circulated.

Item No. 45/2020

Planning Permission for CNG Station on Private Land Khasra no. 78/18, Village Ghevra. F.07(03)2020/MP

The agenda was presented by Dy. Director (Plg) Zone K-I & L. The representative from IGL mentioned that the area of the proposed station is 1697.48 sqm which is more than permissible maximum size required for CNG station i.e. 1485 sqm. Further, it was requested that the same be approved for CNG Mother Station for which the maximum permissible size as per MPD 2021 is 75m x 40m as per the requirement. IGL was requested to submit the modified request for considering the site for Mother Station.

After detailed deliberations, based on the request of IGL, the proposal was approved for CNG Mother station as per the general provisions approved in the 4th & 7th Technical Committee meeting of 2020.

Item No.46/2020

Planning Permission for CNG/EVC/LCNG Station on Private Land at Khasra no. 9/24 (6-3), Village Baprola (Chanchal Park) F.07(02)2020/MP

The agenda was presented by Dy. Director (Plg) Zone K-I & L. It was observed that there is a 6.0 m wide road existing outside the property line of the CNG station providing accessibility to the unauthorized colony. It was clarified by IGL that distance between plot and nearest road 'T junction is 25m.' T'junction formed by a road of such width does not qualify for intersection. Further IGL vide email dated 4.12.2020 has clarified that another road which is 6m road adjoining the plot is dealer's private road for accessing the back side of the plot.

After detailed deliberations, the proposal was approved for CNG station as per the general provisions approved in the 4th & 7th Technical Committee meeting of 2020.

Item No.47/2020

Planning Permission for CNG Station on Private Land Khasra no. 63/9/2, Village Mitraon F.07(08)2020/MP

The agenda was presented by Dy. Director (Plg) Zone K-1 & L. It has been informed by the concerned Engineering wing that the proposed CNG station partly falls on the proposed UER-1 of 80 m RoW. The construction of UER-1 is going to take time as the land for road parcel falling in this alignment is yet to be acquired by DDA. IGL requested that permission for temporary station be granted. After detailed deliberations, it was decided that only temporary permission may be granted subject to the following:

 The permission for the CNG station is purely for a temporary station with temporary structures.

Majn

- b) IGI, would ensure immediate cancellation of license as soon as the plans for the construction of UER is firmed up. IGI, agreed to give an undertaking to this effect.
- c) The IGL/allottee would also be required to give an affidavit that no claims/compensation whatsoever would be sought on account of closure/shifting of the CNG station.

Item No.48/2020

Modification in Table 3.3: Hierarchy of Urban Development in Chapter 3.0 Delhi Urban Area 2021 in MPD-2021 w.r.t Provisions of Sewage Treatment Plants (STP) including sewage pumping station & effluent pumping station. PLG/MP/0013/2020/F-20/-AD (PLG-MP AND DC)-III

The agenda was presented by Addl. Comm.(Plg)-I. It was deliberated that the modified norms have been proposed considering the adoption of new technologies of SBR and ASP for STPs and is inclusive of the area requirement for Sewage Pumping Station and Effluent Pumping Station. The area norms of 50 sqm/MLD for Sewage Pumping Stations and Effluent Pumping Stations has been adopted. In view of this, the new norms have been prescribed in the MPD for new facilities.

After the deliberations, the agenda item was approved for further processing as per Section 11 A of DD Act with the following modifications:

MPD 2021

Existing Provisions

Proposed Amendments/Modifications

Chapter 3.0: Delhi Urban Area - 2021

Table 3.3: Hierarchy of Urban Development

Level Facilities	Facilities	Area in sq.m.				Area in sq.m.			
	2	No.	Per Unit	Total 5	Level	Facilities	No.	Per Unit	Total
2. Neighbor-	1. Primary	1	2,000-	2,000-	1	2	3	4	5
hood Population- 10,000	School	r	4,000	4,000	2. Neighbor- hood Population 10.000	1. Primary School	1	2,000- 4,000	2,000 4,000
	13. Sewage	1	500	500	10,000	13. Sewage Pumping Station	1	500	500
Pum Stati 14.Coacl centr langu	Pumping Station					14. Coaching centres, IT & language training centres	1	500	500
	14.Coaching centres, IT & language training	1	500	500		15 Dhalao including segregation	1	200	20
	centres					16. Dispensary	1	800- 1,200	1,20
	15 Dhalao including	1	200	200		17. Local level waste water treatment facility			per ement
	segregation					18. Sewage Treatment	Up to 22.7		50 MLD
	16.Dispensary	1	800- 1,200	800- 1,200		Plant# (including 50sqm/MLD for	MLD		
	17.Local level waste water treatment facility		As per req	uirement		Sewage Pumping Station and 50sqm/MLD for Effluent Pumping Station)			

Level	Facilities	Area in sq.m.				
Level	racinges	No.	Per Unit	Total 5		
1	2	3	4			
5. Zonal / Sub-City Population 10,00,000	1. Medical College	1	As per Council Regulatory	Medical ofIndia/ Body		
	8. Sewage Pumping Station	1	2,500	2,500		
	9. Municipal Office for Water & sewerage	1	500	500		
	10. Sewerage Treatment Plant (180 MLD)	1	200	200		
	16. Science Centre		As per rec	quirement		
	17. Socio- Cultural Centre		As per rec	quirement		

		Area in sq.m.			
Level	Facilities	No.	Per Unit	Total	
1	2	3	4	5	
5. Zonal / Sub-City Population 10,00,000	Medical College Sewage	1	As per Medical Council of India/ Regulatory Body		
	Pumping Station	1	2,500	2,500	
	9. Municipal Office for Water & sewerage	1	500	500	
	10. Sewerage Treatment Plants (including 50 sqm / MLD for Sewage Pumping Station and 50 sqm / MLD for Effluent Pumping Station)	above 22.7 MLD	1100 Sqm/MLD		

Notes:

The area norms are for new proposed facilities.

Item No.49/2020

Regarding revision in Development Control Norms for siting of fuel stations - CNG in Community Centres having ROW less than 30 m.

PLG/MP/0003/2020/F-7/-0/o DY DIRECTOR (PLG)MP AND DC

The Agenda was presented by Addl. Commissioner-I. It was informed that many Community Center sites which have already been planned or are in various stages of planning are located on roads with ROW less than 30.0m.

Petrol pumps are existing in these Community Centers as it is a permitted activity as per Master Plan. However, the aspect of the mandatory requirement of a minimum of 30.0 m ROW for siting Fuel Stations (CNG/Petrol Pumps) appears to have been overlooked while earmarking the Petrol Pump sites.

After detailed deliberations, the following was decided:

- a) It was agreed that new CNG stations in Community Centers existing on 24.0 m wide road in the developed areas be allowed.
- b) As per clause 12.13.2 of MPD 2021, "the regulations for locating the fuel stations cum service stations, the development control norms and permissibility shall be governed by the Policy/decision of competent Authority/ Government Notifications from time to time." Accordingly the approval of Authority may be sought.

Mayor

Item No.50/2020

Proposal for planning permission for CNG / EV Charging on Private Land Khasra No. 68/20, 68/11 & 67/15/2, Rupali Enclave, Village Karala, Tehsil Kanjhawala, Delhi 110081 in view of notified regulations dated 08.03.2019. F.7(10)/2020 - MP

The agenda was presented by Dy. Director (Plg) Zone N. It was observed that some portion of gram sabha land is falling within the proposed site, which seems to be an irrigation channel. IGL and the allottee in consultation with Revenue Deptt may ascertain whether the channel is still functional and accordingly submit the proposal afresh after consolidation of land.

The proposal was not agreed to.

Laid on Table:

Item No.51/2020

Proposal for change of land use from Recreational (District Park) to Utility (U4) of an area measuring 10.7 acres (9 acres +1.7 acres) for establishment of Solid Waste Management Facilities (for processing of C& D Waste) and for dumping site for inert materials generated due to bio mining at Tehkhand falling in Planning Zone 'F'.

The proposal was deferred. The Agenda to be resubmitted incorporating the following:

- Justification for allotment of more land for SWM facilities considering the allotments already made.
- SDMC to provide details with respect to total land allotted to SDMC in and around the area for Solid Waste Management facilities till date and its utilization with detailed planning of the area.
- iii. The new allotment be contiguous and to be earmarked in such a way that the Solid Waste Management facilities are developed without impacting the proper planning of the left over adjoining areas.
- iv. The proposal for Change of Landuse may be accompanied with a proper T.S.S. for the convenience of seeking Public Objections/Suggestions.

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

Henja

ANNEXURE-I

List of participants of 9th meeting for the year 2020 of Technical Committee on 04.12.2020

DELHI DEVELOPMENT AUTHORITY

- 1. Vice Chairman, DDA
- 2. Engineer Member, DDA
- 3. Member (Admin. & LM), DDA
- 4. Commissioner(Plg)
- 5. Addl. Commissioner (Landscape)
- 6. Chief Architect
- 7. Addl. Commissioner (Plg.) -1
- 8. Addl. Commissioner (Plg.) -III
- 9. Addl. Chief Architect, VC Office
- 10. Secretary, DUAC
- 11. Dy. Director (Plg.), LP-I
- 12. Dy. Director (Plg.), LP-II

Representatives of the following Organizations has also attended the meeting:

- I. TCPO
- 2. East Delhi Municipal Corporation
- 3. North Delhi Municipal Corporation
- 4. South Delhi Municipal Corporation
- 5. Delhi Fire Service
- 6. CPWD
- 7. IGL

दिल्लीविकासप्राधिकरण DELHI DEVELOPMENT AUTHORITY

SUB: REGARDING REVISION IN DEVELOPMENT CONTROL NORMS FOR SITING OF FUEL STATIONS - CNG IN COMMUNITY CENTRES HAVING ROW LESS THAN 30 M

E-File No. PLG/MP/0003/2020/F-7

SYNOPSIS

- Various requests have been received from CL branch/HUPW Unit, Dwarka seeking relaxation in the ROW for CNG Stations to allow for carving out sites for CNG Stations in Community Centre which are abutting 24M ROW roads and in some cases 18m.
- While preparation of zonal plans, Community Centre sites have been earmarked on the road with R/W less than 30 m in many layout plans.
- The petrol pump sites have been carved out in such Community Centres, based on the permissibility as per the Master Plan.
- The aspect of the mandatory requirement of a minimum of 30.0 m ROW for siting Fuel Stations (CNG/Petrol Pumps) appears to have been overlooked while earmarking the Petrol Pump sites.
- The proposal was approved by the Technical Committee in its 9th meeting dated 04.12.2020 and as a follow up to the decision of Technical committee, the proposal is placed for approval of the Authority.

1.0 BACKGROUND

- 1.1 Various requests have been received from CL branch/HUPW Unit, Dwarka vide File No. F13(15)2020/Govt land and e-File HUPW/CADW/0005/2020/COMM/-O/o SR. ARCHITECT (HUPW)-DWARKA ZONE& Zone C seeking relaxation in the ROW for CNG Stations. It has been requested to allow to carve out sites for CNG Stations in Community Centre which are abutting 24M ROW roads and in some cases 18m.
- 1.2 Some of the sites for Community Centre across Delhi are located along 24m ROW and in some cases18m ROW roads (e.g. CC at Sector-6. Rohini, CC at Sector -7, Rohini, CC at Sector-8, Rohini).
- 1.3 Examples of various sites received from CL branch which may require relaxation for siting of Fuel station (CNG) along roads less than 30.0 M ROW are as under:
 - i. CC at Q-Block, Paschim vihar (Ambika vihar).
 - ii. CC at A-Block, Vikas Puri.
 - iii. Sub District Centre at Hari Nagar



2.0 EXAMINATION

- 2.1 MPD-1962 allowed petrol filling stations on roads of 100 feet (30m) ROW and above.
- 2.2 As per MPD-2001, only one Petrol Pump was permitted in each Community Center whereas MPD-2021 in Table 12.6 permits Two Fuel stations (One Petrol pump + One CNG pump) in each Community Centre.
- 2.3 MPD-2001 provided that no new petrol pump shall be located on the road ROW less than 30 m. However, specific conditions were laid down for existing petrol pumps located on road of R/W less than 30 m, thereby taking cognizance that petrol pumps are located on roads with R/W less than 30 m.

While preparation of zonal plans, Community Centre sites have been earmarked on the road with R/W less than 30 m in many layout plans.

- 2.4 In MPD-2021, Fuel stations (Petrol Pumps and CNG Stations) are a permissible activity in Central Business District (CBD), District Centre and Community Centre. Para 12.13.2of MPD-2021 provides DEVELOPMENT CONTROL NORMS AND PERMISSIBILITY for Fuel Stations which stipulates the following:
 - i. "Fuel stations shall be located on roads of minimum 30m ROW"
- 2.5 MPD-2021 norms do not permit Fuel stations on roads having ROW less than 30m
- 2.6 A detailed comparison of Development Control Norms of MPD-1962, MPD-2001 and MPD-2021 w.r.t. Fuel Stations/Petrol Pumps is annexed as Annexure I.
- 2.7 As per the provision of the Master Plan, Fuel station have to be located on the road RoW 30.0 m. However, Table 12.6 Norms for fuel stations provide for Two Fuel Stations (One Petrol Pump+ One CNG Station) in each Community Centre. There are Community Centres which are existing on roads lesser than 30.0 m RoW. In such cases the new CNG stations in community centres may be allowed on ROW 24.0 m.

3.0 DECISION OF TECHNICAL COMMITTEE

The agenda was presented by Addl. Commissioner-I. It was informed that many Community Center sites which have already been planned or are in various stages of planning are located on roads with ROW less than 30.0m.

Petrol pumps are existing in these Community Centers as it is a permitted activity as per Master Plan. However, the aspect of the mandatory requirement of a minimum of 30.0 m ROW for siting Fuel Stations (CNG/Petrol Pumps) appears to have been overlooked while earmarking the Petrol Pump sites.

After detailed deliberations, the following was decided:



- It was agreed that new CNG stations in Community Centers existing on 24.0 m wide road in the developed areas be allowed.
- b. As per clause 12.13.2 of MPD 2021, "the regulations for locating the fuel stations - cum service stations, the development control norms and permissibility shall be governed by the Policy/decision of competent Authority/ Government Notifications from time to time." Accordingly the approval of Authority may be sought. (minutes of 9th TC meeting is placed as Annexure-II)

4.0 PROPOSAL

Based on the above decision of Technical Committee following is proposed:

- a) In Community Centres existing on 24.0 m ROW in the already developed areas, new CNG stations may be allowed.
- b) Other than this, all fuel stations be allowed on minimum 30.0 m ROW.

5.0 RECOMMENDATION

As per clause 12.13.2 of MPD 2021 as mentioned in para 3.0 (b). The proposal as contained in para 4.0 above is placed before the Authority for its consideration and approval.

Asst. Director (Plg.)

Dy. Director (Plg.)MP & DC/ Director (Plg.) MP (In-Charge) Addl. Commr. (Plg.) -I

Annexure-I

S.No.			us Master Plans w.r.t. CNG	
1.	Description	MPD-1962	MPD-2001	MPD-2021
	Terminology Used	Petrol Pump (Service Garage)	Petrol Pump	Fuel Station/Petrol Pump/CNG Station
2.	Permitted in	Petrol Filling Station is a permitted use under Residential Use Zone of roads of 100 feet ROW and above if allowed by competent authority on special appeal. It is also permitted in Use Zone C1, M1 and M4.	In Central and Sub Central- Business District, District Centres and Community Centres (only filling station) and in residential and industrial use Zones in the urban area.	In Central and Sub Central-Business District, District Centres and Community Centres. Fuel Stations are permissible on Master Plan / Zonal Plan roads and shall not be permitted in absence of an approved Zonal Plan of the area.
3.	No. of Petrol Pumps/CNG Stations on One Community Center		One Petrol Pump + One CNG station (only filling station) in each Community Center	Two Fuel Stations (One Petrol Pump + One CNG station) in each
4.	Development Control Norms	With suitable Parking areas	Min. distance of the property line of petrol pump from the center line of the road; Not less than 15m on R/W < 30m In case of roads having 30 m or more R/W the R/W of the road should be protected Plot Size; Only filling station 30m X 17m Filling-cum-service station Min 36 m X 30 m Max 45 mX 33 m Frontage of the plot should not be less than 30 m. Longer side of the plot should be the frontage. New petrol pump shall not be located on the road R/W	Min. ROW – 30 m Plot Size Min. – 30 x 36m Max. – 33 x 45 m Max. GC – 20% Max. FAR – 40 Max. 10 Far for Commercial Activity Other Development Control Norms as per Para 12.13.2 of MPD- 2021





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

E. File No. - PLG/MP/0004/2020/F-1/ 269 O/o DY DIRECTOR (PLG) MP AND DC/269

Date: 22.09.2020

Subject: Minutes of the 6th Technical Committee meeting of DDA for the year 2020 held on 03.09.2020.

The 6th Technical Committee meeting of DDA for the year 2020 was held online through Webex under the Chairmanship of V.C. DDA on Thursday, 03.09.2020. 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) 22/9/2020

Addl. Commissioner (Plg)-I

To:

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

Special Invitees:

Confirmation of the Minutes of 5th Technical Committee meeting held on 17.08.2020 PLG/MP/0003/2020/F-1/

Since no observations/comments were received, the minutes of the 5th Technical Committee held on 17.08.2020 were confirmed as circulated.

Item No. 32/2020

Change of Land Use of 400 sqm from "Recreational" to "Public & Semi-Public" for Religious purpose in Jahapanah City Forest LD/IL/0003/2020/REL/8-0/o Dy. Director (IL)

The Agenda item was presented by Addl. Commissioner (Landscape). It was informed that the proposal has been put up in compliance to the orders of the Hon'ble Supreme Court. The proposal for CLU from Recreational to Public and Semi-Public for religious purpose in Jahapanah City Forest was recommended by the Technical Committee for further processing under Section – 11A of DD Act, 1957.

Item No. 33/2020

Proposed change of land use of an area measuring 0.66 acres from part "Commercial (Local Shopping Centre) & part "Recreational (Neighbourhood Play Area/Green spaces)" to "Government (Government Office)" allotted to CISF (Central Industrial Security Force) for construction of office building for CISF at CGO Complex, Lodhi Road, New Delhi-

F.20(4)2019/MP

The proposal was presented by Director (Plg.) - Zone D.

The proposal was recommended by the Technical Committee for further processing under Section- 11A of DD Act, 1957.

Item No. 34/2020

Change of Land Use and Relaxation in height for multilevel parking construction at Idgah Road in Delhi walled city area.

F.3(61)/2011-MP/Pt. - I

The proposal was presented by the Officers of North MCD. The following was informed:

- i. The land-use of the site under reference is Residential (Redevelopment) and is currently being used for surface parking. Part of the land which is under the ownership of DDA has already been allotted to North MCD for construction of multilevel car parking and the CLU is only being sought for the 11998 sqm of land which is under the ownership of North MCD.
- ii. The project is a joint venture between DMRC and North MCD. The underground area has to be utilized by DMRC for the Nabi Karim Metro station and interchange point

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Page 2 of 4

iii. The Parking Management District (PMD) Plan and the Traffic Impact Assessment (TIA) study which is a pre-requisite for undertaking a project of this magnitude are yet to be done. It was assured that the same shall be got completed in a month's time.

The following was deliberated and decided:

- Multilevel parking is to be constructed on the land parcel measuring 26197.47 sqm which includes North DMC land measuring 11998 sqm and DDA land measuring 14199.47 sqm. DDA has allotted its parcel of land measuring 14199.47 sqm to North DMC for Multilevel Parking. The land use of both the pockets under North DMC and DDA is 'Residential'. It was agreed that the change of Land use will be required for the entire site i.e. 26197.47 sqm.
- The PMD Plan and TIA Study for the project be got done on priority. Clear-cut terms
 of reference and strategies for enforcement be specified for the plan / study.
- iii. North DMC informed that the height of the proposed building is G+6 and hence a relaxation in minimum height to 37 m is required. The same was agreed.

The proposal was recommended by the technical committee for Change of land use for the entire site i.e. 26197.47 sqm to be processed under Section 11A of DD Act.

Item No. 35/2020

Proposal for change of land use of land measuring about 5.76 Acres for expansion of essential facilities at Institute of Liver and Biliary Sciences (ILBS) Hospital, Vasant Kunj, New Delhi from 'Residential to Public and Semi-Public' (PS1) falling in Planning Zone-J.

The proposal was presented by Addl. Commissioner (Plg.) Projects. After deliberation, the proposal as contained in the agenda was recommended by the Technical Committee for further processing under Section- 11A of DD Act, 1957.

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

Marja

List of participants of 6th meeting for the year 2020 of Technical Committee on 03.09.2020

DELHI DEVELOPMENT AUTHORITY

- 1. Vice Chairman, DDA
- 2. Pr. Commissioner(Housing)
- 3. Pr. Commissioner (LD& LM)
- 4. Commissioner(Plg)
- 5. Addl. Commissioner(Landscape)
- 6. Chief Architect
- 7. Addl. Commissioner (Plg.) 1
- 8. Addl. Commissioner (Plg.) III
- 9. Addl. Chief Architect, VC Office
- 10. Secretary, DUAC

- 1. CISF
- 2. DMRC
- 3. TCPO
- 4. North DMC
- 5. Delhi Fire Service



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

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To:

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- 7. Chief Architect, HUPW, DDA
- 8. Chief Architect, NDMC
- Chief Engineer (Property Development), DMRC
- 10. Chief Engineer (Elect.), DDA
- 11. Addl. Commr. (Landscape), DDA
- 12. Addl. Commr. (AP-I), DDA
- 13. Secretary, DUAC
- 14. Chief Town Planner, (NDMC)
- 15. Sr. Architect, (HQ-1), CPWD, NirmanBhawan
- 16. Land & Development Officer, (L&DO)
- 17. Director, Fire Service, GNCTD

Special Invitees:

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Item No+32/2020

Change of Land Use of 400 sqm from "Recreational" to "Public & Semi-Public" for Religious purpose in Jahapanah City Forest LD/IL/0003/2020/REL/8-0/o Dy. Director (IL)

The Agenda item was presented by Addl. Commissioner (Landscape). It was informed that the proposal has been put up in compliance to the orders of the Hon'ble Supreme Court.

The proposal for CLU from Recreational to Public and Semi-Public for religious purpose in Jahapanah City Forest was recommended by the Technical Committee for further processing under Section – 11A of DD Act, 1957.

Item No. 33/2020

Proposed change of land use of an area measuring 0.66 acres from part "Commercial (Local Shopping Centre) & part "Recreational (Neighbourhood Play Area/Green spaces)" to "Government (Government Office)" allotted to CISF (Central Industrial Security Force) for construction of office building for CISF at CGO Complex, Lodhi Road, New Delhi-110003.

F.20(4)2019/MP

The proposal was presented by Director (Plg.) - Zone D.

The proposal was recommended by the Technical Committee for further processing under Section-11A of DD Act, 1957.

Item No. 34/2020

Change of Land Use and Relaxation in height for multilevel parking construction at Idgah Road in Delhi walled city area.

F.3(61)/2011-MP/Pt. - I

The proposal was presented by the Officers of North MCD. The following was informed:

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- ii. The project is a joint venture between DMRC and North MCD. The underground area has to be utilized by DMRC for the Nabi Karim Metro station and interchange point

Magn

The Parking Management District (PMD) Plan and the Traffic Impact Assessment (TIA) study which is a pre-requisite for undertaking a project of this magnitude are yet to be done. It was assured that the same shall be got completed in a month's time.

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- The PMD Plan and TIA Study for the project be got done on priority. Clear-cut terms
 of reference and strategies for enforcement be specified for the plan / study.
- iii. North DMC informed that the height of the proposed building is G+6 and hence a relaxation in minimum height to 37 m is required. The same was agreed.

The proposal was recommended by the technical committee for Change of land use for the entire site i.e. 26197.47 sqm to be processed under Section 11A of DD Act.

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Proposal for change of land use of land measuring about 5.76 Acres for expansion of essential facilities at Institute of Liver and Biliary Sciences (ILBS) Hospital, Vasant Kunj, New Delhi from 'Residential to Public and Semi-Public' (PS1) falling in Planning Zone-J.

The proposal was presented by Addl. Commissioner (Plg.) Projects. After deliberation, the proposal as contained in the agenda was recommended by the Technical Committee for further processing under Section- 11A of DD Act, 1957.

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

Marjn

List of participants of 6th meeting for the year 2020 of Technical Committee on 03.09.2020

DELHI DEVELOPMENT AUTHORITY

- 1. Vice Chairman, DDA
- 2. Pr. Commissioner(Housing)
- 3. Pr. Commissioner (LD& LM)
- 4. Commissioner(Plg)
- 5. Addl. Commissioner(Landscape)
- 6. Chief Architect
- 7. Addl. Commissioner (Plg.) I
- 8. Addl. Commissioner (Plg.) III
- 9. Addl. Chief Architect, VC Office
- 10. Secretary, DUAC

- 1. CISF
- 2. DMRC
- 3. TCPO
- 4. North DMC
- 5. Delhi Fire Service



DELHI DEVELOPMENT AUTHORITY

MASTER PLAN SECTION

6th Floor, Vikas Minar

I.P. Estate, New Delhi - 110002

E. File No. - PLG/MP/0004/2020/F-1/ 269 O/o DY DIRECTOR (PLG) MP AND DC/269

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Manju Paul) 22/9/2020

Addl. Commissioner (Plg)-I

To:

- 1. Vice Chairman, DDA
- 2. Pr. Commissioner (Housing)
- 3. Pr. Commissioner (LM)
- 4. Pr. Commissioner (LD)
- 5. Commissioner (Plg.)
- 6. Chief Planner, TCPO
- 7. Chief Architect, HUPW, DDA
- 8. Chief Architect, NDMC
- 9. Chief Engineer (Property Development), DMRC
- 10. Chief Engineer (Elect.), DDA
- 11. Addl. Commr. (Landscape), DDA
- 12. Addl. Commr. (AP-I), DDA
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- 16. Land & Development Officer, (L&DO)
- 17. Director, Fire Service, GNCTD

Special Invitees:

Confirmation of the Minutes of 5th Technical Committee meeting held on 17.08.2020 PLG/MP/0003/2020/F-1/

Since no observations/comments were received, the minutes of the 5th Technical Committee held on 17.08.2020 were confirmed as circulated.

Item No. 32/2020

Change of Land Use of 400 sqm from "Recreational" to "Public & Semi-Public" for Religious purpose in Jahapanah City Forest LD/IL/0003/2020/REL/8-O/o Dy. Director (IL)

The Agenda item was presented by Addl. Commissioner (Landscape). It was informed that the proposal has been put up in compliance to the orders of the Hon'ble Supreme Court. The proposal for CLU from Recreational to Public and Semi-Public for religious purpose in Jahapanah City Forest was recommended by the Technical Committee for further processing under Section – 11A of DD Act, 1957.

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Proposed change of land use of an area measuring 0.66 acres from part "Commercial (Local Shopping Centre) & part "Recreational (Neighbourhood Play Area/Green spaces)" to "Government (Government Office)" allotted to CISF (Central Industrial Security Force) for construction of office building for CISF at CGO Complex, Lodhi Road, New Delhi-110003.

F.20(4)2019/MP

The proposal was presented by Director (Plg.) - Zone D.

The proposal was recommended by the Technical Committee for further processing under Section-11A of DD Act, 1957.

Item No. 34/2020

Change of Land Use and Relaxation in height for multilevel parking construction at Idgah Road in Delhi walled city area.

F.3(61)/2011-MP/Pt. - I

The proposal was presented by the Officers of North MCD. The following was informed:

- i. The land-use of the site under reference is Residential (Redevelopment) and is currently, being used for surface parking. Part of the land which is under the ownership of DDA has already been allotted to North MCD for construction of multi-level car parking and the CLU is only being sought for the 11998 sqm of land which is under the ownership of North MCD.
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iii. The Parking Management District (PMD) Plan and the Traffic Impact Assessment (TIA) study which is a pre-requisite for undertaking a project of this magnitude are yet to be done. It was assured that the same shall be got completed in a month's time.

The following was deliberated and decided:

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- The PMD Plan and TIA Study for the project be got done on priority. Clear-cut terms
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- North DMC informed that the height of the proposed building is G+6 and hence a relaxation in minimum height to 37 m is required. The same was agreed.

The proposal was recommended by the technical committee for Change of land use for the entire site i.e. 26197.47 sqm to be processed under Section 11A of DD Act.

Item No. 35/2020

Proposal for change of land use of land measuring about 5.76 Acres for expansion of essential facilities at Institute of Liver and Biliary Sciences (ILBS) Hospital, Vasant Kunj, New Delhi from 'Residential to Public and Semi-Public' (PS1) falling in Planning Zone-J.

The proposal was presented by Addl. Commissioner (Plg.) Projects. After deliberation, the proposal as contained in the agenda was recommended by the Technical Committee for further processing under Section- 11A of DD Act, 1957.

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

Marja

List of participants of 6th meeting for the year 2020 of Technical Committee on 03.09.2020

DELHI DEVELOPMENT AUTHORITY

- 1. Vice Chairman, DDA
- 2. Pr. Commissioner(Housing)
- 3. Pr. Commissioner (LD& LM)
- 4. Commissioner(Plg)
- 5. Addl. Commissioner(Landscape)
- 6. Chief Architect
- 7. Addl. Commissioner (Plg.) I
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- 10. Secretary, DUAC

- 1. CISF
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- 3. TCPO
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DELHI DEVELOPMENT AUTHORITY

MASTER PLAN SECTION

6th Floor, Vikas Minar

I.P. Estate, New Delhi – 110002

E. File No. - PLG/MP/0004/2020/F-1/ 269 O/o DY DIRECTOR (PLG) MP AND DC/269

Date: 22.09.2020

Subject: Minutes of the 6th Technical Committee meeting of DDA for the year 2020 held on 03.09.2020.

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Manju Paul) 22/9/

Addl. Commissioner (Plg)-I

To:

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- 16. Land & Development Officer, (L&DO)
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Special Invitees:

Confirmation of the Minutes of 5th Technical Committee meeting held on 17.08.2020 PLG/MP/0003/2020/F-1/

Since no observations/comments were received, the minutes of the 5th Technical Committee held on 17.08.2020 were confirmed as circulated.

Item No. 32/2020

Change of Land Use of 400 sqm from "Recreational" to "Public & Semi-Public" for Religious purpose in Jahapanah City Forest LD/IL/0003/2020/REL/8-0/o Dy. Director (IL)

The Agenda item was presented by Addl. Commissioner (Landscape). It was informed that the proposal has been put up in compliance to the orders of the Hon'ble Supreme Court. The proposal for CLU from Recreational to Public and Semi-Public for religious purpose in Jahapanah City Forest was recommended by the Technical Committee for further processing under Section – 11A of DD Act, 1957.

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Proposed change of land use of an area measuring 0.66 acres from part "Commercial (Local Shopping Centre) & part "Recreational (Neighbourhood Play Area/Green spaces)" to "Government (Government Office)" allotted to CISF (Central Industrial Security Force) for construction of office building for CISF at CGO Complex, Lodhi Road, New Delhi-110003.

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The proposal was presented by Director (Plg.) - Zone D.

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The proposal was presented by the Officers of North MCD. The following was informed:

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

E. File No. - PLG/MP/0004/2020/F-1/ 269 O/o DY DIRECTOR (PLG) MP AND DC/269

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Special Invitees:

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Item No. 34/2020

Change of Land Use and Relaxation in height for multilevel parking construction at Idgah Road in Delhi walled city area.

F.3(61)/2011-MP/Pt, - I

The proposal was presented by the Officers of North MCD. The following was informed:

- i. The land-use of the site under reference is Residential (Redevelopment) and is currently being used for surface parking. Part of the land which is under the ownership of DDA has already been allotted to North MCD for construction of multilevel car parking and the CLU is only being sought for the 11998 sqm of land which is under the ownership of North MCD.
- The project is a joint venture between DMRC and North MCD. The underground area has to be utilized by DMRC for the Nabi Karim Metro station and interchange point

Magn

Page 2 of 4

iii. The Parking Management District (PMD) Plan and the Traffic Impact Assessment (TIA) study which is a pre-requisite for undertaking a project of this magnitude are yet to be done. It was assured that the same shall be got completed in a month's time.

The following was deliberated and decided:

- Multilevel parking is to be constructed on the land parcel measuring 26197.47 sqm which includes North DMC land measuring 11998 sqm and DDA land measuring 14199.47 sqm. DDA has allotted its parcel of land measuring 14199.47 sqm to North DMC for Multilevel Parking. The land use of both the pockets under North DMC and DDA is 'Residential'. It was agreed that the change of Land use will be required for the entire site i.e. 26197.47 sqm.
- The PMD Plan and TIA Study for the project be got done on priority. Clear-cut terms
 of reference and strategies for enforcement be specified for the plan / study.
- North DMC informed that the height of the proposed building is G+6 and hence a relaxation in minimum height to 37 m is required. The same was agreed.

The proposal was recommended by the technical committee for Change of land use for the entire site i.e. 26197.47 sqm to be processed under Section 11A of DD Act.

Item No. 35/2020

Proposal for change of land use of land measuring about 5.76 Acres for expansion of essential facilities at Institute of Liver and Biliary Sciences (ILBS) Hospital, Vasant Kunj, New Delhi from 'Residential to Public and Semi-Public' (PS1) falling in Planning Zone-J.

The proposal was presented by Addl. Commissioner (Plg.) Projects. After deliberation, the proposal as contained in the agenda was recommended by the Technical Committee for further processing under Section- 11A of DD Act, 1957.

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

Marja

List of participants of 6th meeting for the year 2020 of Technical Committee on 03.09.2020

DELHI DEVELOPMENT AUTHORITY

- 1. Vice Chairman, DDA
- 2. Pr. Commissioner (Housing)
- 3. Pr. Commissioner (LD& LM)
- 4. Commissioner(Plg)
- 5. Addl. Commissioner(Landscape)
- 6. Chief Architect
- 7. Addl. Commissioner (Plg.) I
- 8. Addl. Commissioner (Plg.) III
- 9. Addl. Chief Architect, VC Office
- 10. Secretary, DUAC

- 1. CISF
- 2. DMRC
- 3. TCPO
- 4. North DMC
- 5. Delhi Fire Service



DELHI DEVELOPMENT AUTHORITY

MASTER PLAN SECTION

6th Floor, Vikas Minar

I.P. Estate, New Delhi – 110002

E. File No. - PLG/MP/0004/2020/F-1/ 269 O/o DY DIRECTOR (PLG) MP AND DC/269

Date: 22.09.2020

Subject: Minutes of the 6th Technical Committee meeting of DDA for the year 2020 held on 03.09.2020.

The 6th Technical Committee meeting of DDA for the year 2020 was held online through Webex under the Chairmanship of V.C. DDA on Thursday, 03.09.2020. 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. Commissioner (Plg)-I

To:

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

Special Invitees:

Confirmation of the Minutes of 5th Technical Committee meeting held on 17.08.2020 PLG/MP/0003/2020/F-1/

Since no observations/comments were received, the minutes of the 5th Technical Committee held on 17.08.2020 were confirmed as circulated.

Item No. 32/2020

Change of Land Use of 400 sqm from "Recreational" to "Public & Semi-Public" for Religious purpose in Jahapanah City Forest LD/IL/0003/2020/REL/8-0/o Dy. Director (IL)

The Agenda item was presented by Addl. Commissioner (Landscape). It was informed that the proposal has been put up in compliance to the orders of the Hon'ble Supreme Court. The proposal for CLU from Recreational to Public and Semi-Public for religious purpose in Jahapanah City Forest was recommended by the Technical Committee for further processing under Section – 11A of DD Act, 1957.

Item No. 33/2020

Proposed change of land use of an area measuring 0.66 acres from part "Commercial (Local Shopping Centre) & part "Recreational (Neighbourhood Play Area/Green spaces)" to "Government (Government Office)" allotted to CISF (Central Industrial Security Force) for construction of office building for CISF at CGO Complex, Lodhi Road, New Delhi-110003.

F.20(4)2019/MP

The proposal was presented by Director (Plg.) - Zone D.

The proposal was recommended by the Technical Committee for further processing under Section-11A of DD Act, 1957.

Item No. 34/2020

Change of Land Use and Relaxation in height for multilevel parking construction at Idgah Road in Delhi walled city area.

F.3(61)/2011-MP/Pt. - I

The proposal was presented by the Officers of North MCD. The following was informed:

- The land-use of the site under reference is Residential (Redevelopment) and is currently being used for surface parking. Part of the land which is under the ownership of DDA has already been allotted to North MCD for construction of multi-level car parking and the CLU is only being sought for the 11998 sqm of land which is under the ownership of North MCD.
- The project is a joint venture between DMRC and North MCD. The underground area has to be utilized by DMRC for the Nabi Karim Metro station and interchange point

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Page 2 of 4

iii. The Parking Management District (PMD) Plan and the Traffic Impact Assessment (TIA) study which is a pre-requisite for undertaking a project of this magnitude are yet to be done. It was assured that the same shall be got completed in a month's time.

The following was deliberated and decided:

- Multilevel parking is to be constructed on the land parcel measuring 26197.47 sqm which includes North DMC land measuring 11998 sqm and DDA land measuring 14199.47 sqm. DDA has allotted its parcel of land measuring 14199.47 sqm to North DMC for Multilevel Parking. The land use of both the pockets under North DMC and DDA is 'Residential'. It was agreed that the change of Land use will be required for the entire site i.e. 26197.47 sqm.
- The PMD Plan and TIA Study for the project be got done on priority. Clear-cut terms
 of reference and strategies for enforcement be specified for the plan / study.
- iii. North DMC informed that the height of the proposed building is G+6 and hence a relaxation in minimum height to 37 m is required. The same was agreed.

The proposal was recommended by the technical committee for Change of land use for the entire site i.e. 26197.47 sqm to be processed under Section 11A of DD Act.

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Proposal for change of land use of land measuring about 5.76 Acres for expansion of essential facilities at Institute of Liver and Biliary Sciences (ILBS) Hospital, Vasant Kunj, New Delhi from 'Residential to Public and Semi-Public' (PS1) falling in Planning Zone-J.

The proposal was presented by Addl. Commissioner (Plg.) Projects. After deliberation, the proposal as contained in the agenda was recommended by the Technical Committee for further processing under Section- 11A of DD Act, 1957.

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

Manja.

ANNEXURE-I

List of participants of 6th meeting for the year 2020 of Technical Committee on

DELHI DEVELOPMENT AUTHORITY

- 1. Vice Chairman, DDA
- Pr. Commissioner(Housing)
- 3. Pr. Commissioner (LD& LM)
- 4. Commissioner(Plg)
- 5. Addl. Commissioner(Landscape)
- 6. Chief Architect
- 7. Addl. Commissioner (Plg.) I
- 8. Addl. Commissioner (Plg.) III
- 9. Addl. Chief Architect, VC Office
- 10. Secretary, DUAC

Representatives of the following Organizations has also attended the meeting:

- 1. CISF
- 2. DMRC
- 3. TCPO
- 4. North DMC
- 5. Delhi Fire Service



DELHI DEVELOPMENT AUTHORITY

MASTER PLAN SECTION

6th Floor, Vikas Minar
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E. File No. - PLG/MP/0004/2020/F-1/ 269 0/o DY DIRECTOR (PLG) MP AND DC/269

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- 3. Pr. Commissioner (LM)
- 4. Pr. Commissioner (LD)
- 5. Commissioner (Plg.)
- 6. Chief Planner, TCPO
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- 8. Chief Architect, NDMC
- 9. Chief Engineer (Property Development), DMRC
- 10. Chief Engineer (Elect.), DDA
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- 13. Secretary, DUAC
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- 15. Sr. Architect, (HQ-1), CPWD, NirmanBhawan
- 16. Land & Development Officer, (L&DO)
- 17. Director, Fire Service, GNCTD

Special Invitees:

1. Sh. S. Dev Datta Singh, IG, Admin CISF



Item No. 31/2020

Confirmation of the Minutes of 5th Technical Committee meeting held on 17.08.2020 PLG/MP/0003/2020/F-1/

Since no observations/comments were received, the minutes of the 5th Technical Committee held on 17.08.2020 were confirmed as circulated.

Item No. 32/2020

Change of Land Use of 400 sqm from "Recreational" to "Public & Semi-Public" for Religious purpose in Jahapanah City Forest LD/IL/0003/2020/REL/8-0/o Dy. Director (IL)

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Proposed change of land use of an area measuring 0.66 acres from part "Commercial (Local Shopping Centre) & part "Recreational (Neighbourhood Play Area/Green spaces)" to "Government (Government Office)" allotted to CISF (Central Industrial Security Force) for construction of office building for CISF at CGO Complex, Lodhi Road, New Delhi-110003.

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The proposal was presented by the Officers of North MCD. The following was informed:

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- ii. The project is a joint venture between DMRC and North MCD. The underground area has to be utilized by DMRC for the Nabi Karim Metro station and interchange point

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for the metro lines, due to which the parking needs to be accommodated over ground. The North MCD has therefore sought relaxation to NR (Not Restricted) from 15 m which is permissible as per the landuse.

iii. The Parking Management District (PMD) Plan and the Traffic Impact Assessment (TIA) study which is a pre-requisite for undertaking a project of this magnitude are yet to be done. It was assured that the same shall be got completed in a month's time.

The following was deliberated and decided:

- i. Multilevel parking is to be constructed on the land parcel measuring 26197.47 sqm which includes North DMC land measuring 11998 sqm and DDA land measuring 14199.47 sqm. DDA has allotted its parcel of land measuring 14199.47 sqm to North DMC for Multilevel Parking. The land use of both the pockets under North DMC and DDA is 'Residential'. It was agreed that the change of Land use will be required for the entire site i.e. 26197.47 sqm.
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The proposal was recommended by the technical committee for Change of land use for the entire site i.e. 26197.47 sqm to be processed under Section 11A of DD Act.

Item No. 35/2020

Proposal for change of land use of land measuring about 5.76 Acres for expansion of essential facilities at Institute of Liver and Biliary Sciences (ILBS) Hospital, Vasant Kunj, New Delhi from 'Residential to Public and Semi-Public' (PS1) falling in Planning Zone-J.

The proposal was presented by Addl. Commissioner (Plg.) Projects. After deliberation, the proposal as contained in the agenda was recommended by the Technical Committee for further processing under Section- 11A of DD Act, 1957.

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

Marja



ANNEXURE-I

List of participants of 6th meeting for the year 2020 of Technical Committee on 03.09.2020

DELHI DEVELOPMENT AUTHORITY

- 1. Vice Chairman, DDA
- 2. Pr. Commissioner(Housing)
- 3. Pr. Commissioner (LD& LM)
- 4. Commissioner(Plg)
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- 7. Addl. Commissioner (Plg.) I
- 8. Addl. Commissioner (Plg.) III
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- 10. Secretary, DUAC

Representatives of the following Organizations has also attended the meeting:

- 1. CISF
- 2. DMRC
- 3. TCPO
- 4. North DMC
- 5. Delhi Fire Service

lecelot No : 56404/2020/AD(LANDSCAPE)-III

Minutes of the Technical Held on 3.9.2020.

Committee

TTEM No. 32/7c/2

Agenda for Technical Committee, DDA

File	\c	
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Subject: Change of land use of 400 sq.mtrs from Recreational to Public & Semi Public for Religious purpose in Jahapanah City Forest.

1.0 Background

- 1.1 As per court orders dated 08.04.2019 in SLA (C) no. 7500/2019 DDA vacated the land on which Ravidas Gurughar (Temple) was situated.
- 1.2 The Samiti filed three writ petitions bearing no. WP 1135/2019, WP No. 1238 & WP No. 1240/2019 seeking direction to restore possession of the land to Guru Ravidas community on the ground of religious faith and belief.
- 1.3 The Government of India submitted the following offer before, the Hon ble Supreme court in the MA No. 1384 of SEP (C) No. 7500 2019 dated 21.10.2019 for settling the issue
 - a) An area permitted for their worship will be enclosed in a boundary fence, an area of 400 squares and no encroachment outside these boundaries shall take place.
 - by There shall be a gate for entry to the shime
 - 2. The four old samadhis will be restored, but no structure will be constructed over the samadhis and the Saint Guru Ravidas pond will be restored.
 - 5 Lie statues in the custody of the DDA will be restored.
- 3. A temporary structure in the nature of a Porta cabin or made of wood will house the statue of Saint Gura Ravidas, the dimensions of the temporary structure will 26 feet.
- i) The devotees will be freely allowed to perform poojas at the site.
- g) The maintenance of the site, in pristine form, free of pollution and consistent with environmental safeguards will be the duty of the licensee.

- h) The possession of the 400 sq.mtrs mentioned in clause(1.1) shall be handed over to a committee of devotees of Saint Guru Ravidas to be constituted by the Union Of India, in consultation with the stakeholders with a period of four months.
- 1.4 (a) As per Hon*ble Court order dated 21.10.2019 (Annexure A) "the temple in area of 20m X 20m shall be permitted to be raised within the boundary of 400 Sqm. Let temple be constructed by the committee to be formed by UOI."
 - (b) The Hon'ble Supreme court vide order dated 25.11.2019 (Annexure A) modified the order dated 21.10.2019. It is made clear that the temple in the area of 20 X 20 ft, shall be permitted to be raised. As agreed to, it will not be a temporary structure but a permanent structure to be constructed. The word inveters at page 3 of the said order has been wrongly been mentioned which may be read as 'teet
 - (c) In view of the said order of Hon'ble Supreme Court of India. MoHUA vide letter dated 23.12.2019 has conveyed approval in respect of an 11-member committee of devotees for Guru Ravidas temple.

2.0 Examination

- 2.1 A Joint inspection by DDA officials and Committee members was held on 15.07.2020 and a piece of land measuring 16 x 25 mtrs, i.e. area 400 sq.nurs at location Khasra No. 124.1 and 122 Tuglakabad was identified for construction of Temple by the Committee. LM/SEZ has reported that as per record available the Kh.124 Min is acquired vide Award No. 1480 (1-15) and 1673 (25.03) which have been placed at the disposal of DDA vide notification u/s 22(1) no. F.8(49) 63/L7H(ii) dated 03.01.1968 and further transferred to Hort. Department on 13.02.1968.
- 2.2 The land use of the area where existing Sant Guru Ravi Das temple located is "Recreational as per Zonal Development Plan of Zone-F under MPD-2021 (Annexure –B) The area is part of the Jahanpanah City Forest, which is protected forest.
- 2.3 The Religious activity is a part of Public & Semi Public use therefore the said landuse has to be converted from Recreational (P2) to Public & Semi Public Facilities (PS1) is required to be processed as per DD Act 1957 (Sec.11 A). As processed in earlier change of landuse from Recreational to any other use the equal quantum of the land in the layout be swapped and converted to green area. Further, the proposed religious

plot being located within the Recreational area away from main road, an access path to be provided.

2.4 The Jahapanah City Forest, is a Protected Forest, therefore permission regularization of the use for forest land for the above said purpose as per provisions of the Forest (conservation) act, 1980 is required before allotment of the 400 Sqm, of land for the construction of Temple and restoration of four Samadhis is done by the DDA as per the Order of the Hon ble Supreme Court.

3.0 Information required as per the MoUD, GOI letter dated 04.09.2015:

(A) Information for MoUD's letter No. K-13011/3/2012-DD-1B dated 07.04.15:

SI. Information sought by MoUD
No

Point-wise information

- (i) Whether the land is Government or private and who is the land owning agency?
- (ii) On whose request the change of land use case or modification to MPD-2021 has been initiated.

The land ur is DDA land and falls within the Recreational use as per the Zonal Development Plan of Zone-F under MPD – 2021.

- (a) As per Hon'ble Court order dated 21/10/2019 the temple in area of 20m X/20m shall be permitted to be raised within the boundary of 400 Sqm. Let temple be constructed by the committee to be formed by UOI.
- (b) The Hon'ble Supreme court vide order dated 25.11.2019 modified the order dated 21.10.2019 "It is made clear that the tempte in the area of 20 X 20 ft shall be permitted to be raised. As agreed to it will not be a temporary structure but a permanent structure to be constructed. The word meters at page 3 of the said order has been wrough been mentioned which may be read as

(iii	Whether a responsible officer from	(c) In view of the said order of Hon ble Supreme Court of India, MoIRCA vide letter dated 23.12.2019 has conveyed approval in respect of an 11-member committee of devotees for Guru Ravidas temple
	inspection of site and a copy of inspection report be provided.	representatives of Land Management, land disposal, Horticulture & Landscape Dept. of DDA and Guru Ravidas Jainti Samaroh Samiti on 15.07.2020. The land is proved.
(iv)	What is the public purpose proposed to be served by modification of MPD and/or change of land use?	Vacant. To provide worship place to Saint Ravidas devotees on grounds of religious faith and belief as per Here's land.
(1)	What will be the impact of proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans and policies?	belief as per Hon'ble Court order. No negative impact is envisaged.
(\1)	What will be proposal's impact/implications on general public	No Law and Order issue is anticipated.
(vii)	Whether any court cases are ongoing on the land mentioned in proposal? Full details be attached.	No court case as informed by land management department of DDA.
(B) Ir	Information for MoUD's letter No. K-130 Information sought by MoUD	I I I I I I I I I I I I I I I I I I I
1111		Point-wise information
City	Dayl	

St. Information sought	s letter No. K-13	8011/3/2012-DD-1 dated 04.09.15
2.74		rome-wise information
 Back ground note inc situation/provisions; 		As per point A(ii) above
(11) Whether similar prov	bosals have earlier DDA Ministry if yes, when and	The change of landuse for various purposes have been proposed earlier.
recommendations of a	he Authority with	Technical Committee DDA
(iv) How and why the initiated:	proposal was	As per point A(ii) above.
proposal, whether it carefully examined, outcome thereof	and cons of the hey have been and if yes, the	The proposal will benefit the devotees on the grounds of religious faith and belief.
vi) What are the expected	I short-term and	The proposal will maintain social



-10-

approved and implemented.

(vii) How the proposal will benefit in the development and economic growth of

(viii) What are the provisions corresponding to the proposed policy / changes in other metropolitan cities in India and other countries, and if those provisions differ from the proposal then why are they not considered appropriate for Delhi:

(ix) What will be the public purpose served by the proposed modification:

What is the number of people/ families/household likely to be affected by the proposed policy:

(xi) Whether the proposal is in consonance Yes with the existing plans, laws, bye-laws, rules, etc.:

(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;

departments? (xiii Whether organizations/Ministries related with the proposal have been consulted and if which representatives of concerned yes, what were their views and how they were disposed:

(xiv Whether the relevant guidelines/orders. Not related to DOP&T, MoEFCC and of DOP&T. Ministry of Finance and other nodal ministries/ departments. Ministries/Departments nodal into account while taken preparing and examining the proposal and:

(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.

long-term outcomes if the proposal is harmony on the grounds of religious faith and belief.

The proposal will benefit the devotees on the grounds of religious faith and belief.

specific to the proposal is The sites falling for requirement recreational landuse

As per point A(iv) above

No families' households are affected

The proposal to be discussed in Technical Committee And Authority meeting in

departments are members.

The concerned officer presently dealing with this matter in DDA are:

- a) Dr K. Srirangan, Addl. Commr. (Plg.)-III. (Zones - 1-&11 (Part). DDA, Vikas Minar, New Delhi (Contact No. 23378167).
- b) Mrs. Poonani Dewan. Cammir (Landscape), Landscape Plannin.



Department, DDA, Vikas Minar, New Defhi (Contact 23370585).

(C)In	formation for Moliff's letter No. E.	3011/3/2012-DD-IB dated 17.06.2016:
SL	Information was let Marie	3011/3/2012-DD-1B dated 17.06.2016:
No	Information sought by MOUD	Point-wise information

- (i) What is the change proposed in MPD-2021/Change of landuse case?
 - Public Facilities (PS1) is proposed in MPD-2021 ZDP of Zone-F. Why the change is proposed i.e. the As per point A (ii) above.
- context and justification?
- (m) With the proposed changes Amendments, who are going to be benefitted? A tentative statistics or
- details who will be benefitted should be (iv) How they are going to be benefitted The land will be allotted for the from the proposed amendment/
- change? (v) Any other relevant statistics, details, information etc. which will be useful from the point of view of press release for information to the public at large shall also be given.

Recreational (P2) to Public & Semi

The Change of Land Use from from

The proposal will benefit the devotees on the grounds of religious faith and belief.

construction of Temple and restoration of Samadhis.

No

4.0 Proposal

The proposal is for change of land use of 400 Sq.Mtrs of area in Jahapanah City Forest (Approx. 178.00 Hact) from Recreational (P2) to Public & Semi Public Facilities (PS1) for allotment of land for temple as per the directions of Hon'ble Supreme Court.

The location of Temple is marked in a sketch plan and annexed on "Annexure C".

5.0 Recommendation

The proposal as given in para 4.0 above mgy be considered by the Technical Committee, DDA.

The Agenda item was presented by Addl. Commissioner (Landscape). It was informed that the proposal has been put up in compliance to the orders of the Hon'ble Supreme Court. The proposal for CLU from Recreational to Public and Semi-Public for religious purpose in Jahapanah City Forest was recommended by the Technical Committee for further processing under Section – 11A of DD Act, 1957.



Tech. Committee Meeting ITEM No.33/TC/2020

Agenda for the Technical Committee Meeting

Proposed change of land use of an area measuring 0.66 acres from part Sub: "Commercial (Local Shopping Centre) & part "Recreational (Neighbourhood Play Area/Green spaces)" to "Government (Government Office)" allotted to CISF (Central Industrial Security Force) for construction of office building for CISF at CGO Complex, Lodhi Road, New Delhi-110003. f. 20(4) 2019. TIP Ref. is invited to the Letter dated 1-9-2020 received from AIG (Works)

1.0 Background

L&DO, MoHUA vide letter No. L&DO/L-IIA/11(1147)/267 dated 26.06.2019 î. allotted 0.66 acres of land to CISF (MHA) at CGO Complex, Lodhi Road, New Delhi for construction of office building for CISF subject to change of land use from "Green/Commercial" to "Office building".

Accordingly, CISF vide letter No.E-42099/GBS/Office-Order/Estate/2019-79 ii. dated 15.07.2019 requested DDA to change the land use of an area measuring 0.66 acres from "Green/Commercial" to "Office building" allotted to CISF (MHA) for construction of office building for CISF at CGO Complex, Lodhi Road, New Delhi.

In response, DDA asked CISF for providing LoP (Layout Plan) of the above 111.

land towards change of land use.

DDA vide letter No.F.20(4)2019/MP/D-42 dated 07.08.2019 also asked Sr. iv. Arch (HQ), CPWD, Nirman Bhawan to provide a copy of approved LoP of CGO Complex demarcating the land measuring 0.66 acres allotted to CISF.

Accordingly, Sr.Arch, CPWD vide letter No.SA(Works)/land/11/2019/437-42 ν. dated 20.11.2019 provided a copy of LoP of CGO Complex to DDA demarcating the land measuring 0.66 acres allotted to CISF for change of land use. (APP-F)

As per para 2(ix) of L&DO letter No.267 dated 26.06.2019, the allottee will vi. take up the matter with DDA or other agency to change the land use of

allotted land, if required.

Accordingly, CISF has requested DDA to put the matter before Technical vii. Committee for changing the land use of 0.66 acres of land at CGO Complex. Lodhi Road, New Delhi.

2.0 Examination

The site is located at CGO Complex, Lodhi Road, New Delhi-110003. The i. site falls in Planning Zone-D and outside the Lutyens' Bungalow Zone (LBZ). (APP-E)

As per the approved Zonal Development Plan of Zone-D, prepared under ii. MPD-2001, the land use of the said site is marked as part 'Commercial (Local Shopping Centre)' & part 'Recreational (Neighbourhood Play Area/Green spaces)'. Therefore, before construction of CISF's HQrs building, there is a need for change of land use from part 'Commercial (Local Shopping Centre)' & part 'Recreational (Neighbourhood Play Area/Green spaces)' to "Government (Government Office)".

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iii. L&DO vide letter No. L&DO/L-IIA/11(1147)/267 dated 26.06.2019 has allotted a plot of land measuring 0.66 acres to CISF (MHA) at CGO Complex, Lodhi Road, New Delhi for construction of office building for CISF.

iv. CPWD surveyed this land and submitted Total Station Survey (TSS) plan (APP-D) (Copy enclosed). Possession of land has been taken over by CISF from L&DO, MoUHA on 19.08.2020 (Copy of handing/taking over enclosed).

v. As per para 2(ix) of L&DO letter dated 26.06.2019, the allottee will take up the matter with DDA or other agency to change the land use of allotted land. Further, No Objection Certificate (NoC) to this effect has been issued by L&DO, MoUHA vide letter, No.1.&DO/L-II-A-11(1147)/352 dated 28.08.20(Copy enclosed). (App. - E)

vii. Accordingly, CISF has requested DDA to put the matter before Technical Committee for changing the land use of 0.66 acres of land at CGO Complex.

Lodhi Road, New Delhi.

3.0 Information as per the MoUD (now MOHUA), Gol letters dated 07.04.2015 & 04.09.2015:

S. No.	Information asked by MoUD vide letter dated 07.04.2015			
1.	Whether the land is government or private and who is the land owning agency?	CISF has purchased the land from		
2.	On whose request the change of land use case or modification to MPD-2021 has been initiated?	No.E-42099/GBS/Office-		
3.	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	The site was inspected by officials from Planning Zone-D DDA and following was observed: 1. The said site is located on North of JLN Stadium and is accessible from two roads (i.e. JLN Marg(45.72 m RoW) and 18m Wide road). 2. One semi pucca shed of CISF exists on site alongwith few tents and iron containers. 3. There are some fully grown up trees existing on the site.		

11/4

4.	What is the public purpose proposed to be served by modification of MPD and/or change of land use?	This piece of land will be utilized for construction of CISF HQ building, which is very urgent in nature. Due to rapid expansion of Force, the number of Officers at HQ has increased exponentially and CISF's current building is not able to meet the demand of space needed to accommodate all their officers and staffs.
5.	What will be impact of proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans/policies?	As per the approved Zonal Development Plan of Zone-D, prepared under MPD-2001, the land use of the said site is marked as part 'Commercial (Local Shopping Centre)' & part 'Recreational (Neighbourhood Play Area/Green spaces)'. Therefore, before construction of CISF's HQrs building, there is a need for change of land use from part 'Commercial (Local Shopping Centre)' & part 'Recreational (Neighbourhood Play Area/Green spaces)' to "Government (Government Office)". Hence, the proposal is in consonance with the above plan.
6.	What will be proposal's impact/ implications on general public eg. Law & order etc.?	There would be no adverse impact on general public by construction of CISF HQrs building in the given land. Rather, the presence of uniformed force in the vicinity will improve the law & order situation around the area.
7.	Whether any court cases are ongoing on the land mentioned in the proposal? Full details are attached.	There is no court case in respect of the aforementioned site.

The information received from CISF with respect to MoUD, GoI letter dated 04.09.2015 is as follows:

S. No.	Information asked by MoUD vide letter dated 04.09.2015	Information	
1.		L&DO vide letter No. L&DO/L-IIA/II(1147)/267 dated 26.06.2019 has allotted 0.66 acres of land to CISF (MHA) for construction of office building for CISF in CGO complex. Lodhi Road, New Delhi.	



-15-

2.	Whether similar proposal have earlier been considered by DDA/Ministry and/or	The site falls in Planning Zone-D. As per the approved Zonal Development Plan of Zone-D, prepared under MPD-2001, the land use of the said site is marked as part 'Commercial (Local Shopping Centre)' & part 'Recreational (Neighbourhood Play Area/Green spaces)'. Therefore, before construction of CISF's HQrs building, there is a need for change of land use from part 'Commercial (Local Shopping Centre)' & part 'Recreational (Neighbourhood Play Area/Green spaces)' to "Government (Government Office)". Possession of land has been taken over by CISF from L&DO, MoUHA on 19.08.2020. Further course of action on permanent construction will be initiated through CPWD after necessary land use change. No such proposal of CISF was considered earlier by DDA.
3.	disposed and if yes, when and how? What are the specific recommendations of the Authority with regard to the proposal.	The proposal is to be considered by the Authority as per Section 11-A of DD Act, 1957 and further action will be taken as per the recommendations of the
4.	How and why proposal was initiated	Authority. The proposal was initiated with a view to provide a new HQrs building to the Central Industrial Security Force, an Armed Force of the Union under Ministry of Home Affairs. Currently the HQrs of CISF operates through General Pool Office Accommodation at CGO complex. Due to rapid expansion of force, the number of officers/staffs at HQrs has increased exponentially. Current office does not meet the total requirement of space, therefore the need of this land for construction of new HQrs building. The proposal has been duly considered by MHA and recommended

17/9

to MoHUA, accordingly the MoHUA has in-principally agreed for the construction of new HQrs building and therefore allotted the said land to CISF. However, there is a requirement for change in land use; therefore the proposal has been submitted to DDA. 5. What are the pros and cons Since the given piece of land has already of the proposal whether been proposed for office building in the they have been carefully Zonal Development Plan (ZDP) of Zoneexamined and if yes, the per MPD-2021, therefore outcomes thereof. construction of CISF office in the given piece of land, does not carry any disadvantage. The proposal has been examined carefully and it was found that L&DO vide letter No. L&DO/L-IIA/11(1147)/267 dated 26.06.2019 has allotted 0.66 acres of land to CISF (MHA) for construction of office building for CISF in CGO complex, Lodhi Road, New Delhi. The site falls in Planning Zone-D. As per the approved Zonal Development Plan of Zone-D, prepared under MPD-2001, the land use of the said site is marked as part 'Commercial (Local Shopping Centre)' & part 'Recreational (Neighbourhood Play Area/Green spaces)'. Therefore, before construction of CISF's HQrs building, there is a need for change of land use from part 'Commercial (Local Shopping Centre)' & part 'Recreational (Neighbourhood Play Area/Green spaces)' to "Government (Government Office)". Possession of land has been taken over by CISF from L&DO, MoUHA on 19.08.2020. Further course of action on permanent construction will be initiated through CPWD after necessary land use change. What are the expected short 6. This piece of land will be utilized for construction of CISF HQ building. Being and long term outcomes if the proposal is an Armed Force of the Union, a new approved and implemented. HQrs building would give CISF their due

Jah -

7.	How the proposal wil	recognition and therefore, enhance its reputation. Further presence of other Central Armed Police Force (CAPF) in the vicinity will improve inter-force coordination and therefore increase efficiency of CISF.
	benefit in the developmen and economic growth of the city.	t aesthetic value of the city, which goes
8.	What are the provisions corresponding to the proposed policy/change in other metropolitan cities in India and other countries and if those provisions differ from the proposal, then why are they not considered appropriate for Delhi.	There is no specific relation with the proposal in the context of other metropolitan cities.
9.	What will be the public purpose served by the proposed modification.	building would house CISF's new HQrs. The provision of a new building would help CISF to accommodate its increased HQrs strength, therefore, such modification would help in increase of CISF's efficiency as an organization. Since CISF is a part of National Security apparatus, the increased efficiency of CISF ultimately improves the security situation of the country, thus creates an environment desired for
10.	What is the number of people/families/ households likely to be affected by the proposed policy.	development and growth of the Nation. The number of officers & staffs proposed in the new HQrs building would be approx. 400 who will benefit directly.
11.	Whether the proposal is in consonance with the existing plans, laws, by laws rules etc.	As per the approved Zonal Development Plan of Zone-D, prepared under MPD-2001, the land use of the said site is marked as part 'Commercial (Local Shopping Centre)' & part 'Recreational

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		(Neighbourhood Play Area/Green spaces)'. Therefore, before construction of CISF's HQrs building, there is a need for change of land use from part 'Commercial (Local Shopping Centre)' & part 'Recreational (Neighbourhood Play Area/Green spaces)' to "Government (Government Office)". Hence, the proposal is in consonance with the above plan.
12.	implementation of proposa will require changes in certain rules, provisions of Master Plans etc and if yes what action has been taken to bring about such changes.	As reiterated in the preceding paras, before construction of CISF's HQrs building on the given land at CGO Complex, there is a need for change in land use from part 'Commercial (Local Shopping Centre)' & part 'Recreational (Neighbourhood Play Area/Green spaces)' to "Government (Government Office)".
13.	Whether the department/ organization/ Ministry related with the proposal have been consulted and if yes what were their views and how they were disposed.	Yes, Ministry of Home Affairs (MHA) and Ministry of Housing & Urban Affairs (MoHUA) have been consulted. Both have agreed with the proposal
14.	Whether the relevant guidelines/ orders of DoPT, ministry of Finance and other nodal Ministries/ Departments were taken into account while preparing and examining the proposal.	The issue of change in land use is not related to any guidelines / orders of DoPT, Ministry of Finance and other nodal Ministries / Departments.
15.	The name, designation and contact information of an officer of the level of Director or above who will be the Nodal officer to be contacted by the Ministry	1. Sh. Sarwashrestha Ambastha, Deputy Inspector General, CISF Unit GBS, New Delhi Mob No. 9830530578 2. Sh. Satyabir Singh, Commandant, CISF Unit GBS, New Delhi Mob No.9619571225

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4.0 Proposal

In view of the request of CISF vide letter No.C 11020(3)/5/17/Land/CGO Complex/Works-695 dated 23.06.2020 and letter of even No. 959 dated 01.09.2020, the proposal for change of land use of an area measuring 0.66 acres may be changed from part 'Commercial (Local Shopping Centre)' & part 'Recreational (Neighbourhood Play Area/Green spaces)' to "Government (Government Office)". The details of the proposal are as under:

				12/45/02/2012
Location	Area (in acres)	Land use as per MPD 2021/ ZDP 2001	Land use Changed to	Boundaries
1	2	3	4	5
The proposed site for CISF office building is situated at CGO Complex, Lodhi road, New Delhi-110003	0.66 acres	MPD-2021 – Government Office / Courts ZDP of Zone-D, 2001 Part 'Commercial (Local Shopping Centre)' and Part 'Recreational (Neighborhood Play Area/Green Spaces)'	'Government' (Government Office)	North :existing CISF office building South: Existing CNG Station & Jawaharlal Nehru Stadium Marg (45.72m RoW) East : Road 18m RoW West: Existing CNG Station and open green area

5.0 Recommendation

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

Assistant Inspector Congral Avi-165

The proposal was presented by Director (Plg.) - Zone D.

The proposal was recommended by the Technical Committee for further processing under Section- 11A of DD Act, 1957.

This Proposal was Consider the Technical Consideration to the Tec

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Government of India Ministry of Housing and Urban Affairs Land & Development Office Nirman Bhawan, New Delhi

Appendiz - All

No. L&DOX L-IIA/11(1147)/267

Dated: 26th June, 2019.

Ministry of Home Affairs (MHA), North Block, New Delhi.

Sub: Permanent allotment of 0.66 acres of land to Ministry of Home Affairs (MHA) for construction of office building of CISF at CGO Complex, Lodhi Road, New Delhi.

Sir,

I am directed to say that the President of India is pleased to sanction allotment of 0.66 acres of land (as shown in L&DO's drawing No. 4204) to Ministry of Home Affairs (MHA) at CGO Complex, Lodhi Road, New Deihi on permanent basis for construction of office building for CISF subject to change of land use from "Green/Commercial" to "Office Building".

2. The allotment is subject to the terms and condition which inter-alia include the following:-

(i) The allottee will pay the land premium @ Rs.475.32 lakh per acres. The allotment rates are under revision and allottee shall pay the difference of premium if the land rats are revised by the Government retrospectively w.e.f. 01.04.2016.

(ii) The removal of structures/squatters in the allotted area, if any, will be the responsibility of allottee.

(iii) The date of allotment of the land will be the date of this letter.

(iv) The allottee will use the land only for the purpose for which it has been allotted and not for any other purpose.

(v) The allottee will construct the building only after getting the plan approved from the concerned local body (NDMC) and other concerned authority.

(vi) The allottee will construct the building within a period of two years from the date of handing over of the land/this allotment letter.

(vii) The trees, if any, standing on the plot shall remain as Govt. property and shall not be removed or otherwise disposed off without obtaining prior permission of the Lessor and concerned authority.

(viii) The allottee will be required to construct the building in conformity with the architectural surroundings of the area.

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The allottee will take up the matter with DDA or other agency to change (ix) the land use of allotted land, if required.

The allottee will complete all other formalities itself. (x)

The President or his nominee may at any time inspect the site/land and (xi) premises thereon with or without any prior notice. Refusal to allow inspection shall be amount to violation of the terms calling for suitable action including re-entry of the property.

Non-fulfillment, non-compliance and violation of any of the aforesaid terms and conditions will amount to cancellation of the allotment of land.

- The attention of the allottee is invited to the various directives under (xiii) Swach Bharat Mission and to adhere to the same strictly. They are required to ensure through their agencies to keep the construction property sanitation/hygiene arrangements for laborers residing/working at site ensuring that no open defecation is observed.
- If the above terms and conditions are acceptable, you are requested to make the payment of Rs.3,14,78,736/- (Rupees three crore fourteen lakh seventy eight thousand seven hundred and thirty six only) i.e. land premium along with an undertaking on Non-judicial Stamp Paper of Rs. 10/- to pay the difference of premium if the rates are revised by the Government retrospectively w.e.f. 01.04.2016 within 45 days from the date of issue of this letter, failing which this offer will be deemed to have been withdrawn and cancelled.
- The payments are to be made through RTGS/NEFT/IMPS only, or online through the Land & Development office's portal "Ido.gov.in/eServices". The details of Bank Account etc. for RTGS/NEFT/IMPS are as under:-

Bank's Name

AXIS BANK LTD.

Branch

Nirman Bhawan, New Delhi

Account No.

007010200032948

UTIB0000007

Bank's IFSC Code

TAN No.

DELL02985D

Yours faithfully,

yeed Romas (Rajeev Kumar)

Deputy Land & Development Officer-IV

Tel No.011-23061296

Copy to:-

The DG (Works), Nirman Bhawan, New Delhi together with the copy of T.

2. The Chief Architect, CPWD, Nirman Bhawan, New Delhi together with two

The Vice Chairman, DDA, Vikas Sadan, INA, New Delhi together with the copy of the plan.

Contd....P/3

:: 3 ::

The Chairman, NDMC, Palika Kendra, New Delhi. 4.

The JS&FA, Finance Division (IFD), Ministry of Housing and Urban Affairs, 5. Nirman Bhawan, New Delhi.

Engineer Officer, L&DO. 6.

Drawing Section, L&DO. 7.

8. Accounts Section, L&DO.

Copy for information to:-

PS to Minister (HUA)/PPS to Secretary (HUA)/PPS to AS(DC). 1.

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

3. Guard file

> (Rajeev Kumar) Deputy Land & Development Officer-IV

-23 -

No. L&DO/L-II-A-11(1147)

Government of India

Ministry of Housing & Urban Affairs

Land & Development Office

Appendix - B

Nirman Bhawan, New Delhi Dated: 19.08.2020

HANDING OVER/TAKING OVER

With reference to the Letter No. L&DO/L-II-A-11(1147)/338 dated 13.08.2020, the possession of land measuring about 0.66 acres at GGO Complex, Lodhi Road, New Delhi has been handed over to representative of CISF, Ministry of Home Affairs. The allotted land is shown in the LDO Layout Plan No. 4204 in red colour. This plot is already in the possession of CISF w.e.f. 13.07.2017 after the temporary allotment. A copy of the plan showing the site in red colour is attached.

Handed Over by

(Kuldeep Singh)

Senior Survey Officer

L&DO, MoHUA

Nirman Bhawan, New Delhi

Taken Over by

(Dharmendra Kumar)

Assistant Commandant

(Estate)

CISF Unit, CGBS, New Delhi

ASSISTANT COMMANDANT/ESTATE CISF UNIT GBS NEW DELHI KET I F NG LEE IN (1947)

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BY SPECIAL MESSENGER



Ministry of Housing & Urban Affairs Land & Development Office Nirman Bhawan, New Delhi.

No.L&DO/L-II-A-11(1147)/312

Dated:

28-August-2020.

To

The Dy. Inspector General/GBS Office of the Dy. Inspector General/GBS Central Industrial Security Force (CISF) (Ministry of Home Alfairs) Block No.13, CGO Complex Lodhi Road, New Delhi-110003.

Sub: NOC for change of land use in respect of land measuring 0.66 acre allotted to Ministry of Home Affairs (ISHA) for construction of office building of CISF at CGO Complex, for the Road, from Dothi-

Sir.

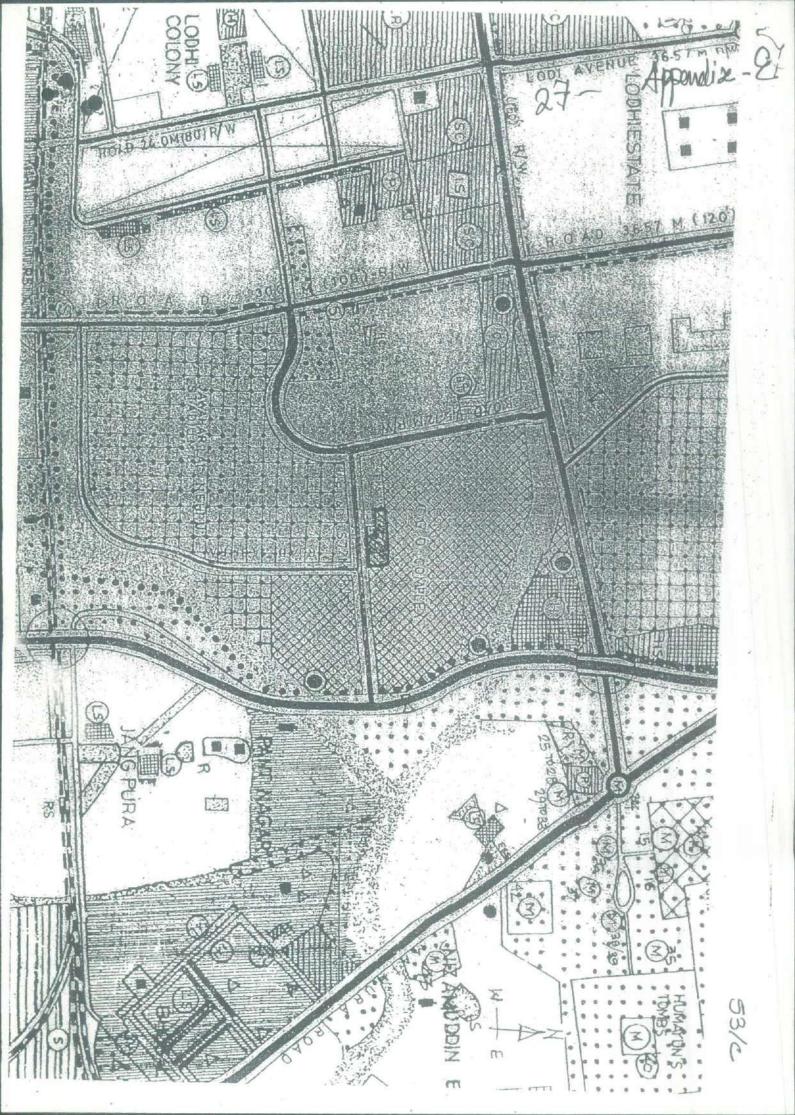
I am directed to refer to your letter dated 26.08.2020 on the subject cited above and to inform that the Competent Authority has no objection for change of land use from "Green/Commercial" to 'Office Building" in respect of land measuring 0.66 acre allotted to Ministry of Home Affairs for construction of office building of CISF at CGO Complex, New Delhi, vide this office letter dated 26.06.2019.

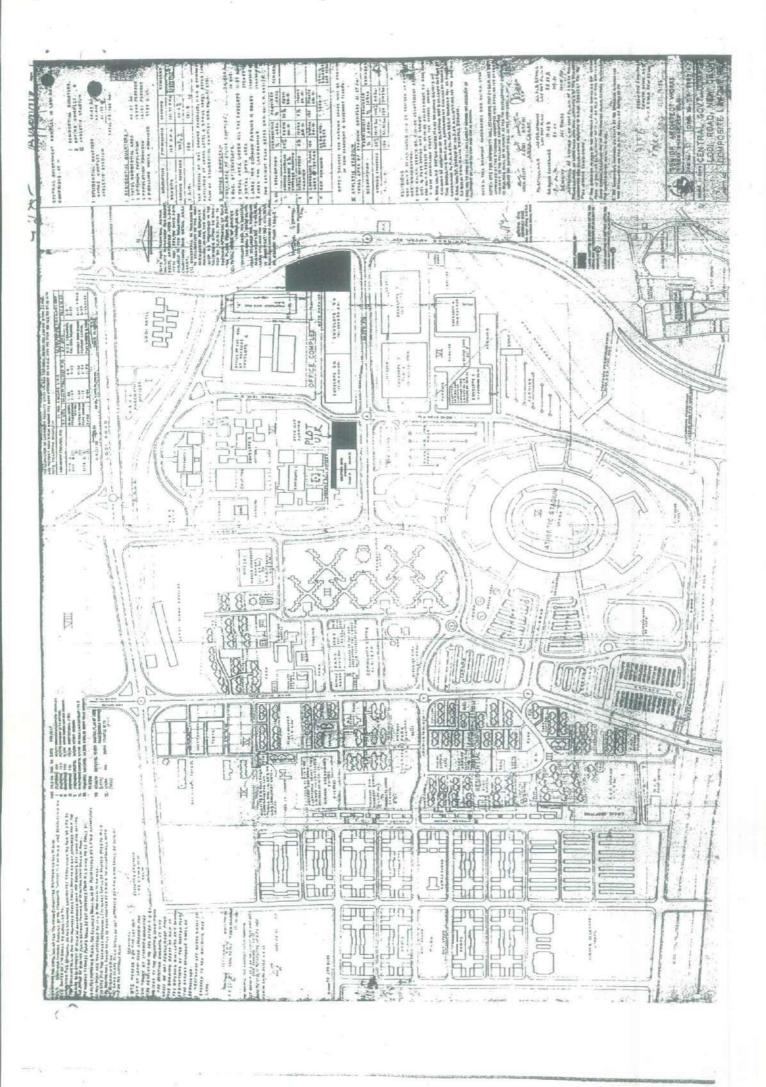
Yours faithfully,

(Satish Kumar Singh) Deputy Land & Development Officer-IV

Tel.No.011-23061448

-26 - Appendiz - D Paysa Toponaphea Sunny 10 G. Confeynce & Dring 108 at CLFA 10 Complex, Lob Poad New Date TWW ARRANGA, NO NO CONTRA





DIRECTORATE GENERAL केन्द्रीय औधोगिक सुरक्षा बल

CENTRAL INDUSTRIAL SECURITY FORCE

(गृह मंत्रालय)

(MINISTRY OF HOME AFFAIRS)

ब्लॉक सं0 13, सी.जी.ओ.कॉम्पलेक्स BLOCK NO. 13, C.G.O. COMPLEX, लोधी रोड, नई दिल्ली - 110003 LODHI ROAD, NEW DELHI - 110003

शाखा / Branch : निर्माण / WORKS

पत्र संख्याःसी-11020(3)/05/17/Land/CGO Complex /निर्माण/ 959

दिनांक: \ / 09/2020

Appendix - G

The Commissioner (Planning), Delhi Development Authority, 5th Floor, Vikas Minar, New Delhi

Change of land use from part "Commercial (Local Shopping Centre) & part "Recreational (Neighbourhood Play Area/Green spaces)" to "Government (Government Office)" for CISF land at CGO Complex, Lodhi Road, New Delhi : Draft Agenda: Forwarding thereof

Please refer to Director (Plg.), Zone-D, DDA, New Delhi letter No.F.20(4)2019/ MP/D-06 dated 09/13.01.2020 and CISF (Works) Directorate letter of even No.(695) dated 23.06.2020 followed by discussion held on 25.08.2020 with Vice Chairman, DDA and both IsG (Adm) & (NCR) of CISF on the subject.

- Draft agenda for the Technical Committee meeting duly furnishing the requisite information pertaining to 0.66 acres of land acquired by CISF at CGO complex, Lodhi Road, New Delhi, is submitted along with relevant documents for further necessary action as desired please.
- As reiterated, that CISF has planned to construct HQrs building in the new 3. land which is very urgent in nature. Submission of our expenditure sanction proposal to MHA has been delayed due to pending land use change issue.
- In view of the above, I have been directed by the Competent Authority to request your good self to kindly look into the matter and place CISF's case before Technical Committee on standalone basis for changing the land use from part "Commercial (Local Shopping Centre) & part "Recreational (Neighbourhood Play Area/Green spaces)" to "Government (Government Office)".

Encls. List of documents- 2 sets

(सनील शर्मा) सहायक महानिरीक्षक / निर्माण

-30-List of Documents

SI. No.	Particulars	Page No.
1.	Draft Agenda	1-8
2.	Land allotment order of MoHUA	Appendix-A '
3.	Land Handing/Taking over Certificate	Appendix-B
4.	NoC issued by MoHUA	Appendix-C
5.	Total Station Survey plan of site	Appendix-D
6.	Sketch of plot/Land	Appendix-E
7.	Layout Plan of Lodhi Road complex	Appendix-F

Assistant Inspector General/Works

Sub: Change of landuse and Relaxation in height for multilevel parking construction at Idgah Road in Delhi walled city area. F. 3 (61) 2011-1917-1

Background:- Ref. 4 Miled to Was C.T. P'S Letter dated 2-9-2020 - (AMPRILUE-G)

- 1.1 The Idgah Slaughter House was functioning since 1912 on a piece of land measuring 11998 sqm owned by the erstwhile Municipal Corporation of Delhi. The 02 land pieces measuring 10603 sqm and 5197 sqm were formully handed over by DDA to erstwhile MCD on 27.10.1975 for expansion of the erstwhile Slaughter House. MCD also constructed structures over the land pieces received from DDA. Thus, total area of land, under the use of Slaughter House was 27798 sqm (11998 + 10603 + 5197 sqm).
- 1.2 In compliance of Supreme Court's orders, the Idgah abattoir was closed w.e.f. 30.11.2009, as it was shifted to Ghazipur. Subsequently, the structures were demolished and the reclaimed land is being used for surface level parking with Hon'ble L.G.'s approval dated 12.02.2010. North DMC also requested DDA for change of the use of land in question from Residential (Redevelopment) to Transportation (Multi level parking). The proposal was recommended by DDA's Technical Committee vide item No. 34 / 2015 -F.3(61)/2011/MP dated 26.06.2015 but was not approved by DDA Authority on the plea that land belongs to DDA.
- 1.3 Subsequently, in response to the North DMC's request for change of land use, DDA vide letter No. TN 2 (63) 2010/718 dated 24.08.2015 intimated that DDA vide a decision dated 10.02.2010 has decided to take back the 02 land pieces of defunct Slaughter House from North DMC which were handed over on 27.10.1975. It was also requested by DDA that in view of the DDA's decision, the said 02 land pieces be handed over to it and as such a change of land use was also not approved by DDA.
- 1.4 L&E Deptt. of North DMC vide its various letters dated 13.03.2018, 23.04.2018, 11.05.2018, 18.05.2018, 26.06.2018& 31.07.2018 requested DDA for reconsidering its decision taken in 2010 and to confirm the ownership of North DMC on the entire land in question i.e. 27798 sqm.
- 1.5 In the meantime, it was gathered that in compliance of Hon'ble High Court's directions issued in W.P. (C) 7612/2015, DDA has approved allotment of a land measuring 4000 sqm to the Director of Education, GNCTD for construction of secondary School at Idgah. Thus, leaving only 14199.46 sqm land with DDA apart from the 11998 sqm land with North DMC.
- 1.6 DDA vide its letter No. F.23(48)17/IL/1798 dated 18.12.2018 (Annexure-A) allotted the balance available land with it, measuring 14199.46 sqm (after allotting 1600 sqm land for construction of Secondary School for GNCTD), on perpetual lease hold basis for the purpose of construction of multilevel parking.
- 1.7 25% of the allotted land i.e. 3549.87 sqm was allotted by DDA for premium applicable to commercial plats whereas the balance 75% of land i.e. 10649.60 sqm was allotted on the departmental rates determined by the Central Govt.
- 1.8 Formal handing over/taking over of the land was completed on 06.02.2019 (Annexure-B).
- 1.9 Accordingly, a proposal was approved by North Delhi Municipal Corporation through Standing Committee, vide Resolution No. 323 dated 27.02.2019 (Annexure-C) to construct Multi Level Parking along with commercial space (As applicable in MPD 2021) on the entire land i.e. 26,198 sqm (11998+14199.46=26197.46) considering the acute demand of parking in the area.
- 1.10 The proposal was to be taken up on PPP mode wherein the concessionaire would be allowed to utilize part of the land for commercial usage to meet the expenses of construction, as applicable in MPD-2021.
- 1.11 In the meantime, DMRC approached to North DMC for handing over the land in question for its project of "Nabi Karim inter change Metro Station of MRTS Project Phase – IV on R.K. Ashram – Janakpuri Corridor and Inderlock – Indraprastha Corridor".

1.12 Since, North DMC as well as DMRC required the same piece of land for their projects, it was decided

to explore the possibility of executing both the projects in integration. Accordingly, DMRC has prepared an integrated proposal wherein 04 level underground Metro Station along with multilevel parking and shopping area on ground and above are proposed.

A MoU has been signed by the Commissioner, North DMC and MD DMRC on 21/08.2020, in the presence of Hon'ble LG (through vedio conferencing), Hon'ble mayor, North DMC, Chairman Standing Committee and Leader of House, North DMC (Annexure-D), for taking up the subject proposal wherein DMRC will construct its underground Metro Station structure as well as foundation for the over ground multilevel parking & commercial complex. Commercial complex will be provided on ground floor, first floor and second floor on the basis of market demand and Corporaton can get a competitive market price for ground floor commercial complex.

- 1.13 North DMC vide its letter No. TP/G/2672 dated 29.01.2019 (Annexure-E) has submitted a draft agenda for Technical Committee, DDA for relaxation in maximum height from 15 mt to Non Restricted (NR). The request was followed by another letter No. TP/G/2777 dated 11.02.2019 wherein a draft agenda for Technical Committee, DDA for relaxation in maximum height from 15 mt to Non Restricted (NR) as well as change of land use of entire land i.e. 26197.47 sqm as "Transportation" (Multilevel Parking) was submitted. However, considering the allotment of land by DDA (14199.46 sqm) wherein the use of land has already been mentioned as multilevel parking, land use of the North DMCs land (11998 sqm) only needs to be changed.
- 1.14 Category of land is "E" as per the circle rates issued by GNCTD.
- 1.15 The plot is situated at the corner of Idgah Road and Desh Raj Bhatia Marg and both of the roads are "Commercial Road".
- 1.16 The land will be given to the successful highest bidder on 99 years lease basis.
- 1.17 The bidder will have to construct an over ground multi-level parking suitable for at least 3144 ECS. The bidder will be allowed to construct an area equivalent to 100 FAR (maximum) for commercial use to meet the cost of project as per the provisions of MPD-2021. Number of ECS has been worked out on the basis of requirement for commercial space under proposal i.e. @ 03 ECS per 100 sqm (26198x3/100 = 785.94 say 786 ECS) and mandatory requirement of developing 03 times additional parking spaces i.e. 786x3 = 2358 ECS. Thus totalling to 3144 ECS
- 1.18 75% of the ECS i.e. 2358 no. will be transferred / handed over by the bidder to North DMC.
- 1.19 Presently, the permissible height of the building is limited to 15.00 metres. As per MPD 2021, 100 FAR is allowed to be used as commercial for meeting the cost of multilevel car parking projects. The provision is also restricted maximum up to 25% of the area occupied by the car parkings. Therefore, for optimizing the use of the land, 400 FAR can be constructed. As per Building Bye laws maximum 66% Ground Coverage is allowed at any floor of construction which also includes serviceable area / service floor etc. It is experienced that about 2-2½ floors are occupied for developing commercial space up to its permissible limits. Since, in the subject case, some area will also be occupied by the ancillary services of Metro Station, number of floors shall be increased up to 3-3½. To match the said coverage, 9-10½ floors need to be constructed for parkings which leads to 12-14 floors construction in total for taking optimum use of the land. In the present case, it is not feasible to construct underground parking. Therefore, the entire multilevel parking and commercial space shall be constructed over the ground. This much of construction cannot be done with the permissible height limits of 15.00m and hence, the need of additional height arises. Therefore, the requests in other such cases were made to the DDA for relaxation of height limits from existing 15.00m to Nor-Restricted (NR) and, the same were acceded to by the DDA.
- 1.20 No formal Traffic Impact assessment study has been carried out in the area. However, the proposed parking is required for reducing the parking problems of adjoining commercial area. The present traffic is likely to be increased after construction of integrated metro station. Hence, the need of parking at this location cannot be underestimated.
- 1.21 The initial planning of Parking Management Districts (PMD) has been completed (Annexure F) at the and detailed study is still undergoing, delayed due to COVID pandemic and will be submitted shortly. However, the proposal cannot be delayed as the construction of Metro station is time bound.

- 1.22 The ownership status of the land is as stated above i.e. partly owned by North DMC and partly available from DDA on perpetual lease for construction of Multi Level Parking. As on date, the land is not under any litigation as per available information.
- DDA has been already requested for relaxation of height limit from existing 15.00m to non-restricted (NR) for the subject proposal vide letter No. Addl. Comm. (L&B)/NDMC/2018/D-515 dated 20.12.2018 and by Town Planning department letters dated 29.01.2019 & 11.02.2019.

2.0 Examination:-

2.1 The relevant information is reproduced as under:-

Location	Area	Land use as per MPD- 2021/ZDP	Boundaries
Idgah Road in Zone 'A' (walled City)	1.1998 Ha`	Residential (Redevelopment)	North: Idgah Road South: DDA Land (Allotted for construction of Secondary School for GNCTD) East: Land allotted by DDA West: Land allotted by DDA

- 2.2 The land use of the site u/r as per Zonal Development Plan of Zone 'A' (Other than Walled City) is "Residential". The site is part of "Special Area" as per MPD-2021.
- 2.3 The site has been visited and it is found that the entire area measuring about 2.6198 Ha is being used for authorized surface parking managed by the contractor engaged by North DMC.
- 2.4 The site is not situated in National Conservation Zone (NCZ) / Water Bodies etc.
- 2.5 The land is essentially required by DMRC for their inter change Metro Station.
- 2.6 North DMC will be able to execute its project only in integration with DMRC as the plot is same and the over ground construction is to be taken up in the influence zone of Metro.
- 2.7 The adjoining area comprises of large number of commercial streets under "Mixed use Regulation" and site u/r is ideally located to cater to the parking needs of these streets. Construction of multilevel parking on the said piece of land will be helpful in meeting the parking demand of the adjoining area which is highly commercial.
- 2.8 The site falls under Walled City Area for which no Zonal Plan is available and the same is under preparation / finalization with North DMC. Therefore, necessary land use of the site in question can be incorporated by North DMC in the Zonal Plan of Walled City Area.

2.9 Master Plan for Delhi 2021 Provisions:

As per para 12.14.3.7 of chapter 12 - Transportation:- for plots for multi-level car parking already earmarked / designated by Local Bodies, the existing development control norms will continue, as follows:

- i. Minimum Plot Size 1000 sqm.
- ii. In order to compensate the cost of Multi-level parking and also to fulfill the growing need of parking spaces within urban area, a maximum of 25 % of gross floor area may be utilized as commercial / office space.
- In addition to the permissible parking spaces on max. FAR, 3 times additional space for parking component shall be provided.
- iv. Maximum FAR permissible shall be 100 (excluding parking area) or as per the comprehensive scheme. However, no FAR shall be permissible in plots / existing buildings where 5% addl. ground coverage is permissible (Refer para 8 (4) i) Parking Standards, Chapter 17.0 Development Code).
- v. Maximum ground coverage shall be 66.6%. The maximum height shall be restricted to permissible height of the land use in which the plot falls. There will be restriction on the number of levels of basement subject to structural safety.
- vi. In case of comprehensive schemes, development controls including height shall be as per approved scheme.
- vii. Number of basements No Limit, subject to adequate safety measures.

- viii. For development of Multilevel Parking, models should be worked out to encourage the private sector initiative with restricted commercial component, not exceeding 10% limited to FAR 40 on the plot.
- ix. Specific proposals requiring relaxation in above-mentioned norms for already designated sites would be referred to the Authority.
- 2.10 The drawings for the proposal are under preparation by DMRC. However, construction of 12-14 storied building cannot be done as per permissible height of 15m/17.50m as envisaged in MPD-2021.
 - b) Due to the requirement of DMRC, underground construction of parking is not feasible.
 - d) The subject plot is a corner plot with two approach roads to the site of 30m width thus giving enough space on the carriageway to cater to the vehicular movement requirement.
 - d) Accordingly a request for relaxation of height was forwarded to Vice Chairman, DDA vide letter No.: Addl. Comm. (L&E)/NDMC/2018/D-515 dated 20.12.2018 (Annexure-E) and by Town Planning department letters dated 29.01.2019 & 11.02.2019 as draft agenda for consideration of Technical Committee, DDA.
- 2.11 The NOC of AAI & Fire Department will be obtained later on after receipt of height relaxation as per Clause No. 12.14.3.7 (ix) and as per Chapter 17 Development Code Clause 8(3) (v). The parking as per MPD 2021 cannot be accommodated in 15m /17.50m height unless it is relaxed to Not Restricted.
- 2.12 The total plot size is 26198 sqm with 100 FAR making it maximum FAR of 26198 sqm for commercial component.

AREA OF PLOT = 26198 SQM NO. OF PARKING REQUIRED = 3144 ECS

3.0 Information required as per MoUD GOI letters dated 07.04.2015/04.09.2015 is as under:-

(A) As per MoUD GOI letter dated 04.09.2015

SI.	Information required	Explanatory background
No. (i)	Background note indicating the current situation /provisions;	As mentioned in para 1.0 above- Background
(ii)	Whether similar proposal have earlier considered by DDA/Ministry and /or disposed, and if yes, when how;	Yes, similar projects of various parking proposals, pertaining to North DMC, have been allowed by the Authority in the matter of Shiva Market, Sant Nagar-Rani Bagh & Shastri Park-Karol Bagh & Gandhi Maidan with 'Not Restricted' height.
(iii) "	What were the specific recommendations of the Authority with regard to the proposal;	The proposal is to be placed before Technical Committee and Authority.
(iv)	How and why the proposal was initiated;	North DMC intends to construct a multileve parking, including commercial activities to recover cost, on the plot measuring 26198 sqm, held by it through Public Partnership mode and execute the plan/project in a time-bound manner. As such the multilevel parking needs to be constructed for which height relaxation is required as per details given in Back Ground note above.
(v)	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof;	Relaxation in height will provide the Engineering Department, North DMC to provide required number of car parkings as per MPD- 2021. The public will be benefited by construction of 3144 car parking against 800 existing surface caparking which is the need of the area as on today It is also explained in the background note.
(vi)	What are the expected short-term and long-term outcomes if the proposal is	The public will be benefited to have a authorized car parking space and cars which are seen parked on roads will use this parking site. This will reduce

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15 711611 .	approved and implemented.	congestion on roads as well as help pedestrians move safely.
(vii)	How the proposal will benefit in the development and economic growth of the city;	The proposed multi-level parking will help in reducing the congestion of areas under reference and cater to the parking requirement.
(viii)	What are the provisions corresponding to the proposed policy/changes in other metropolitan cities in India and other countries, and if those provisions differ from the proposal then why are they not considered appropriate for Delhi;	The proposal is specific to the requirement of Delhi for sites falling in Transportation use zone as per the notification dated 15.9.2016.
(ix)	What will be public purpose served by the proposed modification;	As stated in (vii) above.
(x)	What is the number of people / families / households likely to be affected by the proposed policy;	The proposal shall not affect any family/household as the proposal is to be taken up on a land where surface level parking is already operational as on today under the control of North DMC.
(xi)	Whether the proposal is in consonance with the existing plans, laws, bye-laws, rules etc;	The relaxation is sought as per provision of MPD- 2021 under clause 12.14.3.7(ix) and Chapter 17 Development Code 8(3)(v).
(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;	As per (xi) above.
(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;	Not applicable.
(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.	
(xv)	The name, designation and contract information of an officer of the level of Director of above who will be the nodal officer to be contracted by the Ministry regarding the proposal.	Planner (Tel. No.23226323) and Sh. Pradeep Bansal, Chief Engineer (Mob. No.9717788070)

(B) As per MoUD letter dated 07.04.2015

(i)	Whether the land is government or private and who is the land owning agency?	The land under reference situated at Idgah Road measuring 11998 Sqm (1.1998 Ha) is owned / under possession of North DMC and is entered in the Immovable Property Register of Land & Estate Deptt.
(ii)	On whose request the change of land use case or modification to MPD-2021 has been initiated?	N.A.
(iii)	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	Pertains to DDA.
(iv)	What is the public purpose proposed to be served by modification of MPD and /or change of land use?	The proposed multi-level parking shall cater to the parking requirement of the adjoining commercial area / streets as well as proposed intersection Metro Station.
(v)	What will be impact of proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans and policies?	N.A

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(vi)	What will be proposal's impact/ implications on general public eg. Law & order etc.?	There will be no adverse impact on the general public.
(vii)		As on date there is no court case on the land mentioned in proposal.

4.0 Proposal:-

- 4.1 The land use of the site of old Idgah Slaughter House measuring 11998 sqm (1.1998 Ha) be changed to "Transportation" (Multi Level Parking) as mentioned at para 1.13 above and as per section 11(A) of DD Act, 1957.
- 4.2 Based on the suggestion and examination, the relaxation in the maximum height is proposed from 15mtrs/17.5 mtr to Not Restricted.
- 5.0 Recommendation:-

The proposal as given in para 4.0 above may be considered by the Technical Committee, DDA.

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DECISION"

The proposal was presented by the Officers of North MCD. The following was informed:

The land-use of the site under reference is Residential (Redevelopment) and is currently being used for surface parking. Part of the land which is under the ownership of DDA has already been allotted to North MCD for construction of multilevel car parking and the CLU is only being sought for the 11998 sqm of land which is under the ownership of North MCD.

The project is a joint venture between DMRC and North MCD. The underground area ii. has to be utilized by DMRC for the Nabi Karim Metro station and interchange point for the metro lines, due to which the parking needs to be accommodated over ground. The North MCD has therefore sought relaxation to NR (Not Restricted) from

15 m which is permissible as per the landuse.

The Parking Management District (PMD) Plan and the Traffic Impact Assessment (TIA) study which is a pre-requisite for undertaking a project of this magnitude are yet to be done. It was assured that the same shall be got completed in a month's time.

The following was deliberated and decided:

- Multilevel parking is to be constructed on the land parcel measuring 26197.47 sqm which includes North DMC land measuring 11998 sqm and DDA land measuring 14199.47 sqm. DDA has allotted its parcel of land measuring 14199.47 sqm to North DMC for Multilevel Parking. The land use of both the pockets under North DMC and DDA is 'Residential'. It was agreed that the change of Land use will be required for the entire site i.e. 26197.47 sqm.
- The PMD Plan and TIA Study for the project be got done on priority. Clear-cut terms ii. of reference and strategies for enforcement be specified for the plan / study.
- North DMC informed that the height of the proposed building is G+6 and hence a relaxation in minimum height to 37 m is required. The same was agreed.

The proposal was recommended by the technical committee for Change of land use for the entire site i.e. 26197.47 sqm to be processed under Section 11A of DD Act.



Observations/ Comments w.r.t. the proposal, as received from North DMC:

- 1. North DMC vide its letter No. TP/G/2020/235 dated 21.02.2020 has enclosed the agenda w.r.t. the change of land use and relaxation in height for construction of multi-level parking at Idgah Road in Delhi for consideration of Technical Committee vide which they have informed (para 1.12) that North DMC as well as DMRC has required the same piece of land for their projects and it has been decided to explore the possibility of executing both the projects in integration. However, the detailed information in the matter as the said proposal is integrated with the ongoing scheme of DMRC is not submitted by DMRC.
- 2. It is also observed that the 'Commercial' Component has been given prominence over the proposed parking area in the proposed multi-level parking structure wherein prime space on ground floor, first floor and second floors is earmarked for 'Commercial' component, which thereby defeats the basic purpose of the multi-level parking. The same was deliberated in the record note of the meeting held under the chairpersonship of Commr.(Plg.) held on 15.01.2020
- Detailed justification w.r.t. the height relaxation to 'No Restriction' is not mentioned in the agenda submitted by North DMC.
- NOC /Clearances required from all the Competent Authorities such as AAI, Fire Department (GNCTD), DUAC, ASI / NMA etc. are not submitted along with the agendas.
- Traffic Impact Assessment (TIA), Parking Management District (PMD) Plan, as per MPD-2021, Chapter-12, have not been submitted by North DMC.

NORTH DELHE MUNICIPAL CORPORATION . OFFICE OF THE ADDIS COMMISSIONER (LAND & ESTATE) Dated: No: Add Comm | LEE NAMO 2018/ Allotments of sland smeasuring 14199.46 squatr. for construction of multi-level parking at Old Slaughter House, Shahi Idgah, Mundewalan, Pahargani, Delhi

The Vice Chairman, Delhi Development Authority. Vikas Sadan, Near INA Market, New Delhi-110 023.

Subject :

Respected Sir,

to enclosed copy of Allotment-cum-Demand No.F.23(48)17/IL/1798, dated 18/12/2018 of DDA regarding allotment of land measuring 14,199.46 sq.mtrs., at the site of old slaughter house, Idgah, Delhi to North DMC for construction of a Multi-level Parking Month DMC has been asked to deposit the cost of the land amounting to of Rs.66, 46,06,0127, to betdeposited, within a period 60 days. The cost of land includes ground rent @12.5% pel annum 15% of the cost of land charged on institutional rates and 25% on commercial rates.

It is requested that formal possession to the landsmay be handed over on 22" it 23rd December, 2018. It is pertinentation mention that presently North DMC is facing serious financial crunch, and at present it may inot be possible to make upfront payment to DDA for the said land. However, North DMC commits to maker the said payment in due course.

North DMC has planned to construct a multi-level parking on PPP mode along with commercial component on the aforesaid land to make the project financially viable, and, as such, following modifications may kindly be considered:

Freehold allotment of land instead of Lease Hold;

To permit commercial component as per provisions of MPD 2021; (i)

Allowing change of land use of North DMCs land measuring 11,998 sq.mtr. adjoining the aforesald land for useras parking-cum-commercial; including (ii) (iii) relaxation of height.

In view of above, it is requested that referesald issues may kindly be considered favourably and issue suitable instructions to concerned officers of DDA to enable North DMC to proceed further in the matter in the larger public interest. Yours faithfully

(U.B. TRIPATHI) Addi: Commissioner (L&E)

Copy for kind information to :-

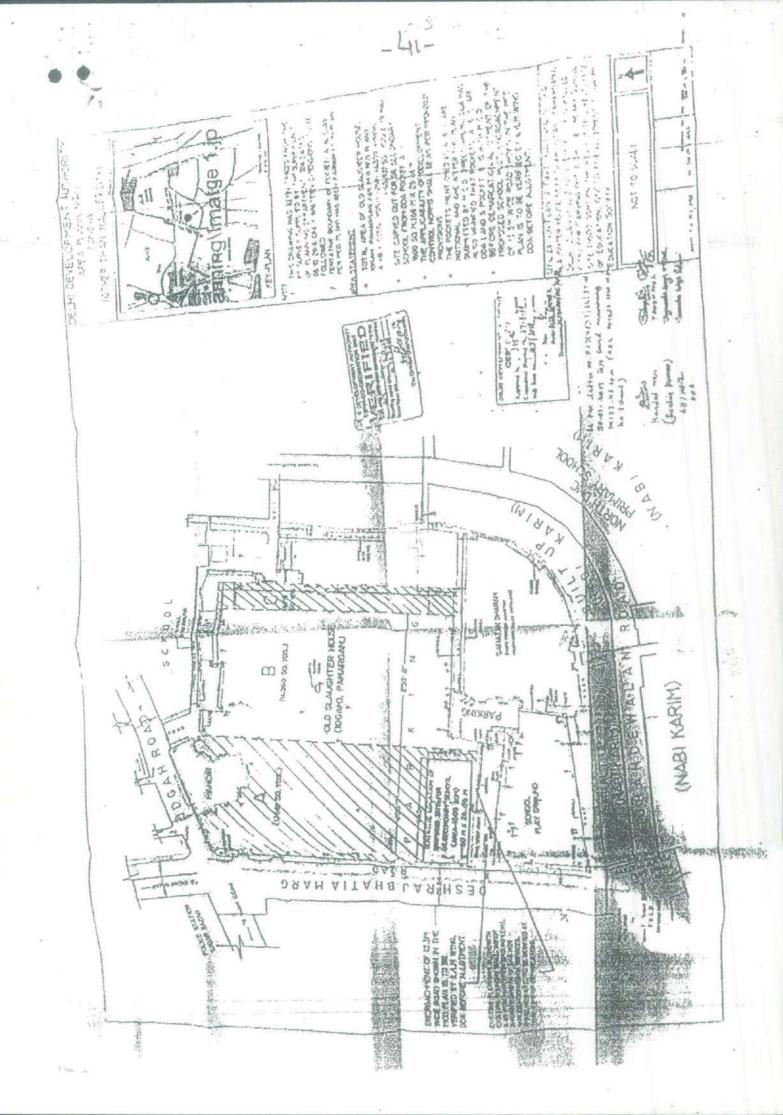
1. Commissioner, North DMC.

2. Septial Secretary to Lt. Governor, Belhi-ADE LLASE LES

Addl. Commissioner (L&E)

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IIIIDS. man ganga veni anno 29j.81007.W 0350210 . . d -1 Annexuoce-B 55 00 (PIG) NEB देवड (योजना) तीः ए Office of AC (Pig.)-3 Dy. No. 32/ आमुक्त (योजना) कार्यात्म Date 15 2.14 हागरी सं दिनांक 14/2-119 िशक (क्षेत्रीय योजना)-धीन रमान 335 OFFICE OF THE EXECUTIVE ENGINEER 18/2/19 NORTHERN DIVISION NO. 2, DDA. MOTIA KHAN, NEW DELHI-55 Dated: 06/2/19 To F 1AE(QRT)/ND-2/DDA/2018-19/ 93 POSSESSION SLIP in compliance of letter No. F.23(48)17/IL/97 dt. 30.01.2019 issued by DD(IL) DDA regarding handing over of possession of the land measuring 14199.46 Sqn1 Philes for construction of Mulli-level parking at Old Slaughter House, Shahi Idgal: Attnriawalan Paharganj North DMC Delhi. Same is hereby handed over to the Addl. Commissioner, North Delhi Municipal Corporation, Land Estate Department, 7 Poor, Chic Centre, Minto Road, New Delhi-110002 on 06.02.2019. The land is legacon all kind of encroachments as on today. HANDED OVER (SH. SURENDER SINGH) (SH. JAGMENDER SINGH) (SH. SACHIN KUMAR) PATWARI NDMC Naib Tehsildar ASSTT. ENGINEER-VI Authorized representative Authorized representative ND-2/DDA iddl Dy. Comm. Addl., Dy. Comm. Motia Khan and Estate Deptt. Land Estate Deptt. - ony to -1 Adult Dy. Commissioner, North Delhi Municipal Corporation, Land Estate Department, 7th Floor, Civic Centre, Minto Road, New Delhi-110002 for kind information. Commissioner (Pig.)/DDA for kind information.
 Director LM(HQ)/DDA for kind information. 4. Dy. Dir. (IL), A-block, Vikas Sadan, INA, Delhi for kind Information. 5. SE(HQ)/NZ/DDA for kind information. 6. Dy. Director (Survey)/DDA for kind information. 7 SE/CC-7/DDA for kind information. 5 Py. Pilletotada (18,2.19



भा वह हं तर का का का का का का का का का हुई समित नगर निगम की समित की समित की माद संख्या है है है जो हुई समिति की प्रतिलिप।

Item No. 23 :- Proposal for "Construction of Multi-Level Parking at Idgah".

(i) Commissioner's letter No. F. 33/Engg./NDMC/395/C&C dated 9-1-2019.

The Idgah Slaughter House was functioning since 1912 on a piece of land measuring 11998 sqm. owned by the erstwhile Municipal Corporation of Delhi. The 2 land pieces measuring 10603 sqm. and 5197 sqm. were formally handed over by DDA to erstwhile MCD on 27-10-1975 for expansion of the erstwhile Slaughter House. MCD also constructed structures over the land pieces received from DDA. Thus, total area of land, under the use of Slaughter House was 27798 sqm. (11998 + 10603 + 5197 sqm.).

In compliance of Supreme Court's orders, the Idgah abattoir was closed w.e.f. 30-11-2009, as it was shiked to Ghazipur. Subsequently, the structures were demolished and the reclaimed land is being used for surface level parking with Hon'ble L.G.'s approval dated 12-2-2010. North DMC also requested used for change of the use of land in question from Residential (Redevelopment) to Transportation (Multi-DDA for change of the use of land in question from Residential Committee vide Item No. 34/2015-Level Parking). The proposal was recommended by DDA's Technical Committee vide Item No. 34/2015-Level Parking). The proposal was recommended by DDA Authority on the plea that land belongs to DDA.

Corpn/NDMC[9]

Subsequently, in response to the North DMC's request for change of landuse. DDA vide letter 1N2t63/2010.718 dated 24-8-2015 intimated that DDA vide a decision dated 10-2-2010 has decided to take back the 2 land pieces of defunct Slaughter House from North DMC which were handed over on 10-1975. It was also requested by DDA that in view of the DDA's decision, the said 2 land pieces be handed over to it and as such a change of landuse was also not approved by DDA.

L&F Depti. of North DMC vide its various letters dated 13-3-2018, 23-1-2018, 11-5-2018, 18-5-2018, 26-6-2018 & 31-7-2018 (copies attached as Annexure 'A') requested DDA for reconsidering its decision taken in 2010 and to confirm the ownership of North DMC on the entire land in question i.e. 1798 squ.

In the meantime, it is gathered that in compliance of Hon'ble High Court's directions issued in W.P. (C) 7612/2015. DDA has approved allotment of a land measuring 4000 sqm. to the Director of Education, GNCTD for construction of Secondary School at Idgah. Thus, leaving only 11800 sqm. land with DDA apart from the 11998 sqm. land with North DMC.

The matter of developing land of old Slaughter House has been discussed several times in meetings taken by senior officers wherein, considering the high congestion of area and acute demand of parking, it is directed that a case for construction of multi-level parking on the said land be processed. The cost of project is proposed to be met by way of developing part of this land to 25% of total area for commercial use as permissible in MPD-2021. However, the proposal cannot be finalized until the ownership issue is settled by North DMC and DDA.

It has been directed by Commissioner. North DMC that time being the proposal for construction of multi-level parking on entire balance area i.e. 23798 sqm. (11800 - 11998 sqm.) be prepared in anticipation of DDA's approval for handing over the land owned by it admeasuring 11800 sqm. In case, DDA does not provide its land, the proposal would be modified suiting for the land available with North DMC i.e. 11998 sqm.

The area measuring 23798 sqm. is suitable for construction of multi-level parking for about 2800-2900 ECS. The proposal may be processed on Public Private Partnership (PPP) mode on the modal of parking projects already undertaken at Gandhi Maidan/Shastri Park/Rajendra Nagar.

The case was submitted for consideration and accord of in principal approval from the Competent Authority to take up the multi-level parking project on PPP mode on the plot measuring 23798 sqm. at Idgah Road. It was also submitted that a Committee of following officers may also be constituted for finalization of Minimum Reserve Price and draft RFP Document and Concession Ogreement for the proposal:—

- 1. Addl. Commissioner (Engg.) Chairman
- 2. Engineer-in-Chief Member
- 3. Chief Engineer-III Member
- 4. Chief Town Planner Member
- 5. Chief Law Officer Member
- 6. S.E./City-S.P. Zone Member
- 7. D.C.A.(F&G) Member
- 8. A.D.C. (R.P. Cell) Member
- 9. A.D.C. (L&E) Member
- 10. E.E. (Pr.), City-S.P. Zone Member Secy.
- 11. A.E. (Pr.), City-S.P. Zone Associate Member

Corpn./NDMC [10]

Commissioner North DMC accorded in principal approval to the case and also allowed constitution of the shove-mentioned Committee vide orders dated 12-11-2018

The Committee held its meeting on 14-11-201× and finalized the proposal as under

- 1. The ownership of part land in question vests with North Delhi Municipal Corporation whereas the balance land is to be taken from DDA L&E Deptt. Morth DMC has already taken up the matter with DDA Considering the present position of ownership and directions of Commissioner North DMC, it was decided that 2 Minimum Reserve Prices (MRPs) would be finalized. The 1st MRP would be for entire land, considering that the land would be procured from DDA whereas, the 2nd MRP would be for the clear land available with North DMC.
- 2. Category of land is "E" as per the circle rates issued by GNCTD.
- 3. North DMC has already requested DDA for change of the use of land in question from Residential (Redevelopment) to Transportation (Multi-Level Parking). Therefore, the MRPs would be worked out, assuming that the commercial component applicable in MPD-2021 for meeting the expenditure of constructing multi-level parking would be applicable.
- 4. The plot is situated at Idgah Road as well as Desh Raj Bhatia Marg, which are under the category of "Commercial Road".
- 5. RP Cell officials submitted that presently, an authorized car parking is being run on the land in question.
- 6. It has already been approved by the competent authority that North DMC will take up the subject proposal on the model of parking projects already undertaken at Gandhi Maidan/Shastri Park/Rajendar Nagar. Accordingly, the tender documents of recently awarded similar work for Gandhi Maidan parking will be taken as a base document.
- 7. The commercial space with applicable parkings (@ 3 ECS per 100 sqm. of commercial space) will be given to the successful highest bidder on 99 years lease basis.
- 8. The bidder will have to construct a multi-level parking suitable for at least 2856 ECS. The bidder will be allowed to construct an area equivalent to 100 FAR (maximum) for commercial use to meet the cost of project as per the provisions of MPD-2021. Number of ECS has been worked out on the basis of requirement for commercial space under proposal i.e. @ 3 ECS per 100 sqm. (23798 × 3/100 = 713.94 say 714 ECS) and mandatory requirement of developing 3 times additional parking spaces i.e. 714 × 3 = 2142 ECS. Thus totalling to 2856 ECS. However, in case the proposal is to be taken up only on North DMC's land, the requirement of ECS would be modified to 1440.
- 9. Minimum reserve price has been worked out on the basis of Area of Land × Circle Rate × Factor of Commercial Use (3). Thus, the MRP comes out to Rs. 5,00,32,91,520/- say 500.33 crore (23798 × 70080 × 3). However, in case the proposal is to be taken up only on North DMC's land, the MRP would be modified to Rs. 2,52,24,59,520/- say 252.25 crore (11998 × 70080 × 3).

Corpn/NDMC[11]

- 10 In case, there is any deviation (Plus or Minus) in the area of available land, the MRP will be modified a Rs 2.10.240 per Sqm.
- It was found that the eligibility criteria has been updated modified in the recently prepared RFP document for Shastri Park parking project of Karol Bagh Zone. Accordingly, the RFP document for the subject proposal contains following modifications in the approved RFP of Gandhi Maidan Parking Shastri Park Parking at Karol Bagh Zone proposal:—
 - (i) Requirement of total ECS is 2856 and 1440 respectively for the option 1 for entire land and option 2 for land available with North DMC.
 - (ii) 75% of the ECS i.e 2142 and 1080 No. respectively will be transferred/handed over by the bidder to North DMC for the option 1 for entire land and option 2 for land available with North DMC.
 - (iii) Minimum Reserve Price for the proposal will be Rs. 500.33 crore and 252.25 crore respectively for the option 1 for entire land and option 2 for land available with North DMC.
 - (iv) Tentative cost of construction has been worked out as Rs. 483.15 crore and Rs. 246.54 crore respectively for the option 1 for entire land and option 2 for land available with North DMC. Construction cost is to be horne by the hidder itself.
 - (v) Time of completion for the construction work will be 36 months from the date of entering into Concession Agreement.
 - (vi) Eligibility criteria for qualification in respect of experience will be on the guidelines of CPWD Manual i.e. I work of 80% ECS or 2 works of 60% ECS or 3 works of 40% ECS for adopting any of the options. Being a specialized work, requirement of experience with government department is not mandatory.
 - (vii) Financial strength of the bidder will be ascertained on the basis of total amount involved in the project i.e. Rs. 984 crores and Rs. 490 crores respectively for option 1 and option 2. Accordingly, minimum Net Worth and Solvency of the bidder should be Rs. 984 crores and Rs. 490 crores respectively for option 1 and option 2.
 - (viii) Total EMD will be 10% of the Minimum Reserve Price. Part of the EMD i.e. @ 2% is to be deposited alongwith the Technical Bid and balance 8% is to be deposited by the highest bidder within 7 days of opening of financial bid.
 - (ix) 25% of the bid amount (including EMD @ 10%) is to be deposited within 15 days of issue of Letter of Acceptance.
 - (x) North DMC and the selected bidder will enter into a Concession Agreement within 15 days of depositing the above said amount.
 - (xi) Subsequent 3 equal instalments, each of 25% of approved Bid Price, is to be deposited within 90 days, 180 days and 270 days respectively reckoned from the date of entering into the Concession Agreement.

Corpn_NDMC [12]

- exity in case the delay extension of it days will be inforced with an interest a . per annum (calculated on per day have) viin Format of Concession Agreement has been included, as approved for Gandhi
 - Maidan Shastri Park Rajender Negar parking projects. txiv) The modifications have also been made at other relevant places appearing anywhere in the RFP dacument or text appearing in synchronization with such modifications.
 - (xv) Presently, the permissible height of the building is limited to 15.00 metres. However, in case of any requirement of additional height. North DMC may approach the competent authority for necessary approval as per provisions of MPD-2021 Para 12.143 is and the decision of the competent authority shall be final and
 - (xvi) 25% of the approved bid amount shall have to be paid by the lessee/sub-lessee as annual lease rent to North DMC after completion of the project.

Accordingly, the draft RFP was finalized by the committee with the above-mentioned modifications. It was decided by the Committee that Draft RFP document, incorporating the above details and Minimum Reserve Price as mentioned above he submitted for approval of competent

However, DDA vide its letter No. F.23(48)17/11, 1798 dated 18-12-2018 allotted the balance authorin. available land with it, measuring 14199.46 sqm. (after allotting 1600 sqm. land for construction of Secondary School for GNCTD) for construction of multi-level parking. Land & Estate Deptt. is in process of taking over the said land from DDA. Accordingly, the subject proposal has been revised for a total area of 26198 sqm. The revised proposal was placed before the Committee, constituted for the purpose, in its meeting held on 21-12-2018. Committee finalized the modified proposal with following conditions:—

- The bidder will have to construct a multi-level parking suitable for at least 3144 ECS. The bidder will be allowed to construct an area equivalent to 100 FAR (maximum) for commercial use to meet the cost of project as per the provisions of MPD-2021. Number of ECS has been worked out on the basis of requirement for commercial space under proposal i.e. @ 3 ECS per 100 sqm. (26198 × 3/100 = 785.94 say 786 ECS) and mandatory requirement of developing 3 times additional parking spaces i.e. $786 \times 3 = 2358$ ECS. Thus totalling to 3144 ECS.
- Minimum reserve price has been worked out on the basis of Area of Land × Circle Rate > Factor of Commercial Use (3). Thus, the MRP comes out to Rs. 5,50,78,67,520/- say 550.79 crore (26198 × 70080 × 3).
- 3. Tender document will be on the basis of already approved proposals of Gandhi Maidmir Shastri Park/Rajender Nagar. Accordingly, the RFP document for the subject proposal contains following modifications in the approved RFP of Gandhi Maidan Parking/Shastri Park Parking at Karol Bagh Zone proposal :-
 - (i) Requirement of total ECS is 3144.
 - (ii) 75% of the ECS i.e. 2358 No. respectively will be transferred/handed over by the bidder to North DMC.

Corpn.NDMC [13]

- (iii) MinimumReserve Price for the proposal will be Rs. 550,79 crore.
- (iv) Tentative cost of construction has been worked out as Rs 538 22 crore Construction cost is to be borne by the bidder itself
- (v) Eligibility criteria for qualification in respect of experience will be on the guidelines of CPWD Manual i.e. i work of 80% ECS or 2 works of 60% ECS or 3 works of 40% ECS. Being a specialized work, requirement of experience with government department is not mandatory.
- (vi) Financial strength of the bidder will be ascertained on the basis of total amount involved in the project i.e. Rs. 1089 crore. Accordingly, minimum Net Worth and Solvency of the bidder should be Rs. 1089 crore.
- (vii) Format of Concession Agreement has been included, as approved for Gandhi Maidan/ Shastri Park/Rajender Nagar parking projects.
- (viii) The modifications have also been made at other relevant places appearing anywhere in the RFP document or text appearing in synchronization with such modifications.

Rest of the conditions shall remain same as already considered and recommended by Committee in its meeting held on 14-11-2018.

Finance has concurred in the proposal vide their endorsement dated 8-1-2019 whereas the para-wise replies of the Finance comments are as under :-

- The Department may certified that modifications proposed by the committee are financially in favour of North DMC.
- The modification were only due to the change of area and no other changes were made to Reply: the original committee minutes.
 - 2. As per the DDA letter dated 18-12-2018, the allotment will be made subject to change of landuse of area allotted. Hence, department may get the needful. The possession of the land may be ensured before that.
- Reply: As already replied in para-2 of the preamble, the Technical Committee of DDA had already approved change of landuse vide No. 34/2015-F.3(61)/2011/MP dated 26-6-2015 but was not approved by DDA Authority on the plea that land belongs to DDA. Now, the DDA has allotted the land as such request has now forwarded to DDA vide letter dated 21-12-2018. The possession of the land with the R.P. Cell and formal possession will be taken by Land & Estate Department.

As per Section 200 of DMC Act, 1957, disposal of property by way of leasing it out can be done with the approval of Corporation and Standing Committee. Therefore, the case for on PPP mode with the above-mentioned modifications is to be submitted for accord of approval by Corporation through Standing Committee in the shape of Preamble.

The case may please be submitted for accord of approval by Corporation through Standing Committee for "Construction of multi-level parking at Idgah" on PPP mode including disposal of property by way of leasing for a period of 99 years for Minimum Reserve Prices of Rs. 550.79 crore for land, as per Section 200 of DMC Act, 1957 and to authorize the Commissioner for the same.

Corpn/NDMC | 14 |

LAND AND ESTATE DEPARTMENT THE LOOK DR SPM CIVI. CLATER

NEW DELIHY . 0032

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in assumme. L. Block 1:551 Louis, Vikas Sadan, INA New Delhi-110023.

Regarding two pieces of land adjoining the Old Slanguter House strated at Idgah Road, Northean, Paharganj, Dellis-06.

Sir.

May prease refer to this Deptt's letter dated 18.01.18 addressed to the Special Secretary to

26/06/2018 on the subject cited above whereby it was requested that in the meeting dated 26/10/2010 of DDA it was decided that the MCD (now North DMC) would return the two pieces of land measuring 18896 Sq.Yds of defunct Slaughter House to the DDA.

In this connection it is reiterated that after shifting of operation of Slaughter House to Gazipur, the then Hon'ble L.G. of Delhi vide orders dated 12/02/2010 approved the proposal of Chief Secretary for utilization of the land of defunct Slaughter House by MCD into authorized open parking space to find a solution to the extreme parking problems in the area and this would serve the purpose of preventing encroachment and also pave the way for alternative use of the land at a future purposes and stoce then the open parking is running there.

It is further clarified that North DMC intends to construct a multilevel parking on the entire piece of land. It is also proposed that part of the land @ 25% of total area will be developed for commercial use to meet the construction cost of parking as permissible in MPD-2021 as on date.

In view of above, it is requested that allotment of 18896 Sq.Yds land to North DMC for the purpose of constructing a multilevel parking with permissible commercial components may be made by DDA. The ownership of piece of land mossuring 14350 Sq.Yds already vest with North DMC and this piece of land will also be utilized for the construction of said multilevel car parking as pennitted. under MPD-2021 please. Addl. Dy. Commissiones(L&E)

Renunder

Copy also forwarded for information to:

1 The Spl. Secretary to Hon'ble LG of Delhi 2. Vice Chairman, Delhi Development Authority 3. Secretary to Commissioner, North DMC

4. Addl. Commissioner/L&E

5. Thief Engylder-III

Corpn,NDMC [15]

NORTH DITHI MUNICIPAL CORPORATION LAND AND ESTATE DEPARTMENT 7TH FLOOR, DR. SPM CIVIC CENTER XI-W DELHI-110002

DA(CSP)/L&E(N)/2018/300

Dated 26-6-2018

En

The Commissioner, Land Management, DDA, A-Block. First Floor, Vikas Sadan, INA, New, Delhi-110023.

Subject :- Regarding two pieces of land adjoining the Old Slaughter House situated at Idgah Road, Mundewalan, Paharganj, Delhi-06.

Sir.

May please refer to this Deptt.'s letter dated 18-1-2018 addressed to the Special Secretary Hon ble L.G. and letters dated 13-3-2018, 23-4-2018, 11-5-2018 & D.O. letter No. 404 dt. 18-5-2018 ca the subject cited above whereby it was requested that in the meeting dated 26-10-2010 of DDA it was decided that the MCD (now North DMC) would return the two pieces of land measuring 18896 Sq.Yds. of defunct Slaughter House to the DDA.

In this connection it is reiterated that after shifting qf operation of Slaughter House to Gazipur, the then Hon'ble L.G. of Delhi vide orders dated 12-2-2010 approved the proposal of Chief Secretary for utilization of the land of defunct slaughter house by MCD into authorized open parking space to find a solution to the extreme parking problems in the area and this would serve the purpose of preventing encroachment and also pave the way for alternative use of the land at a future purposes and since then the open parking is running there.

It is further clarified that North DMC intends to construct a multi-level parking on the entire piece of land. It is also proposed that part of the land @ 25% of total area will be developed for commercial use to meet the construction cost of parking as permissible in MPD-2021 as on dated.

In view of above, it is requested that allotment of 18896 Sq.Yds. land to North DMC for the purpose of constructing a multi-level parking with permissible commercial components may be made by DDA. The ownership of piece of land measuring 14350 Sq. already vest with North DMC and this piece of land will also be utilized for the construction of said multi-level car parking as permitted under MPD-2021.

(H.K. HEM) Addl. Dy. Commissioner (4&E)

Copy also forwarded for information to :-

- Spl. Secretary to Hon'ble LG of Delhi
- Vice-Chairman, Delhi Development Authority
- 3. Secretary to Commissioner, North-DMC
- 4. Addl. Commissioner/L&E

Corpn/NDMC [16]

-50-

NORTH DELHI MUNICIPAL CORPORATION 14th Floor, Dr. S.P.M. Civic Centre New Delhi-110002

Phones: 23226423, 23226428

Requ K. Jagdev (IRS) Addl. Commissioner (Revenue) D.O. No. 404 Dated: 18-5-2018

Dear Sh. Rajcev Ji.

Subject :- Allotment of land to North DMC by DDA at old Slaughter House, Idgah.

May please refer to the letter dated 18-1-2018 addressed to Special Secy. to Hon'ble L.G. and letters dated 13-3-2018, 23-4-2018 & 11-5-2018 submitted by ADC (L&E) on the above-mentioned matter (Copy enclosed for ready reference).

In this regard, Sh. Pradeep Bansal, C.E.-III, North DMC visited your office on 17-5-2018 wherein it was informed that in the letter of ADC (L&E) dated 11-5-2018 there is a reference that the lands under the control and management of DIT, were allotted to various local agencies and not only to DDA. It was further informed that the documents related to allotment of this land by DIT to erstwhile MCD if any, be submitted to their office along with the clarification regarding construction of multi-level parking.

In this reference, necessary documents related to Wilson Survey/IP Register entry for land measuring 14350 Sq. Yds. are enclosed herewith. It is further clarified that as per the report of Wilson Survey 1910-12 (Sheet No. 142) the land for Idgah Road Slaughter House (14350 Sq. Yards) is owned by the MCD as per the then MWSC Decision No. 6 dated 18-8-1914 and letter No. DC-300/N dated 1-5-1926. Further, the land in two pieces abutting the existing Slaughter House ('A'-12681 Sq. Yds. & 'C'-6215 Sq. Yds. = 18896 Sq. Yds.) was transferred to the MCD vide orders of the Hon'ble LG in the 'C'-6215 Sq. Yds. = 18896 Sq. Yds.) was transferred to the MCD vide orders of the Hon'ble LG in the 'C'-6215 Sq. Yds. = 18896 Sq. Yds.) was transferred to the MCD vide orders of the Hon'ble LG in the 'C'-6215 Sq. Yds. = 18896 Sq. Yds.) was transferred to the MCD vide orders of the Hon'ble LG in the 'C'-6215 Sq. Yds. = 18896 Sq. Yds.) was transferred to the MCD vide orders of the Hon'ble LG in the 'C'-6215 Sq. Yds. = 18896 Sq. Yds.) was transferred to the MCD vide orders of the Hon'ble LG in the 'C'-6215 Sq. Yds. = 18896 Sq. Yds.) was transferred to the MCD vide orders of the Hon'ble LG in the 'C'-6215 Sq. Yds. = 18896 Sq. Yds.) was transferred to the MCD vide orders of the Hon'ble LG in the 'C'-6215 Sq. Yds. = 18896 Sq. Yds.) was transferred to the MCD vide orders of the Hon'ble LG in the 'C'-6215 Sq. Yds. = 18896 Sq. Yds.) was transferred to the MCD vide orders of the Hon'ble LG in the 'C'-6215 Sq. Yds. = 18896 Sq. Yds.) was transferred to the MCD vide orders of the Hon'ble LG in the 'C'-6215 Sq. Yds. = 18896 Sq. Yds.) was transferred to the MCD vide orders of the Hon'ble LG in the 'C'-6215 Sq. Yds. = 18896 Sq. Yds.) was transferred to the MCD vide orders of the Hon'ble LG in the 'C'-6215 Sq. Yds. = 18896 Sq. Yds.) was transferred to the MCD vide orders of the Hon'ble LG in the 'C'-6215 Sq. Yds. = 18896 Sq. Yds. = 1

It is further clarified that North DMC intends to construct a multi-level parking on the entire piece of land. It is also proposed that part of the land @ 25% of total area will be developed for commercial use to meet the construction cost of parking as permissible in MPD-2021 as on date.

In view of above, it is requested that allotment of 18896 Sq.Yds. land to North DMC for the purpose of constructing a multi-level parking with permissible commercial component may be made by DDA. The ownership of piece of land measuring 14350 Sq.Yds. already vests with North DMC and this piece of land will also be utilized for the construction of said multi-level car parking as permitted under MPD-2021.

Since the matter is pending for a long, an early decision is solicited.

Sd/- 18-5-2018

(RENU JAGDEV, IRS)

Addl. Comm. (Revenue)

Sh. Rajeev Verma, IAS, Pr. Commissioner, L.M. & L.D., 2nd Floor, B-Wing, INA, Vikas Sadan, New Delhi.

Corpn_NDMC[17]

NORTH DELHI MUNICIPAL CORPORATION LAND AND ESTATE DEPARTMENT FLOOR, DR. SPM CIVIC CENTER NEW DELHI110002

NO DAICSPYLSEIN, 12015/ D-138

Date Miles Znik

The Commissioner, Land Management, DDA A Block Eirst Floor, Vikas Sadan, INA, New Delhi-110023

Regarding reconsideration the decision taken by the Authority in the meeting hold in the Year 2010 for land measuring 18896 Sq. Yards & land measuring 14350 Sq Yard under the gwnership of North DMC.

In this connection it is elaborated that bid slaughter house was functioning or. 14555 59 (os. area of land since 1912 as per Wilson Survey Record No. 142, Khasra No. 211/16 under the then Municipality which was merged in the Municipal Corporation of Delhi in the year 1957 alongwith other Monopalities and all the land, building structures existing thereupon yest in the Municipal Corporation of Della In this connection it is also clarified that the land under control and management of DIT wells. allotted to different local agencies and not only to the DDA

The land in two pieces abutting the defunct Slaughter House measuring 18896 Sq. Yards were being utilized by the Slaughter House and later on the said two pieces of land were transferred permanently to the MCD vide orders of the House for the House for the MCD vide orders of the House for the MCD vide orders of the House for the House for the MCD vide orders of the House for the permanently to the MCD vide orders of the Hon'ble LG, as decided in the 20" Meeting of the Coordination Committee of DDA held on 10/09/1975 for expansion of the erstwhile Staughter House

In the meeting of DDA held in the year 2010 it was clearly mentioned that the MCD would return the Nazul land measuring about 18896 Sq. Yds. of befunct Slaughter House to the DDA and not the the Nazul tand measuring about 16099 and 10s, or beautiful alaughter gouse to the 1507 and 10s to the centre land of old slaughter house. The decision of meeting was conveyed vide letter, No. TN2(63)2010.

Howaver the than Hon blaid G, of Delhi vide orders dated 12/02/2010 approved the proposal of Chief Sectorary John DMC has drawn to the Acetorary John DMC has drawn to the area of Saparaga and stage (then the open packing is proving illasts. Which area of Saparaga and stage (then the open packing) is proving illasts of and use by DIDA proposal to construction of pillasts.

In view or above, itsis olgar that land measuring 14350. Sq. Yard belongs to North DMC, since beginning yay back before. Wison Survey was carried out in 1912. Therefore, the claim of DDA with the property of the property o In View Coff above, its is clear that land measuring 14350, Sq. Yard belongs to North DMC, since

sh Kr. Meen pmmlssioner(LAE)

Corpn NDMC [18]

NORTH DELHI MUNICIPAL CORPORATION
LAND AND ESTATE DEPARTMENT
7TH FLOOR, DR. SPM CIVIC CENTER
NEW DELHI-110002

No. DA(CSP)/L&E(N)/2018/101

Date: 23-4-2018

To

The Director, Land Management, DDA, Vikas Sadan, INA, New Delhi-110023.

Subject:— Regarding land of defunct Slaughter House situated at Idgah Road, Mundewalan, Paharganj, Delhi-06.

Sir,

Please recall the discussion held in the meeting on the subject cited above. During the discussion in the meeting, the DDA claimed over the entire land where old Slaughter House was functioning under the possession of MCD being a Nazul land to have been transferred to DDA by the then Delhi Improvement Trust and requested to handover the possession of the land of entire Slaughter House for further development work.

In this connection it is elaborated that old Slaughter House was functioning on 14350 Sq.Yds, area of land since 1912 as per Wilson Survey Record No. 142, Khasra No. 211/16 under the then. Municipality which was merged in the Municipal Corporation of Delhi in the year 1957 alongwith other Municipalities and all the land, building structures existing thereupon vest in the Municipal Corporation of Delhi. In this connection it is also clarified that the land under control and management of DIT were allotted to different local agencies and not only to the DDA.

The land in two pieces abutting the defunct Slaughter House measuring 12681 Sq.Yds. & 6215 Sq.Yds. (total 18896 Sq.Yds.) were being utilized by the Slaughter House and lateron the said two pieces of land were transferred permanently to the MCD vide orders of the Hon'ble L.G., as decided in the 20th Meeting of the Coordination Committee of DDA held on 10-9-1975 for expansion of the erstwhile Slaughter House.

In the meeting of DDA held on 26-10-2010 (and Pot on 10-2-2010) it was clearly mentioned that the MCD would return the Nazul land measuring about 18896 Sq.Yds. of defunct Slaughter House to the DDA and not the entire land of old Slaughter House. The decision of meeting was conveyed vide letter No. TN2(63)2010/718 dt. 24-8-2015.

After shifting of operation of Slaughter House to Gazipur, the then Hon'ble L.G. of Delhi vide orders dated 12-2-2010 approved the proposal of Chief Secretary for utilization of land of definict Slaughter House by MCD into open parking to decongest the area of Sadar Bazaar and since then the open parking is running there. The Project Department of North DMC has drawn a proposal for construction of multi-level car parking which is still in the pipeline due to pending decision for change of landuse by the DDA.

Corpn/NDMC[19]

In view of above, the claim of LDA for entire land of old Slaughter House is not maintainable and requested that decision to return the laid to DDA in two pieces abutting the defunct Slaughter House measuring 12681 Sq.Yds. & 6215 Sq.Yds. (total 18896 Sq.Yds.) transferred permanently to the MCD vide orders of the Hon'ble LG as decided in the 20th Meeting of the Coordination Committee of DDA held on 10-9-1975 and again decided by the Hon'ble LG vide orders dated 12-2-2010, be reconsidered in the interest of MCD as well as for extending the facility to the General Public.

Encl.: As above.

Your faithfully

Sd/- 18-4-2018

(R.K. MEENA, ITS)

Addl. Dy. Commissioner (L&E)

Copy also forwarded for information to :-

- 1. Spl. Secretary to Hon'ble LG of Delhi
- 2. Vice-Chairman, Delhi Development Authority
- 3. Secretary to Commissioner, North DMC
- 4. Addl. Commissioner/L&E

NORTH DELHI MUNICIPAL CORPORATION LAND AND ESTATE DEPARTMENT 7TH FLOOR, DR. SPM CIVIC CENTER NEW DELHI-110002

No. DA(CSP)/L&E(N)/2018/2469

Date: 13-3-2018

To

The Commissioner, Land Management, DDA, Vikas Sadan, INA, New Delhi-110023.

Subject: Regarding land of defunct Slaughter House situated at Idgah Road, Mundewalan, Paharganj, Delhi-06.

Sir,

Your kind attention is invited to this Deptt.'s note No. Comm.(North DMC)/5164 dt. 24-10-2017 and its subsequent reminder No. L&E(N)/2018 dt. 2204 dated 18-1-2018 addressed to the Hon'ble Lt. Governor, Delhi with a request to issue suitable directions to the Vice-Chairman, DDA for review of the DDA's decision taken in the meeting held on 10-2-2010 that the MCD would return the land measuring about 18896 Sq.Yds. of defunct Slaughter House to the DDA and the Dy. Director (DDA), conveyed the decision of meeting vide letter No. TN2(63)2010/718 dt. 24-8-2015 that since the old Slaughter House of MCD was given by DDA to MCD, now the Slaughter House has been closed, this should revert to DDA and requested to handover the land in question to DDA.

Corpn./NDMC [20]

In this regard it is claborated that defunct Statighter You've measuring 14350 Sq Yds. area or land was functioning since 1912 under the then Municipality which as merged in the Municipal Corporation of Delhi in the year 1957. The land in two pieces abutting the definct Statighter House measuring 12681 Sq.Yds. & 6215 Sq.Yds. (total 18896 Sq.Yds.) were being utilized by the Statighter House, latterly, the said two pieces of land were transferred permanently to the MCI vide orders of the Hon ble LG, as decided in the 20th Meeting of the Coordination Committee of DDAheld on 10-9-1975 for expansion of the erstwhile Statighter House and the structures over the said pieces of land were built by MCD on its own. The symbolic possession of two pieces of lands were handed over to the erstwhile MCD on 27-10-1975.

That after passing of 42 years of the DDA's own decision, the officers of DDA are reluctant to accept the right of the MCD over the piece of land and as such, in view to resolve the long pending issues for all times to come and delay in execution in Parking Project of MCD, it is requested that the decision dated 26-10-2010 may be reviewed and same may be intimated to this office that the two pieces of land abutting the existing MCD's Slaughter House measuring 18896 SAYds, may remain under the ownership of the North DMC. This will facilitate in finalizing the Project of Multi-Storeyed Parking to de-congested crowded area of Sadar Bazar please.

Encl. : As above.

Sdi- 13-3-2018

(R.K. MEENA, ITS)

Addl. Dy. Commissioner (L&E)

Copy also for information also to :-

- 1. Spl. Secretary to Hon'ble LG of Delhi
- 2. Vice-Chairman, Delhi Development Authority
 - Secretary to Commissioner, North DMC
 - 4. Addl. Commissioner/L&E
 - (ii) Resolution No. 211 of the Standing Committee dated 15-2-2019.

Resolved that it be recommended to the Corporation that as proposed by the Commissioner in his letter No. F. 33/Engg./NDMC/395/C&C dated 9-1-2019, approval for construction of multi-level parking at Idgah on PPP mode including disposal of property by way of leasing for a period of 99 years for Minimum Reserve Price of Rs. 550.79 crore for land, and to authorize the Commissioner for the same, as detailed in the aforesaid letter and the Annexures annexed with the said letter, be accorded.

Resolution No. 323

Resolved that as proposed by the Commissioner in her letter No. F. 33/Engg./
NDMC/395/C&C dated 9-1-2019 and recommended by the Standing Committee vide
its Resolution No. 211 dated 15-2-2019, approval for construction of multi-level parking
at Idgah on PPP mode including disposal of property by way of leasing for a period of
99 years for Minimum Reserve Price of Rs. 550.79 crore for land and to authorize the
Commissioner for the same, as detailed in the aforesaid letter and the Annexures
annexed with the said letter, be accorded.

The motion was carried.

Municipal Secretary unice Horth Delhi Municipal Secretarion



INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

सत्यमेव जयते Centificate No.

Cortificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Pald By

Stamp Duty Amount(Rs.)

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DELHI METRO RAIL CORPORATION

DELATMETRO BAIL DORPORATION LIMITED

Please write or type below this line.....

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding (MoU) is executed at New Delhi on this 21st day of August, 2020 between:

North Delhi Municipal Corporation (North DMC) (through Commissioner/North DMC, Shri Gyanesh Bharti) having its office at SPM Civic Centre, Minto Road, New Delhi

Page 1 of 7

Statutory Alart.

must of charging the legitimary is on the users of the conficient and any dischargency present inform the Computent Authority

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-110002 (hereinafter referred to as "North DMC" which term or expression shall unless excluded by or repugnant to the subject or context hereof shall mean and included its heirs, successors and assigns of the first part)

AND

Delhi Metro Rail Corporation Ltd (DMRC) (through Managing Director/DMRC, Shri Mangu Singh), a joint venture of Government of India and Government of Delhi having its office at Metro Bhawan, fire Brigade Lane, Barakhamba Road, New Delhi-110001 (hereinafter referred to as "DMRC" which term or expression shall unless excluded by or repugnant to the subject or context hereof shall mean and included its heirs, successors and assigns of the second part (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to included its successor, subsidiaries, sister or group companies, associates, affiliates, permitted assigns and representatives)).

Reference is made to the meeting held on 22-07-2019 between Commissioner, North DMC and Managing Director, DMRC in which it was decided that a general MoU should be signed between North DMC and DMRC for the execution work of integration of Nabi Karim interchange metro station of DMRC with the Multilevel Parking-cum-Commercial Complex of North DMC since both these projects are proposed to be executed at the same piece of land of Old Slaughter House, Shahi Idgah Road, Pahar Ganj, Delhi which belongs to North DMC.

- 1. The salient features of the proposed underground Nabi Karim interchange metro station of DMRC are as follows:
- (a) The proposed Nabi Karim Metro Station of Phase-4 is planned as an underground interchange metro station for Janakpuri West-R K Ashram line and Inderlok-1 Indraprastha line of Phase-IV of Delhi MRTS.
- (b) The underground station consists of 4 underground levels viz. Concourse level (G-1),

 | Upper Platform Level (G-2), Interchange Level (G-3) and Lower Platform Level. The

 | upper platform at the station shall serve as platform for Janakpuri West-R K Ashram

 | line and the lower platform level of the station shall serve as platform for Inderlok
 Indraprastha line of Phase-IV.

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Page 2 of 7



The minimal over ground facilities required for catering the metro station shall include the entry structures, lifts, shafts and ancillary building. The approximate ground area required to accommodate the same is 900 sqm.

The salient features of the proposed over ground Multilevel Parking Cum
 Commercial Complex of North DMC are as follows:

		The state of the s
a)	Total Plot Area	26198 sqm (approx.)
b)	! Mode of Construction	PPP model through Concessionaire
¢)	Permissible FAR (as per MPD-2021)	100
d)	Maximum Permissible Ground Coverage	66.66%
e)	Permissible Height	15m (subject to increase based on requirement/approval)
f)	Minimum Parking ECS	3144 nos.
9)	Parking transferrable to North DMC post 5 years operation by the Concessionaire	2358 nos. (75% of total EC\$)
h)	Commercial Construction Permitted to the Concessionaire	Maximum 25% of total floor area or area equivalent to FAR 100 (as per clause 12.14.3.7 of MPD-2021)
i)	Minimum Reserve Price (Upfront payment to North DMC by concessionaire)	Rş. 550.79 crores
j)	Annual Ground Rent payable to North DMC by Concessionaire	2.5% per annum (Rs. 13.77 Crores)
k)	Lease Duration of the Concessionaire	99 years
1)	All costs related to construction of the Parking cum Commercial Complex	To be borne by Concessionaire is addition to the Reserve Price and the Annual Ground Rent
	The state of the s	

- 3. Based on the above, the roles and responsibilities of the DMRC and North DMC to successfully execute the above integration project of Nabi Karim Interchange Metro Station with Multilevel Parking Cum Commercial Block shall be as follows:
 - a) DMRC shall prepare the detailed integrated design for integration of the aforementioned structures including the detailed ground layout plans, drawings etc.

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- in coordination with North DMC. The design cost for the same shall be borne by DMRC. The final proposal and detailed drawings shall be jointly signed and approved by DMRC and North DMC representatives.
- b) Initially, DMRC shall award works for the construction of Nabi Karim Interchange Metro Station. The scope of work would include construction of the integrated Nabi Karim Metro Station along with construction of required underground substructure (such as footings, foundations etc.) lying outside the station box but required to be executed for the construction of Multilevel Parking Cum Commercial Block project of North DMC over the ground surface.
- c) The North DMC shall timely handover the whole plot of land measuring 26198 sqm. in a vacant condition free from all encumbrance for the work described at para 1 above. Further, any legal issues regarding the same shall be handled by North DMC.
- d) DMRC through its contractor, shall then execute the work of construction of integrated Nabi Karim Metro Station (including associated at ground structures such as entries, lifts, shafts, ancillary building etc.) and required underground structure for further undertaking the work of Multilevel Parking Cum Commercial Block Project over the surface. The cost for all of the above work shall be borne by DMRC. DMRC shall keep North DMC harmless from all these operations of execution of work of construction of integrated Nabi Karim Metro Station (including associated at ground structures) and North DMC will not bear any responsibility towards such execution/construction.
- e) DMRC shall further initiate the process of finalizing a concessionaire for taking up the works of the Multilevel Parking Cum Commercial Block Project of North DMC by floating the RFP (Request for Proposal) duly approved by the North DMC. Although the whole process till finalizing the Concessionaire shall be the joint responsibility of the DMRC & North DMC, the concessionaire agreement shall be signed between the North DMC and the Concessionaire and the responsibility of DMRC in this matter shall only be limited up to the processing and finalization of the Concessionaire. However, the decision of North DMC in any of the matters post finalization of the Concessionaire shall be final and binding on the Concessionaire.
- f) During the process of finalizing the Concessionaire, North DMC shall nominate its representative(s) to be a part of the Committee(s) formed for the same. Also, all

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the Concessionaire documents shall be jointly prepared by DMRC & North DMC prior to floating of the RFP (Request for Proposal) and shall be duly approved by the North DMC.

- the remaining works regarding the execution of Multilevel Parking Cum Commercial Complex Project shall be got executed by the North DMC through their Concessionaire and DMRC shall not bear any responsibility regarding the same. All the works of the Multilevel Parking Cum Commercial Complex Project shall be strictly executed as per the initially approved structure (as brought out in para 3(a) above) and no deviation to the same shall be done. It is clarified that the prime & sole responsibility of supervision for the execution works of Multilevel Parking Cum Commercial Complex Project shall lie with the North DMC however, DMRC shall additionally continue their supervision to such an extent to ensure that the execution works of Multilevel Parking Cum Commercial Complex Project is carried out in such a way as it may not damage the structures pertaining to Nabi Karim Metro Station undertaken by the DMRC. Also, DMRC shall not make North DMC responsible for any damage caused by concessionaire to the property of DMRC while constructing such multilevel parking cum commercial complex.
- h) Once the DMRC completes the construction works as brought out in para 1 above, it shall restore the ground area as per the jointly agreed restoration plan. The whole plot of land shall then be handed over back to North DMC except those areas wherein the over ground structures of Nabi Karim Metro station such as entries, lifts, shafts and ancillary building are located.
- i) The land required to be acquired by the DMRC for its permanent at ground structures such as entries, lifts, shafts and ancillary building etc. shall be permanently handed over by North DMC to DMRC on the existing prevailing rates plus additional cost of land incurred by North DMC and annual lease rent @2.5% of the total amount.
- j) DMRC and North DMC would take all steps for smooth and successful execution of the project in a specified and time-bound manner as per agreed time schedule.
- k) DMRC and North DMC jointly agree and are severally responsible to each other for providing all such information support and inputs as necessary for the success of this project.



Page 5 of 7



- 1) DMRC and North DMC will be responsible and would make all efforts to get approval from various local bodies for their respective projects.
- m) The jointly agreed time frame as proposed to carry out the aforementioned project Is enclosed as Annexure-A to this MOU.

4. DISPUTE RESOLUTION

Any dispute arising between the parties (DMRC & North DMC) is to be resolved mutually. Both parties may nominate an officer in the rank of Chief Engineer for settlement of the dispute. However, if the dispute remains unsettled even after Ninety (90) days of receipt by one party of the other party's request for such amicable settlement, the same may be referred to Director/DMRC and Commissioner/North DMC whose decision on the matter shall be final and binding on all the partles.

On behalf of North DMC

On behalf of DMRC

In witness thereof:

1. SANDIV KUMAR

2. SAURABH SHARMA
PM-3A, SMRC

13. S. C. Mrya Styllox 2020.

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ANNEXURE-A

Proposed Time Frame for Construction of Integrated Nabi Karim Metro Station of DMRC along with Multilevel Car Parking Cum Commercial Block of North DMC

5.No.	Activity	Proposed Duration	Timeline with Proposed Commencement & Completion Schedule
1	finalizing the tender for the construction of underground integrated Nabi Karim Metro Station by DMRC	6. months	August,
2	Time to Construct the Integrated Nabl Karim Metro Underground Station by DMRC	3.0 years	January, January, 2021 2024
3	Inviting Bid & finalization of Concessionaire for the construction of Automated Car Parking and Commercial Space above ground of North DMC	2,0.years	January, January, 2024
4	Time for Construction of Automated Car Parking and Commercial Space above ground by North DMC	1.5 years	January,

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On Behalf of North DMC

On Behalf of DMRC

Annexure

CORPORATION NORTH DELIH MUI TOWN PLANNING DEPARTMENT

E-Block, 13th Floor, Civic Centre, Minte Road, New Delhi-110002

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Dated 19 Dairy

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The Commissioner (Plg.) Delhi Development Authority, Vikas-Minar, L.P. Estate. New Delhi-110002.

Sub - Relaxation in height for construction of multilevel parking at Old Idgah Slaughter House on the land of approximate area 226197.46 sqm. (6.87 Acres).

Sir.

This is with reference to the DDA'S allotment cum demand letter No. 1.23(43)17/H7/1798 dated 18.12.2018 vide which the land measuring 14199.46 squi has been allowed to North DMC for construction of multi-level parking at Old Idgah Slaughter House. Accordingly the Engineering Deptt., of North DMC has proposed the construction of multi-level parking on the entire land measuring 26197.46 (11998 sqm in possession of MCD and 14199.46 separallotted by DDA) at Old Idgah Slaughter House. The change of landuse of the aforesaid site has been approved by the Technical Committee from residential to "Transportation" (Multi Level Parking) vide item No.34/TC/2015 dated 26:06:2015.

Based on the suggestion and examination the Engg. Deptt., North DMC has proposed relaxation in the maximum height for multilevel parking at Old Idgah Slaughter House from First to Non-Restricted (N.R). Accordingly, please find enclosed the agenda prepared for consideration of Technical Committee.

fanct: As above

Yours faithfully,

Chief Town Planner

1. Dy. Director (Plg.), Area Planning (Zone A), Vikas Minar, I.P.Estate, Delhi (opy to: Development Authority, New Delhi-110002.

Daytime parking mapping_ldgah

-63 -

40% to Citty 60%

60% to less than 80%

All items

80% to less than 100%

All items

more than 100%

All items

Boundary

Polygon 1

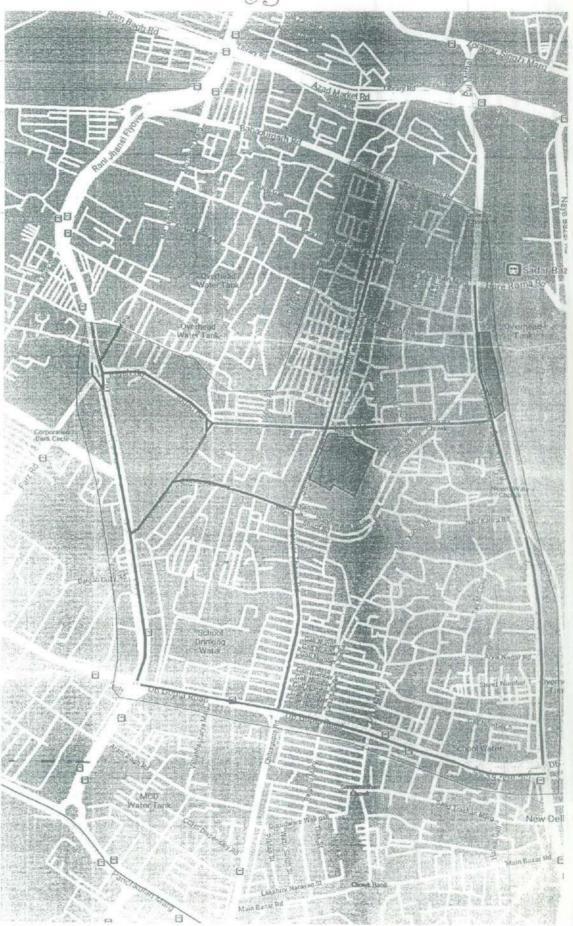
20% to less than 40%

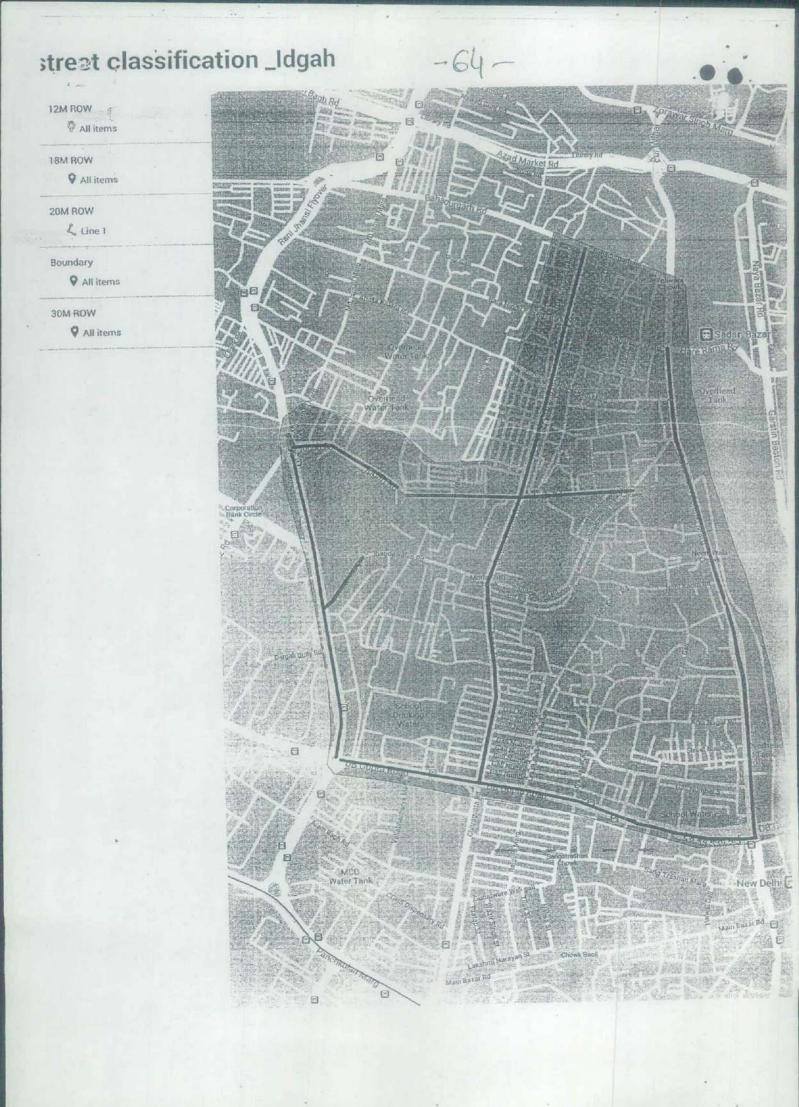
All items

Existing surface parking

② 300 ecs

₹ 150 ecs





12MBOW

All items

16M ROW

Q All items

20M ROW

All items

30M ROW

All items

proposed MLCP

ी Hdgah Rd. slaughter House

7

ii. Idgah & Babu Ram Solaanki marg junction MCD Parking

DB Gupta rd. RG Complex

tdgah Rd. MCD SP Zone office Site

Boundary

& Polygon 1



-66-

Parking Management Area Plan Calculations for Idgah road MCD SP Zone office, Slaughter House &Babu Ram Solanki marg and Idgah road Junction MCD parking major road aroundSadar Bazar Area

R

North DMC has initiated proposals for construction of Multilevel Parking at Idgah road MCD SP Zone office & Slaughter house(Slaughter house plot occupied by Vendor surface level parking), Babu Ram Solaankimarg MCD Parking land, DB Gupta Road RG Complex land these proposals have been taken up asper the directions of Delhi High Court and Chief Secretary, GNCTD.

A Study of the existing as well as proposed parking has been carried out by North DMC Departmentally Details of the study and outcomes are as under:

- Aff the Major roads around Idgah and Sadar Bazar Idgah road and Ram kumarmarg, Sardar Thana Road/Deshraj Bhatia marg, Dungermal Surana Marg, Babu Ram Solanki marg are considered for parking management area plan.
- Size of each ECS is 2.1m by5m. One car can be parked per ecs and one 2-wheeler is equal to 0.25 ECS.
- Daytime Parking-Gount (in ECS)
 Car Parking
 Total ECS:

3601 ECS

Potential of available on-street parking slots (daytime)
 30m ROW, 20m ROW (50% both side parallel parking)

Total length of street	1.51 km
Road length with parking slots	0.755km
No. of parking slots	302

18m ROW (35% both side parallel parking)

Total length of street	4.447km	
Road length with parking slots	1.556km	
No. of parking slots	622	

12m ROW (35% one side parallel parking)

Total length of street	0.498km
Road length with parking slots	0.174km
No. of parking slots	35

Total parking slots on streets

= 302+622+35 =959 ECS



5. Proposed Multi-level parking.

- A. Idgah RoadSlaughter house Total ECS:=3144 ECS Required for proposed commercial development: = 786 ECSNet effective parking available after construction: = 3144 - 786=2358 ECS
- B. Idgah road and Babu Ram Solanki marg3unction MCD Parking Total ECS = 174 ECSRequired for proposed commercial development: = 44 ECS Net effective parking available after construction: = 174 44 = 130 ECS
- C. MCD SP Zone office Site surface parking Total ECS: = 65 ECS

D. DB Gupta Road RG Complex Total ECS = 318 ECS
Required for proposed commercial development: = 80 ECS

Net effective parking available after construction: = 318 - 80 = 238 ECS

CONCLUSION (Daytime Parking)

A. Available Parking spaces
On Street Parking:

959 ECS

B. Proposed for construction:

AtSlaughter house land: 2358 ECS

At Railway fineMCD Parking: 127 ECS

At MCD SP Zone office land: 270 ECS

At RG Complex land: 252 ECS

Total Proposed additional ECS: 2791 ECS

(The proposed ECS of 2791 No. is after deducting the future requirement of parking spaces for commercial spaces under development, which is estimated at 910 ECS).

- C. Total availability of parking after construction of 04 multilevel parkings: 3750 ECS
- D. Present requirement of Parking spaces: 3601 ECS

In view of above, the existing parking requirement of the area, calculated as 3601 ECS cannot be met with theavailable parking spaces of 959 ECS. After construction of proposed multilevel parkings at Slaughter house, MCD SP Zone office& Railway lineMCD Parking land, RG Complex land available parking ECS shall be about 3750 ECS. Thus, proposed construction of 04Multilevelparkings is justified considering the present requirement of parking as well as future enhancement in Parking requirements.

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Annexum G

NORTH DELHI MUNICIPAL CORPORATION TOWN PLANNING DEPARTMENT

E-Block, 13th floor, Civic Centre, Minto Road, New Delhi-110002

No:TP/G/2020/go7

Dated: 2 9 2020

To.

The Commissioner (Plg.)
5th Floor, Vikas Minar, I.P. Estate,
Delhi Development Authority,
New Delhi- 110002

आयुक्त (योजना) कार्यालय डायरी सं ४ - 1448 दिनांक २ ११ २०२०

Subject: Regarding change of landuse and relaxation in height for construction of multilevel parking at Idgah Road in Delhi(Other than Walled City) area.

Madam,

This is in continuation of this office letters dated 21.02.2020 & 25.08.2020 requesting DDA to place the case in the Technical Committee Meeting. As per the discussion held with the officers of DDA, the modified agenda along with details of MoU between North DMC and DMRC with justification of height relaxation is being forwarded to DDA with the request to kindly place the proposal in the upcoming Technical Committee Meeting.

Encl: As above

Chief Town Planner

Copy to:

CE-II: 8th floor, Civic Centre, Minto Road for kind information.

bir. (pl.) +0.11 /2.9.2020
ey eis (plq.) A+B

DRAFT AGENDA FOR TECHNICAL COMMITTEE

No. F.20(2)/2005-MP

Sub: Proposal for change of land use of land measuring about 5.76 Acres for expansion of essential facilities at Institute of Liver and Billiary Sciences (ILBS) Hospital, Vasant Kunj, New Delhi Trom 'Residential' to 'Public and Semi-Public' (PS1) falling in Planning Zone-J. 1.0

BACKGROUND:

Chief Secretary, GNCTD vide letter dated 24.01.2014 requested to allot 6 acres of additional land to Health and Family Welfare Department for expansion of essential facilities at ILBS (Annexure-'A'). 1.2

The CLU of land measuring 6.5 Ha. was notified vide S.O. 1542 (E) dated 24.06.2008 and corrigendum S.O.559 (E) dated 26.02.2009 from 'Agriculture and Water Body (Rural)' to 'Public and Semi-Public facilities' (Institute of Liver and Biliary Sciences including internal road circulation) and 'Recreational' (Sports complex) for an area of 6.20 Ha, and 0.3 Ha. respectively. 1.3

Additional land measuring 2.9 Ha. was allotted to #LBS for Phase- II development of the Hospital on 21.03.2012. 1.4

On the request of ILBS, land measuring 2963 sqm. was approved by Screening Committee dated 02.09.2014 for Residential purpose. 1.5

Request for allotment of additional 2.39 Ha. (5.9 acres) was made by ILBS vide letter dated 10.07.2019 addressed to VC, DDA for expansion of essential facilities at ILBS

In the 2nd Technical Committee meeting held on 24.92.2020, the proposal 1.6 for allotment of additional land of 5.9 Acres to GNCTD for expansion of ILBS Hospital was agreed subject to CLU. It was also recommended that the provision for National/ City level health facilities should also be considered over and above the provisions given in MPD so that specialized/ super specialty medical facilities can be developed in the larger public interest.

2.0 EXAMINATION:

On the request of IL Deptt., Planning Deptt. DDA vide letter dated 02:08:2019 requested Department of Health and Family Welfare, GNCTO to submit the agenda for Technical Committee for Change of land use measuring 5.9 acres from 'Residential' to 'PSP' for ILBS. The same has been received from Deptt, of H&FW, GNCTD, MoH vide letter daled 29.07.2020. (Annexure- 'B'). 2.2

T.S.S. of the site of an area 5.69 Acres has been received from Engineering department, DDA vide letter dated 17:07:2020 (Annexure- 'C').

2.3 IL Department, DDA vide letter dated 18.02.2020 has attotted the aforesaid 5.9 Acres of land to Health & Family Welfare, GNCTD for further use by ILBS Page Lof 9



- for creation of essential facilities at Vasant Kunj. The same land was handed over to GNCTD on 15:07.2020.
- 2.4 As per minutes of 310th Screening Committee meeting of DDA held on 20.12.2012, it was decided that for better connectivity and access to emergency services, the proposed alternate access road of 18 m width from Mehrauli Mahipalpur road to ILBS to be extended to Mehrauli Gurgaon road maintaining the same road width of 18m R/W passing through the existing road of 6-8 m.
- 2.5 The space for proposed 18 m R/W road is to be excluded from the allotted 5.9 Acres of land. So, the total area for CLU comes out to be approximately 5.76 Acres (Annexure- 'D').

3.0 INFORMATION REQUIRED BY MoHUA (MoUD) VIDE LETTERS DATED 07.04.2015, 04.09.15 & 17.06.2016 -

(Below information is received from Deptt. of H&FW, GNCTD, MoH vide letter dated 29.07.2020.)

SI. No.	Information sought by MoUD	o. K-13011/3/2012-DD-IB dated 07.04.15: Point-wise information
(i)	Whether the land is Government or private and who is the land owning agency?	
		Health and Family Welfare Deptt. of Govt. of NCT of Delhi vide letter dated 8/1/H&FW/Infra/Misc /2020/# CD142594554/ JS3HFW-1136/1140 dated 10.07.2020 issued directions for handing over of the above referred land to ILBS through DGHS.
		The process of handing over of land by DDA and Taking over of the land by It.BS has also been completed on 15/07/2020 in the presence of Dr. Amita Mankatala, CDMO, SD/ Authorized representative DGHS as per approval of the H&FW Department
1	On whose request the change of land use case or modification to MPD-2021 has been initiated?	Health and Family Welfare Deptt. of Govt. of NCT of Delhi has handed over the possession of the reference land to ILBS for creation of essential medical facilities vide tetter dated 8/1/H&FW/Infra/Misc/2020/#D1125945



		54/JS3HFW-1136/1140dated 10.07.2020 as detailed above. Accordingly, proposal is being submitted by ILBS for the Change of Land Use (CLU) to enable the creation of essential facilities in larger public interest.
(iii)	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	
(iv)	What is the public purpose proposed to be served by modification of MPD and/or change of land use?	The proposal will facilitate providing the Tertiary health care facilities in the field of liver and Biliary diseases to the community from Delhi & the Country at large. This will also boost the super specialized higher education and research in the field of liver and biliary diseases.
(v)	What will be the impact of proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans and policies?	No negative impact is envisaged.
(vi)	What will be proposal's impact/implications on general public e.g. Law and order etc?	No Law and Order issue is anticipated.
(vii)	Whether any court cases are ongoing on the land mentioned in proposal? Full details be attached.	No court case is pending as per available records.

Estri.

SI.	antormation sought by MoUD	o. K-13011/3/2012-DD-1-dated 04:09.15 Point-wise information
(i)	Back ground note indicating the current situation/provisions;	The Institute of Liver and Biliary Sciences (ILBS) has been established by the Government of the National Capital Territory (NCT)

• . . -

of Delhi as an Autonomous Super-Specialty Medical Institute and Hospital under the Govt. of NCT of Delhi with the objective to provide a comprehensive set up for diagnosis and treatment inclusive of a centre for advanced dedicated research in the field of Liver and Biliary Diseases. The institute is the first Liver University in the World and has also been granted Deemed-to-be-University status by the University Grants Commission (UGC) under Section 3 of the UGC Act, 1956 under de-novo category through the Ministry of Human Resource Development, Government of India in 2009

- 2) The allotment of additional land was needed for the development activities that has arisen for undertaking construction activity for expansion and development of the additional facilities at ILBS such as Hostels for students, Residential Accommodation for Faculty, Staff of ILBS and Patient's relatives for their overnight stay, waiting hall for patients & attendants, Convenience centre, containing small shopping area for essential facilities for the residential staff, Library and associated facilities, parking of vehicles as per the new MPD 2021 norms, development of external infrastructure and facilities, additional beds for Hepatology, liver bilio-pancreatic surgeries, Nephrology and renal transplant, Oncology, Blood Bank Transfusion services, Laboratory and metabolic facility block and Organ Bank etc.
- 3) The requirement was duly considered by the Government of Delhi. Accordingly, Chief Secretary, GNCTD cum- Chairman, ILBS vide D.O.

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and 24.01.2014 dated subsequently, Pr. Secy (H&FW), GNCTD vide D.O. letter no. Prsecyhfw/315/CD-000249478 dated 23.07.2019 requested DDA for the aflotment of additional land in the close vicinity of the Institute. Considering the request, the 5.9 acre of land was allotted by DDA vide Demand-cum-allotment letter No bearing dated 22(16)/98/AL/DDA/Pt./230 18.02.2020. 4) Health and Family Welfare Deptt, of Govt. of NCT of Delhi vide letter 8/1/H&FW/Infra/Misc/2020/ #CD112594554/JS3HFW-1136/1140 dated 10.07.2020 issued directions for handing over of the above referred land to ILBS through DGHS. The process of handing over of land by DDA and Taking over of the land by ILBS has also been completed on 15/07/2020 in the presence of Dr. Amita Mankatala, Authorized CDMO. SD/ representative DGHS as per copy placed opposite. 5) Accordingly, the Change of Land Use of land measuring about 5.9 Acres from 'Residential to 'Public and Semi-Public' under MPD 2021 is required. Whether similar proposals have earlier been considered by DDA/ Ministry and/or disposed, and if yes, when and how; What were the specific recommendations-of-the Authority with regard to the proposal; ILBS is an autonomous body under the (iv) How and why the proposal was initiated: GNCTD. Additional land is required for creation of essential facilities as detailed in the background note as above. Considering the request of the Institute, the Chief Secretary, GNCTD

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		has requested the DDA for undertaking construction activity for the development of the Institute for which change of land use from Residential to Public & Semi-public is required. Accordingly, the proposal has been initiated.
(v)	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof;	Todios health - 6 200 1 10 5 11
(vi)	What are the expected short-term and long-term outcomes if the proposal is approved and implemented;	The proposal will facilitate providing the Tertiary health care facilities in the field of liver and Biliary diseases to the community from Delhi & the Country at large. This will also boost the super specialized higher education and research in the field of liver and biliary diseases.
(vii)	How the proposal will benefit in the development and economic growth of the city;	The proposal will facilitate providing the Tertiary health care facilities in the field of liver and Biliary diseases to the community from Delhi & the Country at large. This will also boost the super specialized higher education and research in the field of fiver and biliary diseases.
f n o p th	What are the provisions corresponding to the proposed policy / changes in other netropolitan cities in India and other countries, and if those rovisions differ from the proposal nen why are they not considered oppropriate for Delhi;	



	(ix)	What will be the public purpose served by the proposed modification;	
3	x)	What is the number of people/ families/household tikely to be affected by the proposed policy;	The proposal will facilitate providing the Tertiary health care facilities in the field of liver and Biliary diseases to the community from Delhi & the Country at
			large. This will also boost the super specialized higher education and research in the field of liver and biliary diseases.
-{>		Whether the proposal is in consonance with the existing plans, laws, bye-laws, rules, etc.;	Yes
(x	The second secon	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;	
(x	1	Whether the departments/ organizations/Ministries related with the proposal have been consulted and if yes, what were their views and how they were disposed;	
(xi	N N N	Whether the relevant guidelines/orders of DOP&T, Ministry of Finance and other nodal Ministries/Departments were taken into account while preparing and examining the proposal and;	The issue of change of land use is not related to any guidelines/orders of DOP&T, Ministry of Finance and other nodal Ministries/ Departments.
₹XV	ti w	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 egarding the proposal.	The concerned officer presently dealing with this matter in DDA is Sh. Ajay Kr. Saroj, Dir.(Plg.) UC & J In-charge, DDA, Vikas Minar, New Delhi (Contact No.: 8010509889)

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	SI. No	The state of the s	No. K-13011/3/2012-DD-IB dated 17.06.2016 Point-wise information
	(i)	What is the change proposed i MPD-2021/Change of landus case?	measuring about 5.9 Acres from 'Residential to 'Public and Semi-Public' under MPD 2021.
	(ii)	Why the change is proposed i.e the context and justification?	policy advertised on 01.05.2008 for regularization of bonafide institutions nor covered under Regulation for enabling planned development for privately owned land notified on 04.07.2018. So, the matter is being
	(iii)	With the proposed changes /amendments, who are going to be benefitted? A tentative statistics or details who will be benefitted should be given?	The proposal will facilitate providing the Tertiary health care facilities in the field of liver and Biliary diseases to the community from Delhi & the Country at large. This will also boost the super specialized higher education and research in the field of liver and biliary diseases.
Quiè.		How they are going to be benefitted from the proposed amendment/ change?	The development of the Institute (ILBS) will benefit the community at large by providing the Tertiary health care facilities in the field of liver and Biliary diseases.
	V		Presently, ILBS is designated as a COVID-19 testing centre for testing the samples through two labs setup in the Institute. Country's first plasma bank has also recently been set up by Government of Delhi at ILBS on 02.07.2020 to pool in plasma from people who were recovered from Covid-19 so that moderately ill patients can avail plasma for better and faster recovery.

4.0 PROPOSAL:

It is proposed to change the land use of land about 5.76 Acres for expansion of essential facilities at ILBS, Vasant Kunj, New Delhi from "Residential" to "Public and Semi-Public" falling in ZDP of Zone-J / MPD-2021, under section 11-A of DD Act, 1957.

5.0 RECOMMENDATIONS:

In view of above, the proposal as given in Para-4.0 is placed before the Technical Committee for consideration. Based on recommendation by the Technical Committee, the proposal of change of land use to be placed before the Authority for consideration and giving permission to invite objections / suggestions from the public as per provisions under Section 11(A) of DD Act-1957.

Addl. Commissioner (Plg.) Projects Director (Plg.) UC&J

Asstt. Dir. (Plg.) Zone-J

The proposal was presented by Addl. Commissioner (Plg.) Projects. After deliberation, the proposal as contained in the agenda was recommended by the Technical Committee for further processing under Section- 11A of DD Act, 1957.

This Proposal was Considered the Determined Committee Meeting held on Vide Item No. 35 To Director Master Plan

R SRIVASTAVA, IAS



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D.U.NO.F.712/LGH3/7/ILBS/Adm/2009/ S January 24, 2014

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The Institute of Liver & Jilliary Sciences (ILBS) has been established by the Government of NCT of Dolln as an autonomous super-specialty medicalcum-research institute for the trealment of liver and billiary cispases, at D-1,

I have been apprised that those is a need for allotment of additional land for the developmental adilvities of his institute and that this has been considered and in-principle agreed to by 2014 in various meetings and terrespondence, wherein the remalrement of adults of land measuring around 13 acres has been projected by the motificie, duly supported by the riearth & Family Welfare

I understand that there has been availability of approx. 7 acres land with DDA including 1 agre encumberage I as lend against gate No. 4 of the Institute and 6 names additional land in 1/2 a a a matter of Maera Sahai & Others vs., LG & Others passassing arcending, of which have been complated by the LAC. South and the possession of the and has been handed ever to DDA on

i would request you to look into the matter and issue appropriate." directions for allowned of above referred land to the Health & Family Welfare Decardment, GNCTD, being the Administrative Department, for expansion of cascinded topicities at ILBS of the page at. is .. to A google property was your was also

> Yours sincerely. 1 1

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3117/20.



Institute of Liver & Biliary Sciences (An Autonomous Society under Government of NCT of Delhi)

Dr. S. K. SARIN Director

विदेशक (योजना) युक्ती, जे व जी (धू ई.) जावरी संगः 20-6

July 29, 2020

Dear A. Jain 56., विनांक : 0 कि 2020 आयुक्त (योजना) कार्यालय अवश मं 1-1262 विनांक 4-08-2020

At the outset, I express my sincere gratitudes for expediting the allotment and possession of 5.9 Acres land to ILBS for creation of essential facilities.

The process of handing over of the subject land by DDA and taking over by ILBS has been completed on 15th July, 2020 in presence of Officers from DDA, DHS and ILBS.

However, for the purpose of starting the construction of essential facilities on the subject land, change of land use from Residential to Public & Semi-Public under MPD 2021 is required.

In this regard, a communication has been received from the Director, Planning In-Charge (Planning Zone & UC Cell), DDA vide email dated 15.07.2020 for seeking information to be placed before the Technical Committee of DDA for change of land use measuring 5.9 Acres from "Residential to "Public & Semi Public".

Accordingly, the requisite information in standard format is enclosed herewith with the request to issue appropriate directions to the Concerned Officers in DDA for placing the same before the Technical Committee of DDA for change of land use on priority so that the construction of essential facilities on the subject land could be commenced at an early date.

With kind regards,

Sh. Anurag Jain, 4AS Vice Chairman. Delhi Development Authority. Vikas Sadan, INA, New Delhi.

ANNEXURE

Proposal for change of land use of 5.9 Acres land from "Residential to "Public & Semi Public" allotted for creation of essential facilities at ILBS, Vasant Kunj, New Delhi.

1.0 BACKGROUND:-

- 1. The Institute of Liver and Biliary Sciences (ILBS) has been established by the Government of the National Capital Territory (NCT) of Bethi as an Autonomous Super-specialty Institute, under the Societies Registration Act - 1860, New Delhi. Institute was formally inaugurated by the then Hon'ble CM, Delhi on 14th January, 2010. The Institute is equipped with all the latest and advanced facilities and highly qualified faculty to meet its objectives. The facilities and services available at 1LBS includes Emergency services, Out- patient department, Day care services, In- patient services comprising of Hepatology, gastroenterology, nephrology, respiratory medicine, Surgical Services including HPB Surgery, urology, Liver transplant and Kidney Transplant services, Oncology & Radiotherapy Services, Blood bank and Lab services.
- 2. 1LBS is the first NABH and NABL Accredited autonomous Institute in the Govt. Sector offering highly skilled and complicated surgeries including liver & renal transplants. ILBS has also been designated as a WHO Collaborating Centre (WHOCC) on Viral Hepatitis and
- 3. ILBS has also been granted Deemed-to-be-University status by the University Grants Commission (UGC) under Section 3 of the UGC Act, 1956 under de-novo category through the Ministry of Human Resource Development, Government of India in 2009 and is the first Liver University in the World.
- 4. On the Academic front, the Institute is successfully conducting unique post-doctoral Courses in Hepatology (DM), Organ Transplant Anesthesia and Critical Care (DM) & Pediatric Hepatology (DM) and Hepato-Pancreato-Biliary Surgery (M.Ch), Ph.D Courses and Short Term Training Programs (PDCC) for the aspiring and eligible medical and research Scholars. Further, innovative courses such as DNB (Nephrology) and M.Sc Nursing courses have been introduced in this institute for the aspiring doctors and nursing students.
- 5. The Institute is unique in the Govt. Sector and has achieved national recognition and till date, has undertaken 653 liver transplants and 221 renal transplants. The Institute has also taken a lead in organ donation program including awareness.
- 6. Recently, the Institute has been designated as a COVID-19 testing centre for testing the samples through two labs setup at ILBS. Further, ILBS Virology Lab has been recognized as 1 in 6 for RT-PCR-and has Bio-safety Level-3 Lab, centre is working in extended hours fighting this pandemic. The Country's first plasma bank has been set up at the Institute of Liver and Biliary Sciences (ILBS) by GNCTD which was dedicated to nation by Hon'ble CM of Delhi on 02.07.2020 to pool in plasma from people who were recovered from Covid-19 so that moderately ill patients can avail plasma for better and faster recovery.
- 7. For creation of additional facilities at ILBS, formal request was made to DDA for allocation of additional land vide D.O. letter of Chief Secretary, GNCTD cum-Chairman, ILBS vide no. D.O. No. F.1/2/L&B/7/1LBS/Adm/2009/ 528 dated 24.01.2014 (Annexure - A).



- After a long legal battle with M/s Meera Sahni & Ors, Hon'ble High Court of Delhi had dismissed the petitioner's application & Others Vs Hon'ble LG of Delhi on 09th July 2019. wherein, ILBS was also an interested party. Subsequently, Hon'ble Supreme Court has also upheld the order of Hon'ble High Court dated 09.07.2019 on 22nd July, 2019, resulting in vesting of land with DDA. The Pr. Secy (H&FW), GNCTD has also requested to DDA for the allotment of this land vide D.O. letter no. Prsecyhfw/315/Cd-000249478 dated 23.07.2019 (Annexure - B).
- 9. Considering the request of ILBS, DDA has allotted the aforesaid 5.9 Acres of land to Health & Family Welfare, GNCTD for further use by ILBS for creation of essential facilities at Vasant Kunj vide Demand-cum-altotment letter bearing No F. 22(16)/ 98/H./ DDA/Pt./230 dated 18.02.2020 issued by the Deputy Director (IL), DDA (Annexure - C).
- 10. In this regard, the payment amounting to Rs. 34,66,54,849/- including ground rent and documentation charges had been made through a demand draft bearing number 063197 dated 31.03.2020 of HDFC bank, Vasant Kunj, New Delhi in favour of DDA which was deposited vide challan no. 915451 dated 07:04.2020 in the State Bank of India, INA, Vikas Sadan, New Delhi (Annexure - D).
- 11 Health and Family Welfare Deptt. of Govt. of NCT of Delhi vide letter dated 8/1/H&FW/Infra/Misc/2020/#CD112594554/JS3HPW-1136/1140 dated issued directions for handing over of the above referred land to ILBS through DGHS (Annexure - E). In pursuance, the process of handing over of land by DDA and taking over of the land-by ILBS has also been completed on 15/07/2020 in the presence of Dr. Amita Mankatala, CDMO, SD/ Authorized representative, DGHS as per copy placed at Annexure -
- 12. Meanwhile, a communication has been received from the Director, Planning In- Charge (Planning Zone & UC Cell), DDA vide email dated 15/07/2020 requesting Deptt. of H&FW. GNCTD to submit agenda for Technical Committee, DDA for change of land use measuring 5.9 Acres from "Residential to "Public & Semi Public" for ILBS in standard format along with requisite information in respect of letter no. F.20(2)/2005-MP dated 02:08:19 with respect to questionnaire of MoUD's letters dated 07.04.2015, 04.09.2015 & 17.06.2016 (Annexure -G).
- 13. Accordingly, information required in respect of questionnaires of MoUD is as under: (A) Information in respect of questionnaire of MoUD vide letter No. K-13011/3/2012-DB-4B-dated 07.04.2015.

Information sought by S. 110 MoHD

Government or private land owning agency. and who is the land. owning agency?

Point-wise information

Whether the land is Government Land, Health & Family Welfare Deptt., GNCTO is the

Health and Family Welfare Deptt. of Govt. of NCT of Delhi vide letter dated 8/1/H&FW/Infra/Misc /2020/# CD112594554/ f53HFW-1436/1140 dated 10.07.2020 issued directions for handing over of the above referred land to ILBS through DGHS.

The process of handing over of land by DDA and Taking over of the land by LBS has also been completed on 15/07/2020 in thepresence of Dr. Amita Mankatala, CDMO, SD/ Authorized representative DGHS as per approval of the H&FW Department



(B) Information in respect of questionnaire of MoUD vide letter no. K-13011/3/2012-DD-I dated 04.09.2015.

Background note 1) The Institute of Liver and Biliary Sciences (ILBS) has indicating the current been established by the Government of the National situation/ provisions; Capital Territory (NCT) of Delhi as an Autonomous Super-specialty Medical Institute and Hospital under the Govt_of NCT of Delhi with the objective to provide a comprehensive set up for diagnosis and treatment inclusive of a centre for advanced dedicated research in the field of Liver and Biliary Diseases. The institute is the first Liver University in the World and has also been granted Deemed-to-be-University status by the University Grants Commission (UGC) under Section 3 of the UGC Act, 1956 under de-novo category through the Ministry of Human Resource Development, Government of India in 2009



be attached.

- The allotment of additional land was needed for the development activities that has arisen for undertaking construction activity for expansion and development of the additional facilities at ILBS such as Hostels for students, Residential Accommodation for Faculty, Staff of ILBS and Patient's relatives for their overnight stay, waiting hall for patients & attendants. Convenience centre, containing small shopping area for essential facilities for the residential staff, Library and associated facilities, parking of vehicles as per the new MPD 2021 norms, development of external infrastructure and facilities, additional beds for Hepatology, liver and biliopancreatic surgeries, Nephrology and renal transplant, Oncology, Blood Bank and Transfusion services, Laboratory and metabolic facility block and Organ Bank etc.
- 3) The requirement was duly considered by the Government of Delhi. Accordingly, Chief Secretary, GNCTD cum- Chairman, ILBS vide D.O. No. F.1/2/L&B/7/ILBS/Adm/2009/ 528 dated 24.01.2014 and subsequently, Pr. Secy (H&FW), GNCTD vide D.O. letter no. Prsecyhfw/315/CD-000249478 dated 23.07.2019 requested DDA for the allotment of additional land in the close vicinity of the Institute. Considering the request, the 5.9 acre of land was allotted by DDA vicke Demand-cum-allotment letter bearing No F. 22(16)/98/IL/DDA/Pt./230 dated 18.02.2020.
- 4) Health and Family Welfare Deptt. of Govt. of NCT of Delhi vide letter dated 8/1/H&FW/Infra/Misc/2020/#CD112594554/4S3HFW-1136/1140 dated 10.07.2020 issued directions for handing over of the above referred land to ILBS through DGHS. The process of handing over of land by DDA and Taking over of the land by ILBS has also been completed on 15/07/2020 in the presence of Dr. Amita Mankatala, CDMO, SD/ Authorized representative DGHS as per copy placed opposite.
- Accordingly, the Change of Land Use of land measuring about 5.9 Acres from 'Residential to 'Public and Semi-Public' under MPD 2021 is required.

(ii) Whether similar proposals have earlier been considered by DDA/ Ministry and/or disposed, and if yes, when and how;

Information to be provided by the DDA

(iii) What were the specific recommendations of the Authority with regard to the proposal;

Information to be provided by the DDA



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{i	v) flow and why the proposal was initiate	d: land is required for creation of essential facilities as detailed in the background note as above.
		Considering the request of the Institute, the Chief Secretary, GNCTD has requested the DDA for undertaking construction activity for the development of the Institute for which change of land use from Residential to Public & Semi-public is required.
-	10) MB	Accordingly, the proposal has been initiated.
	what are the pros am cons of the proposa whether they have been carefull examined, and if yes	facilities in the field of liver and Biliary diseases to the community from Delhi & the Country at large.
(v	the outcome thereof; i) What are the expected short-term and long-term outcomes if the proposal is approved	and research in the field of fiver and biliary diseases. The proposal will facilitate providing the Tertiary health care facilities in the field of liver and Biliary diseases to the community from Delhi & the Country at large.
{vi	and implemented;	The book of five and Billary dicaseor to the
(viii	economic growth of the city;	This will also boost the super specialized higher education and research in the field of liver and biliary diseases.
(ix)	What are the provisions corresponding to the proposed policy / changes in other metropolitan cities in India and other countries, and if those provisions differ from the proposal then why are they not considered appropriate for Delbi; What will be the public	Anyormation to be provided by the DDA
	purpose served by the proposed modification;	The proposal will facilitate providing the Tertiary health care facilities in the field of liver and Biliary diseases to the community from Delhi & the Country at large. This will also boost the super specialized higher education and research in the field of liver and biliary diseases.
(x)	families/household likely to be affected by the proposed policy;	The proposal will facilitate providing the Tertiary health care facilities in the field of liver and Biliary diseases to the community from Delhi & the Country at large. This will also boost the super specialized higher education and research in the field of liver and biliary diseases.



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[XI]	Whether the proposal is in consonance with the existing plans, laws, bye-laws, rules, etc		Yes
(xii)	Whether the implementation of the proposal will require changes in certain rules, provisions of Master Plan, etc., and if yes, what action has been taken to bring about such changes;	Information	to be provided by the DDA
(iiiz)	Whether the departments/ organizations/ Ministries related with the proposal have been consulted and if yes, what were their views and how they were disposed;	Information	to be provided by the DDA
(xiv)		guidelines/or	of change of land use is not related to an orders of DOP&T. Ministry of Finance and otheries/ Departments
(xv)	The name, designation and contact information of an officer of the level of Director or above who will be the nodal officer to be contacted by the Ministry regarding the proposal.	Information	to he provided by the DDA
{C		questionnaire dated	of MoUD vide letter No. K-13041/3/2012-DD-18 17.06.2016.
S1.	Information sought by	MOHD	Point-wise information
No	G. v. a.		. one wise into manon
(i)	What is the change proposed in MPD- 2021 /Change-of land use case?		The Change of Land Use of land measuring about 5.9 Acres from 'Residential to 'Public and Semi-Public' under MPD 2021.



(ii)	Why the change is proposed i.e. the context and justification?	As the matter neither covered under the policy advertised on 01.05.2008 for regularization of bonafide institutions nor covered under Regulation for enabling planned development for privately owned land notified on 04.07.2018. So, the matter is being processed for CLU.	
(iii)	With the proposed changes /amendments, who are going to be benefitted? A tentative statistics or details who will be benefitted should be given?	The proposal will facilitate providing the Tertiary health care facilities in the field of liver and Biliary diseases to the community from Delhi & the Country at large. This will also boost the super specialized higher education and research in the field of	
(iv)	How they are going to be benefitted from the proposed amendment/ change?	liver and biliary diseases. The development of the Institute (ILBS) will benefit the community at large by providing the Tertiary health care facilities in the field of liver and Biliary diseases.	
(v)		Presently, ILBS is designated as a COVID-19 testing centre for testing the samples through two labs setup in the Institute. Country's first plasma bank has also recently been set up by Government of Delhi at ILBS on 02.07.2020 to pool in plasma from people who were recovered from Covid-19 so that moderately ill patients can avail plasma for better and faster recovery.	

PROPOSAL:

It is proposed to change the land use of land measuring about 5.9 Acres for creation of essential facilities at ILBS, Vasant Kunj, New Dethi from "Residential" to "Public and Semi-Public" under MPD 2021.

(Vod Rrakash) Gen. Manager (Engg), ILBS





ANNEXURG जीम राज्यांना वंद दिएका

िक्ष महिलासम् आई पी एउटर नह विरास

CHIEF-SECRETARY GOVE OF NATIONAL CAPITAL TERRITORY OF Educa-DELHI SECRETARIAT, IP ESTATE, NEW DELHI-110762 Tel. 2339 2400, 2339 2101 Fax: 011-2339 2** E-mail: csdeWhitinic in

> D.O.No.F.1/2/L&B/7#LBS/Adm/2009/ January 24, 20%

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The Institute of Liver & Biliary Sciences (ILBS) has been established by the Government of NCT of Delhi as an autonomous super-specialty medicalcum-research institute for the treatment of liver and biliary diseases, at D-1, Vasant Kunj, New Dethi.

have been apprised that there is a need for allotment of additional land for the developmental activities of this Institute and that this has been considered and in-principle agreed to by DDA in various meetings and correspondence, merein the requirement of additional land measuring around 10 acres has been projected by the institute, duly supported by the Health & Family Welfare Denaitment

Lundersland that there has been availability of approx. 7 acres land with DDA including 1 acre ancumbrance free land against gate No. 4 of the Institute and 8 scres additional land in the case matter of Meera Sahni & Others vs. Lts & Others, possession proceedings of which have been completed by the UA South and the possession of the and has been handed over to DDA > 34.12.2013

; would request you to look into the maiter and issue appropriate directions for allotment of above referred land to the Health & Family Welfs > Department, GNCTO being the Administrative Department, for expansion -The second second assential facilities at ILSS at the earliest.

Yours since are

IS.K. Srivastava

Shri Balvinder Komar, Vice Chairman Deini Development Autricht/ Vikas Sacan, New Deint.

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S CELV KHRWAL WAS Secretary



ANNEYURE- 'B' HUGICE

स्वारथ्य एवं परिवार कल्याण विभाग Health & Family Welfare Department राष्ट्रीय राजधानी होत्र, दिल्ली सरकार Gov. of National Capital Territory of Delhi किस राख्या 907, "ए" विभ, 9वीं तल Room No. 907, "A" Wing. 9th Level दिली संविधालय आई. पी. एस्टेट, नई दिल्ली-2 Delhi Secretariat, I.P. Estate, New Delhi-2 E-mail : psheatth@nic.in TEL. NO. 011-23392017 FAX 011-23392464

0.0. NO. Precytifu/3/5/00.002491

Ratio / Dated: 23/07/2019

Dear In,

As you are aware, the Institute of Liver & Biliary Sciences (ILBS) has been established by the Government of NCT of Delhi as an Autonomous Super-Speciality Medical-cum-research Institute for treatment of liver and biliary diseases. It has also been given the status of Deemed-to-be University by the University Grants Commission for conduct of super-specialisation courses. As the only Government institution in the country undertaking liver and kidney transplants, ILBS epitomizes excellence in affordable healthcare in the country.

The matter for providing additional land for creation of essential facilities at ILBS was considered and the allotment of land pertaining to the case matter of Meera Sahni & Others was agreed in principle by DDA during various meetings by the then VC DDA on ILBS as interested party.

Subsequently, the then VC, DDA Sh. G.S. Patnaik during the meeting held on 20.04.2011, had agreed that the possession of the land pertaining to case matter of Ms. Neera Sahni & Ors in which, ILBS was earlier involved in the Hon'ble Supreme Court needs to be taken over from LAC and handed over to DDA for allotment to ILBS (copy placed as Annexure -1).

Meanwhile, with active pleading by ILBS with Govt of NCT of Delhi at various levels and also in various meetings with Hon'ble LG, Delhi, the possession of the land under reference had been taken over by the then Land Acquisition Collector, District South and handed over to the representatives from DDA on 31.12.2013 for further allotment to ILBS towards its expansion and further developmental activities.

In this regard, the then Chief Secretary, GNCTD-cum-Chairman, ILBS, Shri S.K. Srivastava, vide D.O. letter dated 24/01/2014 had also requested the then VC, DDA to look into the matter and issue-appropriate directions for aflotment of this additional land for expansion of essential facilities at ILBS (copy placed as Annexure - II).

The matter for allotment of land under reference was also discussed with Hon'ble LC., Delhi on 05.06.2014 and the same was referred to your office vide Raj Bhawan letter dated 40/06/2014 (copy placed as Annexure - III).

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However, Ms. Meera Sahni and others had filed an application for stay on the acquisition proceedings before the Hon ble High Court of Delhi on false and frivolous grounds, due to which, the allotment could not be made to ILBS, till date.

The case matter of Meera Sahani & Ors Vs Govt of NCT of Delhi vide No. WP (C) 8241/2013 has now been decided by the Hon'ble High-Court of Delhi vide its Judgment Order dated 09/07/2019, wherein, the Hon'ble Court has upheld the acquisition proceedings and the sale deeds were held to be nullity, thereby dismissing the writ-petition filed by the petitioners and ordered that the respondents i.e. DDA would in effect deemed to be in possession of the land-under reference (copy placed as Annexure - IV).

Subsequently. Hon'ble Supreme Court has also dismissed the appeal filed by M/s Meora Sahni & Ors on 22nd July, 2019, resulting in vesting of land with DDA.

In view of the above, it is requested to kindly issue necessary directions to the concerned Officers/Officials for expediting the process of an early allotment of the land measuring approx 5.9 Acres available with DDA to Health & Family Government, GNCT of Delhi, being the administrative department and hand over the physical possession of the land to ILBS for development and creation of additional facilities at the earliest.

with rejard

Yours sincerely.

(Sanjeev-Khirwar)

23/7/15

Shri Tarun Kapoor, IAS VC (DDA) Vikas Sadan, INA New Delhi

1.16

INAL LAND BRANCH Floor, Vikus Sadan, INA New Delhi

Room No.21.,

No. F.22 (16)/98/IL/DDA/PL/ 230

Duted: 8 /02/2020

To

The Pr. Secretary, Health & Family Welfare Department, Govt. of NCT Capital Territory of Delhi, Room No. 907, "A" Wing, 9th Level, Delhi Secretariat, I.P. Estate, New Delhi-110002

Sub: - Adlotment of additional land measuring 5,9 acres to Delhi Govt. for further use by ILBS for creation of essential medical facilities at Vasant Kunj.

Sit

With reference to letter dated 16.07.2019 on the subject noted above, I am directed to inform you that under the provision of DDA (Disposal of Developed Nazul land) Rules, 1981, it is proposed to allot a plot of land measuring 5.9 acres (on perpetual lease hold basis) for the purpose for further use by ILBS for creation of essential medical facilities at Vasant Kuaj on the usual terms/conditions as given in the approved format of perpetual lense deed and the following conditions: -

- i. That the allottee Govt. of NCT Capital Territory of Delhi will be required to pay provisional premium of land measuring 5.9 acres @ Rs. 573.22 Lakh per acre (Provisional) with annual ground rent 2.5% per annum of the total premium. (Aggregate of the provisional land final premium). The revision of rates of land is under consideration of the Central Govt. The allottee shall have to pay balance premium for the land as per rates determined by the Central Government under Rule-5 of DDA (Disposal of Developed Nazul land) Rules 1981, and within the time demanded by DDA. The rates of land, determined, by Central Government, shall be binding upon the allottee and shall not be called in question by it in any proceeding.
 - i. The allottee shall give an undertaking to the effect that it will pay the balance premium of land as and when demanded by DDA on the basis of the rates determined by Central Govt.
 - ii. The area of the land/ plot is also subject to variation in size, as per requirement of layout plan and actual demarcation of the plot at site etc.
 - iii. The allotted land shall be used for the purpose for creation of essential medical = facilities only and no other purpose whatsoever.
 - iv. The building plans should be got approved from the Lessor/DDA/Local body, before getting the same sanctioned for the construction on allotted hand and construction as per sanctioned plan shall be completed thereon within a period of 2 years from the date of taking over physical possession of the plot allotted.
 - The allouee shall not sell, transfer, assign or otherwise part with possession of the whole or any part of the said land or any building thereon except with the



previous consent in writing of the Lessor which he shall be entitled to refuse in his absolute discretion.

- a. PROVIDED that, in the event of the consent being given, the Lessor may impose such conditions as he thinks fit and the LESSOR shall be entitled to claim and recover the whole or a portion (as the Lessor may in his absolute discretion determine) of the un-carned increase in the value (i.e. the difference between the premium paid and market value) of the said land at the time of sale, transfer assignment, or parting with the possession and the decision of Lessor in the respect of the market value shall be final & binding.
- b. Notwithstanding anything contained in sub-clause (a) above, the tessee may with the previous consent in writing of the Lt. Governor of Delhi (here in after called 'The LtG.) mortgage or charge, the said tand to such person as may be approved by the Lt. Governor in his absolute discretion.
- vi. The lease deed shall be executed and got registered by the allottee at its own cost as and when called upon to do so, by the Lessor (PRESIDENT OF INDIA)/DDA.
- vii. The trees if any standing on the plot in question shall remain as DDA property and shall not be removed or disposed of without the prior approval of the Lessor in writing. If the trees required to be removed off, then the permission for cutting of trees may be obtained from Forest Department/Horticulture Department. The tree will be verified by Horticulture Department, DDA.
- viii. That all other conditions, as contained in the perpetual lease deed to be executed in this behalf and any other terms/condition imposed from time to time by the Central Government/Lt. Governor shall be binding upon the allottee. The form of Lease Deed can be purchased from the office of DDA.
- ix. If the allottee violates any terms and conditions as mentioned above and in the perpetual lease-deed, the allotment shall be cancelled and possession of the land/plot with superstructure standing thereon if any, will be taken over by the Lessor (PRESIDENT OF INDIA)/DDA, without any compensation to the allottee.
- x. If the allotment is cancelled for breaches of any terms/ conditions of the allotment, the possession of the plot/land with building, if any will be handed over to DDA by the allottee on the date and time given in the cancellation notice.
- That it is the whole responsibility of the allottee to keep proper watch and ward of the land and property against any encroachment.
- 3. The offer of allotment of land betein made is on "AS 4S WHERE IS BASIS". The allottee is advised to got himself acquainted with the conditions becein mentioned and also the site conditions before acceptance of the offer of allotment. It may be noted that the DDA shall not entertain any claim/exemption from the payment of ground rent, is taken over.
- 4 The allottee shall abide by all the terms and conditions given in the allottness letter/lease deed and other conditions as may be imposed by the Competent Authority from time to time.



- The allottee shall pay the cost of fencing/Boundary wall if any, as and when demanded
- 6. No property development permitted on the allotted land.
- 7. The payment and the acceptance letter with the required undertaking must be sent within 60 days from the date of issue of Demand-Cum-Allotment letter, failing which interest at the rate of 14% shall be chargeable for the delay period upto 180 days of issue of this letter. On completion of 180 days from the date of issue, the allotment shall be automatically cancelled. If the allottee has made partial payment, after 180 days of issue of this letter the allottee shall have to re-apply for allotment.
- 8. This allotment of land is subject to creation of provisions in the Master Plan for Delhi which has already been informed vide letter No. F.22(16)98/IL/DDA/Pt/43 dated
- 9. If the above terms and conditions are acceptable to you, the acceptance there of with an undertaking may be sent to the undersigned along with the demand draft for Rs.34,66,54,840/-{Rupees Thirty Four Crore Sixty Six Lakh Fifty Four Thousand Eight Hundred Forty Only) including Ground Rent Rs.84,54,995/- + documentation charges Rs. 45/- in favour of DDA within 60 days from the date of issue of demandcum-allotment letter. The said amount can also be deposited in the bank counter situated in LN.A. office complex and copy of the same may be sent to this office.

Details of Demand

Premium of land measuring Rs.33,81,99,800/-5.9 acres @ Rs.573.22 Lacs per acre (Provisionally)

2 Ground Rent of the plot @ 2.5% Rs. 84,54,995/per annum of the total premium.

Documentation Charge Rs. 45/-

> Total Rs. 34,66,54,840/-

Copy to: -

(Sada Shiv) Dy. Director (IL)

1. Commissioner (Plg.) DDA, Vikas Minsr, New Delhi-110002.

Chief Engineer (SZ), DDA, Shahpur Jat, Khel Gnon, New Delhi-110049.

3. Director (LM-I), DDA, Vikas Sadan, New Delhi-110023.

4. Dy. Director (NL)-I, DDA, Vikas Sadan, New Delhi-110023.

5. Dy. Director (Survey) LD, DDA, Vikas Sadan, New Delhi-110023.

6. By. CAO (LC)-I, DDA, Vikas Sadan, New Dethi-110023. J. Director, Institute of Liver & Biliary Sciences, D-1, Vasant Kunj, New Delhi-110070

-93-

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कांट/रासगारी राभितिसमूह आबारा समिति के विस् FOR PLOTSICO-OP SOCIER, NSG. SOC भारतीय स्टेट बैंक /State Bank of India अर्थ. एन.ए. विकास राज गई हिल्ली II.N.A. Vikas Sadan New Delhi चालान रांक ICHALLAN NO. 915151.

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(To be retained to the tenderer for onword submission to ODA) दिल्ली विकास अधिकरण/DELHI DEVELOPMENT AUTHORITY
Date 07 /04/20 CATEGORY
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भुगतान विबरभ कोड राशि
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नोट : शर्ती तथा काडों के लिए कृपया देखें। Note : For Conditions & Codes, Please see on reverse GOVERNMENT OF NATIONAL CAPITAL TER DEPARTMENT OF HEALTH & FAMIL'

9TH LEVEL, 'A' WING, DELHI SECRETARIAT, I.P.ESTATE, NEW DELHI

F.No. 8/01/H&FW/Infra/Misc./2020/CD#112594554 J.sahilo

Sub: Handing over of additional land measuring 5.9 Acres to GNCTD for further use by ILBS for creation of essential medical facilities at Vasant Kunj.

With reference to the letter No. F.22 (16)/98/IL/478 dated 24.06.2020 of Dy. Director (IL), DDA on above subject, I have been directed to inform that Director(ILBS) and DGHS are hereby authorized to complete the formalities for physical handing and taking over of the possession of the 5.9 acres of land. The Director (ILBS) will coordinate with DGHS and DDA for seemless transfer of land, taking over of un-encroached land and completion of all necessary documents on a mutually agreed date & time. Further, Director (ILBS) and DGHS will ensure that there is no any litigation on land and in this regard a dully signed certificate will obtain from DDA before taking over the possession Director (ILBS) is requested to inform this office also on completion of the process.

This issues with the approval of the Pr. Secy. (H&FW).

Jt. Secretary (H&FW)

Copy for information and necessary action to: -

- 1. Director, DGHS will ensure that possession of land is taken and transfer to ILBS through documentation and all papers will be kept in the DGHS office for the record.
- 2 Director, ILBS to coordinate with all concerned department and complete the process.
 - 3. The Suptdg. Engineer (HQ), SZ, DDA, Shahpur Jat, Khel Gaon, New Delhi -
 - 4. Dy. Director (IL), DDA with reference to letter dated 24.06.2020.
 - 5. PS to Pr. Secy (H&FW), GNCTD for information please.

Jt. Secretary (H&FW)

-95-

DELHI DEVELOPMENT AUTHORITY INSTITUTIONAL LAND BRANCH A-216, Vikas Sadan INA, New Delhi-110023

No. E. 22(16)98/11. 1478

Dated: 24:06.2020

To.

The Pr. Secretary,
Idealth & Family Welfare Department
Govt, of NCT Delhi
Room No. 907, "A" Wing, 9th Level
Delhi Secretariat, I.P Estate
New Delhi- 110002

Sub - Handing over of additional land measuring 5.9 acres to Delhi Government for further use by ILBS for creation of essential medical facilities at Vasant Kunj

Sir

Kindly refer your dated 09.04 2020 on the subject noted above.

In this regard, you are requested to depute your authorised representative to contact the Suptide Engineer (HQ) SZ, DDA Office, Shahpur Jat, Khel Gaon, New Delhi-110049 for fixing up the date and time for handing/taking of the possession of the above mentioned site within 15 days from the date of issue of this letter.

The possession is subject to modification in the Master Plan and Change of Land use by Planning Deptt. . DDA.

(Sada Shiv) Dy, Director (IL)

Copy to-

1 OSD to VC, DDA. for information please.

2. Commr(Pig), DDA: for necessary action please

Suptide Engineer (HQ) SZ, with the request to direct concerned Executive Engineer hand over of the physical possession of the above mentioned site to the authorized representative of Health & Family Welfare Department, GNCTD/HLBS.

4 DD (Survey) LD, DDA: for information please

Director, Institute of Liver & Biffary Sciences, D-1, Vasant Kunj, New Delhi- 110070; for information please.

8 / copy

Dy. Director (IL)

MILLAUKE -1

Handing over and Taking over of additional land measuring 5.9 acres (as per possession letter) to GNCTD for further use by ILBS for creation of essential medical facilities at Vasant Knoj.

In reference to possession letter no. F-22 (16)98/IL/478 dated 24.06.2020 issued by D. D. (IL), DDA and E-No.8/01/IL&FW/Infra/Atise/2026/CD#112594554/Js/Infw-1136-1140 dated 10.07.2020 issued by H&FW. GNCTD, the possession of land opposite to ILBS measuring approx. 5.9 acres area (as per possession letter) is number over today i.e. on dated 15.67.2020 to authorised representative of ILBS in presence of authorised representative of DGHs. The possession of land is handed over in terms of allotment fetter no. F-22 (16)/IL/DDA/Pt./230 dated 18.02.2020 without any eneroachment.

Handed Over

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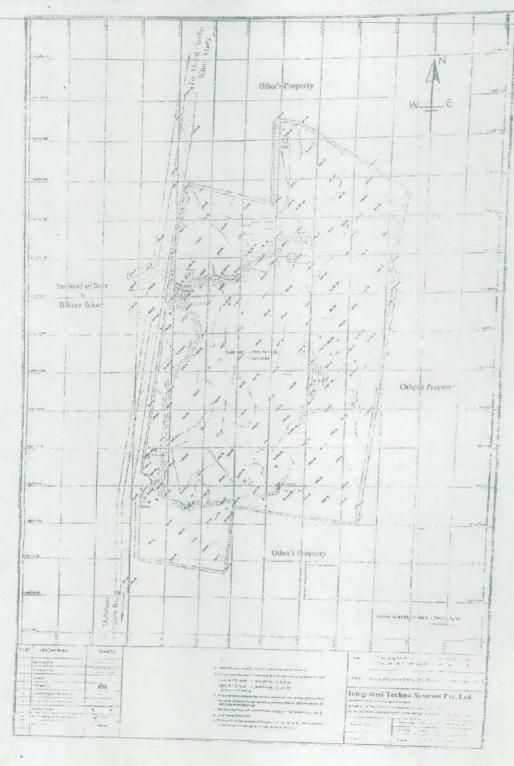
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By authorised representative of DDA to ILBS

Manoj Kumar P.K. Jain 9 2020 (EE/SMD-H/DDA) AE/ORT/SMD-H/DDA Emissioned to HLBS in presence of authorized representative of DGHS

Dr. Amita Manaktala (COMO, SD) Taken Over By aidhorised representative of ILBS

Ved Prikash Siwach Paresh Kunan Sahn (GM, Engg.) Paresh Kunan Sahn Engineer (Croil)



- 9\$-

ANNG XURE-G

DELHI DEVELOPMENT AUTHORITY UNAUTHORISED COLONY CELL & ZONE-J 12TH FLOOR VIKAS MINAR NEW DELHI

6/c

NO 1 20(2)/2005-MP/

Date:02.08.19

10

The Spl Secretary(H&FW),
Govt of NCT of Dethi,
Department of Health & Family Welfare,
9" Level, A-Wing, Delhi Secretarial,
New Delhi-110002

Sub:- Regarding Change of Land-Use (CLU) of the land measuring 5.9 acres (approx.) for ILBS, Vasant Kuni.

Ref:- 4) D.O.No.F.1/2/L&B/7/LBS/Adm./2009/8 dated 24,01.2014. ii) Letter No.Nil dated 10.07.2019.

Siri Madam

This is with reference to the letter dated 24.01.2014 of Chief Secretary, GNCTD addressed to Vice-Chairman, DDA wherein it was requested to allot 6 acres of additional land to the Health & Family Welfare Department for expansion of essential facilities at ILBS.

Subsequently, Director, ILBS vide letter dated 10.07.19 requested DDA to allot land measuring 5.9 acres available with DDA to ILBS for its expansion and developmental activities.

In this regard, Department of Health & Family Welfare is requested to submit agenda for Technical Committee, DDA for change of land use (CLU) of land measuring 5.9 acres from "Residential" to "Public & Semi-Public" for ILBS in standard format along with information w.r.t. questionnaire of MoUD letter dated 07.04.15, 04.09.15 and 17.06.16 (copy of the MoUD questionnaires enclosed).

Encl: As above.

Director(Plg.)UC&J In-charge

Copy to .

 Director, ILBS, D-1, Vasant Kunj, New Delhi for information w.r.t letter dated 10.07.2019.

2. Dy.Directer(IL), DDA, Vikas Sadan, New Delhi for Information.

Director(Plg.)UC&J In-charge

Of

Gmail - Fwd: ILBS PDF ALLN 67

—98 — Savita Choudhar

mail.com>

FWd: ILBS PDF

1 message

kulvinder singh <ksinngh64@gmail.com> To: Savita Choudhary <savitaa21@gmail.com> Wed, Jul 15, 2020 at 5:24 PM

Forwarded message From: Ajay Saroj ajay.saroj@gmail.com
Date: Wed, 15 Jul 2020, 17:02
Subject: Fwd: ILBS PDF
To: ksinngh64@gmail.com ksinngh64@gmail.com

Kulwinder ji, Please Follow up with Health Deptt for early reply in the matter.

From: PLANNING ZONE-J & UC, DDA <zoneucj@gmail.com>
Date: Wed, 15 Jul 2020 at 4:57 PM
Subject: ILBS PDF
To: <ajay.saroj@gmail.com>

ILBS

Regards
Planning Zone-J & HC
Dethi Development Authority.
Ministry of Housing and Urban Affairs. Gol
12th Floor, Vikas Minar,
I.P. Estate, New Delhi- 110002

Thanks & Regards,

Ajay Kumar Saroj Director (Planning) In-Charge, Planning Zone J & UC Cell, Delhi Development Authority, Govt. of India 12nd Floor, Vikas Minar, I.P. Estate, New Delhi-110002

PDF ILBS.pdf 7245K

HOE नई दिल्ली/New Delpi Dated 7th April 2015 Janes Charles The Vice Chairman, parts ages Defin Development Authority um kas Sadan, inv. New Delhi. D. OF FINE

Subject: DDA's proposal for amendment to MPD-2021 and change of land. 231147 Here's SIGNATE IN

DDA has been pending proposals for amendment to MPD 2021 and change of land use cases for malinousical on upder Section 11 A proposals act 1957—11 is being gase regulated DDA has been eending proposals without sufficiently defines or proposals and as recommendations changed in English Selection pite Magnetalis of engulry details of any organic country assesses pite are also found in takes considerally supported by examining these cases and extracting itter rejectant details. From the cocuments annexed to such

- Therefore, in order to integrate the pipe taken for disposal of such cases. DEA is directed to send the manage as selected for a note/proposal alcongwith the most selected to select the most selected to all respects. While sending increases solve who important on under separate readings should define upper provided.
 - Whether the land is government as private and who is the land owning adepted?

 On whose reduces the change of land use case or modification.

to MPD 2021 has been invaled.

Whether a responsible billed from CDA (give details) was deputed for inspection report be provided.

iat is the public purpose proposed to be modification of MPD and/or change of and user

(v) What Whyberimpact of proposal on the ZDR/MPD and w

the shangestare in education ance with the community llolesia id: "Miliperia posals ampact/mp/lcations on general po neawith liberal and the many control of public (vii) Whether any county sagest and ongoing on the land Partonica in un details de autached. To ship the representation of the sproposal should contain ab ted that transport erwise the proposals would not be considered. There instruction will came into fonce with infinedtate effect. Sole service of " Syours falthfo Suni Kum Under Secretary (DD THE TRANSPORT OF THE PROPERTY Tel. 230616 And the state of t A WATER TOO THE Constant Control of the Control of t Party of Joseph

-101-12-5/C

Government of India Ministry of Urban Development

> Mirman Bhavan New Dell Dated 4th September, 2017

To

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

Subject: Inclusion of necessary ingredients in policy proposa from DDA - regarding

Sir,

This Ministry receives various proposals from DDA regardinal amendments to the Master Plan, fixing various rates, amendment rules/ regulations, etc. It has been seen that the proposals are nadequately supported by facts and figures, necessary reference comparisons, rules under which the Ministry's approval is required, e. This makes it not only difficult to examine the proposal, its implication various pros and cons of the proposal but at times difficult to ev comprehend and decipher the very proposal. There have been occasio when a proposal has been sent without stating that same/simi proposal(s) had earlier been sent to the Ministry and rejected, Examini such proposals result in lot of to-and-fro communications between I Ministry and DDA resulting in significant and avoidable waste of time a other resources.

2. In order to remove such deficiencies with respect to the propos for change of land use cases, this Ministry had earlier issued directly vide letter of even no. dated 07.04.2015. As a result, the propos regarding change of land use cases have markedly improved but ot

2/0

1.292/2-988/- 648/0

policy proposals from DDA continue to be riddled with the about

3. It is, therefore, directed that all policy proposals to be sent by DDA. to this Ministry should have approval of the Authority and invariably be accompanied with the following information:

- (i) Background Note indicating the current situation, provisions;
 - (II) Whether similar proposals have earlier been considered by DDA/MinIstry and/or disposed, and if yes, when and how;
 - (III) What were the specific recommendations of the Authority with regard to the proposal;
 - (iv) How and why the proposal was initiated;
 - (v) What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof;
 - (vi) What are the expected short-term and long-term outcomes if the proposal is approved and implemented;
 - (vii) How the proposal will benefit in the development and economic growth of the city;
 - (viii) What are the provisions corresponding to the proposed policy/
 changes / n 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;
 - (ix) What will be the public purpose served by the proposed modification;
 - (x) What is the number of people/ families/ households likely to be affected by the proposed policy;
 - (xi) Whether the proposal is in consonance with the existing plans, tays, bye-laws, rules, etc.;

(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,

(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;

(xiv) Whether the relevant guidelines/ orders of DOP&T, Ministry of Finance and other nodal Ministries/ Departments were taken into account while preparing and examining the proposal and;

(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.

These instructions will come into force with immediate effect.

Yours faithfully,

(Sunil Kumar) Under Secretary (DD-I)

Telefax: 23061681

Copy to:

1. PS to UDM/ PS to MoS(UD)

2. PSO to Secretary(UD)/ PPS to AS(UD)

3. US(DD-II)/ US(OD-III)/ US(DD-IV)/ US(DD-V)/ US(DD-VI)





Delhi Development Authorit, Office of the Executive Engineer, MD-2, DDA, Vasant Kunj, New Delhi -1:0070

Email:- eeswd4@yahoo.com, eesmd2dda@qmail.com, 011-26892023

No.: F36(52)AE(P)/SMD-2/DDA/487

Dated: 17-7-20

IN

The Assistant Director (Plg.) UC, Unauthorized Colony Cell and Zone, 12th Floor Vikas Minar, ITO, New Delhi.

Subject

Regarding change of land use (CLU) I fland measuring 5.9 Acres in

favour of ILBS.

Please find enclosed herewith the coy of TSS Plan of Land approx 5.9 acres in front of ILBS Hospital Sec. D-1, Vasant Kunj for further necessary action

Encl. TSS Plan.

Executive Engineer, SMD-2, Vasant Kuni

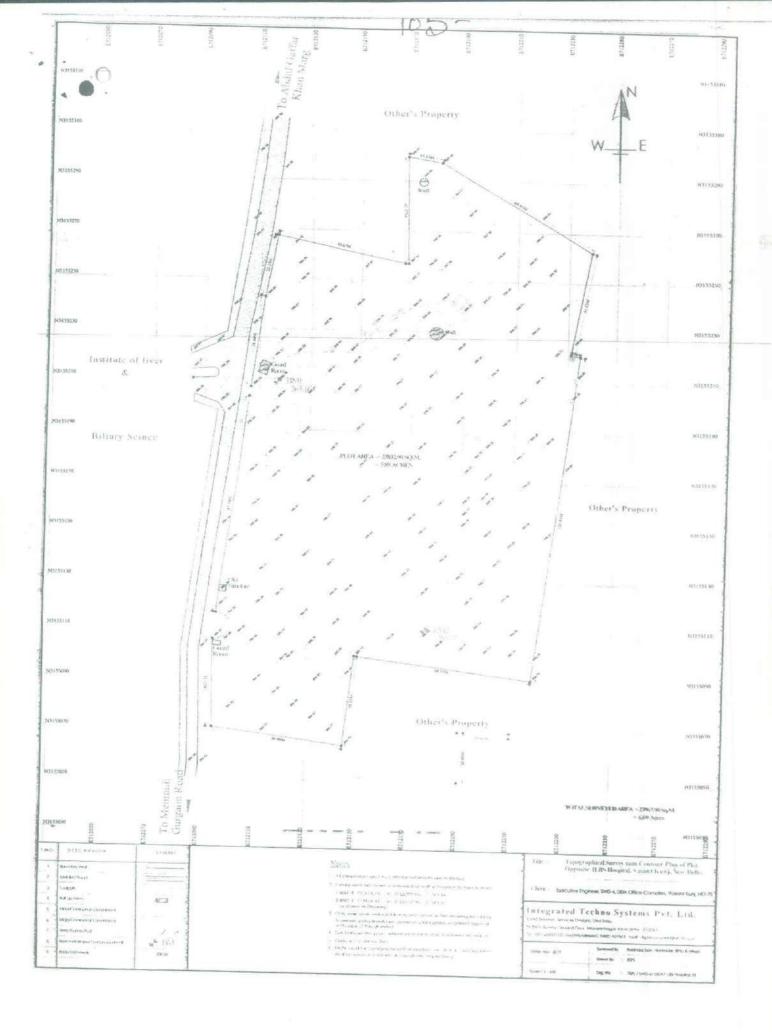
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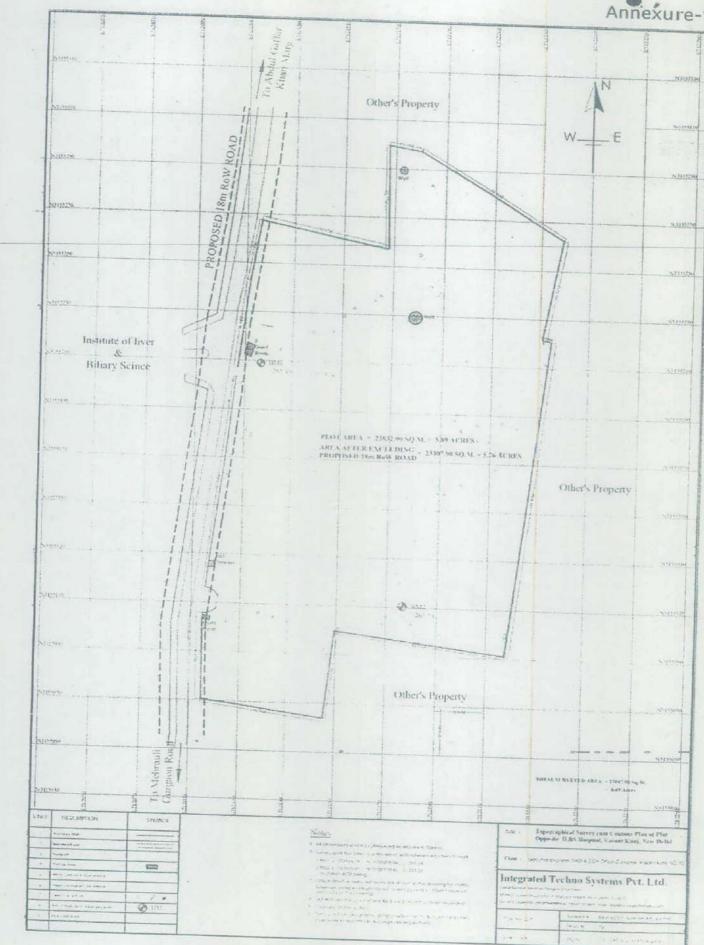
1. AE(QRT), SMD-2/DDA for information.

2. Guard File.

Executive Engineer, SMD-2, Vasant Kunj

/ NO Williams





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6th Technical Committee Meeting to be held on 03.09.2020

SI. No.	Item No	Subject	Page No
1.	31/2020	Confirmation of the Minutes of 5th Technical Committee meeting held on 17.08.2020 PLG/MP/0003/2020/F-1/	
2.	32/2020	Proposed change of land use of an area measuring 0.66 acres from part "Commercial (Local Shopping Centre) & part "Recreational (Neighbourhood Play Area/Green spaces)" to "Government (Government Office)" allotted to CISF (Central Industrial Security Force) for construction of office building for CISF at CGO Complex, Lodhi Road, New Delhi-110003. F.20(4)2019/MP	6-11
3, 3	3/2020	Change of Land Use of 400 sqm from "Recreational" to "Public & Semi-Public" for Religious purpose in Jahapanah City Forest LD/IL/0003/2020/REL/8-0/o Dy. Director (IL)	12 - 30
	1/2020	Change of Landuse and Relaxation in height for multilevel parking construction at Idgah Road in Delhi walled city area. F.3(61)/2011-MP/Pt. – I	31 - 68
35		Proposal for change of land use of land measuring about 5.76 Acres for expansion of essential facilities at Institute of Liver and Biliary Sciences (ILBS) Hospital, Vasant Kunj, New Delhi from 'Residential to Public and Semi-Public' (PS1) falling in Planning Zone-J.	69-106

To the state of th

ITEM No. 31/TC/2020

DELHI DEVELOPMENT AUTHORITY

MASTER PLAN SECTION

6th Floor, VikasMinar
I.P. Estate, New Delhi - 110002

E. File No. - PLG/MP/0003/2020/F-1/ O/o DY DIRECTOR (PLG) MP AND DC/250 Date: 02.09.2020

Subject: Minutes of the 5th Technical Committee meeting of DDA for the year 2020 held on 17.08.2020.

The 5th Technical Committee meeting of DDA for the year 2020 was held online through Webex under the Chairmanship of V.C. DDA on Monday, 17.08.2020. 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.

Marin Pal 2/1/2020 Addl. Complissioner (Plg)-1

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. (Landscape), DDA
- 13. Addl. Commr. (AP-I), 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

Special Invitees:

- 1. Asst. Director General, Unique Identification Authority of India (UIDAI)
- 2. Additional Resident Commissioner, Madhya Pradesh Bhawan, New Delhi.
- 3. Principal Resident Commissioner, Tamil Nadu House, New Delhi.
- 4. Resident Commissioner, Karnataka Bhawan, New Delhi.

Item No. 26/2020

Permission for construction of 5 Level Stack Parking in Setback area of proposed plot of Unique Identification Authority of India (UIDAI) for residential complex at Pocket – 3, DDU Marg, New Delhi. F.20(11)/2012-MP

Asst. Director General, Unique Identification Authority of India (UIDAI), presented the agenda item. It was informed that the proposal is in compliance with earlier observations of the Technical Committee dated 20.07.2020. The parking is proposed by providing 3 level stack parking with a total height of 7.25 meter.

CTP, North DMC sought clarification in respect of whether the area under stilt parking (Stack Parking with a height of 7.2 m) is to be counted in FAR. The following was clarified:

 As per clause 7.15.2 of UBBL 2016, "in case of provision of stack parking in the stilt floor, the height prescribed in 7.15.1 for stilt floor may be relaxed".

 As per MPD-2021, 4.4.3 B viii, "if the building is constructed with stilt area of nonhabitable height and is proposed to be used for parking, landscaping etc. the stilt floor need not to be included in the FAR and shall be counted towards the height."

It was deliberated that to accommodate parking as per Master Plan Provisions and taking into consideration the constraint of Banyan tree at the site the provision of parking in the basement is not feasible.

The committee agreed to the proposal of accommodating parking in the stilts and the same will not be counted towards FAR and the height for stilt floor be considered as relaxed.

Item No. 27/2020

Change of Land Use of DDA land measuring area 88,487.892 Sqm from "Commercial to Residential" out of 10.26 Hectares land at Trilokpuri Sanjay Lake for Transit Oriented Development project.
F.20(9)/2016-MP

The Agenda Item was presented by Addl. Commissioner (Plg.) – III. It was informed that the site under reference is to be developed as a TOD node. It was discussed, while undertaking the preparation of the detailed Layout Plan, an integrated approach needs to be followed wherein existing facilities and the Lake / Green area may be taken into consideration. It was also proposed that the site has the potential of incorporating the underlying principles of the 'Blue Green Policy' which is being formulated in DDA.

The TOD design proposal for the said site should incorporate the above suggestions. The design agency NBCC and HUPW section may take note of the suggestions of the Technical Committee. The officer from EDMC expressed no objection on the said agenda.

Meign

The Agenda Item was approved for putting up the proposal for Authority's approval and process under Section 11A of DD Act 1957.

Item No. 28/2020

Relaxation of Parking Norms for State Bhawan/ State Guest Houses. F.20 (09)/2015-MP

The proposal was presented by Addl. Commr. (Plg.) - I. The following was discussed:

- i) As a follow up of the last meeting of the Technical Committee dated 25.06.2020, the detailed rationale for reducing the ECS norms from 2.0 ECS to 1.0 ECS has been put forth by the different State Bhawans. The data as received from the State Bhawans has been compiled and presented as an annexure in the Agenda item.
- The Traffic Police have given their comments and agreed to the proposal for relaxation of parking norms subject to the various conditions detailed in the Agenda.
- The Resident Commissioners of the State Bhawans of Karnataka, Madhya Pradesh and Tamil Nadu Bhawan made their submissions. It was explained that after accounting for full occupancy (100%) of the rooms available in the respective Bhawans and the parking requirement of the VIP's such as CM's / Governors of the respective states and the ancillary facilities, all the Bhawans have a requirement less than or equal to 1.0 ECS. During discussions, the clarity in terms of requirement of Parking for Karnataka Bhawan was lacking which has been supplemented by providing additional information.

It was discussed that the State Bhawans have been carved out as a standalone category in the MPD-2021, keeping in view the distinct nature of activity of such plots. Any relaxation in the Parking Norms for this category cannot be taken as a precedence especially for Guest Houses / Hotels which are running on commercial basis.

The initial proposal tabled was for relaxation of norms from 2.0 ECS to 1.33 ECS. However, after detailed deliberations, the Technical Committee approved the Agenda Item with the recommendation to reduce the ECS norms from 2.0 ECS to 1.0 ECS per 100 sqm.

The proposal shall be put for Authority's approval and processed under Section 11A of DD Act 1957.

Item No. 29/2020

Modification under Table 12.7 in Development Controls for Metro Stations and Railway Stations / Terminals in Chapter 12.0 Transportation in MPD-2021. F.21(2)/2017-MP/Pt-I

Proposal was presented by Additional Commissioner (Plg.) – L lt was informed that the proposal has been forwarded by MoHUA for incorporating RRTS in the notes under

Table 12.7 of MPD-2021, which details out the development controls for Transportation, as has been done in case of Metro Stations.

- i) It was pointed out that in some cases approved by DMRC, the extant provisions of Master Plan and Building Bye laws appear to have been violated. These cases be relooked at in consultation with the ULBs and if required suitable action to address the issue be taken up.
- ii) The Agenda item was approved for placing it before the Authority for further consideration and processing.

Item No. 30/2020

Confirmation of the Minutes of 4^{th} Technical Committee meeting held on PLG/MP/0002/2020/F-1/235

Senior Town Planner, SDMC requested for the amendment in the minutes of the 2nd Technical Committee which were confirmed in the 4th meeting of the Technical Committee held on 20.07.2020. In view of the oral submission made by the STP, SDMC which is followed by a written document, the minutes are confirmed as under:

- i) Ownership Status of Land The concerned local bodies i.e. MCDs shall examine all the applications of private owned land as submitted by the applicant in consultation with the Revenue department/ GNCTD. In case of land parcels falling within the jurisdiction of DDA, the ownership shall be verified by LM, Deptt, DDA.
- ii) Superimposition of Khasra on Layout Plans The superimposition of Khasras on consolidated layout plans (de-notified and notified areas) will be done by DDA (as per directions of MoHUA dt. 18.10.2018) since layout plans are already being prepared by DDA. Further, in case of incorporation of plot in the approved layout plan, the land owner will get superimposition done and get it verified from the revenue department/ GNCTD.

The minutes of the 4th Technical Committee meeting held own 20.07.2020 were confirmed with the above observation.

Majn

ANNEXURE-I

List of participants of 5th meeting for the year 2020 of Technical Committee on 17.08.2020

DELHI DEVELOPMENT AUTHORITY

- Vice Chairman, DDA 1.
- Engineer Member, DDA 2.
- Pr. Commissioner(Housing) 3.
- Pr. Commissioner(LD& LM) 4.
- Commissioner(Plg)
- 6. Chief Architect
- 7. Addl. Commissioner(Landscape)
- 8. Addl. Commissioner (Plg.) I
- 9. Addl. Commissioner (Plg.) III
- 10. Addl. Chief Architect, VC Office

Representatives of the following Organizations has also attended the meeting:

- CPWD 1.
- EDMC 2.
- NDMC
- Delhi Fire Service
- TCPO
- Unique Identification Authority of India (UIDAI) 6.
- Principal Resident Commissioner, Madhya Pradesh Bhawan, New Delhi.
- Principal Resident Commissioner, Tamil Nadu House, New Delhi. 8.
- Additional Resident Commissioner, Karnataka Bhawan, New Delhi. 9.

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leceipt No : 56404/2020/AD(LANDSCAPE)-III

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ITEM No. 32 /7c/202

Agenda for Technical Committee, DDA

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Subject: Change of land use of 400 sq.mtrs from Recreational to Public & Semi Public for Religious purpose in Jahapanah City Forest.

1.0 Background

- 1.1 As per court orders dated 08.04.2019 in SLA (C) no. 7500/2019 DDA vacated the land on which Ravidas Gurughar (Temple) was situated.
- 1.2 The Samin filed three writ petitions bearing no. WP 1135/2019, WP No. 1238 & WP No. 1240/2019 seeking direction to restore possession of the land to Guru Ravidas community on the ground of religious faith and belief.
- 1.3 The Government of India submitted the following offer before, the Hon'ble Supreme court in the MA No. 1384 of SEP (C) No. 7500 2019 dated 21.10,2019 for settling the issue:
 - a) An area permitted for their worship will be enclosed in a boundary fence, an area of 400 sq.mtrs and no encroachment outside these boundaries shall take place.
 - b). There shall be a gate for entry to the shrine
 - 2 The four old samadhis will be restored, but no structure will be constructed over the samadhis and the Saint Guru Ravidas pond will be restored.
 - I has statues in the custody of the DDA will be restored.
- We A temporary structure in the nature of a Porta cabin or made of wood will house the statue of Saint Gura Ravidas, the dimensions of the temporary structure will 20 feet.
- the the devotees will be freely allowed to perform peojas at the site.
- (b) The maintenance of the site, in pristing form, free of pollution and consistent with confrommental safeguards will be the duty of the ficensee.

- h) The possession of the 400 sq.mtrs mentioned in clause(1.1) shall be handed over to a committee of devotees of Saint Guru Ravidas to be constituted by the Union Of India, in consultation with the stakeholders with a period of four months.
- 1.4 (a) As per Hon'ble Court order dated 21,10.2019 (Annexure A) "the temple in area of 20m X 20m shall be permitted to be raised within the boundary of 400 Sqm. Let temple be constructed by the committee to be formed by UOI."
 - (b) The Hon ble Supreme court vide order dated 25.11.2019 (Annexure A) modified the order dated 21.10.2019. It is made clear that the temple in the errea of 20 X 20 ft. shall be permitted to be raised. As agreed to, it will not be a temporary structure but a permanent structure to be constructed. The word meters at page 3 of the said order has been wrongly been mentioned which may be read as Ject
 - (c) In view of the said order of Hon'ble Supreme Court of India, MoHUA vide letter dated 23.12.2019 has conveyed approval in respect of an 11-member committee of devotees for Guru Ravidas temple.

2.0 Examination

- 2.1 A Joint inspection by DDA officials and Committee members was held on 15,07,2020 and a piece of land measuring 16 x 25 mtrs. i.e. area 400 sq. ntrs. at location Khasra No. 124/1 and 122 Tuglakabad was identified for construction of Temple by the Committee LM/SEZ has reported that as per record available the Kh.124 Min is acquired vide Award No. 1480 (1-15) and 1673 (25.03) which have been placed at the disposal of DDA vide notification u/s 22(1) no. F.8(49) 63/L7H(ii) dated 03.01.1968 and further transferred to Hort. Department on 13.02.1968.
- 2.2 The land use of the area where existing Sant Guru Ravi Das temple located is "Recreational as per Zonal Development Plan of Zone-F under MPD-2021 (Annexure B) The area is part of the Jahanpanah City Forest, which is protected forest.
- 2.3 The Religious activity is a part of Public & Semi Public use therefore the said landuse has to be converted from Recreational (P2) to Public & Semi Public Facilities (PS1) is required to be processed as per DD Act 1957 (Sec.11 A). As processed in earlier change of landuse from Recreational to any other use the equal quantum of the land in the fayout be swapped and converted to green area. Further, the proposed religious

plot being tocated within the Recreational area away from main road, an access path to be provided

2.4 The Jahapanah City Forest, is a Protected Forest, therefore permission regularization of the use for forest land for the above said purpose as per provisions of the Forest (conservation) act. 1980 is required before allotment of the 400 Sqm, of land for the construction of Temple and restoration of four Samadhis is done by the DDA as per the Order of the Hon ble Supreme Court.

3.0 Information required as per the MoUD, GOI letter dated 04.09.2015;

(A) Information for MoUD's letter No. K-13011/3/2012-DD-1B dated 07.04.15:

Sl. Information sought by MoUD

Whether the land is Government of private and who is the land owning

(ii) On whose request the change of land use case or modification to MPD-2021 has been initiated? Point-wise information

The land u r is DDA land and falls within the Recreational use as per the Zonal Development Plan of Zone-F under MPD 2021.

- (a) As per Hon'ble Court order dated 21.10,2019 the temple in area of 20m X 20m shall be permitted to be raised within the boundary of 400 Sqm. Let temple be constructed by the committee to be formed by UOI.
- (b) The Hon'ble Supreme court vide order dated 25.11.2019 modified the order dated 21.10.2019 "It is made olean that the temple in the area of 20 X 20 ft shall be permitted to be raised. Is agreed to a will not be a temporary structure but a permanent structure to be constructed. The word meters at page 3 of the said order has been wrongly been mentioned which may be read as

File No. LD/IL/0003/2020/REL/8-O/o DY. DIRECTOR (IL) (Computer No. 6179)

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Citt	Whether a responsible of	(e) In view of the said order of Honbie Supreme Court of India. Mollt A vide letter dated 23.12.2019 has conveyed approval in respect of an II-member committee of devotees for Guru Ravidas temple.
(iv)	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided	The site was jointly inspected by
	What is the public purpose proposed to be served by modification of MPD and/or change of land use?	To provide worship place to Saint Ravidas devotees on grounds of religious feels
(1)	what will be the impact of proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans and policies?	belief as per Hon'ble Court order. No negative impact is envisaged.
(Vi)	What will be proposal's impact/implications on general public	No Law and Order issue is anticipated.
(20)	Whether any court cases are ongoing	No court case as informed by land management department of DDA.
(B) II	Information for MoUD's letter No. K-130	11/3/2012 DD 1 1
.10		Point-wise information
(1)	Rack and T. C.	

SL. No		Point-wise information
(î)	Back ground note indicating the current situation/provisions:	
(ii)	Whether similar proposals have earlier been considered by DDA Ministry and/or disposed, and if yes, when and how:	The change of landuse for various purposes have been proposed earlier
	regard to the proposal:	
(11)	How and why the proposal was initiated:	
(2)	carefully examined, and it yes, the outcome thereof;	and beijet.
(A)	What are the expected short-term and	The proposal will maintain social

- (xii) How the proposal will benefit in the development and economic growth or
- (vii) What are the provisions corresponding to the proposed policy / changes in other metropolitan cities in India and other countries, and if those provisions differ from the proposal then why are they not considered appropriate for Delhi.
- (ix) What will be the public purpose served by the proposed modification:
- (x) What is the number of people families/household likely to be affected by the proposed policy:
- (xi) Whether the proposal is in consonance with the existing plans, laws, bye-laws, rules, etc.;
- (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 brine about such chan, es.
- (xiii Whether organizations/Ministries related with the proposal have been consulted and it yes, what were their views and how they were disposed.
- of DOP&T. Ministry of Finance and other nodal ministries/ departments. other nodal Ministries/Departments taken into account while preparing and examining the proposal
- (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 confacted by the Ministry regarding the proposal

long term outcomes if the proposal is harmony on the grounds of religious faith

The proposal will benefit the devoters on the grounds of religious faith and belief

The proposal is specific to the requirement for

As per point Arry above

No families, households are affected

The proposal to be discussed in Technical Committee And Authority meeting in which representatives of concerned departments are members

(xiv Whether the relevant guidelines/orders. Not related to DOP&T, MoEFCC and

with this matter in DDA are:

- a) Dr. K. Stirangan, Addl. Commr. (Plg.)-III. (Zones - I-&II (Part). DDA, Vikas Minar, New Delhi (Contact No. 23378167).
- b) Mrs. Poonam Dewan, Add Commit Clandscape), Landscape

Department, DDA, Vikas Minar, Delhi (Contact No. 23370585).

SL No	nformation for MoUD's letter No. K-1. Information sought by MOUD	Point-wise information
(1)	What is the change proposed in MPD-2021/Change of landuse case?	The Change of Land Use from from Recreational (P2) to Public & Semi Public Facilities (PS1) is proposed in MPD-2021 ZDP of Zone-F.
ii)	Why the change is proposed i.e. the context and justification?	As per point A (ii) above.
(11)	With the proposed changes amendments, who are going to be benefitted? A tentative statistics or details who will be benefitted should be given?	The proposal will benefit the devotees on the grounds of religious faith and belief.
v)	flow they are going to be benefitted from the proposed amendment/ change?	The land will be allotted for the construction of Temple and restoration of Samadhis.
)	Any other relevant statistics, details, information etc. which will be useful from the point of view of press release for information to the public at large shall also be given.	No
	simil district prefix .	

4.0 Proposal

the proposal is for change of land use of 400 Sq.Mtrs. of area in Jahapanah City Forest (Approx. 178.00 Hact) from Recreational (P2) to Public & Semi Public Facilities (PS1) for allotment of land for temple as per the directions of Hon'ble Supreme Court.

The focation of Temple is marked in a sketch plan and annexed on "Annexure C".

5.0 Recommendation

The proposal as given in para 4.0 above may be considered by the Technical Committee, DDA

Assit Director (LS)

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- JAMA-Addl. Commr. (LS) Addl. Commr. (Plg.)-III

AGENDA FOR THE TECHNICAL COMMITTEE MEETING

Sub: Change of landuse and Relaxation in height for multilevel parking construction at Idgah Road in Delhi walled city area. [.361] 2011-179 Pt.-I

Background:- Ref. 12 MN Ed to W. CT. P'S Letter dated 2.9.2020 - (AMBALUE-G)

- 1.1 The Idgah Slaughter House was functioning since 1912 on a piece of land measuring 11998 sqm owned by the erstwhile Municipal Corporation of Delhi. The 02 land pieces measuring 10603 sqm and 5197 sqm were formally handed over by DDA to erstwhile MCD on 27.10.1975 for expansion of the erstwhile Slaughter House. MCD also constructed structures over the land pieces received from DDA. Thus, total area of land, under the use of Slaughter House was 27798 sqm (11998 + 10603 + 5197 sqm).
- 1.2 In compliance of Supreme Court's orders, the Idgah abattoir was closed w.e.f. 30.11.2009, as it was shifted to Ghazipur. Subsequently, the structures were demolished and the reclaimed land is being used for surface level parking with Hon'ble L.G.'s approval dated 12.02.2010. North DMC also requested DDA for change of the use of land in question from Residential (Redevelopment) to Transportation (Multi level parking). The proposal was recommended by DDA's Technical Committee vide item No. 34 / 2015 -F.3(61)/2011/MP dated 26.06.2015 but was not approved by DDA Authority on the plea that land belongs to DDA.
- Subsequently, in response to the North DMC's request for change of land use, DDA vide letter No. TN 2 (63) 2010/718 dated 24.08.2015 intimated that DDA vide a decision dated 10.02.2010 has decided to take back the 02 land pieces of defunct Slaughter House from North DMC which were handed over on 27.10.1975. It was also requested by DDA that in view of the DDA's decision, the said 02 land pieces be handed over to it and as such a change of land use was also not approved by DDA.
- 1.4 L&E Deptt. of North DMC vide its various letters dated 13.03.2018, 23.04.2018, 11.05.2018, 18.05.2018, 26.06.2018& 31.07.2018 requested DDA for reconsidering its decision taken in 2010 and to confirm the ownership of North DMC on the entire land in question i.e. 27798 sqm.
- 1.5 In the meantime, it was gathered that in compliance of Hon'ble High Court's directions issued in W.P. (C) 7612/2015, DDA has approved allotment of a land measuring 4000 sqm to the Director of Education, GNCTD for construction of secondary School at Idgah. Thus, leaving only 14199.46 sqm land with DDA apart from the 11998 sqm land with North DMC.
- 1.6 DDA vide its letter No. F.23(48)17/IL/1798 dated 18.12.2018 (Annexure-A) allotted the balance available land with it, measuring 14199.46 sqm (after allotting 1600 sqm land for construction of Secondary School for GNCTD), on perpetual lease hold basis for the purpose of construction of multilevel parking.
- 1.7 25% of the allotted land i.e. 3549.87 sqm was allotted by DDA for premium applicable to commercial plats whereas the balance 75% of land i.e. 10649.60 sqm was allotted on the departmental rates determined by the Central Govt.
- 1.8 Formal handing over/taking over of the land was completed on 06.02.2019 (Annexure-B).
- 1.9 Accordingly, a proposal was approved by North Delhi Municipal Corporation through Standing Committee, vide Resolution No. 323 dated 27.02.2019 (Annexure-C) to construct Multi Level Parking along with commercial space (As applicable in MPD 2021) on the entire land i.e. 26,198 sqm (11998+14199.46=26197.46) considering the acute demand of parking in the area.
- 1.10 The proposal was to be taken up on PPP mode wherein the concessionaire would be allowed to utilize part of the land for commercial usage to meet the expenses of construction, as applicable in MPD-2021.
- 1.11 In the meantime, DMRC approached to North DMC for handing over the land in question for its project of "Nabi Karim inter change Metro Station of MRTS Project Phase – IV on R.K. Ashram – Janakpuri Corridor and Inderlock – Indraprastha Corridor".

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Since, North DMC as well as DMRC required the same piece of land for their projects, it was decided to explore the possibility of executing both the projects in integration. Accordingly, DMRC has prepared an integrated proposal wherein 04 level underground Metro Station along with multilevel parking and shopping area on ground and above are proposed.

A MoU has been signed by the Commissioner, North DMC and MD DMRC on 21/08.2020, in the presence of Hon'ble LG (through vedio conferencing), Hon'ble mayor, North DMC, Chairman Standing Committee and Leader of House, North DMC (Annexure-D), for taking up the subject proposal wherein DMRC will construct its underground Metro Station structure as well as foundation for the over ground multilevel parking & commercial complex. Commercial complex will be provided on ground floor, first floor and second floor on the basis of market demand and Corporation can get a competitive market price for ground floor commercial complex.

- 1.13 North DMC vide its letter No. TP/G/2672 dated 29.01.2019 (Annexure-E) has submitted a draft agenda for Technical Committee, DDA for relaxation in maximum height from 15 mt to Non Restricted (NR). The request was followed by another letter No. TP/G/2777 dated 11.02.2019 wherein a draft agenda for Technical Committee, DDA for relaxation in maximum height from 15 mt to Non Restricted (NR) as well as change of land use of entire land i.e. 26197.47 sqm as "Transportation" (Multilevel Parking) was submitted. However, considering the allotment of land by DDA (14199.46 sqm) wherein the use of land has already been mentioned as multilevel parking, land use of the North DMCs land (11998 sqm) only needs to be changed.
- 1.14 Category of land is "E" as per the circle rates issued by GNCTD.
- 1.15 The plot is situated at the corner of Idgah Road and Desh Raj Bhatia Marg and both of the roads are "Commercial Road".
- 1.16 The land will be given to the successful highest bidder on 99 years lease basis.
- 1.17 The bidder will have to construct an over ground multi-level parking suitable for at least 3144 ECS. The bidder will be allowed to construct an area equivalent to 100 FAR (maximum) for commercial use to meet the cost of project as per the provisions of MPD-2021. Number of ECS has been worked out on the basis of requirement for commercial space under proposal i.e. @ 03 ECS per 100 sqm (26198x3/100 = 785.94 say 786 ECS) and mandatory requirement of developing 03 times additional parking spaces i.e. 786x3 = 2358 ECS. Thus totalling to 3144 ECS
- 1.18 75% of the ECS i.e. 2358 no. will be transferred / handed over by the bidder to North DMC.
- 1.19 Presently, the permissible height of the building is limited to 15.00 metres. As per MPD 2021, 100

 FAR is allowed to be used as commercial for meeting the cost of multilevel car parking projects. The provision is also restricted maximum up to 25% of the area occupied by the car parkings. Therefore, for optimizing the use of the land, 400 FAR can be constructed. As per Building Bye laws maximum 66% Ground Coverage is allowed at any floor of construction which also includes serviceable area / service floor etc. It is experienced that about 2-2½ floors are occupied for developing commercial space up to its permissible limits. Since, in the subject case, some area will also be occupied by the ancillary services of Metro Station, number of floors shall be increased up to 3-3½. To match the said coverage, 9-10½ floors need to be constructed for parkings which leads to 12-14 floors construction in total for taking optimum use of the land. In the present case, it is not feasible to construct underground parking. Therefore, the entire multilevel parking and commercial space shall be constructed over the ground. This much of construction cannot be done with the permissible height limits of 15.00m and hence, the need of additional height arises. Therefore, the requests in other such cases were made to the DDA for relaxation of height limits from existing 15.00m to Nor-Restricted (NR) and, the same were acceded to by the DDA.
- 1.20 No formal Traffic Impact assessment study has been carried out in the area. However, the proposed parking is required for reducing the parking problems of adjoining commercial area. The present traffic is likely to be increased after construction of integrated metro station. Hence, the need of parking at this location cannot be underestimated.
- 1.21 The initial planning of Parking Management Districts (PMD) has been completed (Annexure F) at the and detailed study is still undergoing, delayed due to COVID pandemic and will be submitted shortly. However, the proposal cannot be delayed as the construction of Metro station is time bound.

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- 1.22 The ownership status of the land is as stated above i.e. partly owned by North DMC and partly available from DDA on perpetual lease for construction of Multi Level Parking. As on date, the land is not under any litigation as per available information.
- 1.23 DDA has been already requested for relaxation of height limit from existing 15.00m to non-restricted (NR) for the subject proposal vide letter No. Addl. Comm. (L&E)/NDMC/2018/D-515 dated 20.12.2018 and by Town Planning department letters dated 29.01.2019 & 11.02.2019.

2.0 Examination:-

2.1 The relevant information is reproduced as under:-

Location	Area	Land use as per MPD- 2021/ZDP	Boundaries
Idgah Road in Zone 'A' (walled City)	1.1998 Ha	Residential (Redevelopment)	North: Idgah Road South: DDA Land (Allotted for construction of Secondary School for GNCTD) East: Land allotted by DDA West: Land allotted by DDA

- 2.2 The land use of the site u/r as per Zonal Development Plan of Zone 'A' (Other than Walled City) is "Residential". The site is part of "Special Area" as per MPD-2021.
- 2.3 The site has been visited and it is found that the entire area measuring about 2.6198 Ha is being used for authorized surface parking managed by the contractor engaged by North DMC.
- 2.4 The site is not situated in National Conservation Zone (NCZ) / Water Bodies etc.
- 2.5 The land is essentially required by DMRC for their inter change Metro Station.
- 2.6 North DMC will be able to execute its project only in integration with DMRC as the plot is same and the over ground construction is to be taken up in the influence zone of Metro.
- 2.7 The adjoining area comprises of large number of commercial streets under "Mixed use Regulation" and site u/r is ideally located to cater to the parking needs of these streets. Construction of multilevel parking on the said piece of land will be helpful in meeting the parking demand of the adjoining area which is highly commercial.
- 2.8 The site falls under Walled City Area for which no Zonal Plan is available and the same is under preparation / finalization with North DMC. Therefore, necessary land use of the site in question can be incorporated by North DMC in the Zonal Plan of Walled City Area.

2.9 Master Plan for Delhi 2021 Provisions:

As per para 12.14.3.7 of chapter 12 - Transportation:- for plots for multi-level car parking already earmarked / designated by Local Bodies, the existing development control norms will continue, as follows:

- i. Minimum Plot Size 1000 sqm.
- ii. In order to compensate the cost of Multi-level parking and also to fulfill the growing need of parking spaces within urban area, a maximum of 25 % of gross floor area may be utilized as commercial / office space.
- In addition to the permissible parking spaces on max. FAR, 3 times additional space for parking component shall be provided.
- iv. Maximum FAR permissible shall be 100 (excluding parking area) or as per the comprehensive scheme. However, no FAR shall be permissible in plots / existing buildings where 5% addl. ground coverage is permissible (Refer para 8 (4) i) Parking Standards, Chapter 17.0 Development Code).
- v. Maximum ground coverage shall be 66.6%. The maximum height shall be restricted to permissible height of the land use in which the plot falls. There will be restriction on the number of levels of basement subject to structural safety.
- In case of comprehensive schemes, development controls including height shall be as per approved scheme.
- vii. Number of basements No Limit, subject to adequate safety measures.

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- viii. For development of Multilevel Parking, models should be worked out to encourage the private sector initiative with restricted commercial component, not exceeding 10% limited to FAR 40 on the plot.
- ix. Specific proposals requiring relaxation in above-mentioned norms for already designated sites would be referred to the Authority.
- 2.10 The drawings for the proposal are under preparation by DMRC. However, construction of 12-14 storied building cannot be done as per permissible height of 15m/17.50m as envisaged in MPD-2021.
- b) Due to the requirement of DMRC, underground construction of parking is not feasible.
- d) The subject plot is a corner plot with two approach roads to the site of 30m width thus giving enough space on the carriageway to cater to the vehicular movement requirement.
- d) Accordingly a request for relaxation of height was forwarded to Vice Chairman, DDA vide letter No.: Addl. Comm. (L&E)/NDMC/2018/D-515 dated 20.12.2018 (Annexure-E) and by Town Planning department letters dated 29.01.2019 & 11.02.2019 as draft agenda for consideration of Technical Committee, DDA.
- 2.11 The NOC of AAI & Fire Department will be obtained later on after receipt of height relaxation as per Clause No. 12.14.3.7 (ix) and as per Chapter 17 Development Code Clause 8(3) (v). The parking as per MPD 2021 cannot be accommodated in 15m /17.50m height unless it is relaxed to Not Restricted.
- 2.12 The total plot size is 26198 sqm with 100 FAR making it maximum FAR of 26198 sqm for commercial component.

AREA OF PLOT = 26198 SQM NO. OF PARKING REQUIRED = 3144 ECS

3.0 Information required as per MoUD GOI letters dated 07.04.2015/04.09.2015 is as under:-

(A) As per MoUD GOI letter dated 04.09.2015

Sl.	Information required	Explanatory background
(i)	Background note indicating the current situation /provisions;	As mentioned in para 1.0 above- Background
(ii)	Whether similar proposal have earlier considered by DDA/Ministry and /or disposed, and if yes, when how;	Yes, similar projects of various parking proposals, pertaining to North DMC, have been allowed by the Authority in the matter of Shiva Market, Sant Nagar-Rani Bagh & Shastri Park-Karol Bagh & Gandhi Maidan with 'Not Restricted' height.
(iii) °	What were the specific recommendations of the Authority with regard to the proposal;	The proposal is to be placed before Technical Committee and Authority.
(iv)	How and why the proposal was initiated;	North DMC intends to construct a multilevel parking, including commercial activities to recover cost, on the plot measuring 26198 sqm, held by it, through Public Partnership mode and execute the plan/project in a time-bound manner. As such the multilevel parking needs to be constructed for which height relaxation is required as per details given in Back Ground note above.
(v)	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof;	Relaxation in height will provide the Engineering Department, North DMC to provide required number of car parkings as per MPD- 2021. The public will be benefited by construction of 3144 car parking against 800 existing surface can parking which is the need of the area as on today. It is also explained in the background note.
(vi)	What are the expected short-term and long-term outcomes if the proposal is	The public will be benefited to have a authorized car parking space and cars which are seen parked on roads will use this parking site. This will reduce

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	approved and implemented.	congestion on roads as well as help pedestrians move safely.
(vii)	How the proposal will benefit in the development and economic growth of the city;	The proposed multi-level parking will help in reducing the congestion of areas under reference and cater to the parking requirement.
(viii)	What are the provisions corresponding to the proposed policy/changes in other metropolitan cities in India and other countries, and if those provisions differ from the proposal then why are they not considered appropriate for Delhi;	The proposal is specific to the requirement of Delhi for sites falling in Transportation use zone as per the notification dated 15.9.2016.
(ix)	What will be public purpose served by the proposed modification;	As stated in (vii) above.
(x)	What is the number of people / families / households likely to be affected by the proposed policy;	The proposal shall not affect any family/household as the proposal is to be taken up on a land where surface level parking is already operational as on today under the control of North DMC.
(xi)	Whether the proposal is in consonance with the existing plans, laws, bye-laws, rules etc;	The relaxation is sought as per provision of MPD- 2021 under clause 12.14.3.7(ix) and Chapter 17 Development Code 8(3)(v).
(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;	As per (xi) above.
(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;	Not applicable.
(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.	
(xv)	The name, designation and contract information of an officer of the level of Director of above who will be the nodal officer to be contracted by the Ministry regarding the proposal.	Bansal, Chief Engineer (Mob. No.9717788070

(B) As per MoUD letter dated 07.04.2015

(i)	Whether the land is government or private and who is the land owning agency?	The land under reference situated at Idgah Road measuring 11998 Sqm (1.1998 Ha) is owned / under possession of North DMC and is entered in the Immovable Property Register of Land & Estate Deptt.
(ii)	On whose request the change of land use case or modification to MPD-2021 has been initiated?	N.A.
(iii)	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	Pertains to DDA.
(iv)	What is the public purpose proposed to be served by modification of MPD and /or change of land use?	The proposed multi-level parking shall cater to the parking requirement of the adjoining commercial area / streets as well as proposed intersection Metro Station.
(v)	What will be impact of proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans and policies?	N.A

(vi)	What will be proposal's impact/ implications on general public eg. Law & order etc.?	There will be no adverse impact on the general public.
(vii)	Whether any court cases are ongoing on the land mentioned in proposal? Full details be attached.	As on date there is no court case on the land mentioned in proposal.

4.0 Proposal:-

- 4.1 The land use of the site of old Idgah Slaughter House measuring 11998 sqm (1.1998 Ha) be changed to "Transportation" (Multi Level Parking) as mentioned at para 1.13 above and as per section 11(A) of DD Act, 1957.
- 4.2 Based on the suggestion and examination, the relaxation in the maximum height is proposed from 15mtrs/17.5 mtr to Not Restricted.
- 5.0 Recommendation:-

The proposal as given in para 4.0 above may be considered by the Technical Committee, DDA.

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And

ATP-11

Observations/ Comments w.r.t. the proposal, as received from North DMC:

- 1. North DMC vide its letter No. TP/G/2020/235 dated 21.02.2020 has enclosed the agenda w.r.t. the change of land use and relaxation in height for construction of multi-level parking at Idgah Road in Delhi for consideration of Technical Committee vide which they have informed (para 1.12) that North DMC as well as DMRC has required the same piece of land for their projects and it has been decided to explore the possibility of executing both the projects in integration. However, the detailed information in the matter as the said proposal is integrated with the ongoing scheme of DMRC is not submitted by DMRC.
- 2. It is also observed that the 'Commercial' Component has been given prominence over the proposed parking area in the proposed multi-level parking structure wherein prime space on ground floor, first floor and second floors is earmarked for 'Commercial' component, which thereby defeats the basic purpose of the multi-level parking. The same was deliberated in the record note of the meeting held under the chairpersonship of Commr.(Plg.) held on 15.01.2020
- 3. Detailed justification w.r.t. the height relaxation to 'No Restriction' is not mentioned in the agenda submitted by North DMC.
- NOC /Clearances required from all the Competent Authorities such as AAI, Fire Department (GNCTD), DUAC, ASI / NMA etc. are not submitted along with the agendas.
- Traffic Impact Assessment (TIA), Parking Management District (PMD) Plan, as per MPD-2021, Chapter-12, have not been submitted by North DMC.

NORTH DELHEMUNICIPAL CORPORATION OFFICE OF THE ADDISCOMMISSIONER

No: 1441-Cum 16421 NPMC 2018/9-515

The Vice Chairman, Delhi Development Authority, Vikas Sadan, Near INA Market, New Dclhi-110 023.

Allotments of land measuring 14199.46 squitt. for construction of multi-level parking at Old Slaughter House, Shahi Idgah, Mundewalan, Paharqani, Delhi

Respected Sir,

refer to enclosed copy of Allotment-cum-Demand No.F.23(48)17/IL/1798, dated:18/12/2018 of DDA regarding allotment of land measuring 14,199.46 sq.mtrs., at the site of old slaughte house, Idgah, Delhi to North DMC for construction of a Multi-level Parking North DMG has been asked to deposit, the cost of the land amounting to of Rs.66,46,06,012/ toilbetdebosiled; within a period 60 days. The cost of land includes ground rent @12.5% per annum % 75% of the cost of land charged on institutional rates and 25% on commercial rates

It is requested that formal possession of the landsmay be handed over on 22" a 23rd December, 2018. It is pertinent to mention that presently North DMC is facing serious financial crunch, and at present it may not be possible to make upfront payment to DDA for the said land. However, North DMC commits to make the said payment in due course.

North DMC has planned to construct a multi-level parking on PPP mode along with commercial component on the aforesald land to make the project financially viable, and, as such, following modifications may kindly be considered:

Freehold allotment of land instead of Lease Hold;

To permit commercial component as per provisions of MPD 2021; (i)

Allowing change of land use of North DMC's land measuring: 11,998 sq.mtr. adjoining the aforesaid land for use as parking-cum-commercial; including (ii) (iii) relaxation of height.

In view of above, it is requested that aforesald issues may kindly be considered favourably and issue suitable instructions to concerned officers of DDA to enable North DMC to proceed further in the matter in the larger public interest.

Yours faithfully

(U.B. TRIPATHI) Addl: Commissioner (LBE)

Copy for kind information to :-

1. Commissioner, North DMC.

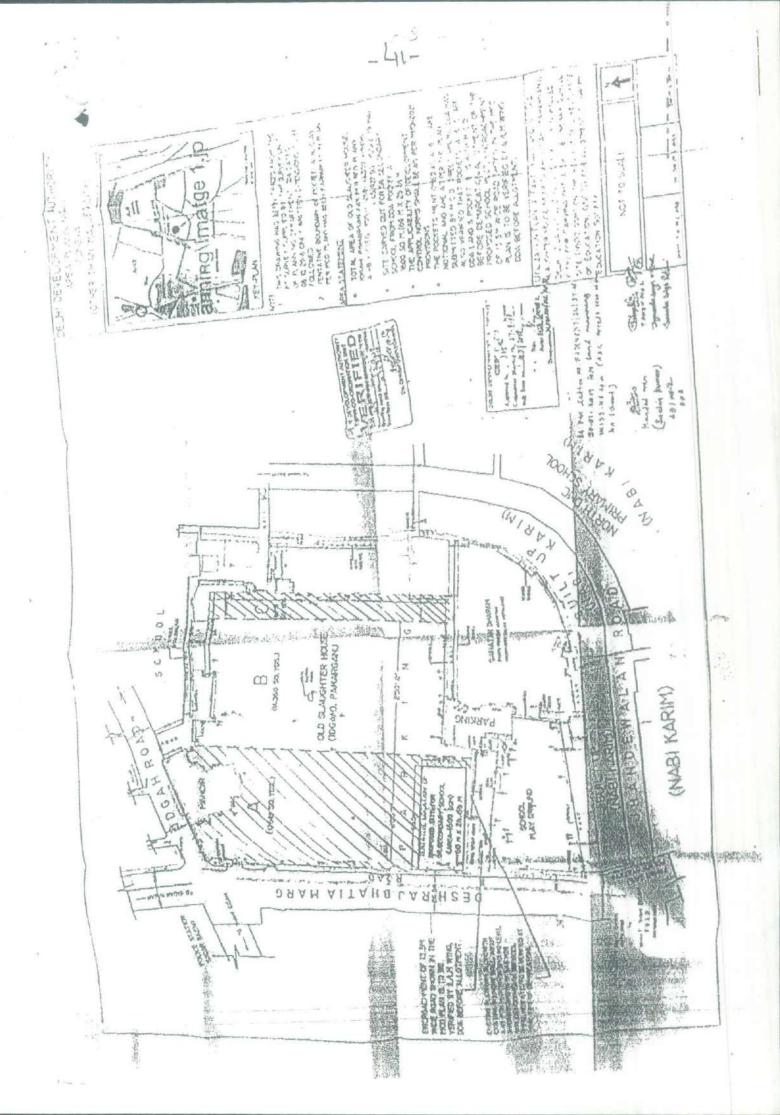
2. Sepcial Secretary to Lt. Governor, Delhi:

1 Sh. Arya tit

Addl. Commissioner (L&E)

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https://mail.google.com/mail/u/3/8mbox/11/403/Af6/4/2/ 1997, 1999, 1997, Annexuou-B 55 pm (pig) near विवड (योजना) भी, एवं भी Office of AC (Pig.)-3 आभुक्त (गोजना) कार्याल्य Dy. No. 32/ हायशे सं 1 ि:शारः (शंत्रीय योजना)-धीन दिनांबर.... रया न 335 OFFICE OF THE EXECUTIVE ENGINEER 16415 8 2 9 NORTHERN DIVISION NO. 2, DDA. MOTIA KHAN, NEW DELHI-55 Dated: 06/2/19 .15 F 1AE(ORT)/ND-2/DDA/2018-19/ 93 POSSESSION SLIP in compliance of letter No. F.23(48)17/IIU/97 dt. 30.01.2019 issued by ODGL) DDA regarding handing over of possession of the land measuring 14199.46 Sqm a'thter for construction of Multi-level parking at Old Slaughter House, Shahi Idgal: Vundewalan Paharganj North DMC Delhi. Same is hereby handed over to the Addl. ... Commissioner, North Delhi Municipal Corporation, Land Estate Department, 7' floor, Chic Centre, Minto Road, New Delhi-110002 on 06.02.2019. The land is fran tom all kind of encroachments as on today. (SH. SURENDER SINGH) (SH. JAGMENDER SINGH) (SH. SACHIN KUMAR) PATWARINDMC Naib Tehsildar ASSTT. ENGINEER-VI Authorized representative . \ultrorized representative ND-2/DDA add Dy. Comm. Addl., Dy. Comm. Motia Khan and Estate Deptt. Land Estate Deptt. - 50y to -Adult Dy. Commissioner, North Delhi Municipal Corporation, Land Estate Department, 7th Floor, Civic Centre, Minto Road, New Delhi-110002 for kind information. Commissioner (Pig.)/DDA for kind information. 3. Director LM(HQ)/DDA for kind Information. 4. Dy. Dir. (IL), A-block, Vikas Sadan, INA, Delhi for kind Information. 5. SE(HQ)/NZ/DDA for kind information. 6. Dy. Director (Survey)/DDA for kind information. SE/CC-7/DDA for kind information. By pillatora Via



Item No. 23 :- Proposal for "Construction of Multi-Level Parking at Idgah".

(i) Commissioner's letter No. F. 33/Engg./NDMC/395/C&C dated 9-1-2019.

The Idgah Slaughter House was functioning since 1912 on a piece of land measuring 11998 sqm. owned by the erstwhile Municipal Corporation of Delhi. The 2 land pieces measuring 10603 sqm. and 5197 sqm. were formally handed over by DDA to erstwhile MCD on 27-10-1975 for expansion of the erstwhile Slaughter House. MCD also constructed structures over the land pieces received from DDA. erstwhile Slaughter House. MCD also constructed structures over the land pieces received from DDA. Thus, total area of land, under the use of Slaughter House was 27798 sqm. (11998 + 10603 + 5197 sqm.).

In compliance of Supreme Court's orders, the Idgah abattoir was closed w.e.f. 30-11-2009, as it was shifted to Ghazipur. Subsequently, the structures were demolished and the reclaimed land is being used for surface level parking with Hon'ble L.G.'s approval dated 12-2-2010. North DMC also requested used for change of the use of land in question from Residential (Redevelopment) to Transportation (Multi-DDA for change of the use of land in question from Residential Committee vide Item No. 34/2015-Level Parking). The proposal was recommended by DDA's Technical Committee vide Item No. 34/2015-Level Parking). The proposal was recommended by DDA Authority on the plea that land belongs to DDA.

Corpn/NDMC[9]

15.763.7010.718 dated 24-8-2015 intimated that DDA vide a decision dated 10-2-2010 has decided to take back the 2 land pieces of defunct Slaughter House from North DMC which were handed over on 10-1975. It was also requested by DDA that in view of the DDA's decision, the said 2 land pieces be landed over to it and as such a change of landuse was also not approved by DDA.

1.&F. Depti. of North DMC vide its various letters dated 13-3-2018, 23-1-2018, 11-5-2018, 15-2018, 26-6-2018 & 31-7-2018 (copies attached as Annexure 'A') requested DDA for reconsidering the decision taken in 2010 and to confirm the ownership of North DMC on the entire land in question i.e.

In the meantime, it is gathered that in compliance of Hon'ble High Court's directions issued in W.P. (C) 7612/2015. DDA has approved allotment of a land measuring 4000 sqm to the Director of Education, GNCTD for construction of Secondary School at Idgah. Thus, leaving only 11800 sqm land with DDA apart from the 11998 sqm land with North DMC.

The matter of developing land of old Slaughter House has been discussed several times in meetings taken by senior officers wherein, considering the high congestion of area and acute demand of parking, it is directed that a case for construction of multi-level parking on the said land be processed. The cost of project is proposed to be met by way of developing part of this land at 25% of total area for commercial use as permissible in MPD-2021. However, the proposal common be finalized until the awnership issue is settled by North DMC and DDA.

It has been directed by Commissioner, North DMC that time being the proposal for construction of multi-level parking on entire balance area i.e. 23798 sqm. (11800 - 11998 sqm.) be prepared in anticipation of DDA's approval for handing over the land owned by it admeasuring 11800 sqm. In case, DDA does not provide its land, the proposal would be modified suiting for the hand available with North DMC i.e. 11998 sqm.

The area measuring 23798 sqm. is suitable for construction of multi-level parking for about 2800-2900 ECS. The proposal may be processed on Public Private Partnership (PPP) mode on the modal of parking projects already undertaken at Gandhi Maidan/Shastri Park/Rajendra Nogar.

The case was submitted for consideration and accord of in principal approval from the Competent Authority to take up the multi-level parking project on PPP mode on the plot measuring 23798 sqm. at Idgah Road. It was also submitted that a Committee of following officers may also be constituted for finalization of Minimum Reserve Price and draft RFP Document and Concession Ogreement for the proposal:—

1. Addl. Commissioner (Engg.) — Chairman

2. Engineer-in-Chief — Member

3. Chief Engineer-III — Member

4. Chief Town Planner — Member

5. Chief Law Officer — Member

6. S.E./City-S.P. Zone — Member

7. D.C.A.(F&G) — Member

8. A.D.C. (R.P. Cell) — Member

9. A.D.C. (L&E) — Member

10. E.E. (Pr.), City-S.P. Zone — Member Secy.

11. A.E. (Pr.), City-S.P. Zone - Associate Member

CorpuJNDMC [10]

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constitution of the shove-mentioned Committee vide orders dated 12-11-2018

The Committee held its meeting on 14-11-2018 and finalized the proposal as under.

- 1. The ownership of part land in question vests with North Delhi Municipal Carpor con whereas the balance land is to be taken from DDA L&E Deptt./North DMC has already taken up the matter with DDA Considering the present position of ownership and directions of Commissioner North DMC, it was decided that 2 Minimum Reserve Prices (MRPs) would be finalized. The 1st MRP would be for entire lund, considering that the land would be procured from DDA whereas, the 2nd MRP would be for the clear land available with North DMC.
- 2. Category of land is "E" as per the circle rates issued by GNCTD.
- North DMC has already requested DDA for change of the use of land in question from Residential (Redevelopment) to Transportation (Multi-Level Parking). Therefore, the MRPs vould be worked out, assuming that the commercial component applicable in MPD-2021 for meeting the expenditure of constructing multi-level parking would be applicable.
- 4. The plot is situated at Idgah Road as well as Desh Raj Bhatia Marg, which are under the category of "Commercial Road".
- RP Cell officials submitted that presently, an authorized car parking is being run on the land in question.
- 6. It has already been approved by the competent authority that North DMC will take up the subject proposal on the model of parking projects already undertaken at Gandhi Maidan/Shastri Park/Rajendar Nagar. Accordingly, the tender documents of recently awarded similar work for Gandhi Maidan parking will be taken as a base document.
- The commercial space with applicable parkings (@ 3 ECS per 100 sqn. of commercial space) will be given to the successful highest bidder on 99 years lease basis.
- 8. The bidder will have to construct a multi-level parking suitable for at least 2856 ECS. The bidder will be allowed to construct an area equivalent to 100 FAR (maximum) for commercial use to meet the cost of project as per the provisions of MPD-2021. Number of ECS has been worked out on the basis of requirement for commercial space under proposal i.e. @ 3 ECS per 100 sqm. (23798 × 3/100 = 713.94 say 714 ECS) and mandatory requirement of developing 3 times additional parking spaces i.e. 714 × 3 = 2142 ECS. Thus totalling to 2856 ECS. However, in case the proposal is to be taken up only on North DMC's land, the requirement of ECS would be modified to 1440.
 - 9. Minimum reserve price has been worked out on the basis of Area of Land × Circle Rate × Factor of Commercial Use (3). Thus, the MRP comes out to Rs. 5,00,32,91,520/- say 500.33 crore (23798 × 70080 × 3). However, in case the proposal is to be taken up only on North DMC's land, the MRP would be modified to Rs. 2,52,24,59,520/- say 252.25 crore (11998 × 70080 × 3).

Corpn/NDMC[11]

- In case, there is any deviation (Plus or Minus) in the area of available land, the MRP will be modified a Rs 2.10,240 per Sqm.
- It was found that the eligibility criteria has been updated modified in the recently prepared RFP document for Shastri Park parking project of Karol Bagh Zone, Accordingly, the RFP document for the subject proposal contains following modifications in the approved RFP of Gandhi Maidan Parking Shastri Park Parking at Karol Bagh Zone proposal.
 - (i) Requirement of total ECS is 2856 and 1440 respectively for the option 1 for entire land and option 2 for land available with North DMC.
 - (ii) 75% of the ECS i.e. 2142 and 1080 No. respectively will be transferred/handed over by the bidder to North DMC for the option 1 for entire land and option 2 for land available with North DMC.
 - (iii) Minimum Reserve Price for the proposal will be Rs. 500.33 crore and 252.25 crore respectively for the option 1 for entire land and option 2 for land available with North DMC.
 - (iv) Tentative cost of construction has been worked out as Rs. 483.15 crore and Rs. 246.54 crore respectively for the option 1 for entire land and option 2 for land available with North DMC. Construction cost is to be horne by the hidder itself.
 - (v) Time of completion for the construction work will be 36 months from the date of entering into Concession Agreement.
 - (vi) Eligibility criteria for qualification in respect of experience will be an the guidelines of CPWD Manual i.e. I work of 80% ECS or 2 works of 60% ECS or 3 works of 40% ECS for adopting any of the options. Being a specialized work, requirement of experience with government department is not mandatory.
 - (vii) Financial strength of the bidder will be ascertained on the basis of total amount involved in the project i.e. Rs. 984 crores and Rs. 490 crores respectively for option 1 and option 2. Accordingly, minimum Net Worth and Solvency of the bidder should be Rs. 984 crores and Rs. 490 crores respectively for option 1 and option 2.
 - (viii) Total EMD will be 10% of the Minimum Reserve Price. Part of the EMD i.e. @ 2% is to be deposited alongwith the Technical Bid and balance 8% is to be deposited by the highest bidder within 7 days of opening of financial bid.
 - (ix) 25% of the bid amount (including EMD @ 10%) is to be deposited within 15 days of issue of Letter of Acceptance.
 - (x) North DMC and the selected bidder will enter into a Concession Agreement within 15 days of depositing the above said amount.
 - (xi) Subsequent 3 equal instalments, each of 25% of approved Bid Price, is to be deposited within 90 days, 180 days and 270 days respectively reckoned from the date of entering into the Concession Agreement.

Corpit/NDMC [12]

txus in case the delay extension of it have will be infined with an interest a s per annum tealeulated on per day basis, vins Format of Concession Agreement has been included, as approved for Gandhi Maidan Shastri Park Rajender Vogar parking projects txiv) The modifications have also been made at other relevant places appearing anywhere in the RFP document or text appearing in synchronization with such (xv) Presently, the permissible height of the building is limited to 15.00 metres. However, modifications. in case of any requirement of additional height. North DMC may approach the competent authority for necessary approval as per provisions of MPD-2021 Para 12.143" is and the decision of the competent authority shall be final and txvii 25% of the approved bid amount shall have to be paid by the lessee/sub-lessee as annual lease rent to North DML after completion of the project. Accordingly, the draft RFP was finalized by the committee with the above-mentioned

modifications. It was decided by the Committee that Draft RFP document, incorporating the above details and Minimum Reserve Price as mentioned above he submitted for approval of competent

However, DDA vide its letter No. F.23(48)17/II, 1798 dated 18-12-2018 allotted the balance authority. available land with it, measuring 14199.46 sqm. (after allotting 1600 sqm. land for construction of Secondary School for GNCTD) for construction of muhi-level parking. Land & Estate Deptt. is in process of taking over the said land from DDA. Accordingly, the subject proposal has been revised for a total area of 26198 sqm. The revised proposal was placed before the Committee, constituted for the purpose, in its meeting held on 21-12-2018. Committee finalized the modified proposal with following conditions:—

- The bidder will have to construct a multi-level parking suitable for at least 3144 ECS. The bidder will be allowed to construct an area equivalent to 100 FAR (maximum) for commercial use to meet the cost of project as per the provisions of MPD-2021. Number of ECS has been worked out on the basis of requirement for commercial space under proposal i.e. @ 3 ECS per 100 sqm. (26198 × 3/100 = 785.94 say 786 ECS) and mandatory requirement of developing 3 times additional parking spaces i.e. 786 × 3 = 2358 ECS. Thus totalling to 3144 ECS.
- Minimum reserve price has been worked out on the basis of Area of Land × Circle Rate × Factor of Commercial Use (3). Thus, the MRP comes out to Rs. 5,50,78,67,520/- say 550.79 crore (26198 × 70080 × 3).
- Tender document will be on the basis of already approved proposals of Gandhi Maidani Shastri Park/Rajender Nagar. Accordingly, the RFP document for the subject proposal contains following modifications in the approved RFP of Gandhi Maidan Parking/Shastri Park Parking at Karol Bagh Zone proposal :-
 - (i) Requirement of total ECS is 3144.
 - (ii) 75% of the ECS i.e. 2358 No. respectively will be transferred/handed over by the bidder to North DMC.

Corpn_NDMC[13]

- (iii) MinimumReserve Price for the proposal will be Rs. 250,79 crore.
- (iv) Tentative cost of construction has been worked out as Rs 538 22 crore. Construction east is to be borne by the bidder itself
- (v) Eligibility criteria for qualification in respect of experience will be on the guidelines of CPWD Manual i.e. i work of 80% ECS or 2 works of 60% ECS or 3 works of 10% ECS. Being a specialized work, requirement of experience with government department
- (vi) Firancial strength of the bidder will be ascertained on the basis of total amount involved in the project i.e. Rs. 1089 crore. Accordingly, minimum Net Worth and Solvency of the bidder should be Rs. 1089 erore.
- (vii) Format of Concession Agreement has been included, as approved for Gandhi Maidan/ Shastri Park/Rajender Nagar parking projects.
- (viii) The modifications have also been made at other relevant places appearing anywhere in the RFP document or text appearing in synchronization with such modifications.

Rest of the conditions shall remain same as already considered and recommended by Committee

Finance has concurred in the proposal vide their endorsement dated 8-1-2019 whereas the m its meeting held on 14-11-2018. para-wise replies of the Finance comments are as under :-

- The Department may certified that modifications proposed by the committee are financially in favour of North DMC.
- The modification were only due to the change of area and no other changes were made to Reply: the original committee minutes.
 - As per the DDA letter dated 18-12-2018, the allotment will be made subject to change of landuse of area allotted. Hence, department may get the needful. The possession of the land may be ensured before that.
- As already replied in para-2 of the preamble, the Technical Committee of DDA had already approved change of landuse vide No. 34/2015-F.3(61)/2011/MP dated 26-6-2015 but was not approved by DDA Authority on the plea that land belongs to DDA. Now, the DDA has allotted the land as such request has now forwarded to DDA vide letter dated 21-12-2018. The possession of the land with the R.P. Cell and formal possession will be taken by Land & Estate Department.

As per Section 200 of DMC Act, 1957, disposal of property by way of leasing it out can be done with the approval of Corporation and Standing Committee. Therefore, the case for on PPP mode with the above-mentioned modifications is to be submitted for accord of approval by Corporation through Standing Committee in the shape of Preamble.

The case may please be submitted for accord of approval by Corporation through Standing Committee for "Construction of multi-level parking at Idgah" on PPP mode including disposal of property by way of leasing for a period of 99 years for Minimum Reserve Prices of Rs. 550.79 erore for land, as per Section 200 of DMC Act, 1957 and to authorize the Commissioner for the same.

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the commissions. Little Dor. Vikas Sadan,

Kee many two pieces of land adjoining the Old Staughter House situated at ideal Road. New Josephan, Paharganj, Delhi-O6.

Sir.

May please refer to this Deptt's letter dated 18,01.18 addressed to the Special Secretary to

26/06/2018 on the subject cited above whereby it was requested that in the meeting dated 20/10/2010 on the subject cited above whereby it was requested that in the meeting tares 26/10/2010 of DDA it was decided that the MCD (now North DMC) would return the two pieces of land measuring 18896 Sq.Yds of defunct Slaughter House to the DDA.

In this connection it is reiterated that after shifting of operation of Slaughter House to Gazipur, the then Hon'ble L.G. of Delhi vide orders dated 12/02/2010 approved the proposal of Chief Serretary for utilization of the land of defunct Slaughter House by MCD into authorized open parking. space to find a solution to the extreme parking problems in the area and this would serve the purpose of preventing encroachment and also pave the way for alternative use of the land at a future purposes and since then the open parking is running there.

It is further clarified that North DMC intends to construct a mulfillevel parking on the entire piece of land. It is also proposed that part of the land @ 25% of total area will be developed for commercial use to meet the construction cost of parking as permissible in MPD-2021 as on date.

In view of above, it is requested that allotment of 18896 Sq.Yds land to North DMC for the purpose of constructing a multilevel parking with permissible commercial components may be made ourpose of constructing a multilevel parking with permissible commercial components may be made by DDA. The ownership of piece of land missiaring 14350 Sq.Yds already vest with North DMC and this piece of land will also be utilized for the construction of said multilevel car parking as permitted under MPD-2021 please.

Addt. Dy. Commissiones(L&E)

Copy also forwarded for information to:-

The Spl. Secretary to Hon'ble LG of Delhi 7. Vice Chaleman, Delhi Development Authority

3. Secretary to Commissioner, North DMC

4. Addl. Commissioner/L&E

Chief Engylder-HI

Corpn./NDMC [15]

NORTH DITHI MUNICIPAL CORPORATION LAND AND ESTATE DEPARTMENT TTH FLOOR, DR. SPM CIVIC CENTER NEW DELHI-110002

SO DA(CSP)/L&E(N)/2018/300

Dated 26-6-2018

The Commissioner, Land Management, DDA, A-Block. First Floor, Vikas Sadan, INA, New, Delhi-110023.

Subject :- Regarding two pieces of land adjoining the Old Slaughter House situated at Idgah Road, Mundewalan, Paharganj, Delhi-06.

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May please refer to this Deptt,'s letter dated 18-1-2018 addressed to the Special Secretary of Hon ble L.G. and letters dated 13-3-2018, 23-4-2018, 11-5-2018 & D.O. letter No. 404 dt. 18-5-2018 t.3 the subject cited above whereby it was requested that in the meeting dated 26-10-2010 of DDA it was decided that the MCD (now North DMC) would return the two pieces of land measuring 18896 Sq.Yds. of defunct Slaughter House to the DDA.

In this connection it is reiterated that after shifting qf operation of Slaughter House to Gazipur, the then Hon'ble L.G. of Delhi vide orders dated 12-2-2010 approved the proposal of Chief Secretary for utilization of the land of defunct slaughter house by MCD into authorized open parking space to find a solution to the extreme parking problems in the area and this would serve the purpose of preventing cheroachment and also pave the way for alternative use of the land at a future purposes and since then the open parking is running there.

It is further clarified that North DMC intends to construct a multi-level parking on the entire piece of land. It is also proposed that part of the land @ 25% of total area will be developed for commercial use to meet the construction cost of parking as permissible in MPD-2021 as on dated.

In view of above, it is requested that allotment of 18896 Sq.Yds. land to North DMC for the purpose of constructing a multi-level parking with permissible commercial components may be made by DDA. The ownership of piece of land measuring 14350 Sq. already vest with North DMC and this piece of land will also be utilized for the construction of said multi-level car parking as permitted under MPD-2021. Sd/-

(H.K. HEM) Addl. Dy. Commissioner (4&E)

Copy also forwarded for information to :-

- Spl. Secretary to Hon'ble LG of Delhi
- Vice-Chairman, Delhi Development Authority
- Secretary to Commissioner, North-DMC
- Addl. Commissioner/L&E

Corpn/NDMC [16]

-50-

NORTH DELHI MUNICIPAL CORPORATION 14th Floor, Dr. S.P.M. Civic Centre New Delhi-110002

Phones: 23226423, 23226428

Renu K. Jagdev (IRS) Addl. Commissioner (Revenue) D.O. No. 404 Dated: 18-5-2018

Dear Sh. Rajeev Ji.

Subject :- Allotment of land to North DMC by DDA at old Slaughter House, Idgah.

May please refer to the letter dated 18-1-2018 addressed to Special Secy. to Hon'ble L.G. and letters dated 13-3-2018, 23-4-2018 & 11-5-2018 submitted by ADC (L&E) on the above-mentioned matter (Copy enclosed for ready reference).

In this regard, Sh. Pradeep Bansal, C.E.-III, North DMC visited your office on 17-5-2018 wherein it was informed that in the letter of ADC (L&E) dated 11-5-2018 there is a reference that the lands under the control and management of DIT, were allotted to various local agencies and not only to DDA. It was further informed that the documents related to allotment of this land by DIT to erstwhile DDA. It was further informed that the documents related to allotment of this land by DIT to erstwhile MCD if any, be submitted to their office along with the clarification regarding construction of multi-level parking.

In this reference, necessary documents related to Wilson Survey/IP Register entry for land measuring 14350 Sq.Yds. arc enclosed herewith. It is further clarified that as per the report of Wilson Survey 1910-12 (Sheet No. 142) the land for Idgah Road Slaughter House (14350 Sq. Yards) is owned by the MCD as per the then MWSC Decision No. 6 dated 18-8-1914 and letter No. DC-300/N dated 1-5-1926. Further, the land in two pieces abutting the existing Slaughter House ('A'-12681 Sq. Yds. & 'C'-6215 Sq.Yds. = 18896 Sq.Yds.) was transferred to the MCD vide orders of the Hon'ble LG in the 'C'-6215 Sq.Yds. = 18896 Sq.Yds.) was transferred to the MCD vide orders of the Hon'ble LG in the 'C'-6215 Sq.Yds. However, any other document related to DIT is not traceable today. Whenever traced, the same will be forwarded.

It is further clarified that North DMC intends to construct a multi-level parking on the entire piece of land. It is also proposed that part of the land @ 25% of total area will be developed for commercial use to meet the construction cost of parking as permissible in MPD-2021 as on date.

In view of above, it is requested that allotment of 18896 Sq.Yds. land to North DMC for the purpose of constructing a multi-level parking with permissible commercial component may be made by DDA. The ownership of piece of land measuring 14350 Sq.Yds. already vests with North DMC and this piece of land will also be utilized for the construction of said multi-level car parking as permitted under MPD-2021.

Since the matter is pending for a long, an early decision is solicited.

Sd/- 18-5-2018

(RENU JAGDEV, IRS)

Addl. Comm. (Revenue)

Sh. Rajeev Verma, IAS, Pr. Commissioner, L.M. & L.D., 2nd Floor, B-Wing, INA, Vikas Sadan, New Delhi.

Corpn/NDMC [17]

NORTH DELHI MUNICIPAL CORPORATION LAND AND ESTATE DEPARTMENT 7" FLOOR, DR. SPM CIVIC CENTER NEW DELHI110002

No DA(CSP)L&LIN, 120161 D-138

Date 11/6/3/2018

The Compussioner. Land Management, DIDA A Block First Floor Vikas Sadan, INA, New Delhi-110023

Regarding reconsideration the decision taken by the Authority in the meeting held in the year 2010 for land measuring 18896 Sq. Yards & land measuring 14350 Sq Yard under the Sub: ownership of North DMC.

In this connection it is elaborated that pld slaughter house was functioning or. 14359 59, ros. area of land since 1912 as per Wilson Survey Record No. 142, Khasra No. 211/36 under the then Municipality which was merged in the Municipal Corporation of Delhi in the year 1957 alongwith other Monopalities and all the land, building structures existing thereupon vest in the Municipal Corporation of Della In this connection it is also clarified that the land under control and management of DIT wereallotted to different local agencies and not only to the DDA

The land in two pieces abutting the defunct Staughter House measuring 18896 Sq. Yards were being utilized by the Staughter House and later on the said two pieces of land were transferred permanently to the MCD vide orders of the Honble LG, as decided in the 20th Meeting of the Contribution Committee of DDA held on 10/19/1975 for expension of the excludible Staughter House ordination Committee of DDA held on 10/09/1975 for expansion of the erstwhile Slaughter House

In the meeting of DDA held in the year 2010 it was clearly mentioned that the MCD would return the Nazul land measuring about 18895 Sq. Yds. of defunct Slaughter House to the DDA and not the entire land of old slaughter house. The decision of meeting was conveyed vide letter, No. TN2(63)20102

Howaver the than Hon blait. G, of Dalhi vide orders dated 12/02/2010 approved the proposal of Chief Secticlary for upitization of land of defunct slaughter house by MODING open parking to decouge in the area of Saparage than a care of Saparage than the care of Sap

In View of above; it is clear that land measuring 14350 Sq. Yard belongs to North DMC, since beginning, you hack before Wilson Survey. Was carried out in 1912. Therefore, the claim of DDA with beginning you hack before Wilson Survey. Was carried out in 1912. Therefore, the claim of DDA with ownership in landing assuring. A survey of 1550 Sq. and since the work of 1500 sq. and measuring. In 1905 Sq. and start you have been survey of 1500 sq. and measuring. In 1905 Sq. and start you have been survey of 1500 sq. and measuring. In 1905 Sq. and start you have been survey of 1500 sq. and measuring the start you have been survey of 1500 sq. and the start you have been survey of 1500 sq. and the start you have been survey of 1500 sq. and 1500 s

Rakesh Kr Meena)

Commissioner(L&E)

NORTH DELHI MUNICIPAL CORPORATION
LAND AND ESTATE DEPARTMENT
7TH FLOOR, DR. SPM CIVIC CENTER
NEW DELHI-110002

No. DA(CSP)/L&E(N)/2018/101

Date: 23-4-2018

To

The Director, Land Management, DDA, Vikas Sadan, INA, New Delhi-110023.

Subject: - Regarding land of defunct Slaughter House situated at Idgah Road, Mundewalan, Paharganj, Delhi-06.

Sin,

Please recall the discussion held in the meeting on the subject cited above. During the discussion in the meeting, the DDA claimed over the entire land where old Slaughter House was functioning under the possession of MCD being a Nazul land to have been transferred to DDA by the then Delhi Improvement Trust and requested to handover the possession of the land of entire Slaughter House for further development work.

In this connection it is elaborated that old Slaughter House was functioning on 14350 Sq.Vds. area of land since 1912 as per Wilson Survey Record No. 142, Khasra No. 211/16 under the then . Municipality which was merged in the Municipal Corporation of Delhi in the year 1957 alongwith other Municipalities and all the land, building structures existing thereupon vest in the Municipal Corporation of Delhi. In this connection it is also clarified that the land under control and management of DIT were allotted to different local agencies and not only to the DDA.

The land in two pieces abutting the defunct Slaughter House measuring 12681 Sq.Yds. & 6215 Sq.Yds. (total 18896 Sq.Yds.) were being utilized by the Slaughter House and lateron the said two pieces of land were transferred permanently to the MCD vide orders of the Hon'ble L.G., as decided in the 20th Meeting of the Coordination Committee of DDA held on 10-9-1975 for expansion of the erstwhile Slaughter House.

In the meeting of DDA held on 26-10-2010 (and Pot on 10-2-2010) it was clearly mentioned that the MCD would return the Nazul land measuring about 18896 Sq.Yds. of defunct Slaughter House to the DDA and not the entire land of old Slaughter House. The decision of meeting was conveyed vide letter No. TN2(63)2010/718 dt, 24-8-2015.

After shifting of operation of Slaughter House to Gazipur, the then Hon'ble L.G. of Delhi vide orders dated 12-2-2010 approved the proposal of Chief Secretary for utilization of land of definict Slaughter House by MCD into open parking to decongest the area of Sadar Bazaar and since then the open parking is running there. The Project Department of North DMC has drawn a proposal for construction of multi-level car parking which is still in the pipeline due to pending decision for change of landuse by the DDA.

Corpn/NDMC[19]

In view of above, the claim of EDA for entire land of old Slaughter House is not maintainable and requested that decision to return the laid to DDA in two pieces abutting the defunct Slaughter House measuring 12681 Sq.Yds. & 6215 Sq.Yds. (total 18896 Sq.Yds.) transferred permanently to the MCD vide orders of the Hon'ble LG, as decided in the 20th Meeting of the Coordination Committee of DDA held on 10.9-1975 and again decided by the Hon'ble LG vide orders dated 12-2-2010, be reconsidered in the interest of MCD as well as for exterding the facility to the General Public.

Encl.: As above.

Your faithfully

Sd/- 18-4-2018

(R.K. MEENA, ITS)

Addl. Dy. Commissioner (L&E)

Copy also forwarded for information to :-

- 1. Spl. Secretary to Hon'ble LG of Delhi
- 2. Vice-Chairman, Delhi Development Authority
- 3. Secretary to Commissioner, North DMC
- 4. Addl. Commissioner/L&E

NORTH DELHI MUNICIPAL CORPORATION LAND AND ESTATE DEPARTMENT 7TH FLOOR, DR. SPM CIVIC CENTER NEW DELHI-110002

No. DA(CSP)/L&E(N)/2018/2469

Date: 13-3-2018

To

The Commissioner, Land Management, DDA, Vikas Sadan, INA, New Delhi-110023.

Subject: Regarding land of defunct Slaughter House situated at Idgah Road, Mundewalan, Paharganj, Delhi-06.

Sir,

Your kind attention is invited to this Deptt.'s note No. Comm.(North DMC)/5164 dt. 24-10-2017 and its subsequent reminder No. L&E(N)/2018 dt. 2204 dated 18-1-2018 addressed to the Hon'ble Lt. Governor, Delhi with a request to issue suitable directions to the Vice-Chairman, DDA for review of the DDA's decision taken in the meeting held on 10-2-2010 that the MCD would return the land measuring about 18896 Sq.Yds. of defunct Slaughter House to the DDA and the Dy. Director (DDA), conveyed the decision of meeting vide letter No. TN2(63)2010/718 dt. 24-8-2015 that since the old Slaughter House of MCD was given by DDA to MCD, now the Slaughter House has been closed, this should revert to DDA and requested to handover the land in question to DDA.

Corpn./NDMC [20]

In this regard it is elaborated that defunct Staughter You've measuring 14350 Sq Yds, area or land was functioning since 1912 under the then Municipality which as merged in the Municipal Corporation of Delhi in the year 1957. The land in two pieces abutting the defenct Staughter House measuring 12681 Sq.Yds. & 6215 Sq.Yds. (total 18896 Sq.Yds.) were being utilized by the Staughter House, latterly, the said two pieces of land were transferred permanently to the MCB vide orders of the Hon ble LG as decided in the 20th Meeting of the Coordination Committee of DDA held on 10-9-1975 for expansion of the erstwhile Staughter House and the structures over the said piece of land were built by MCD on its own. The symbolic possession of two pieces of lands were handed over to the erstwhile MCD on 27-10-1975.

That after passing of 42 years of the DDA's own decision, the officers of DDA are reluctant to accept the right of the MCD over the piece of land and as such, in view to resolve the long pending issues for all times to come and delay in execution in Parking Project of MCD, it is requested that the decision dated 26-10-2010 may be reviewed and same may be intimated to this office that the two pieces of land abutting the existing MCD's Slaughter House measuring 18896 SqYds, may remain under the ownership of the North DMC. This will facilitate in finalizing the Project of Multi-Storeyed Parking to de-congested crowded area of Sadar Bazar please.

Encl. : As above.

Sdi- 13-3-2018

(R.K. MEENA, ITS)

Addl. Dy. Commissioner (L&E)

Copy also for information also to :-

- 1. Spl. Secretary to Hon'ble LG of Delhi
- 2. Vice-Chairman, Delhi Development Authority
 - 3. Secretary to Commissioner, North DMC
 - 4. Addl. Commissioner/L&E
 - (ii) Resolution No. 211 of the Standing Committee dated 15-2-2019.

Resolved that it be recommended to the Corporation that as proposed by the Commissioner in his letter No. F. 33/Engg./NDMC/395/C&C dated 9-1-2019, approval for construction of multi-level parking at Idgah on PPP mode including disposal of property by way of leasing for a period of 99 years for Minimum Reserve Price of Rs. 550.79 crore for land, and to authorize the Commissioner for the same, as detailed in the aforesaid letter and the Annexures annexed with the said letter, be accorded.

Resolution No. 323

Resolved that as proposed by the Commissioner in her letter No. F. 33/Engg./
NDMC/395/C&C dated 9-1-2019 and recommended by the Standing Committee vide
its Resolution No. 211 dated 15-2-2019, approval for construction of multi-level parking
at Idgah on PPP mode including disposal of property by way of leasing for a period of
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The motion was carried.

Sentiar Office! (S.O.)
Municipal Secretary Unice
North Delhi Municipal Corporation



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Government of National Capital Territory of Delhi

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Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Prico (Rs.

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

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DELHIMETRO RAIL OOPPORATION LIMITED

Article 58 Memorandum of Settlement

Not Applicable

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NORTH DELHI MUNICIPAL CORPORATION

DELHI METRO RAIL CORPORATION LIMITED

DELAFMETRO BAIL CORPORATION LIMITED

100 Commy Transport

(One Hundred only)



Please write or type below this line.....

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding (MoU) is executed at New Delhi on this 21st day of August, 2020 between:

North Delhi Municipal Corporation (North DMC) (through Commissioner/North DMC, Shri Gyanesh Bharti) having its office at SPM Civic Centre, Minto Road, New Delhi

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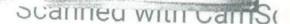
Page 1 of 7

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-110002 (hereinafter referred to as "North DMC" which term or expression shall unless excluded by or repugnant to the subject or context hereof shall mean and included its heirs, successors and assigns of the first part)

AND

Delhi Metro Rail Corporation Ltd (DMRC) (through Managing Director/DMRC, Shri Mangu Singh), a joint venture of Government of India and Government of Delhi having its office at Metro Bhawan, fire Brigade Lane, Barakhamba Road, New Delhi-110001 (hereinafter referred to as "DMRC" which term or expression shall unless excluded by or repugnant to the subject or context hereof shall mean and included its heirs, successors and assigns of the second part (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to included its successor, subsidiaries, sister or group companies, associates, affiliates, permitted assigns and representatives)).

Reference is made to the meeting held on 22-07-2019 between Commissioner, North DMC and Managing Director, DMRC in which it was decided that a general MoU should be signed between North DMC and DMRC for the execution work of integration of Nabi Karim interchange metro station of DMRC with the Multilevel Parking-cum-Commercial Complex of North DMC since both these projects are proposed to be executed at the same piece of land of Old Slaughter House, Shahi Idgah Road, Pahar Ganj, Delhi which belongs to North DMC.

- The salient features of the proposed underground Nabi Karim interchange metro station of DMRC are as follows:
- (a) The proposed Nabi Karim Metro Station of Phase-4 is planned as an underground interchange metro station for Janakpuri West-R K Ashram line and Inderlok-Indraprastha line of Phase-IV of Delhi MRTS.
- (b) The underground station consists of 4 underground levels viz. Concourse level (G-1),

 | Upper Platform Level (G-2), Interchange Level (G-3) and Lower Platform Level. The

 | upper platform at the station shall serve as platform for Janakpuri West-R K Ashram

 | line and the lower platform level of the station shall serve as platform for Inderlok
 Indraprastha line of Phase-IV.

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Page 2 of 7



c) The minimal over ground facilities required for catering the metro station shall include the entry structures, lifts, shafts and ancillary building. The approximate ground area required to accommodate the same is 900 sqm.

2. The salient features of the proposed over ground Multilevel Parking Cum Commercial Complex of North DMC are as follows:

Total Plot Area		26198 sqm (approx.)	
a) b)	Mode of Construction	PPP model through Concessionaire	
c)	Permissible FAR (as per MPD-2021)	100	
d)	Maximum Permissible Ground Coverage	66.66%	
e)	Permissible Height	15m (subject to increase based on requirement/approval)	
f)	Minimum Parking ECS	3144 nos.	
g)	Parking transferrable to North DMC post 5 years operation by the Concessionaire	2358 nos. (75% of total ECS)	
h)	Commercial Construction Permitted to the Concessionaire	Maximum 25% of total floor area or area equivalent to FAR 100 (as per clause 12.14.3.7 of MPD-2021)	
i)	Minimum Reserve Price (Upfront payment to North DMC by concessionaire)	Rs. 550.79 crores	
j)	Annual Ground Rent payable to North DMC by Concessionaire	2.5% per annum (Rs. 13.77 Crores)	
k)	Lease Duration of the Concessionaire	99 years	
1)	All costs related to construction of the Parking cum Commercial Complex	To be borne by Concessionaire in addition to the Reserve Price and the Annual Ground Rent	

3. Based on the above, the roles and responsibilities of the DMRC and North DMC to successfully execute the above integration project of Nabi Karim Interchange Metro Station with Multilevel Parking Cum Commercial Block shall be as follows:

a) DMRC shall prepare the detailed integrated design for Integration of the aforementioned structures including the detailed ground layout plans, drawings etc.

Page 3 of 7



- in coordination with North DMC. The design cost for the same shall be borne by DMRC. The final proposal and detailed drawings shall be jointly signed and approved by DMRC and North DMC representatives.
- b) Initially, DMRC shall award works for the construction of Nabi Karim Interchange Metro Station. The scope of work would include construction of the integrated Nabi Karim Metro Station along with construction of required underground substructure (such as footings, foundations etc.) lying outside the station box but required to be executed for the construction of Multilevel Parking Cum Commercial Block project of North DMC over the ground surface.
- c) The North DMC shall timely handover the whole plot of land measuring 26198 sqm. in a vacant condition free from all encumbrance for the work described at para 1 above. Further, any legal issues regarding the same shall be handled by North DMC.
- d) DMRC through its contractor, shall then execute the work of construction of integrated Nabi Karim Metro Station (including associated at ground structures such as entries, lifts, shafts, ancillary building etc.) and required underground structure for further undertaking the work of Multilevel Parking Cum Commercial Block Project over the surface. The cost for all of the above work shall be borne by DMRC. DMRC shall keep North DMC harmless from all these operations of execution of work of construction of integrated Nabi Karim Metro Station (including associated at ground structures) and North DMC will not bear any responsibility towards such execution/construction.
- e) DMRC shall further initiate the process of finalizing a concessionaire for taking up the works of the Multilevel Parking Cum Commercial Block Project of North DMC by floating the RFP (Request for Proposal) duly approved by the North DMC. Although the whole process till finalizing the Concessionaire shall be the joint responsibility of the DMRC & North DMC, the concessionaire agreement shall be signed between the North DMC and the Concessionaire and the responsibility of DMRC in this matter shall only be limited up to the processing and finalization of the Concessionaire. However, the decision of North DMC in any of the matters post finalization of the Concessionaire shall be final and binding on the Concessionaire.
- f) During the process of finalizing the Concessionaire, North DMC shall nominate its representative(s) to be a part of the Committee(s) formed for the same. Also, all

Page 4 of 7

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the Concessionaire documents shall be jointly prepared by DMRC & North DMC prior to floating of the RFP (Request for Proposal) and shall be duly approved by the North DMC.

- the remaining works regarding the execution of Multilevel Parking Cum Commercial Complex Project shall be got executed by the North DMC through their Concessionaire and DMRC shall not bear any responsibility regarding the same. All the works of the Multilevel Parking Cum Commercial Complex Project shall be strictly executed as per the initially approved structure (as brought out in para 3(a) above) and no deviation to the same shall be done. It is clarified that the prime & sole responsibility of supervision for the execution works of Multilevel Parking Cum Commercial Complex Project shall lie with the North DMC however, DMRC shall additionally continue their supervision to such an extent to ensure that the execution works of Multilevel Parking Cum Commercial Complex Project is carried out in such a way as it may not damage the structures pertaining to Nabi Karim Metro Station undertaken by the DMRC. Also, DMRC shall not make North DMC responsible for any damage caused by concessionaire to the property of DMRC while constructing such multilevel parking cum commercial complex.
- h) Once the DMRC completes the construction works as brought out in para 1 above, it shall restore the ground area as per the jointly agreed restoration plan. The whole plot of land shall then be handed over back to North DMC except those areas wherein the over ground structures of Nabi Karim Metro station such as entries, lifts, shafts and ancillary building are located.
- i) The land required to be acquired by the DMRC for its permanent at ground structures such as entries, lifts, shafts and ancillary building etc. shall be permanently handed over by North DMC to DMRC on the existing prevailing rates plus additional cost of land incurred by North DMC and annual lease rent @2.5% of the total amount.
- j) DMRC and North DMC would take all steps for smooth and successful execution of the project in a specified and time-bound manner as per agreed time schedule.
- k) DMRC and North DMC jointly agree and are severally responsible to each other for providing all such information support and inputs as necessary for the success of this project.

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Page 5 of 7



- 1) DMRC and North DMC will be responsible and would make all efforts to get approval from various local bodies for their respective projects.
- m) The jointly agreed time frame as proposed to carry out the aforementioned project is enclosed as Annexure-A to this MOU.



4. DISPUTE RESOLUTION

Any dispute arising between the parties (DMRC & North DMC) is to be resolved mutually. Both parties may nominate an officer in the rank of Chief Engineer for settlement of the dispute. However, if the dispute remains unsettled even after Ninety (90) days of receipt by one party of the other party's request for such amicable settlement, the same may be referred to Director/DMRC and Commissioner/North DMC whose decision on the matter shall be final and binding on all the parties.

On behalf of North DMC

On behalf of DMRC

In witness thereof:

1. SANDIV KUMAR

2. SAURABH SHARHA
PM-3A, ZMRC

13. S. C. ANYO EE [PU] ESPZ North DMC Sty 27027 2020.

Page 6 of 7

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Proposed Time Frame for Construction of Integrated Nabi Karim Metro Station of DMRC along with Multilevel Car Parking Cum Commercial Block of North DMC

5.No.	Activity	Proposed - Duration	Timeline with Proposed Commencement & Completion Schedule
1	finalizing the tender for the construction of underground integrated Nabi Karim Metro Station by DMRC	6 months	August, January, 2020 2021
2	Time to Construct the Integrated Nabl Karim Metro Underground Station by DMRC	3.0 years	January, 2021 Z024
3	Inviting Bid & Finalization of Concessionaire for the construction of Automated Car Parking and Commercial Space above ground of North DMC	2.0 years	January, January, 2024
4	Time for Construction of Automated Car Parking and Commercial Space above ground by North DMC	1.5 years	January, 4 July, 2025

Bhail

On Behalf of North DMC

On Behalf of DMRC

Annexure-E

NORTH DELHI MUNKTPAL CORPORATION TOWN PLANNING DEPARTMENT

E-Block, 13th Floor, Civic Centre, Minto Road, New Delhi-110002

(in 11 (i) 2632

Dated 18 on 9

The Commissioner (Plg.) Delhi Development Authority, Vikas Minar, LP Estate. New Delhi-110002.

Sub - Relaxation in height for construction of multilevel parking at Old Idgah Slaughter House on the land of approximate area 226197.46 sqm. (6.87 Acres).

This is with reference to the DDA'S allotment cum demand letter No. 1.23(13)17/11/11798 dated 18.12.2018 vide which the land measuring 14199.46 sqm has been allotted to North DMC for construction of multi-level parking at Old Idgah Slaughter House. Accordingly the Engineering Deptt., of North DMC has proposed the construction of multi-level parking on the entire land measuring 26197.46 (11998 sqm in possession of MCD and 14199.46 sqm allotted by DDA) at Old Idgah Slaughter House. The change of landuse of the aforesaid site has been approved by the Technical Committee from residential to "Transportation" (Multi-level Parking) vide item No.34/TC/2015 dated 26.06.2015.

Based on the suggestion and examination the Engg. Deptt., North DMC has proposed relaxation in the maximum height for multilevel parking at Old Idgah Slaughter House from 15mtr to Non-Restricted (N.R). Accordingly, please find enclosed the agenda prepared for consideration of Technical Committee.

Land As above

Yours faithfully,

Chief Town Planner

Opy to:
1 Dy. Director (Plg.), Area Planning (Zone A), Vikas Minar, LP Estate, Delhi Development Authority, New Delhi-110002.

Daytime parking mapping_ldgah

40% to 60% € All items

60% to less than 80%

Q All items

80% to less than 100%

Q All items

more than 100%

Q All items

Boundary

Polygon 1

20% to less than 40%

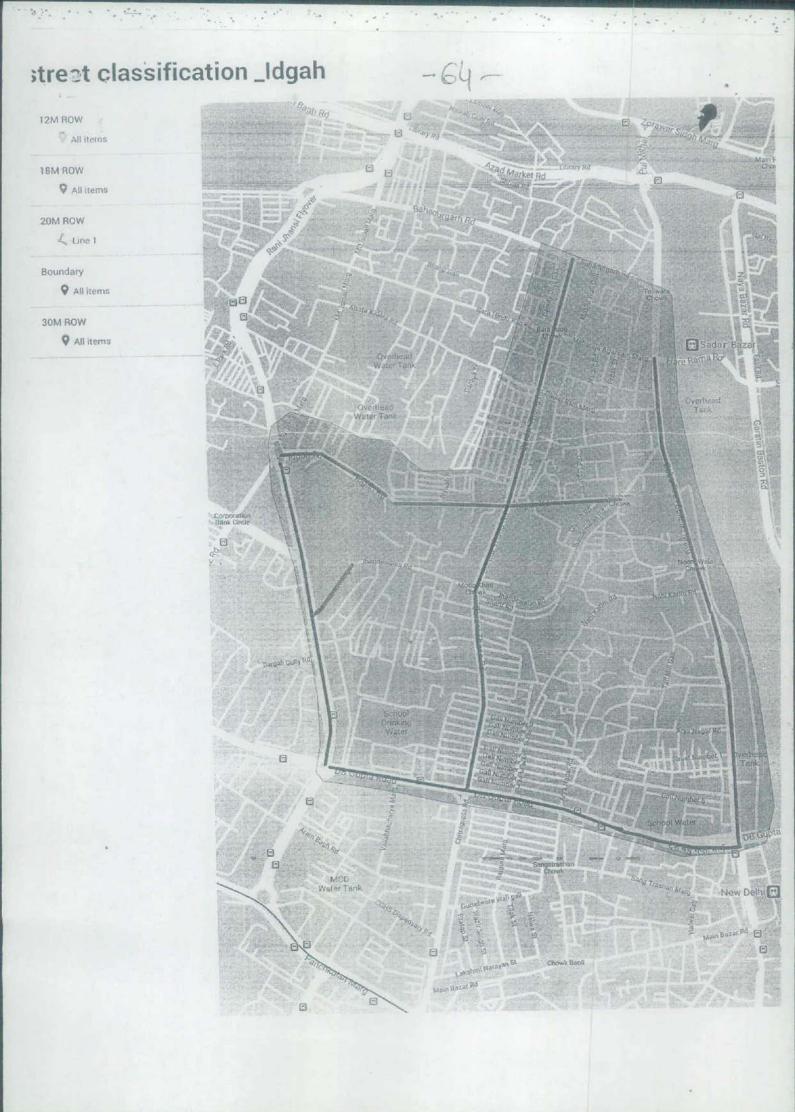
All items

Existing surface parking

△ 300 ecs

Q 150 ecs







All items

18M ROW

Q All items

20M ROW

Q All items

30M ROW

All items

proposed MLCP

(2) Idgah Rd. slaughter House

Dr

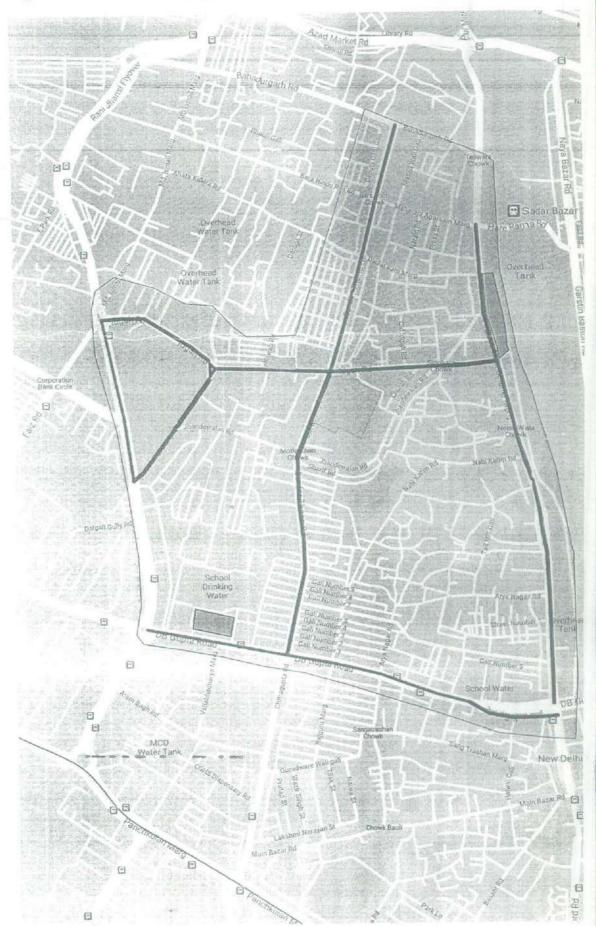
ii. Idgah & Babu Ram Solaanki marg junction MCD Parking

DB Gupta rd. RG Complex

ldgah Rd. MCD SP Zone office Site

Boundary

Polygon T



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Parking Management Area Plan Calculations for Idgah road MCD SP Zone office, Slaughter House &Babu Ram Solanki marg and Idgah road Junction MCD parking major road aroundSadar Bazar Area



North DMC has initiated proposals for construction of Multilevel Parking at Idgah road MCD SP Zone office & Slaughter house(Slaughter house plot occupied by Vendor surface level parking), Babu Ram Solaankimarg MCD Parking land, DB Gupta Road RG Complex land these proposals have been taken up asper the directions of Delhi High Court and Chief Secretary, GNCTD.

A Study of the existing as well as proposed parking has been carried out by North DMC Departmentally Details of the study and outcomes are as under:

- All the Major roads around Idgah and Sadar BazarIdgah road and Ram kumarmarg, Sardar Thana Road/Deshraj Bhatia marg, DungermalSurana Marg, Babu Ram Solanki marg are considered for parking management area plan.
- Size of each ECS is 2.1m by5m. One car can be parked per ecs and one 2-wheeler is equal to 0.25 ECS.
- Daytime Parking Count (in ECS)
 Car Parking
 Total ECS:

3601 ECS

Potential of available on-street parking slots (daytime)
 30m ROW, 20m ROW (50% both side parallel parking)

Total length of street	1.51 km
Road length with parking slots	0.755km
No. of parking slots	302

18m ROW (35% both side parallel parking)

Total length of street	4.447km
Road length with parking slots	1.556km
No. of parking slots	622

12m ROW (35% one side parallel parking)

Total length of street	0.498km
Road length with parking slots	0.174km
No. of parking slots	35

Total parking slots on streets

= 302+622+35 =959 ECS

- 67.

- 5. Proposed Multi-level parking.
 - A. Idgah RoadSlaughter house Total ECS:=3144 ECS
 Required for proposed commercial development: = 786 ECSNet effective parking
 available after construction: = 3144 786=2358 ECS
 - B. Idgah road and Babu Ram Solanki margJunction MCD Parking Total ECS = 174 ECSRequired for proposed commercial development: = 44 ECS Net effective parking available after construction: = 174 - 44 = 130 ECS
 - C. MCD SP Zone office Site surface parking Total ECS: = 65 ECS
 - **D.** DB Gupta Road RG Complex Total ECS = 318 ECS Required for proposed commercial development: = 80 ECS

Net effective parking available after construction: = 318 - 80 = 238 ECS

CONCLUSION (Daytime Parking)

A. Available Parking spaces

On Street Parking: 959 ECS

B. Proposed for construction:

AtSlaughter house land: 2358 ECS

At Railway lineMCD Parking: 127 ECS

At MCD SP Zone office land: 270 ECS

At RG Complex land: 252 ECS

Total Proposed additional ECS: 2791 ECS

(The proposed ECS of 2791 No. is after deducting the future requirement of parking spaces for commercial spaces under development, which is estimated at 910 ECS).

- C. Total availability of parking after construction of 04 multilevel parkings: 3750 ECS
- D. Present requirement of Parking spaces: 3601 ECS

In view of above, the existing parking requirement of the area, calculated as 3601 ECS cannot be met with theavailable parking spaces of 959 ECS. After construction of proposed multilevel parkings at Slaughter house, MCD SP Zone office& Railway lineMCD Parking land, RG Complex land available parking ECS shall be about 3750 ECS. Thus, proposed construction of 04Multilevelparkings is justified considering the present requirement of parking as well as future enhancement in Parking requirements.

Annexure = G

NORTH DELHI MUNICIPAL CORPORATION TOWN PLANNING DEPARTMENT

E -Block, 13th floor, Civic Centre, Minto Road, New Delhi-110002

No:TP/G/2020/go7

Dated: 2 9 2020

To.

The Commissioner (Plg.) 5th Floor, Vikas Minar, I.P. Estate, Delhi Development Authority, New Delhi-110002

Subject: Regarding change of landuse and relaxation in height for construction of multilevel parking at Idgah Road in Delhi(Other than Walled City) area.

Madam,

This is in continuation of this office letters dated 21.02.2020 & 25.08.2020 requesting DDA to place the case in the Technical Committee Meeting. As per the discussion held with the officers of DDA, the modified agenda along with details of MoU between North DMC and DMRC with justification of height relaxation is being forwarded to DDA with the request to kindly place the proposal in the upcoming Technical Committee Meeting.

Encl: As above

Chief Town Planner

Copy to:

1. CE-II: 8th floor, Civic-Centre, Minto Road for kind information.

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By eis (Plg.) A+B

ITEM No. 35/70/20

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DRAFT AGENDA FOR TECHNICAL COMMITTEE

No. F.20(2)/2005-MP

Sub: Proposal for change of land use of land measuring about 5.76 Acres for expansion of essential facilities at Institute of Liver and Billiary Sciences Semi-Public' (PS1) falling in Planning Zone-J.

1.0 BACKCROUND

1.0 BACKGROUND:

1.1 Chief Secretary, GNCTD vide letter dated 24.01.2014 requested to allot 6 acres of additional land to Health and Family Welfare Department for The CLU of land and facilities at ILBS (Annexure-'A').

1.2 The CLU of land measuring 6.5 Ha. was notified vide S.O. 1542 (E) dated 24.06.2008 and corrigendum S.O.559 (E) dated 26.02.2009 from (Institute of Liver and Biliary Sciences including internal road circulation) and respectively.

1.3 Additional Institute of Liver and Biliary Sciences including internal road circulation) and respectively.

1.3 Additional land measuring 2.9 Ha. was allotted to ILBS for Phase- II development of the Hospital on 21.03.2012

1.4 On the request of ILBS, land measuring 2963 sqm. was approved by Screening Committee dated 02.09.2014 for Residential purpose.

1.5 Request for allotment of additional 2.39 Ha. (5.9 acres) was made by ILBS essential facilities at ILBS.

In the 2nd Technical Committee meeting held on 24.02.2020, the proposal for aliotment of additional land of 5.9 Acres to GNCTD for expansion of ILBS provision for National/ City level health facilities should also be considered specially medical facilities can be developed in the larger public interest.

2.0 EXAMINATION:

On the request of IL Deptt., Planning Deptt. DDA vide letter dated 02.08.2019 requested Department of Health and Family Welfare, GNCTD to submit the agenda for Technical Committee for Change of land use The same has been received from Deptt. of H&FW, GNCTD, MoH vide letter dated 29.07.2020. (Annexure-181)

T.S.S. of the site of an area 5:89 Acres has been received from Engineering
 U. Department, DDA vide letter dated 17:07:2020 (Annexure- 'C').

2.3 IL Department, DDA vide letter dated 18.02.2020 has allotted the aforesaid 5.9 Acres of land to Health & Family Welfare, GNCTD for further use by ILBS

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for creation of essential facilities at Vasant Kunj. The same land was handed over to GNCTD on 15:07:2020.

- 2.4 As per minutes of 310th Screening Committee meeting of DDA held on 20.12.2012, it was decided that for better connectivity and access to emergency services, the proposed alternate access road of 18 m width from Mehrauli Mahipalpur road to ILBS to be extended to Mehrauli Gurgaon road maintaining the same road width of 18m R/W passing through the existing road of 6-8 m.
- 2.5 The space for proposed 18 m R/W road is to be excluded from the allotted 5.9 Acres of land. So, the total area for CLU comes out to be approximately 5.76 Acres (Annexure- 'D').

3.0 INFORMATION REQUIRED BY MOHUA (MOUD) VIDE LETTERS DATED 07.04.2015, 04.09.15 & 17.06.2016 -

(Below information is received from Deptt. of H&FW, GNCTD, MoH vide letter dated 29.07.2020.)

SI. No.	Information sought by MoUD	o. K-13011/3/2012-DD-IB dated 07.04.15: Point-wise information
(i)	Whether the land is Government or private and who is the land owning agency?	Government Land. Health & Family Welfare Deptt., GNCTD is the land owning agency.
		Health and Family Welfare Deptt. of Govt. of NCT of Delhi vide letter dated 8/1/H&FW/Infra/Misc /2020/# CD142594554/ JS3HFW-1136/1140 dated 10.07.2020 issued directions for handing over of the above referred land to ILBS through DGHS.
		The process of handing over of land by DDA and Taking over of the land by It:BS has also been completed on 15/07/2020 in the presence of Dr. Amita Mankatala, CDMO, SD/ Authorized representative DGHS as per approval of the H&FW Department
ii)	On whose request the change of land use case or modification to MPD-2021 has been initiated?	Health and Family Welfare Deptt. of Govt. of NCT of Delhi has handed over the possession of the reference land to 4LBS for creation of essential medical facilities vide tetter dated 8/1/H&FW/Infra/Misc/2020/#D1125945

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		54/JS3HFW-1136/1140dated 10.07.2020 as detailed above.
		Accordingly, proposal is being submitted by ILBS for the Change of Land Use (CLU) to enable the creation of essential facilities in larger public interest.
(iii)	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	
(iv)	What is the public purpose proposed to be served by modification of MPD and/or change of land use?	The proposal will facilitate providing the Tertiary health care facilities in the field of liver and Biliary diseases to the community from Delhi & the Country at large. This will also boost the super specialized higher education and research in the field of liver and biliary diseases.
(v)	What will be the impact of proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans and policies?	No negative impact is envisaged.
(vi)	What will be proposal's impact/implications on general public e.g. Law and order etc?	No Law and Order issue is anticipated.
(vii)	Whether any court cases are ongoing on the land mentioned in proposal? Full details be attached.	No court case is pending as per available records.

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SI.	Information w.r.t. MoUD's letter N	Point-wise information	
(i)	Back ground note indicating the current situation/provisions;	The Institute of Liver and Biliary Sciences (ILBS) has been established by the Government of the National Capital Territory (NCT)	

of Delhi as an Autonomous Super-Specialty Medical Institute and Hospital under the Govt. of NCT of Delhi with the objective to provide a comprehensive set up for diagnosis and treatment inclusive of a centre for advanced dedicated research in the field of Liver and Biliary Diseases. The institute is the first Liver University in the World and has also been granted Deemed-to-be-University status by the University Grants Commission (UGC) under Section 3 of the UGC Act, 1956 under de-novo category through the Ministry of Human Resource Development, Government of India in 2009

- 2) The allotment of additional land was needed for the development activities that has arisen for undertaking construction activity for expansion and development of the additional facilities at ILBS such as Hostels for students, Residential Accommodation for Faculty, Staff of ILBS and Patient's relatives for their overnight stay, waiting hall for patients & attendants, Convenience centre, containing small shopping area for essential facilities for the residential staff, Library and associated facilities, parking of vehicles as per the new MPD 2021 norms, development of external infrastructure and facilities, additional beds for Hepatology, liver and bilio-pancreatic surgeries, Nephrology and renal transplant, Oncology, Blood Bank Transfusion services, Laboratory and metabolic facility block and Organ Bank etc.
- The requirement was duly considered by the Government of Delhi. Accordingly, Chief Secretary, GNCTD cum- Chairman, ILBS vide D.O.
 F.1/2/L&B/7/ILBS/Adm/2009/ 528

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24.01.2014 and dated subsequently, Pr. Secy (H&FW), GNCTD vide D.O. letter no. Prsecyhfw/315/CD-000249478 dated 23.07.2019 requested DDA for the allotment of additional land in the close vicinity of the Institute. Considering the request, the 5.9 acre of land was allotted by DDA vide Demand-cum-allotment letter F. No bearing dated 22(16)/98/IL/DDA/Pt./230 18.02.2020. 4) Health and Family Welfare Deptt, of Govt. of NCT of Delhi vide letter 8/1/H&FW/Infra/Misc/2020/ #CD112594554/JS3HFW-1136/1140 dated 10.07.2020 issued directions for handing over of the above referred land to ILBS through DGHS. The process of handing over of land by DDA and Taking over of the land by ILBS has also been completed on 15/07/2020 in the presence of Dr. Amita Mankatala, Authorized SD/ CDMO. representative DGHS as per copy placed opposite. 5) Accordingly, the Change of Land Use of land measuring about 5.9 Acres from 'Residential to 'Public and Semi-Public under MPD 2021 is required. ILBS is an autonomous body under the GNCTD. Additional land is required for creation of essential facilities as

(ii) Whether similar proposals have earlier been considered by DDA/ Ministry and/or disposed, and if

specific

yes, when and how;

were

the recommendations of the Authority with regard to the proposal;

How and why the proposal was

(iii) What

initiated:

detailed in the background note as above. Considering the request of the

Institute, the Chief Secretary, GNCTD

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		has requested the DDA for undertaking construction activity for the development of the Institute for which change of land use from Residential to Public & Semi-public is required. Accordingly, the proposal has been initiated.
(v)	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof;	Tertiary health care facilities in the field of liver and Biliary diseases to the community from Delhi & the Country at large. This will also boost the super specialized higher education and research in the
(vi)	What are the expected short-term and long-term outcomes if the proposal is approved and implemented;	Tertiary health care facilities in the field
(vii)	How the proposal will benefit in the development and economic growth of the city;	The proposal will facilitate providing the Tertiary health care facilities in the field of liver and Biliary diseases to the community from Delhi & the Country at large. This will also boost the super specialized higher education and research in the field of liver and biliary diseases.
n o p th	What are the provisions corresponding to the proposed policy / changes in other netropolitan cities in India and other countries, and if those rovisions differ from the proposal nen why are they not considered oppropriate for Delhi;	

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(ix)	What will be the public purpose served by the proposed modification.	The proposal will facilitate providing the Tertiary health care facilities in the field of liver and Biliary diseases to the community from Delhi & the Country at large. This will also boost the super specialized higher education and research in the field of liver and biliary diseases.
(x)	What is the number of people/ families/household tikely to be affected by the proposed policy;	The proposal will facilitate providing the Tertiary health care facilities in the field of liver and Biliary diseases to the community from Delhi & the Country at large. This will also boost the super specialized higher education and research in the field of liver and biliary diseases.
-(xi)	Whether the proposal is in consonance with the existing plans, laws, bye-laws, rules, etc.;	Yes
(xii)	Whether the implementation of the proposal will require changes in certain rules, provisions of Master Plan, etc., and if yes, what action has been taken to bring about such changes;	
(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;	
(xiv)	Whether the relevant guidelines/orders of DOP&T, Ministry of Finance and other nodal Ministries/Departments were taken into account while preparing and examining the proposal and;	The issue of change of land use is not related to any guidelines/orders of DOP&T, Ministry of Finance and other nodal Ministries/ Departments.
	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 in DDA is Sh. Ajay Kr. Saroj, Dir.(Plg.) UC & J In-charge, DDA, Vikas Minar, New Delhi (Contact No.: 8010509889)

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	S No		No. K-13011/3/2012-DD-IB dated 17.06.2016 Point-wise information
	(i)	What is the change proposed in MPD-2021/Change of landuse case?	The Change of Land Use of land measuring about 5.9 Agres from 'Residential to 'Public and Semi-Public' under MPD 2021.
	(ii)	Why the change is proposed i.e. the context and justification?	policy advertised on 01.05.2008 for
			regularization of bonafide institutions nor covered under Regulation for enabling planned development for privately owned land notified on 04.07.2018. So, the matter is being processed for CLU.
	(iii)	With the proposed changes /amendments, who are going to be benefitted? A tentative statistics or details who will be benefitted should be given?	The proposal will facilitate providing the Tertiary health care facilities in the field of liver and Biliary diseases to the community from Delhi & the Country at large. This will also boost the super specialized higher education and research in the field of liver and biliary diseases.
Omi-	(iv)	How they are going to be benefitted from the proposed amendment/ change?	The development of the Institute (ILBS) will benefit the community at large by providing the Tertiary health care facilities in the field of liver and Biliary diseases.
			Presently, ILBS is designated as a COVID-19 testing centre for testing the samples through two labs setup in the Institute. Country's first plasma bank has also recently been set up by Government of Delhi at ILBS on 02.07.2020 to pool in plasma from people who were recovered from Covid-19 so that moderately ill patients can avail plasma for better and faster recovery.

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4.0 PROPOSAL:

It is proposed to change the land use of land about 5.76 Acres for expansion of essential facilities at ILBS, Vasant Kunj, New Delhi from "Residential" to "Public and Semi-Public" falling in ZDP of Zone-J / MPD-2021, under section 11-A of DD Act, 1957.

5.0 RECOMMENDATIONS:

In view of above, the proposal as given in Para-4.0 is placed before the Technical Committee for consideration. Based on recommendation by the Technical Committee, the proposal of change of land use to be placed before the Authority for consideration and giving permission to invite objections / suggestions from the public as per provisions under Section 11(A) of DD Act-1957.

Addl. Commissioner (Plg.)

Projects

Director (Plg.) UC&J (in-charge) Asstt. Dir. (Plg.) Zone-J R SRIVASTAVA, IAS





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D.U.NO.F.712/LGB/7/ILB8/Adm/2009/ S January 24, 2014

Jean budy meles

The Institute of Liver & Jilliary Sciences (ILBS) has been established by the Government of NCT of Dolhi as an autonomous super-specialty medicalcum-research Institute for the treatment of liver and billiary cispases, at D-1, Vasant Kunj, New Delhi.

I have been apprised that there is a need for allotment of additional land for the cavatopmental activities of his institute and that this has been considered and in-principle agreed to by 30A in various meetings and torrespondence, wherein the remainment of adults of lend measuring around 13 agrees has been projected by the unaffule, duly supported by the riearth & Family Welfare

I understand that there has been availability of approx. 7 agres land with DDA including 1 agre encumberage has lend against gate No. 4 of the Institute and 6 sures additional land in the color matter of Maera School & Others vs. LG & Others composition are conding, of which have been completed by the LAC. South and the possession of the and has been handed over to DDA an

i would request you to look into the matter and issue appropriate. directions for adjoint of above referred land to the Health & Camily Welfare Decarbeant, GNCTD, being the Administrative Denadorant, for expansion of essential tabilities of N.DS at the page st. in the best for the over the server of the

Yours sincerely.

Garani . (31 Selvestona)

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31/7/20.



Institute of Liver & Biliary Sciences (An Autonomous Society under Government of NCT of Delhi)

Dr. S. K. SARIN

्रिक्षक (योजना) Director

| Director | 10 के न भी (बु. हे.) | 10 b न भी (बु. हे.) | 10 b न भी (बु. हे.) | 10 b न भी हों है.) | 10 b न भी हों है. | 10 के न भी (बें हे.) | 10 के न भी हों हों है. | 10 के न भी हों है. | 10 के न भी हों हों है. | 10 के न भी है. | 10 के न भी हों है. | 10 के न भी है. | 10

July 29, 2020

At the outset, I express my sincere gratitudes for expediting the allotment and possession of 5.9 Acres land to H.BS for creation of essential facilities.

The process of handing over of the subject land by DDA and taking over by ILBS has been completed on 15th July, 2020 in presence of Officers from DDA, DHS and ILBS.

However, for the purpose of starting the construction of essential facilities on the subject land, change of land use from Residential to Public & Semi-Public under MPD 2021 is required.

In this regard, a communication has been received from the Director, Planning In- Charge (Planning Zone & UC Cell), DDA vide email dated 15.07.2020 for seeking information to be placed before the Technical Committee of DDA for change of land use measuring 5.9 Acres trom "Residential to "Public & Semi Public"

Accordingly, the requisite information in standard format is enclosed herewith with the request to issue appropriate directions to the Concerned Officers in DDA for placing the same before the Technical Committee of DDA for change of land use on priority so that the construction of essential facilities on the subject land could be commenced at an early date.

With kind regards.

Sh. Anurag Jain, 4AS Vice Chairman. Delhi Development Authority, Vikas Sadan, INA, New Delhi.

ANNEXURE

Proposal for change of land use of 5.9 Acres land from "Residential to "Public & Semi Public" allotted for creation of essential facilities at ILBS, Vasant Kunj, New Delhi.

1.0 BACKGROUND:-

- 1. The Institute of Liver and Biliary Sciences (ILBS) has been established by the Government of the National Capital Territory (NCT) of Delhi as an Autonomous Super-specialty Institute, under the Societies Registration Act - 1860, New Delhi, Institute was formally inaugurated by the then Hon'ble CM, Delhi on 14th January, 2010. The Institute is equipped with all the latest and advanced facilities and highly qualified faculty to meet its objectives. The facilities and services available at ILBS includes Emergency services, Out-patient department, Day care services, In- patient services comprising of Hepatology, gastroenterology, nephrology, respiratory medicine, Surgical Services including HPB Surgery, urology, Liver transplant and Kidney Transplant services, Oncology & Radiotherapy Services, Blood bank and Lab services.
- 2. 1LBS is the first NABH and NABL Accredited autonomous Institute in the Govt. Sector offering highly skilled and complicated surgeries including liver & renal transplants. (LBS has also been designated as a WHO Collaborating Centre (WHOCC) on Viral Hepatitis and
- 3. ILBS has also been granted Deemed-to-be-University status by the University Grants Commission (UGC) under Section 3 of the UGC Act, 1956 under de-novo category through the Ministry of Human Resource Development, Government of India in 2009 and is the first Liver University in the World.
- 4. On the Academic front, the Institute is successfully conducting unique post-doctoral Courses in Hepatology (DM), Organ Transplant Anesthesia and Critical Care (DM) & Pediatric Hepatology (DM) and Hepato-Pancreato-Biliary Surgery (M.Ch), Ph.D Courses and Short Term Training Programs (PDCC) for the aspiring and eligible medical and research Scholars. Further, innovative courses such as DNB (Nephrology) and M.Sc Nursing courses have been introduced in this institute for the aspiring doctors and nursing students.
- 5. The Institute is unique in the Govt. Sector and has achieved national recognition and till date, has undertaken 653 liver transplants and 221 renal transplants. The institute has also taken a lead in organ donation program including awareness.
- 6. Recently, the Institute has been designated as a COVID-19 testing centre for testing the samples through two labs setup at ILBS. Further, ILBS Virology Lab has been recognized as 1 in 6 for RT-PCR-and has Bio-safety Level-3 Lab, centre is working in extended hours fighting this pandemic. The Country's first plasma bank has been set up at the Institute of Liver and Billiary Sciences (ILBS) by GNCTD which was dedicated to nation by Hon'ble CM of Delhi on 02.07.2020 to pool in plasma from people who were recovered from Covid-19 so that moderately ill patients can avail plasma for better and faster recovery.
- 7. For creation of additional facilities at ILBS, formal request was made to DDA for allocation of additional land vide D.O. letter of Chief Secretary, GNCTD cum-Chairman, ILBS vide no. D.O. No. F.1/2/L&B/7/ILBS/Adm/2009/ 528 dated 24.01.2014 (Annexure - A).



- After a long legal battle with M/s Meera Sahni & Ors, Hon'ble High Court of Delhi had dismissed the petitioner's application & Others Vs Hon'ble LG of Delhi on 09th July 2019, wherein, ILBS was also an interested party. Subsequently, Hon'ble Supreme Court has also upheld the order of Hon'ble High Court dated 09.07.2019 on 22nd July, 2019, resulting in vesting of land with DDA. The Pr. Secy (H&FW), GNCTD has also requested to DDA for the allotment of this land vide D.O. letter no. Prsecyhfw/315/Cd-000249478 dated 23.07.2019 (Annexure - B).
- Considering the request of ILBS, DDA has allotted the aforesaid 5.9 Acres of land to Health & Family Welfare, GNCTD for further use by ILBS for creation of essential facilities at Vasant Kunj vide Demand-cum-allotment letter bearing No F. 22(16)/ 98/IL/ DDA/Pt./230 dated 18.02.2020 issued by the Deputy Director (4L), DDA (Annexure - C).
- 10. In this regard, the payment amounting to Rs. 34,66,54,840/- including ground rent and documentation charges had been made through a demand draft bearing number 063197 dated 31.03.2020 of HDFC bank, Vasant Kunj, New Delhi in favour of DDA which was deposited vide challan no. 915451 dated 07.04.2020 in the State Bank of India, INA, Vikas Sadan, New Delhi (Annexure - D).
- 11. Health and Family Welfare Deptt. of Govt. of NCT of Delhi vide letter dated 8/1/H&FW/Infra/Misc/2020/#CD112594554/JS3HFW-1136#1140 dated 10.07.2020 issued directions for handing over of the above referred land to ILBS through DGHS (Annexure - E). In pursuance, the process of handing over of land by DDA and taking over of the land by ILBS has also been completed on 15/07/2020 in the presence of Dr. Amita Mankatala, CDMO, SD/ Authorized representative, DGHS as per copy placed at Annexure -
- 12. Meanwhile, a communication has been received from the Director, Planning In- Charge (Planning Zone & UC Cell), DDA vide email dated 15/07/2020 requesting Deptt. of H&FW, GNCTD to submit agenda for Technical Committee, DDA for change of land use measuring 5.9 Acres from "Residential to "Public & Semi Public" for ILBS in standard format along with requisite information in respect of letter no. F.20(2)/2005-MP dated 02:08.19 with respect to questionnaire of MoIJD's letters dated 07.04.2015, 04.09.2015 & 17.06.2016 (Annexure -
- 13. Accordingly, information required in respect of questionnaires of MoUD is as under -
- (A) Information in respect of questionnaire of MoUD vide letter No. K-13011/3/2012-DD-4B-dated 07.04.2015.

Information sought by MoUD 110.

Point-wise information

Government or private land owning agency. and who is the land owning agency?

Whether the land is Government Land Health & Family Welfare Deptt., GNCTD is the

Health and Family Welfare Deptt. of Govt. of NCT of Delhi vide letter dated 8/1/H&FW/Infra/Misc /2020/# CD112594554/ JS3HFW-1136/1140 dated 10.07.2020 issued directions for handing over of the above referred land to ILBS through DGHS.

The process of handing over of land by DDA and Taking over of the land by 4LBS has also been completed on 15/07/2020 in thepresence of Dr. Amita Mankatala, CDMO, SD/ Authorized representative DGHS as per approval of the H&FW Department



On whose request the change of land use case or modification to MPD-2021 has been

initiated?

Health and Family Welfare Deptt. of Govt. of NCT of Delhi has handed over the possession of the reference land to ILBS for creation of essential medical facilities vide letter dated B/1/H&FW/Infra/Misc/2020/# CD112594554/JS3HFW-1136 /1140 dated 10.07.2020 as detailed above.

Accordingly, proposal is being submitted by ILBS for the Change of Land Use (CLU) to enable the creation of essential facilities in larger public interest.

(iii) Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.

Information to be provided by the DDA

(iv) What is the public purpose proposed to be served by modification of MPD and/or change of land use?

The proposal will facilitate providing the Tertiary health care facilities in the field of liver and Biliary diseases to the community from Delhi & the Country at large.

(v) What will be the impact of proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans and policies?

This will also boost the super specialized higher education and research in the field of liver and biliary diseases.

No negative impact is envisaged.

impact/implications on general public e.g. Law and order etc?

(vi) What will be proposal's No law and order issue is anticipated.

cases are ongoing on the land mentioned in proposal? Full details be attached.

(vii) Whether any court No court case is pending as per available records.

- (B) Information in respect of questionnaire of MoUD vide letter no. K-13011/3/2012-DD-I dated 04.09.2015.
- Back ground note indicating the current situation/ provisions;
- 1) The Institute of Liver and Biliary Sciences (ILBS) has been established by the Government of the National Capital Territory (NCT) of Delhi as an Autonomous Super-specialty Medical Institute and Hospital under the Govt of NCT of Delhi with the objective to provide a comprehensive set up for diagnosis and treatment inclusive of a centre for advanced dedicated research in the field of Liver and Billary Diseases. The institute is the first Liver University in the World and has also been granted Deemed-to-be-University status by the University Grants Commission (UGC) under Section 3 of the UGC Act, 1956 under de-novo category through the Ministry of Human Resource Development, Government of India in 2009.



- 2) The allotment of additional land was needed for the development activities that has arisen for undertaking construction activity for expansion and development of the additional facilities at ILBS such as Hostels for students, Residential Accommodation for Faculty, Staff of ILBS and Patient's relatives for their overnight stay, waiting hall for patients & attendants, Convenience centre, containing small shopping area for essential facilities for the residential staff, Library and associated facilities, parking of vehicles as per the new MPD 2021 norms, development of external infrastructure and facilities, additional beds for Hepatology, liver and biliopancreatic surgeries, Nephrology and renal transplant, Oncology, Blood Bank and Transfusion services, Laboratory and metabolic facility block and Organ Bank ote.
- 3) The requirement was duly considered by the Government of Delhi. Accordingly, Chief Secretary, GNCTD cum- Chairman, ILBS vide D.O. No. F.1/2/L&B/7/ILBS/Adm/2009/ 528 dated 24:01.2014 and subsequently, Pr. Secy (H&FW), GNCTD vide D.O. letter no. Prsecyhfw/315/CD-000249478 dated 23:07:2019 requested DDA for the allotment of additional land in the close vicinity of the Institute. Considering the request, the 5.9 acre of land was allotted by DDA vide Demand-cum-allotment letter bearing No F. 22(16)/98/IL/DDA/PL/230 dated 18:02:2020.
- 4) Health and Family Welfare Deptt. of Govt. of NCT of Delhi vide letter dated 8/1/H&FW/Infra/Misc/2020/#CD112594554/JS3HFW-1136/1140 dated 10.07.2020 issued directions for handing over of the above referred land to ILBS through DGHS. The process of handing over of land by DDA and Taking over of the land by ILBS has also been completed on 15/07/2020 in the presence of Dr. Amita Mankatala, CDMO, SD/ Authorized representative DGHS as per copy placed opposite.

 Accordingly, the Change of Land Use of land measuring about 5.9 Acres from 'Residential to 'Public and Semi-Public' under MPD 2021 is required.

(ii)	Whether	similar
	proposals	have
	earlier	been
	considered by	y DDA/
	Ministry	and/or
	disposed, and when and how	

Information to be provided by the DDA

(iii) What were the specific recommendations of the Authority with regard to the proposal;

What - were -the -information to be provided by the DDA



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(iv) How and why the proposal was initiated	ILBS is an autonomous body under the GNCTD. Additional land is required for creation of essential facilities as detailed in the background note as above.
		Considering the request of the Institute, the Chief Secretary, GNCTD has requested the DDA for undertaking construction activity for the development of the Institute for which change of land use from Residential to Public & Semi-public is required.
		Accordingly, the proposal has been initiated.
(v	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof;	The proposal will facilitate providing the Tertiary health care facilities in the field of liver and Biliary diseases to the community from Delhi & the Country at large. This will also boost the super specialized highes education
(vi)	What are the expected short-term and long- term outcomes if the proposal is approved and implemented;	and research in the field of liver and biliary diseases. The proposal will facilitate providing the Tertiary health care facilities in the field of liver and Biliary diseases to the community from Delhi & the Country at large. This will also boost the super specialized higher education and research in the S. M. S.
(vii)	How the proposal will benefit in the development and economic growth of the city;	The proposal will facilitate providing the Tertiary health care facilities in the field of liver and Biliary diseases to the community from Delhi & the Country at large. This will also boost the super specialized higher education.
(viii)	What are the provisions corresponding to the proposed policy / changes in other metropolitan cities in India and other countries, and if those provisions differ from the proposal then why are they not considered appropriate for Delhi;	and research in the field of liver and biliary diseases. Information to be provided by the DDA
(ix)	proposed modification;	The proposal will facilitate providing the Tertiary health care facilities in the field of liver and Biliary diseases to the community from Delhi & the Country at large. This will also boost the super specialized higher education and research in the field of lives.
people/ families/household likely to be affected by		The proposal will facilitate providing the Tertiary health care acilities in the field of liver and Biliary diseases to the community from Delhi & the Country at large.
	the proposed policy:	This will also boost the super specialized higher education and research in the field of liver and biliary diseases.



[31]	Whether the proposal		Ves
	is in consonance with		1.5.3
	the existing plans,		
	laws, bye-laws, rules,		
	etc		
(z0)	Whether the	Information t	o be provided by the DDA
	implementation at the		
	proposal will require		
	changes in certain		
	rules, provisions of		
	Master Plan, etc., and		
	if yes, what action has		
	been taken to bring		
0-4110	about such changes;		
[ZHI]	Whether the	Information	to be provided by the DDA
	departments/		
	organizations/ Ministries related		
	with the proposal		
	have been consulted		
	and if yes, what were		
	their views and how		
	they were disposed;		
(xiv)		The issue of	change of land use is not related to any
	guidelines/orders of	guidelines/orders of DOP&T, Ministry of Finance and other nodal Ministries/ Departments.	
	DOP&T, Ministry of		
	Finance and other		
	nodal Ministries/		
	Departments were		
	taken into account		
	while preparing and		
	examining the proposal		
(xv)	The name, designation	Information	to he provided by the DDA
bass	and contact		a be provided by the DDA
	information of an		
	officer of the level of		
	Director or above who		
	will be the nodal		
	efficer to be contacted		
	by the Ministry		
	regarding the		
	proposal.		
(1	L) Information in respect o		of MoUD vide letter No. K-13041/3/2012-DD-IB
			17.06.2016.
SI.	Information sought b	y MOUD	Point-wise information
No	1 to		
(i)	What is the change proposed in MPD-		The Change of Land Use of land measuring
	2021 /Change of land use case?		about 5.9 Acres from 'Residential to 'Public
			and Semi-Public' under MPD 2021.



(ii)	Why the change is proposed i.e. the context and justification?	As the matter neither covered under the policy advertised on 01.05.2008 for regularization of bonafide institutions nor covered under Regulation for enabling planned development for privately owned land notified on 04.07.2018. So, the matter is being processed for CLU.
(iii)	With the proposed changes /amendments, who are going to be benefitted? A tentative statistics or details who will be benefitted should be given?	The proposal will facilitate providing the Tertiary health care facilities in the field of liver and Biliary diseases to the community from Delhi & the Country at large. This will also boost the super specialized
		higher education and research in the field of liver and biliary diseases.
(iv)	How they are going to be benefitted from the proposed amendment/ change?	The development of the Institute (ILBS) will benefit the community at large by providing the Tertiary health care facilities in the field of liver and Biliary diseases.
(v)		Presently, ILBS is designated as a COVID-19 testing centre for testing the samples through two labs setup in the Institute. Country's first plasma bank has also recently been set up by Government of Delhi at ILBS on 02.07.2020 to pool in plasma from people who were recovered from Covid-19 so that moderately ill patients can avail plasma for better and faster recovery.

PROPOSAL:

It is proposed to change the land use of land measuring about 5.9 Acres for creation of essential facilities at ILBS, Vasant Kunj, New Delhi from "Residential" to "Public and Semi-Public" under MPD 2021.

(Ved Rrakash) Gen. Manager (Engg), ILBS



CHIEF SECRETARY GOV: OF NATIONAL CAPITAL PERRITORY OF L. DELIN SECRETARIAT, IP ESTATE, NEW DELPH-11-1-2 51 - 2339 2100, 2339 2101 Fax: 011-2339 2 e-mail; esdellmente in

D.O.No.F, 1/2/L&B/7/ILBS/Adm/20891 January 24, 201

ANNEXUET.

The Institute of Liver & Billiary Sciences (ILBS) has been established by Government of NCT of Delhi as an autonomous super-specialty medicaltum-research Institute for the treatment of liver and biliary diseases, at D-1, Vasan Kunj, New Delhi.

have been apprised that there is a need for allotment of additional land. for the developmental activities of this Institute and that this has been considered and in-principle agreed to by DDA in various meetings and correspondence. Marain the requirement of additional land measuring around 10 acres has been projected by the institute, duly supported by the Health & Family Welfare Banartmani

Lunderstand that there has been availability of approx. 7 acres land with 30A including 1 arms phoundrance free land against gate No. 4 of the Institute That it sures additional land in the case matter of Meera Sahni & Others vs. 145 in Others possession proceedings of which have been completed by the La-South and the possession of the and has been handed over to DDA a 11 12 2013.

; would request you to look into the matter and issue appropriate orrections for allotment of above referred land to the Health & Family Welfs a Department, GNCTD, being the Administrative Department, for expansion and the free construction of assential facilities at ILBS at the earliest.

warm report

Yours sincered

(S.K. Srivastava

Sarl Baivinder Komer, Jain Davelopmant Authory. yikas Sacen, New Deini.

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A SERVICE PROPERTY OF THE PROP



ANNEXURE- B' HUGIC

रचास्थ्य एवं परिचार कल्याण विभाग Hoolih & Family Welfare Department सन्द्रीय राजधानी दोन्न, दिल्ली सरकार Govt of National Capital Territory of Deth कहा राख्या 907, "ए" विभ, १वीं सन्त Room No. 907 "A" Wing, 9th Level दिल्ली सरिवालय, आई भी, एस्टेट, नई दिल्ली-2 Delhi Secretariat, LP Estate, New Delhi-2 E-mail psheath@nic.in TEL NO. 011-23392017 FAX 011-23392464

D.O. NO. Reservit FW/3/5/D200249L RHITO/Dated 23/07/2019

Dear In,

As you are aware, the Institute of Liver & Biliary Sciences (ILBS) has been established by the Government of NCT of Delhi as an Autonomous Super-Speciality Medical-cum-research Institute for treatment of liver and biliary diseases. It has also been given the status of Deemed-to-be University by the University Grants Commission for conduct of super-specialisation courses. As the only Government institution in the country undertaking liver and kidney transplants, ILBS epitomizes excellence in affordable healthcare in the country.

The matter for providing additional land for creation of essential facilities at ILBS was considered and the allotment of land pertaining to the case matter of Meera Sahni & Others was agreed in principle by DDA during various meetings by the then VC DDA on 4.10,2007 and 17.1.2008 following which, a senior counsel was engaged for representing ILBS as interested party.

Subsequently, the then VC, DDA Sh. G.S. Patnaik during the meeting held on 20,04,2011, had agreed that the possession of the land pertaining to case matter of Ms. vicera Sahni & Ors in which, ILBS was earlier involved in the Hon'ble Supreme Court needs to be taken over from LAC and handed over to DDA for aflotment to ILBS (copy placed as Annexure - I).

Aleanwhile, with active pleading by ILBS with Govt of NCT of Delhi at various levels and also in various meetings with Hon'ble LG, Delhi, the possession of the land under reference had been taken over by the then Land Acquisition Collector, District South and handed over to the representatives from DDA on 31.12.2013 for further allotment to ILBS towards its expansion and further developmental activities.

In this regard, the then Chief Secretary, GNCTD-cum-Chairman, ILBS, Shri S.K. Srivastava, vide D.O. letter dated 24/01/2014 had also requested the then VC, DDA to look into the matter and issue appropriate directions for aflotment of this additional land for expansion of essential facilities at ILBS (copy placed as Annexure - II).

The matter for allotment of land under reference was also discussed with Hon'ble LC., Delhi on 05.06.2014 and the same was referred to your office vide Raj Bhawan letter dated 40/06/2014 (copy placed as Annexure - III).

:: 2 ::

However, Nis. Meera Sahni and others had filed an application for stay on the acquisition proceedings before the Hon'ble High Court of Delhi on false and frivolous grounds, due to which, the allotment could not be made to fLBS, till date.

The case matter of Meera Sahani & Ors Vs Govt. of NCT of Delhi vide No. WP (C) 8241/2013 has now been decided by the Hon'ble High Court of Delhi vide its Judgment Order dated 09/07/2019, wherein, the Hon'ble Court has upheld the acquisition proceedings and the sale deeds were held to be nullity, thereby dismissing the writ petition filed by the petitioners and ordered that the respondents i.e. DDA would in effect deemed to be in possession of the land under reference (copy placed as Annexure - IV).

Subsequently. Hon'ble Supreme Court has also dismissed the appeal filed by M/s Meera Sahni & Ors on 22nd July, 2019, resulting in vesting of land with DDA.

In view of the above, it is requested to kindly issue necessary directions to the concerned Officers/Officials for expediting the process of an early allotment of the land measuring approx 5.9 Acres available with DDA to Health & Family Government, GNCT of Delhi, being the administrative department and hand over the physical possession of the land to ILBS for development and creation of additional facilities at the earliest.

with your

Yours sincerely,

(Sanjeev-Khirwar)

23/7/15

Shri Tarun Kapoor, IAS VC (DDA) Vikas Sadan, INA New Delhi

MAL LAND BRANCH

..., -"d Floor, Vikas Sadau, INA New Delhi

No. F.22 (16)/98/IL/DDA/PL/ 230

Dated: 8 /02/2020

The Pr. Secretary, Health & Family Welfare Department, Govt. of NCT Capital Territory of Delhi, Room No. 907, "A" Wing, 9th Level, Delhi Secretariat, L.P. Estate, New Delhi-110002

Sub: - Allotment of additional land measuring 5.9 acres to Delhi Govt. for further use by ILBS for creation of essential medical facilities at Vasant Kunj.

With reference to letter dated 16.07,2019 on the subject noted above, I am directed to inform you that under the provision of DDA (Disposal of Developed Nazul land) Rules, 1981, it is proposed to allot a plot of land measuring 5.9 acres (on perpetual lease hold basis) for the purpose for further use by ILBS for creation of essential medical facilities at Vasant Kunj on the usual terms/conditions as given in the approved format of perpetual lease deed and the following conditions: -

- 1. That the allottee Govt, of NCT Capital Territory of Delhi will be required to pay provisional premium of land measuring 5.9 acres @ Rs. 573,22 Lakb per acre (Provisional) with annual ground rent 2.5% per annum of the total premium. (Aggregate of the provisional land final premium). The revision of rates of land is under consideration of the Central Govt. The allottee shall have to pay balance premium for the land as per rates determined by the Central Government under Rule-5 of DDA (Disposal of Developed Nazul land) Rules 1981, and within the time demanded by DDA. The rates of land, determined, by Central Government, shall be binding upon the allottee and shall not be called in question by it in any proceeding.
 - i. The allottee shall give an undertaking to the effect that it will pay the balance premium of land as and when demanded by DDA on the basis of the rates determined by Central Govt.
 - ii. The area of the land/ plot is also subject to variation in size, as per requirement of layout plan and actual demarcation of the plot at site etc.
 - iii. The allotted fand shall be used for the purpose for crention of essential medical facilities only and no other purpose whatsoever.
 - iv. The building plans should be got approved from the Lessor/DDA/Local body, before getting the same sanctioned for the construction on allotted land and construction as per sanctioned plan shall be completed thereon within a period of 2 years from the date of taking over physical possession of the plot allotted.
 - The allottee shall not sell, transfer, assign or otherwise part with possession of the whole or any part of the said land or any building thereon except with the

previous consent in writing of the Lessor which he shall be entitled to refuse in his absolute discretion.

- a. PROVIDED that, in the event of the consent being given, the Lessor may impose such conditions as he thinks fit and the LESSOR shall be entitled to claim and recover the whole or a portion (as the Lessor may in his absolute discretion determine) of the un-earned increase in the value (i.e. the difference between the premium paid and market value) of the said land at the time of sale, transfer assignment, or parting with the possession and the decision of Lessor in the respect of the market value shall be final & binding.
- b. Notwithstanding anything contained in sub-clause (a) above, the lessee may with the previous consent in writing of the Lt. Governor of Delhi (here in after called The LtG.) mortgage or charge, the said land to such person as may be approved by the Lt. Governor in his absolute discretion.
- vi. The lease deed shall be executed and got registered by the allottee at its own cost as and when called upon to do so, by the Lessor (PRESIDENT OF INDIA)/DDA.
- vii. The trees if any standing on the plot in question shall remain as DDA property and shall not be removed or disposed of without the prior approval of the Lessor in writing. If the trees required to be removed off, then the permission for cutting of trees may be obtained from Forest Department/Horticulture Department. The tree will be verified by Horticulture Department, DDA.
- viii. That all other conditions, as contained in the perpetual lease deed to be executed in this behall and any other terms/condition imposed from time to time by the Central Government/Lt. Governor shall be binding upon the allottee. The form of Lease Deed can be purchased from the office of DDA.
- ix. If the allottee violates any terms and conditions as mentioned above and in the perpetual lease-deed, the allotment shall be cancelled and possession of the land/plot with superstructure standing thereon if any, will be taken over by the Lessor (PRESIDENT OF INDIA)/DDA, without any compensation to the allottee.
- x. If the allotment is cancelled for breaches of any terms/ conditions of the allotment, the possession of the plot/land with building, if any will be handed over to DDA by the allottee on the date and time given in the cancellation notice.
- That it is the whole responsibility of the allottee to keep proper watch and ward of the land and property against any encroachment.
- 3. The offer of allotment of land berein made is on "AS 4S WHERE 1S BASIS". The allottee is advised to get himself acquainted with the conditions herein mentioned and also the site conditions before acceptance of the offer of allotment. It may be noted that the DDA shall not entertain any claim/exemption from the payment of ground rent, is taken over.
- The allottee shall abide by all the terms and conditions given in the allotment letter/lease deed and other conditions as may be imposed by the Competent Authority



- The allottee shall pay the cost of leneing/Boundary wall if any, as and when demanded
- 6. No property development permitted on the allotted land.
- 7. The payment and the acceptance letter with the required undertaking must be sent within 60 days from the date of issue of Demand-Cum-Allotment letter, failing which interest at the rate of 14% shall be chargeable for the delay period upto 180 days of issue of this letter. On completion of 180 days from the date of issue, the allotment shall be automatically cancelled. If the allottee has made partial payment, after 180 days of issue of this letter the allottee shall have to re-apply for allotment.
- 8. This allotment of land is subject to creation of provisions in the Master Plan for Delhi which has already been informed vide letter No. F.22(16)98/IL/DDA/Pt./43 dated 10.01.2020
- 9. If the above terms and conditions are acceptable to you, the acceptance there of with an undertaking may be sent to the undersigned along with the demand draft for Rs.34,66,54,840/-(Rupees Thirty Four Crore Sixty Six Lakh Fifty Four Thousand Eight Hundred Forty Only) including Ground Rent Rs.84,54,995/- + documentation charges Rs. 45/- in favour of DDA within 60 days from the date of issue of demandcum-allotment letter. The said amount can also be deposited in the bank counter situated in I.N.A. office complex and copy of the same may be sent to this office.

Details of Demand

1 Premium of land measuring Rs.33,81,99,800 /-5.9 acres @ Rs.573.22 Lacs per acre (Provisionally)

Ground Rent of the plot @ 2.5% Rs. 84,54,995/per annum of the total premium.

Documentation Charge 45/-Total Rs. 34,66,54,840/-

> (Sada Shiv) Dy. Director (IL)

Copy to: -

1. Commissioner (Plg.) DDA, Vikas Minar, New Delhi-110002.

2. Chief Engineer (SZ), DDA, Shahpur Jat, Khel Gaon, New Delhi-110049.

3. Director (LM-I), DDA, Vikas Sadan, New Delhi-110023.

4. Dy. Director (NL)-I, DDA, Vikas Sadan, New Delhi-110023.

5. Dy. Director (Survey) LD, DDA, Vikas Sadan, New Delhi-110023. 6, Dy. CAO (LC)-I, DDA, Vikas Sadan, New Delhi-110023.

J. Director, Institute of Liver & Biliary Sciences, D-1, Vasant Kunj, New Delhi-110070

-93-

11/0

कांड/सामारी समितिसमूह आमास समित के बिए FOR PLOTS/CO-OP SOC/GR, HSG, SOC भारतीय स्टेट बैंक /State Bank of India आई. एन.ए. विकास सरन गई हिल्ली य N.A. Vikas Sadan New Deibl

STORY 2/0 /CHALLAN NO. 915451.
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HOUSE BUILDING CO-OP SCTY/GRP HSG SCTY/
WITGET 20: COMMERCIAL FLATS.
FILE NO.: F. 22 (16) 98 FL/DA/AAC/250
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MENSURING MERSURING METERS
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नोट : शर्ता तथा काडों के लिए कृपया देखें। Note : For Conditions & Codes, Please see on reverse GOVERNMENT OF NATIONAL CAPITAL TEF DEPARTMENT OF HEALTH & FAMIL'

9TH LEVEL, 'A' WING, DELHI SECRETARIAT, I.P.ESTATE, NEW DELHI

F.No. 8/01/H&FW/Infra/Misc./2020/CD#112594554 Jsahfo

Sub: Handing over of additional land measuring 5.9 Acres to GNCTD for further use by ILBS for creation of essential medical facilities at Vasant Kunj.

With reference to the letter No. F.22 (16)/98/IL/478 dated 24.06.2020 of Dy. Director (IL), DDA on above subject, I have been directed to inform that Director(ILBS) and DGHS are hereby authorized to complete the formalities for physical handing and taking over of the possession of the 5.9 acres of land. The Director (ILBS) will coordinate with DGHS and DDA for seemless transfer of land, taking over of un-encroached land and completion of all necessary documents on a mutually agreed date & time. Further, Director (ILBS) and DGHS will ensure that there is no any litigation on land and in this regard a dully signed certificate will obtain from DDA before taking over the possession Director (ILBS) is requested to inform this office also on completion of the process.

This issues with the approval of the Pr. Secy. (H&FW).

Jt. Secretary (H&FW)

Copy for information and necessary action to: -

- 1. Director, DGHS will ensure that possession of land is taken and transfer to ILBS through documentation and all papers will be kept in the DGHS office for the
- 2 Director, ILBS to coordinate with all concerned department and complete the process.
- 3. The Suptdg. Engineer (HQ), SZ, DDA, Shahpur Jat, Khel Gaon, New Delhi -110049.
- 4. Dy. Director (IL), DDA with reference to letter dated 24.06.2020.
- 5. PS to Pr. Secy (H&FW), GNCTD for information please.

Jt. Secretary (H&FW)

-95-

DELIH DEVELOPMENT AUTHORITY INSTITUTIONAL LAND BRANCH A-216, Vikas Sadan INA, New Delhi-110023

No. F 22(16)98/11. 147 8

Dated: 24.06.2020

To.

The Pr. Secretary.
Idealth & Family Welfare Department
Govt of NCT Delhi
Room No. 907, "A" Wing, 9th Level
Delhi Secretariat, LP Estate
New Delhi- 110002

Sub: - Handing over of additional land measuring 5.9 acres to Delhi Government for further use by ILBS for creation of essential medical facilities at Vasant Kunj

Sir.

Kindly refer your dated 09.04.2020 on the subject noted above.

In this regard, you are requested to depute your authorised representative to contact the Suptdy Engineer (HQ) SZ, DDA Office, Shahpur Jat, Khel Gaon, New Delhi-110049 for fixing up the date and time for handing/taking of the possession of the above mentioned site within 15 days from the date of issue of this letter.

The possession is subject to modification in the Master Plan and Change of Land use by Planning Deptt. . DDA.

(Sada Shiv) Dy, Director (H.)

Copy to:-

1 OSD to VC, DDA. for information please

2. Comm(Fig.), DDA: for necessary action please

3 Suptdg. Engineer (HQ) SZ, with the request to direct concerned Executive Engineer hand over of the physical possession of the above mentioned site to the authorized representative of Health & Family Welfare Department, GNCTD/ILBS.

4 DD (Survey) LD, DDA: for information please.

 Director, Institute of Liver & Biliary Sciences, D-I, Vasant Kunj, New Delhi- 110070: for information please.

& copy

Dy. Director (IL)

FULLEVUEL -1

Handing over and Taking over of additional land measuring 5.9 acres (as per possession letter) to GNCTD for further use by ILBS for creation of essential medical facilities at Vasant Knaj.

In reference to possession letter no. F.22 (16)98/IL/478 dated 24.06.2020 issued by D. D (IL). DDA and F No S/01/H&FW/Infra/Misc/2020/CD#112594554/Js/Infw-1136-1140 dated 10:07:2020 issued by H&FW. GNCTD, the possession of hard opposite to ILBS measuring approx. 5.9 acres area (as per possession letter) is number over forlay i.e on dated 15.07,2020 to authorised representative of ILBS in presence of authorised representative of DGHS. The possession of land is handed over in terms of allotrient fetter no. F.22 (16)/IL/DDAP1/230 dated 18.02.2020 without any encroachment.

Handed Over

P

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By authorised representative of DDA to ILBS

Manoj Rumar

r.Kjail 4 1000 (EE/SMD-H/DDA) AE/QRT/SMD-H/DDA

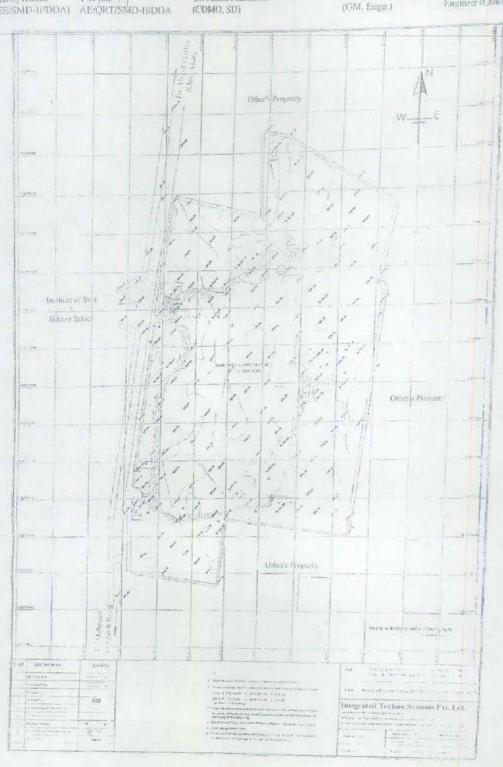
Transferred to U.DS in presence of authorized representative of DGMS

Dr. Amita Manaktala (CDMO, SD)

Taken Over By aidhorised representative of ILBS

la' 's be Veo Prakash Siwach Paresh Kunaai Sahu

Engineer (Crail)



AMMO YURE - "G

DELHI DEVELOPMENT AUTHORITY UNAUTHORISED COLONY CELL & ZONE-J 12TH FLOOR VIKAS MINAR NEW DELHI

NOT 20(2)/2005-MP/

Date:02.08.19

The Spl Secretary(H&FW). Govt of NCT of Delhi, Department of Health & Family Welfare 9th Level, A-Wing, Delhi Secretariat, New Delhi-110002.

> Sub:- Regarding Change of Land Use (CLU) of the land measuring 5.9 acres (approx.) for ILBS, Vasant Kunj.

Ref:- i) D.O.No.F.1/2/L&B/7/ILBS/Adm./2009/8 dated 24.01.2014.

ii) Letter No.Nil dated 10.07.2019.

Sir/ Madam

This is with reference to the letter dated 24.01.2014 of Chief Secretary, CNCTD addressed to Vice-Chairman, DDA wherein it was requested to allot 6 acres of additional land to the Health & Family Welfare Department for expansion of essential facilities at ILBS.

Subsequently, Director, ILBS vide letter dated 10 07 19 requested DDA to allot land measuring 5.9 acres available with DDA to ILBS for its expansion and developmental activities

In this regard, Department of Health & Family Welfare is requested to submit agenda for Technical Committee, DDA for change of land use (CLU) of land measuring 5.9 acres from "Residential" to "Public & Semi-Public" for ILBS in standard format along with information wir.t. questionnaire of MoUD letter dated 07 04.15, 04.09.15 and 17.06.16 (copy of the MoUD questionnaires enclosed).

Encl. As above

Director(Plg.)UC&J In-charge

Copy to:-

1. Director, ILBS, D-1, Vasant Kunj, New Delhi for information w.r.t letter dated 10.07,2019.

Dy Director(IL), DDA, Vikas Sadan, New Delhi for Information.

Director(Plg.)UC&J In-charge

Gmail - Fwd. ILBS PDF ALM GV

98 Savita Choudhar

mail.com>

Fwd: ILBS PDF

Gmail

message

kulvinder singh <ksinngh64@gmail.com> To: Savita Choudhary <savitaa21@gmail.com> Wed, Jul 15, 2020 at 5:24 PM

From: Ajay Saroj <ajay.saroj@gmail.com>

Date: Wed, 15 Jul 2020, 17:02 Subject: Fwd: ILBS PDF

To: ksinngh64@gmail.com <ksinngh64@gmail.com>

Kulwinder ji. Please Follow up with Health Deptt for early reply in the matter.

From: PLANNING ZONE-J & UC, DDA <zoneucj@gmail.com>

Date: Wed, 15 Jul 2020 at 4:57 PM

Subject: ILBS PDF

To: <ajay saroj@gmail.com>

ILBS

Regards
Planning Zone-J & UC
Delhi Development Authority,
Ministry of Housing and Urban Affairs, Gol
12th Floor, Vikas Minar,
I.P. Estate, New Delhi- 110002

Thanks & Regards,

Ajay Kumar Saroj Director (Planning) In-Charge, Planning Zone J & UC Cell, Delhi Development Authority, Govt. of India 12nd Floor, Vikas Minar, I.P. Estate, New Delhi-110002

PDF ILBS.pdf 7245K

IMMEDIATE Hivaversamen of India Datedys 7th April 2015 -To The Vice Chairman, Deltri Development Authority, myvikas Sadam, ind - New Delhi. Subject: DDA's proposal for amendment to MPD-2021 and change of land . 2014年 Siritade: DDA has been sending proposals for amendment to MPD-2021 and change of land lise cases for final/notification under Section 11-A of DD Act 1957. It is being observed that DDA has being sending proposals without self-contained note/opogsals and cattaininedessary documents such as recommendations of board of English Schedung, Site Mag (details and cattain the cases are also found at the cattain the cases are also found at the cattain the cases are also found at the cattain the cattain the cases are also found at the case are also found at the cases are also found at the cases are also found at the case are also found at the cases are also found at the case of enquiry idetalls of any ongoing count Gases letc, are also found missing as a result, it takes considerable time top examining these cases and extracting the relevant details from the documents annexed to such proposals. Therefore, in order to minimize the three takenulor disposal of such cases, DDA is directed to send theretoposals frontaining a self-contained note/proposal alongwith the justification which should be complete in all respects. While sending the proposals following information under separate headings should definitely be provided. Whether the land is coverment on private and who is the land owning agency? On whose request the change of land use case or modification. to MPD-2021 has been included? Whether is responsible officer, flore DDA (give details) was deputed for inspection report be provided.

网络外报464

is offe public purpose proposed to be seru modification of MPD and/or hange of land uses

(v) What will be impact of proposal on the ZOR/MRD and WE the changes are in consonance with the conformation plans

policies?

(VI) What will be proposal sumpact/irriplications on general but each will be proposal sumpact/irriplications on general but public each will be proposal sumpact.

(vii) Whether and court los sest are long on the land in the ment of toposals full details be attached.

Att Is the reference requested that the proposals should contain as tated illustration at her wise the proposals would not be considered.

There instruction will came into force with immediate effect. and seems to be a control Wours: faithfu THE STATE OF THE PERSON OF THE PROPERTY OF THE PROPERTY OF Sunil Kum Under Secretary (DD CONTRACTOR OF THE PROPERTY OF

Control of the state of the sta es only the survey of the surv

-101-101-101-100-1

No. K-13011/3/2012-DD-I Government of India Ministry of Urban Development

Dated 4th September, 2015

Yo

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

Subject: Inclusion of necessary ingredients in policy proposa from DDA - regarding

Sir,

This Ministry receives various proposals from DDA regardinamendments to the Master Plan, fixing various rates, amendment rules/ regulations, etc. It has been seen that the proposals are madequately supported by facts and figures, necessary reference comparisons, rules under which the Ministry's approval is required, e. This makes it not only difficult to examine the proposal, its implication various pros and cons of the proposal but at times difficult to examine the very proposal. There have been occasion when a proposal has been sent without stating that same/simit proposal(s) had earlier been sent to the Ministry and rejected. Examini such proposals result in lot of to-and-fro communications between the Ministry and DDA resulting in significant and avoidable waste of time a other resources.

2. In order to remove such deficiencies with respect to the propos for change of land use cases, this Ministry had earlier issued directly vide letter of even no. dated 07.04.2015. As a result, the propos regarding change of land use cases have markedly improved but ot

1.292/2-988/-645/2

policy proposals from DDA continue to be riddled with the about

- 3. It is, therefore, directed that all policy proposals to be sent by DDA. to this Ministry should have approval of the Authority and invariably be accompanied with the following information:
 - (i) Background Note indicating the current situation provisions;
 - (II) Whether similar proposals have earlier been considered by DDA/MinIstry and/or disposed, and if yes, when and how;
 - (III) What were the specific recommendations of the Authority with regard to the proposal;
 - (iv) How and why the proposal was initiated;
 - (v) What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof:
 - (vi) What are the expected short-term and long-term outcomes if the proposal is approved and implemented;
 - (vii) How the proposal will benefit in the development and economic growth of the city;
 - (viii) What are the provisions corresponding to the proposed policy/
 changes in other metropolitan cities in India and other
 countries, and if those provisions differ from the proposal then
 why are they not considered appropriate for Delhi;
 - (ix) What will be the public purpose served by the proposed modification;
 - (x) What is the number of people/families/ households likely to be affected by the proposed policy!
 - (xi) Whether the proposal is in consonance with the existing plans, laws, bye-laws, rules, etc.;

- (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,
- (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;
- (xiv) Whether the relevant guidelines/ orders of DOP&T, Ministry of Finance and other nodal Ministries/ Departments were taken into account while preparing and examining the proposal and;
- (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.
- These instructions will come into force with immediate effect. 4.

Yours faithfully,

Under Secretary (DD-I)

Telefax: 23061681

Copy to:

1. PS to UDM/ PS to MoS(UD)

2. PSO to Secretary(UD)/ PPS to AS(UD)

3. US(DD-II)/ US(OD-III)/ US(DD-IV)/ US(DD-V)/ US(DD-VI)

- 104-

1341/0

Annexure-'C'



Delhi Development Authorit ,
Office of the Executive Engineer, MD-2,
DDA, Vasant Kunj, New Delhi -1 0070

Email:- eeswd4@yahoo.com, eesmd2dda@gmail.com, 011-26892023

No.: F36(52)AE(P)/SMD-2/DDA/487

Dated: 17-7-20

To

The Assistant Director (Plg.) UC, Unauthorized Colony Cell and Zone, 12th Floor Vikas Minar, ITO, New Delhi.

Subject

Regarding change of land use (CLU) I fland measuring 5.9 Acres in

favour of ILBS.

Please find enclosed herewith the coy of TSS Plan of Land approx 5.9 acres in front of ILBS Hospital Sec. D-1. Vasant Kunj for further necessary action

Encl. TSS Plan.

Executive Engineer, SMD-2, Vasant Kunj

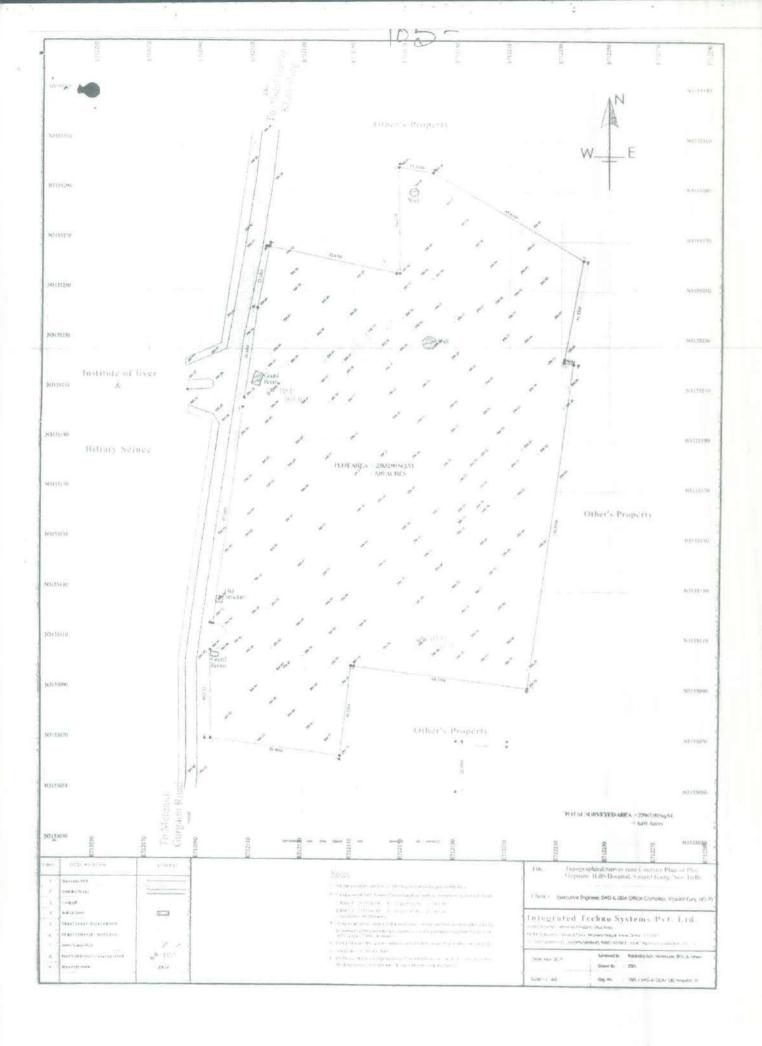
Copy to:-

1. AE(QRT), SMD-2/DDA for information.

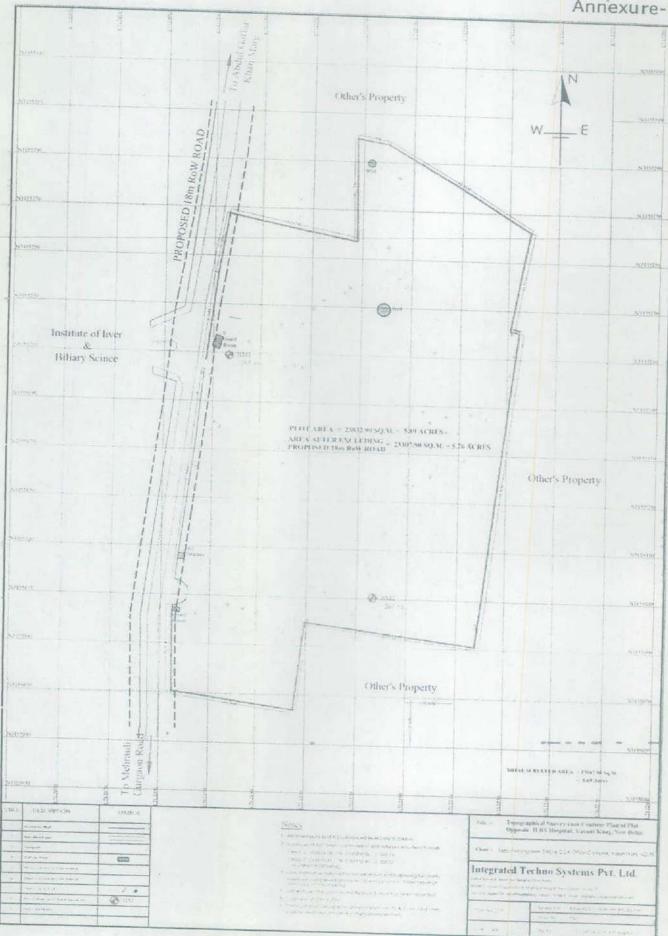
2. Guard File.

Executive Engineer, SMD-2, Vasant Kunj

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Phone No.: 23370507

E-File No.-

PLG/MP/0004/2020/F-1/-0/o DY DIRECTOR (PLG)MP AND DC/ 245

Date: 31.08.2020

MEETING NOTICE

The 6th Technical Committee Meeting of DDA for the year 2020 will be held under the chairmanship of Vice Chairman, DDA through online mode on 'Webex' portal on Thursday, 03.09.2020 at 10:30 AM.

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

Manju Paul) 3 8 2020 Addl. Commissioner (Plg.)-1

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
- Chief Engineer (Elect.), DDA
- 12. Addl. Commr. (Landscape), DDA
- 13. Addl. Commr. (AP-I), 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

WEBEX ID - 1700267908

Phone No.: 23370507

E-File No.-

PLG/MP/0004/2020/F-1/-O/o DY DIRECTOR (PLG)MP AND DC/ 245 Date: 31.08.2020

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Manyu Paul) 3/8/2020

Addl. Commissioner (Plg.)-I

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Phone No.: 23370507

E-File No.- P

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WEBEX ID - 1700267908

Phone No.: 23370507

E-File No.- PLG/MP/0004/2020/F-1/-0/o DY DIRECTOR (PLG)MP AND DC/ 245

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WEBEX ID- 1700267908

Phone No.: 23370507

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PLG/MP/0004/2020/F-1/-0/o DY DIRECTOR (PLG)MP AND DC/ 245

Date: 31.08.2020

MEETING NOTICE

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- 19. Director, Fire Service, GNCTD

WEBEX 1D-1700267908

Phone No.: 23370507

E-File No.-

PLG/MP/0004/2020/F-1/-0/o DY DIRECTOR (PLG)MP AND DC/ 245

Date: 31.08.2020

MEETING NOTICE

The 6th Technical Committee Meeting of DDA for the year 2020 will be held under the chairmanship of Vice Chairman, DDA through online mode on 'Webex' portal on Thursday, 03.09.2020 at 10:30 AM.

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

Martin [] 3 | 8 2020 Addl. Commissioner (Plg.)-1

To:

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- 3. Pr. Commissioner (Housing)
- 4. Pr. Commissioner (LM)
- Pr. Commissioner (LD) 5.
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- 17. Dy. Commr. of Police (Traffic), Delhi
- 18. Land & Development Officer, (L&DO)
- 19. Director, Fire Service, GNCTD

WEBEX ID- 1700267908

ITEM No. 31/TC/2020

DELHI DEVELOPMENT AUTHORITY

MASTER PLAN SECTION

6th Floor, VikasMinar

LP, Estate, New Delhi – 110002

E. File No. - PLG/MP/0003/2020/F-1/ O/o DY DIRECTOR (PLG) MP AND DC/250 Date: 02.09.2020

Subject: Minutes of the 5th Technical Committee meeting of DDA for the year 2020 held on 17.08.2020.

The 5th Technical Committee meeting of DDA for the year 2020 was held online through Webex under the Chairmanship of V.C. DDA on Monday. 17.08.2020. 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.

Marin Pal 2/1/2020 Addl. Commissioner (Plg)-1

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
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- 13. Addl. Commr. (AP-I), 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

Special Invitees:

- 1. Asst. Director General, Unique Identification Authority of India (UIDAI)
- 2. Additional Resident Commissioner, Madhya Pradesh Bhawan, New Delhi.
- 3. Principal Resident Commissioner, Tamil Nadu House, New Delhi.
- 4. Resident Commissioner, Karnataka Bhawan, New Delhi.

Item No. 26/2020

Permission for construction of 5 Level Stack Parking in Setback area of proposed plot of Unique Identification Authority of India (UIDAI) for residential complex at Pocket – 3, DDU Marg, New Delhi. F.20(11)/2012-MP

Asst. Director General, Unique Identification Authority of India (UIDAI), presented the agenda item. It was informed that the proposal is in compliance with earlier observations of the Technical Committee dated 20.07.2020. The parking is proposed by providing 3 level stack parking with a total height of 7.25 meter.

CTP, North DMC sought clarification in respect of whether the area under stilt parking (Stack Parking with a height of 7.2 m) is to be counted in FAR. The following was clarified:

- As per clause 7.15.2 of UBBL 2016, "in case of provision of stack parking in the height prescribed in 7.15.1 for stilt floor may be relaxed".
- As per MPD-2021, 4.4.3 B viii, "if the building is constructed with stilt habitable height and is proposed to be used for parking, landscaping etc. the stilt floor need not to be included in the FAR and shall be counted towards the height."

It was deliberated that to accommodate parking as per Master Plan Provisions and taking into consideration the constraint of Banyan tree at the site the provision of parking in the basement is not feasible.

The committee agreed to the proposal of accommodating parking in the stilts and the same will not be counted towards FAR and the height for stilt floor be considered as relaxed.

Item No. 27/2020

Change of Land Use of DDA land measuring area 88,487.892 Sqm from "Commercial to Residential" out of 10.26 Hectares land at Trilokpuri Sanjay Lake for Transit Oriented Development project.
F.20(9)/2016-MP

The Agenda Item was presented by Addl. Commissioner (Plg.) – III. It was informed that the site under reference is to be developed as a TOD node. It was discussed, while undertaking the preparation of the detailed Layout Plan, an integrated approach needs to be followed wherein existing facilities and the Lake / Green area may be taken into consideration. It was also proposed that the site has the potential of incorporating the underlying principles of the 'Blue Green Policy' which is being formulated in DDA.

The TOD design proposal for the said site should incorporate the above suggestions. The design agency NBCC and HUPW section may take note of the suggestions of the Technical Committee. The officer from EDMC expressed no objection on the said agenda.

Majn

The Agenda Item was approved for putting up the proposal for Authority's approval and process under Section 11A of DD Act 1957.

Item No. 28/2020

Relaxation of Parking Norms for State Bhawan/ State Guest Houses. F.20 (09)/2015-MP

The proposal was presented by Addl. Commr. (Plg.) - I. The following was discussed:

- i) As a follow up of the last meeting of the Technical Committee dated 25.06.2020, the detailed rationale for reducing the ECS norms from 2.0 ECS to 1.0 ECS has been put forth by the different State Bhawans. The data as received from the State Bhawans has been compiled and presented as an annexure in the Agenda item.
- ii) The Traffic Police have given their comments and agreed to the proposal for relaxation of parking norms subject to the various conditions detailed in the Agenda.
- Pradesh and Tamil Nadu Bhawan made their submissions. It was explained that after accounting for full occupancy (100%) of the rooms available in the respective Bhawans and the parking requirement of the VIP's such as CM's / Governors of the respective states and the ancillary facilities, all the Bhawans have a requirement less than or equal to 1.0 ECS. During discussions, the clarity in terms of requirement of Parking for Karnataka Bhawan was lacking which has been supplemented by providing additional information.

It was discussed that the State Bhawans have been carved out as a standalone category in the MPD-2021, keeping in view the distinct nature of activity of such plots. Any relaxation in the Parking Norms for this category cannot be taken as a precedence especially for Guest Houses / Hotels which are running on commercial basis.

The initial proposal tabled was for relaxation of norms from 2.0 ECS to 1.33 ECS. However, after detailed deliberations, the Technical Committee approved the Agenda Item with the recommendation to reduce the ECS norms from 2.0 ECS to 1.0 ECS per 100 sqm.

The proposal shall be put for Authority's approval and processed under Section 11A of DD Act 1957.

Item No. 29/2020

Modification under Table 12.7 in Development Controls for Metro Stations and Railway Stations / Terminals in Chapter 12.0 Transportation in MPD-2021. F.21(2)/2017-MP/Pt-I

Proposal was presented by Additional Commissioner (Plg.) – I. It was informed that the proposal has been forwarded by MoHUA for incorporating RRTS in the notes under

Hayn

Table 12.7 of MPD-2021, which details out the development controls for Transportation, as has been done in case of Metro Stations.

- i) It was pointed out that in some cases, the extant provisions of Master Plan and Building Bye laws appear to have been violated. These cases be relooked at in consultation with the ULBs and if required suitable action to address the issue be taken up.
- ii) The Agenda item was approved for placing it before the Authority for further consideration and processing.

Item No. 30/2020

Confirmation of the Minutes of 4th Technical Committee meeting held on 20.07.2020 PLG/MP/0002/2020/F-1/235

Senior Town Planner, SDMC requested for the amendment in the minutes of the 2nd Technical Committee which were confirmed in the 4th meeting of the Technical Committee held on 20.07.2020. In view of the oral submission made by the STP, SDMC which is followed by a written document, the minutes are confirmed as under:

- i) Ownership Status of Land The concerned local bodies i.e. MCDs shall examine all the applications of private owned land as submitted by the applicant in consultation with the Revenue department/ GNCTD. In case of land parcels falling within the jurisdiction of DDA, the ownership shall be verified by LM, Deptt, DDA.
- ii) Superimposition of Khasra on Layout Plans The superimposition of Khasras on consolidated layout plans (de-notified and notified areas) will be done by DDA (as per directions of MoHUA dt. 18.10.2018) since layout plans are already being prepared by DDA. Further, in case of incorporation of plot in the approved layout plan, the land owner will get superimposition done and get it verified from the revenue department/ GNCTD.

The minutes of the 4th Technical Committee meeting held own 20.07.2020 were confirmed with the above observation.

Majo

The Agenda Item was approved for putting up the proposal for Authority's approval and process under Section 11A of DD Act 1957.

Item No. 28/2020

Relaxation of Parking Norms for State Bhawan/ State Guest Houses. F.20 (09)/2015-MP

The proposal was presented by Addl. Commr. (Plg.) - 1. The following was discussed:

- i) As a follow up of the last meeting of the Technical Committee dated 25.06.2020, the detailed rationale for reducing the ECS norms from 2.0 ECS to 1.0 ECS has been put forth by the different State Bhawans. The data as received from the State Bhawans has been compiled and presented as an annexure in the Agenda item.
- ii) The Traffic Police have given their comments and agreed to the proposal for relaxation of parking norms subject to the various conditions detailed in the Agenda.
- The Resident Commissioners of the State Bhawans of Karnataka, Madhya Pradesh and Tamil Nadu Bhawan made their submissions. It was explained that after accounting for full occupancy (100%) of the rooms available in the respective Bhawans and the parking requirement of the VIP's such as CM's / Governors of the respective states and the ancillary facilities, all the Bhawans have a requirement less than or equal to 1.0 ECS. During discussions, the clarity in terms of requirement of Parking for Karnataka Bhawan was lacking which has been supplemented by providing additional information.

It was discussed that the State Bhawans have been carved out as a standalone category in the MPD-2021, keeping in view the distinct nature of activity of such plots. Any relaxation in the Parking Norms for this category cannot be taken as a precedence especially for Guest Houses / Hotels which are running on commercial basis.

The initial proposal tabled was for relaxation of norms from 2.0 ECS to 1.33 ECS. However, after detailed deliberations, the Technical Committee approved the Agenda Item with the recommendation to reduce the ECS norms from 2.0 ECS to 1.0 ECS per 100 sqm.

The proposal shall be put for Authority's approval and processed under Section 11A of DD Act 1957.

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Modification under Table 12.7 in Development Controls for Metro Stations and Railway Stations / Terminals in Chapter 12.0 Transportation in MPD-2021. F.21(2)/2017-MP/Pt-I

Proposal was presented by Additional Commissioner (Plg.) - I. It was informed that the proposal has been forwarded by MoHUA for incorporating RRTS in the notes under

Table 12.7 of MPD-2021, which details out the development controls for Transportation, as has been done in case of Metro Stations.

- i) It was pointed out that in some cases approved by DMRC, the extant provisions of Master Plan and Building Bye laws appear to have been violated. These cases be relooked at in consultation with the ULBs and if required suitable action to address the issue be taken up.
- ii) The Agenda item was approved for placing it before the Authority for further consideration and processing.

Item No. 30/2020

Confirmation of the Minutes of $4^{\rm th}$ Technical Committee meeting held on PLG/MP/0002/2020/F-1/235

Senior Town Planner, SDMC requested for the amendment in the minutes of the 2^{nd} Technical Committee which were confirmed in the 4^{th} meeting of the Technical Committee held on 20.07.2020. In view of the oral submission made by the STP, SDMC which is followed by a written document, the minutes are confirmed as under:

- i) Ownership Status of Land The concerned local bodies i.e. MCDs shall examine all the applications of private owned land as submitted by the applicant in consultation with the Revenue department/ GNCTD. In case of land parcels falling within the jurisdiction of DDA, the ownership shall be verified by LM, Deptt, DDA.
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The minutes of the 4^{th} Technical Committee meeting held own 20.07.2020 were confirmed with the above observation.

Majn

ANNEXURE-I

List of participants of 5th meeting for the year 2020 of Technical Committee on 17.08.2020

DELHI DEVELOPMENT AUTHORITY

- Vice Chairman, DDA 1.
- Engineer Member, DDA 2.
- Pr. Commissioner(Housing) 3.
- Pr. Commissioner(LD& LM) 4.
- 5. Commissioner(Plg)
- 6. Chief Architect
- 7. Addl. Commissioner(Landscape)
- 8. Addl. Commissioner (Plg.) 1
- 9. Addl. Commissioner (Plg.) III
- 10. Addl. Chief Architect, VC Office

Representatives of the following Organizations has also attended the meeting:

- CPWD 1.
- EDMC 2.
- NDMC 3.
- Delhi Fire Service 4.
- TCPO 5.
- Unique Identification Authority of India (UIDAI)
- Principal Resident Commissioner, Madhya Pradesh Bhawan, New Delhi. 6.
- Principal Resident Commissioner, Tamil Nadu House, New Delhi. 7.
- Additional Resident Commissioner, Karnataka Bhawan, New Delhi. 8. 9.

Manjon.

ITEM No. 34/TC/2020



NORTH DELHI MUNICIPAL CORPORATION

Town Planning Department

E-Block, 13th Floor Civic Centre Minto Road, Jawaharlal Nehru Marg Delhi-02



No. TP/9/792/20

उप निवेशक (योजना) सी. एवं जी. डायरी सं० 614

Dated 26 8/20

To.

दिनाय 02.09 2020 The Dy. Director (Plg.) Zone-C,

Delhi Development Authority,

Vikas Minar, I. P. Estate,

New Delhi-02.

Sub: - Agenda for Technical Committee Meeting of DDA regarding Sri Ram College of Commerce at University of Delhi, Delhi -07 for relaxation in Ground Coverage & FAR in playfield area and relaxation in setbacks of the wrestling stadium.

Ref. - Letter no. F.9(1)/2016-MP/119 dated 30.06.2020

Madam.

This is with respect to the subject and reference cited above. A letter vide no TP/G/2020/386 dated 20.03.2020 from this office was sent before along with agenda and copies of various communications from LG office. In response of that the reference letter was received to submit the agenda as per the prescribed format. Accordingly, the agenda for present proposal is prepared on the basis of format available for similar cases. The applicant has sought relaxation in Ground Coverage & FAR in playfield area and setback relaxation on two sides of the wrestling stadium as mentioned in the agenda attached herewith.

In view of the above, the agenda prepared by the authority of Shri Ram College of Commerce is being forwarded with the request to place it before the Technical Committee for consideration.

Encls: As above

Revame

Asst. Town Planner-I

Copy to:-

1. Prof. Simrit Kaur, Principal, Sri Ram College of Commerce University of Delhi, Maurice Nagar, Delhi-110007- with request for pursue the case with DDA and submit any detail/document directly to DDA, if required.

the said matter was earlier dealt, by MP Section

may be forwarded to MP Section forma'

lk detail/document directly to DDA, if required.

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1/2.9.2020



श्री राम कॉलेज ऑफ कॉमर्स SHRI RAM COLLEGE OF COMMERCE

दिल्ली विश्वविद्यालय

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SRCC/AD/196/2020 / 2-6

The Chief Town Planner North Delhi Municipal Corporation MCD Civic Center J.L. Nehru Marg New Delhi - 110 002

August 19, 2020



Refer TP/G/2020/386 dated 20/03/2020

Subject:

Submission of agenda to NDMC for sanctioning the layout plan of Shri Ram College of Commerce (SRCC) University of Delhi, which needs relaxation in Ground Coverage (GC) and Floor Area Ratio (FAR) or re-categorization of SRCC as General College and regularization of existing Wrestling Stadium/Hall built during the Common Wealth Games with the relaxation in Side and Rear Setbacks.

Dear Sir/Madam.

This is in continuation of our previous letter dated February 12, 2020.

Herewith, please find appended the Desired Agenda in prescribed format duly signed by myself in the capacity of 'Principal, Shri Ram College of Commerce' and 'College Architect, M/s Vijay Gupta Architects' to be sent to the 'Technical Committee', DDA for sanctioning the layout plan of Shri Ram College of Commerce (SRCC), University of Delhi.

Primarily, SRCC seeks relaxation in Ground Coverage (GC) and Floor Area Ratio (FAR), or re-categorization of the College as a General College by the Technical Committee of DDA. In addition, we seek regularization of existing Wrestling Stadium/Hall built during the Common Wealth Games by the Ministry of Youth Affairs and Sports (MOYAS), with relaxation in its Side and Rear

It is hereby reiterated that SRCC faces extreme paucity of physical infrastructure. While the student strength has increased substantially, practically no change has so far materialized in Classroom Expansion. Expansion of sanctioned student strength under EWS has further stretched our space related constraints. Keeping the future requirement of college infrastructure, there are plans for augmenting class rooms in the Academic Block, staff residences, hostels for the students and Play Field infrastructure. Additionally, the grant given to SRCC for infrastructure expansion (under the OBC Expansion plans) lies unutilized on account of regulatory restrictions prohibiting expansion.

We are sure that with your kind intervention, SRCC will get justice in expanding its much needed infrastructure, commensurate with its vision and commitment in maintaining high standards of academic and non-academic rigour.

Thanking You,

Warm Regards Sali

(Prof. Simrit Kaur)

Principal

Eliase Accept Restans.

-33-

AGENDA FOR THE TECHNICAL COMMITTEE MEETING

Subject:

Proposal for sanctioning the layout of Shri Ram College of Commerce (SRCC) University of Delhi, which needs relaxation in Ground Coverage (GC) and Floor Area Ratio (FAR) or re-categorisation of SRCC as *General college* by the Technical committee of DDA. Regularisation of existing Wrestling Stadium/Hall built during the Common Wealth Games by Ministry of Youth Affairs and Sports (MOYAS) with the relaxation in Side & Rear Setbacks.

1. Background:

Ground Coverage (GC) and Floor Area Ratio (FAR) issue:

It is hereby submitted that SRCC faces extreme paucity of physical infrastructure. The student strength has increased by almost 80% since 1990, without any substantial increase in infrastructure, especially classrooms. While in 1990, there were about 1500 students enrolled at SRCC, the number presently is close to 2700, which shall increase even further this year onwards on account of EWS reservation. The college timings are already from 8:30 am until 5:15 pm, giving us less leverage for extending timings further. Keeping the future requirement of college infrastructure, there are plans for augmenting class rooms in the Academic Block, staff residences, hostels for the students and Play Field infrastructure, which presently is severely stretched by OBC and EWS expansion.

Additionally, the grant given to SRCC for infrastructure expansion (under the OBC Expansion plans) lies unutlized on account of regulatory restrictions prohibting expansion.

Prior to May, 2013 our college was classified under *General College* category. However, the problem has been caused by the issuance of two Notifications dated 13.05.2013 and 23.09.2013, which created a new category of *Old Colleges* and separated its Planning & Development Control norms very differently from *General Colleges*. This has resulted in a drastic reduction in Floor Area Ratio (FAR) and Ground Coverage (GC), leading to loss of scope for further infrastructure expansion, mainly in 'Residential & Hostels' and 'Play Field'. The GC and FAR required for above projects were abundantly available for College Building, Residential & Hostels and Playfield as per General College norms of MPD 2021 (2007 norms-which did not differentiate between *General College* and *Old College*).

Wrestling Stadium/Hall built during CWG 2010 issue:

Wrestling Stadium/Hall was constructed in 2010 by the Ministry of Youth Affairs and Sports (MOYAS) under consensus of Delhi Government and Hon'ble LG, Delhi during the Commonwealth Games (CWG) 2010 from its funds. The GC and FAR at that time for Wrestling Stadium/Hall were within the then permissible norms; however given the urgency with which the projects had to be completed for CWG, the government had not taken prior approval of MCD. In this SRCC had no role to play. Had the government taken requisite approval at that time, it would have been within the permissible limits as per then existing norms.

The Wrestling Stadium/Hall was built in the playground area towards the North West boundary of college. Side Setback provided for this block from adjacent boundary wall is 8.35 meters and rear Setback is 8.75 meters. The side and rear Setbacks required as per the MPD 2021 are 12.0 meters. Even with a reduced side Setback of 8.35 meters and rear Setback of 8.75 meters, fire tender movement is possible. Hence, the college seeks relaxation in its side and rear Setbacks as well.

After the completion of Commonwealth Games 2010, the entire infrastructure created for the Commonwealth Games through funding by MYAS was transferred to Shri Ram College of Commerce in 2012 through the MOU between SRCC and MYAS executed on 5th December 2012. Thereafter it has become the property of SRCC.

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2. Examination:

-34-

Ground Coverage (GC) and Floor Area Ratio (FAR) issue:

Prior to May, 2013 SRCC was classified under General College category.

By the issuance of two Notifications dated 13.05.2013 and 23.09.2013, which created a new category of *Old Colleges* and separated its Planning & Development Control norms very differently from *General Colleges*, SRCC has now been classified as an *Old College*.

This has resulted in a drastic reduction in Floor Area Ratio (FAR) and Ground Coverage (GC), leading to loss of scope for further infrastructure expansion, mainly in 'Residential & Hostels' and 'Play Field'.

Wrestling Stadium/Hall built during CWG 2010 issue:

Wrestling Stadium/Hall was constructed in 2010 by the Ministry of Youth Affairs and Sports (MOYAS) during the Commonwealth Games (CWG) 2010 from its funds.

However given the urgency with which the projects had to be completed for CWG, the government had not taken prior approval of MCD.

Side Setback provided for this Wrestling Stadium/Hall from adjacent North boundary wall is 8.35 meters and rear Setback from West boundary wall is 8.75 meters, against required side and rear Setbacks of 12.0 meters as per the MPD 2021. Even with a reduced side Setback of 8.35 meters and rear Setback of 8.75 meters, fire tender movement is possible.

Wrestling Stadium/Hall was transferred to Shri ram College of Commerce in 2012 through the MOU between SRCC and MYAS executed on 5th December 2012.

3. Proposal:

Ground Coverage (GC) and Floor Area Ratio (FAR) issue:

In view of the above, we request for re-categorization of SRCC as a General College.

Alternatively, we seek a onetime relaxation in GC and FAR as per below mentioned details:

- Ground Coverage (GC) relaxation of 2,893 square meters in Residential including Hostel Area and 1,002 square meters in Play Field Area (details of the same appended as Annexure-VI),
 and
- Floor Area Ratio (FAR) relaxation of 22,217 square meters in Residential including Hostel Area and 2,582 square meters in Play Field Area (details of the same appended as Annexure-VI).

May also mention that had SRCC been granted the status of 'General College', our permissible GC and FAR would have been much more than being sought hereby under onetime relaxation.

Wrestling Stadium/Hall built during CWG 2010 issue:

The Wrestling Stadium/Hall constructed by the Government at the time of Commonwealth Games be regularized as per then prevailing norms.

The existing Wrestling Stadium Setbacks i.e 8.35 meters side Setback and 8.75 meters rear Setback be permitted as *fait accompli*.

Table: Setback Details

Setback	Existing	As per MPD-2021		
N - RHS (Towards Christian Colony)	8.35 meters	12.00 meters		
W - Rear (Towards Nazafgarh Drain)	8.75 meters	12.00 meters		

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Recommendations:

The issues related to the relaxation in GC & FAR and regularisation of existing Wrestling Stadium/Hall having side and rear Setbacks of 8.35 meters and 8.75 meters respectively be taken in consideration and approved.

4. Annexures:

- 1. Proposed revised Layout Plan (Three Sets)
- 2. Proposed Expansion Plan and details of relaxation required in GC & FAR Annexure-VI
- 3. Copy of MOU between MYAS and SRCC

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आवार्य Principal को राम कॉर्ड ज ऑफ कॉमरा

Shri Ram College of Commerce ficeli (Nothinana / University of Delhi

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arradiv Tower

as meliju Place, New Delhi-110019

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SHRI RAM COLLEGE OF COMMERCE

UNIVERSITY OF DELHI DELHI 110007.

Proposed Expansion Plans and details of relaxation required for Ground Coverage (GC) and Floor Area (FAR) as per Table No.1 and proposed revised Layout Plan:

a. College Building:

New multi story Blocks for Academic facilities, multilevel car parking and vertical expansion of existing buildings wherever possible to cope with the future requirements including OBC and EWS reservations.

For the proposed expansion plan net GC required is 3,193 Sq. Mtr after demolition of existing cycle stand& amenity building and FAR of 36,005 Sq. Mtr, both of which are available, as per Old College Norms too. Therefore no relaxation in GC and FAR is required for the expansion of College Building.

b. Residential including Hostels:

New multi story residential Blocks after the demolition of existing Principal Bungalow and some other teaching/non-teaching residences and vertical expansion of existing redidential/hostels blocks. A total relaxation GC and FAR required is 2,893 Sq. Mtr. and 22,217 Sq. Mtr respectively for the expansion of residential area and hostels.

c. Play Field Area:

For Existing Sports complex, new swimming pool and facilities after the demolition of existing swimming pool, total relaxation of 1,002 Sq. Mtr in GC and 2,582 Sq. Mtr. in FAR for the expansion of Play Field area infrastructure.

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-37- . Table 1: GC and FAR Implications of Classification as Old College vis. a vis. General College 'and Relaxation required in GC(Ground Coverage) & FAR (Floor Area Ratio) for future expansion.

Description			D COLLEG .e.f. 13-05-20		(II) For GENERAL COLLEGE Category(w.e.f. 13-05-2013)			
	Area Sqm	11/11	GC (Sqm)	FAR (Sqm)	Area Sqm	GC (Sqm)	FAR (Sqm)	Diff. (H)-(l)
College Building								
Plot Allocation	28,586.78	45.0%						
Permissible GC		30.0%	8,576.03					
Permissible FAR		225.0		64,320.26				
Achieved till date			4,395,75	7,643.58				
Balance			4,180.28	56,676.68				
Additional area available after proposed demolition of existing buildings			954.02	1,319.41				
Required for Future Expansion 1/e new blocks, vertical expansion of existing buildings			4,147.20	37,324.80				
Balance after all future expansions			+987.10	+20,671.29				
Area relaxation required for College Buildings			Nil	Nil				
Residential and Hostel								
Plot Allocation	6,352.62	10.0%						
Permissible GC		33.3%	2,115.42					
Permissible FAR		200.0		12,705.24				
Achieved till date			5,846.17	10,020.66				
Balance			-3,730:75	2,684.58	NA	NA	NA	NA
Additional area available after proposed demolition of existing buildings			2,935.30	4,215.82				
Required for Future Expansion i/c new blocks, vertical expansion of existing buildings			2,097.20	29,117.63				
Balance after all future expansions			-2,892.65	-22,217.23				
Area relaxation required in Residential/Hostel area			2,893	22,217				
Play Field Area Plot Allocation	28.586.78	45.0%						
Permissible GC		10.0%	2,858,68					
Permissible FAR		15.0		4,288.02				
Achieved till date		12.17	3,696.04	6,134.44				
			-837.36	-1.846.42				
Balance								
Additional area available after proposed demolition			121.53	121.53				
Required for Future Expansion			285.70	857.10				
Balance after all future expansions			-1001.53	-2,581.99				
Approx, area relaxation required in Play Field area			1,002	2,582				
Total Plot Area	63,526,18				63,526.18			
Total GC		21.3%	13,550		35,0%	22,234		8,684
Total FAR		128.0		81,314	225.0		142,934	61,620
Achieved till Date						13,938	23,799	



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Government of National Capital Territory of Delhi

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Property Description

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: SHRI RAM COLLEGE OF COMMERCE

: Article Others

: NA

: SHRI RAM COLLEGE OF COMMERCE

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(One Hundred only)



......Please write or type below this line.....

MEMORANDUM OF UNDERSTANDING FOR POST-COMMONWEALTH GAMES, 2010 USE OF COMPETITION AND TRAINING AND TRAINING VANUE AT SHRI RAM COLLEGE OF COMMERCE (UNIVERSITY OF DELHI).

This Memorandum of Understanding between Shri Ram College of Commerce (University of Delhi) and Ministry of Youth Affairs and Sports, Government of India has been executed on 5th day of Dec endra 2012at New Delhi.







The authoritisty of the Stamp Catalisms can be volified at Authorised Collection Centers (ACCs), SHCIL Offices and Sub-registral Offices (SRGs) The Contact Details of ACCs, SHCIL Offices and SRGs are expected on the Viet site "Ware prolestamp cont"





Whereas it had been decided by the Govt. of India, Ministry of Youth Affairs and Sports (MYAS) to construct Training Venue for Wrestling and Rugby 7's at Shri Ram College of Commerce for the Commonwealth Games 2010 held at Delhi from 3rd to 14th October 2010, which is funded by MYAS:

The lists of such facilities created are at Annexure-I to this MOU.

- 1. Whereas the Shri Ram College of Commerce has agreed and consented to the use of the above venue after construction for the conduct of the sporting events of the Commonwealth Games 2010
- Now, the following provisions are mutually decided and agreed to concerning the ownership and post Conunonwealth Games use of the subject venue:
 - I. MYAS has funded the construction of the venue at Shri Ram College of Commerce with the latest international specifications at places as earmarked for the purpose by the Organizing Committee (OC) Commonwealth Games at Shri Ram College of Commerce.
- MYAS has incurred all expenditure for the development of the venue and up gradation of related infrastructure facilities at Shri Ram College of Commerce.
- III. After the completion of Commonwealth Games 2010, the entire infrastructure created for the Commonwealth Games through funding by MYAS is deemed to have been transferred to Shri Ram College of Commerce and thereafter they have become property of Shri Ram College of Commerce.
- IV. Any disagreement or dispute arising between the parties in respect of the execution of this MOU will be settled by a committee appointed by Secretary (Sports), Government of India and comprising a representative each of Ministry of Youth Affairs and Sports, Ministry of Human Resources Development, Shri Ram College of Commerce and University of Delhi.
- V. Shri Ram College of Commerce will continue to remain the absolute owner of the land and the sports and other facilities developed through funding by MYAS after the completion of the Commonwealth Games Delhi 2010 Shri Ram College of Commerce will maintain the sports facilities in top operational condition as per standards set out in Annexure-II to the MOU after the games at their own cost by making adequate financial provision for the same. Within 3 months of signing of this MOU, Shri Ram College of Commerce will present plan to the MYAS through University of Delhi for future maintenance and upkeep of these facilities.
- VI. After the completion of the Commonwealth Games 2010, besides regular use by students of Shri Ram College of Commerce, University of Delhi and the Colleges of the University, the sports facilities will be made available by Shri Ram College of Commerce in the national and public Interest as and when required by MYAS for the conduct of the National/International sporting events by the MYAS. The sports facilities will also be made available for training of National level athletes as and when required by MYAS and after due clearance from MYAS.

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Page 2 of 3

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Since the entire cost of the sports facilities is being funded by the MYAS, the sports facilities will be made available free of cost by Shri Ram College of Commerce for National/International Events and Training / Practice of National level athletes as above. The academic calendar of the University/College and prior concurrence of Shri Ram College of Commerce should be obtained before fixing dates of events/training by the MYAS.

The utility charges for electricity, water, etc. for the duration of the VII. Events/Training as above in clause (VI) will be borne by the MYAS.

IN WITNESS whereof the parties hereto have set their hands and seals the day, month and year first above written.

For and on behalf of

Shri Ram College of Commerce, Delhi University

THE MAILE

Signature_

Name

Designation

DK-P.C. JAIN

Principal Shrl Ram College of Commerce (University of Delhi) Maurice Nagar, Delhi-110 007

In presence of witness

Signature

Name

Designation

B M BANSAL Administrative Officer Shirliam Chligge of Commerce

Discounty of Lines

For and behalf of

Ministry of Youth Affairs and Sports

MUKUL CHATTERJEE

B M. Bansa

Joint Socretary
Department of Sports
Ministry of Youth Affairs & Sports

Name Government of India Tel.: 23383336

Signature

Designation

MUKUL CHATTERJEE

John Secret Department

Ministry of Your-Government of him

43383338

Signature

In presence of witness

Name

Designation

एक, एक बीचा/S.L MEENA स्वर प्रविव/Under Secretary युवा कार्यक्रम एवं खेल मंत्रालय Minkery of Youth Attains & Sports सरम करहार, 14

Govt of India, New Jaint

Page 3 of 3



-6.

ITEM No. 32 /7c/2020

Agenda for Technical Committee, DDA

Tite No.				
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Subject: Change of land use of 400 sq.mtrs from Recreational to Public & Semi Public for Religious purpose in Jahapanah City Forest.

1.0 Background

- As per your orders dated 08:04.2019 in SLA (C) no. 7509/2019 DDA vacated the land on which Payidas Gurughar (Temple) was situated.
- 1.2 The Samuti filed three writ petitions bearing no, WP 1135/2019, WP No. 1238 & WP No. 1240/2019 seeking direction to restore possession of the land to Guru Ravidas community on the ground of religious faith and belief.
- 1.3 The Government of India submitted the following offer before, the Hon'ble Supreme court in the MAX No. 1384 of SEP (C) No. 7500 2019 dated 21:10:2019 for settling the issue:
 - a) An area permitted for their worship will be enclosed in a boundary fence, an area of 400 sq rates and no encroachment outside these boundaries shall take place.
 - by There shall be a gate for entry to the shrine.
 - 2 The four old samadhis will be restored, but no structure will be constructed over the samadhis and the Saint Guiti Ravidas pond will be restored.
 - . The statues in the custody of the DDA will be restored.
 - A temporary structure in the nature of a Porta cabin or made of wood will house the statue of Saint Gura Ravidas, the dimensions of the temporary structure will at feet.
 - and the catees will be freely allowed to perform pools at the site.
 - 15 The manuferance of the site, in pristing form, free of pollution and consistent with Zeo regardental caregories will be the duty of the decrees.

- h) The possession of the 400 sq.mtrs mentioned in clause(1.1) shall be handed over to a committee of devotees of Saint Guru Ravidas to be constituted by the Union Of India, in consultation with the stakeholders with a period of four months.
- 1.4 (a) As per Hon'ble Court order dated 21.10.2019 (Annexure A) "the temple in area of 20m X 20m shall be permitted to be valsed within the boundary of 400 Sqm. Let temple be constructed by the committee to be formed by UOF"
 - (b) The Hon'ble Supreme court vide order dated 25.11.2019 (Annexure A) modified the order dated 21.10.2019. It is made clear that the temple in the area of 20 X 20 ft. shall be permitted to be raised. As agreed to it will not be a temporary structure but a permanent structure to be constructed. The word interest at page 3 of the said order has been wrongly been mentioned which may be read as 'feet'.
 - (c) In view of the said order of Hon'ble Supreme Court of India, MoHUA vide letter dated 23.12.2019 has conveyed approval in respect of an 11-member committee of devotees for Guru Ravidas temple.

2.0 Examination

- 2.1 A Joint inspection by DDA officials and Committee members was held on 15.07.2020 and a piece of land measuring 16 x 25 mtrs, i.e. area 400 sq. ntrs, at location Khasra No. 124/1 and 122 Tuglakabad was identified for construction of Temple by the Committee. LM/SEZ has reported that as per record available the Kh.124 Min is acquired vide Award No. 1480 (1-15) and 1673 (25.03) which have been placed at the disposal of DDA vide notification u/s 22(1) no. F.8(49) 63/L7H(ii) dated 03.01.1968 and further transferred to Hort. Department on 13.02.1968.
- 2.2 The land use of the area where existing Sant Guru Ravi Das temple located is "Recreational as per Zonal Development Plan of Zone-F under MPD-2021 (Annexure – B) The area is part of the Jahanpanah City Forest, which is protected forest.
- 2.3 The Religious activity is a part of Public & Semi Public use therefore the said landuse has to be converted from Recreational (P2) to Public & Semi Public Facilities (PS1) is required to be processed as per DD Act 1957 (Sec.11 A). As processed in earlier change of landuse from Recreational to any other use the equal quantum of the land in the layout be swapped and converted to green area. Further, the proposed religious

Receipt No : \$_\$404/2020/AD(LANDSCAPE)-III

-8-

plo being awared within the Recreational area away from main road, an access path

7.4 The Jahapanah tary Forest, is a Protected Forest, therefore permission regularization of the use for forest land for the above said purpose as per provisions of the Forest (conservation) act, 1980 is required before allotment of the 400 Squa of land for the construction of Temple and restoration of four Samadhis is done by the DDA as per the Order of the Hon ble Supreme Court.

3.0 Information required as per the MoUD, GOI letter dated 04,09,2015:

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

M. Information sought by Mol D

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- Whether the land is Government or private and who is the land owning
- On whose request the change of land

Point-wise information

The land u.r is DDA land and falls within the Recreational use as per the Zonal Development Plan of Zone-F under MPD

- (a) As per Hon'ble Court order dated 21.10.2019 the temple in area of 20m N 20m shall be permitted to be raised within the boundary of 400 Sqm. Let temple be constructed by the committee to be formed by UOL
- (b) The Lion'ble Supreme court vide clear that the temple of the area of

(iii)	Whathan	(e) In view of the said order of Howbie Supreme Court of India, MoH A vide letter dated 23 12 2019 has conveyed approval in respect of an 11-member committee of devotees for Guru Ravidas temple
	DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	The site was jointly inspected by representatives of Land Management, land disposal, Horticulture & Landscape Dept of DDA and Guru Ravidas fainti Samaroh Samiti on 15.07.2020. The land is mostly vacant.
(iv)	What is the public purpose proposed to be served by modification of MPD and/or change of land use?	To provide worship place to Saint Ravidas devotees on grounds of religious faith and belief as nor Health of the saint Ravidas
(2)	What will be the impact of proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans and policies?	No negative impact is envisaged.
(VI)	33 /1- (6)	No Law and Order issue is anticipated.
(vii)	Whether any court cases are ongoing on the land mentioned in proposal? Full details be attached.	No court case as informed by land management department of DDA

SL No	nformation for MoUD's letter No. K-130 Information sought by MoUD	Point-wise information
(i)	Back ground note indicating the current situation/provisions:	As per point A(ii) above:
(ii)	Whether similar proposals have earlier been considered by DDA Ministry and or disposed, and if yes, when and how:	The change of landuse for various purposes have been proposed earlier.
(iii)	What were the specific recommendations of the Authority with regard to the proposal:	The proposal is to be placed before Technical Committee/DDA.
(iv)	How and why the proposal was initiated:	As per point A(ii) above,
(V)	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof:	The proposal will benefit the devotees on the grounds of religious faith and belief.
0.1)	What are the expected short-term and	The proposal will maintain social

lyna letty outcomes if the proposal is

- (3) Here the proposal will benefit in the development and economic growth is the city.
- will What are the provisions corresponding to the proposed policy changes in other metropolitan cities in India and other countries and it those provisions either from the proposal then why are they not considered appropriate for Deihi.
- (ix) What will be the public purpose served by the proposed modification.
- (x) What is the number of people families/household likely to be affected by the proposed policy;
- (xi) Whether the proposal is in consonance with the existing plans, laws, bye-laws, rules, etc..
- (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 brin, about such changes.
- (xiii Whether the departments organizations Ministries related with the proposal have been consulted and if yes, what were then views and how the were disposed;
- of DOP&T, Ministry of Finance and other nodal Ministries Departments were taken into account while preparing and examining the proposal and.
- (xv) The name, designation and contact adormation of an efficer of the level of Director or above who will be the nodal outlier to be contacted by the Ministry evaluation the proposal.

harmony on the grounds of religious bath

The proposal will benefit the devotees on the prounds of religious faith and belief

Lie proposal is specific to the requirement for sites falling in recruational landese

As per point Ariva above

No families, households are affected

Yes

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The proposal to be discussed in Technical Committee And Authority meeting in which representatives of concerned departments are members

Not related to DOP&1. MoEFCC and other nodal ministries/ departments.

The concerned officer presently dealing with this matter in DDA are

- a) Dr. K. Stramgan, Addl. Commr.
 (Plg.)-Hi. (Zones F&H (Part),
 (EDA, Vikas Minar, New Delhi
 (Contact So. 23378167).
- Wrs. Posman Dewan, Addl.
 Landin (Landsvape), Landscape
 E. Fromment Planning



Department, DDA, Vikas Minar, New Delhi (Contact No. 23370585).

SI. No	Information sought by MOUD	Point-wise information
(i)	What is the change proposed in MPD- 2021/Change of landuse case?	The Change of Land Use from from Recreational (P2) to Public & Semi Public Facilities (PS1) is proposed in MPD-2021 / ZDP of Zone-F.
(1)	Why the change is proposed i.e. the context and justification?	As per point A (ii) above.
(iii)	With the proposed changes /amendments, who are going to be benefitted? A tentative statistics or details who will be benefitted should be given?	The proposal will benefit the devotees on the grounds of religious faith and belief.
(iv)		The land will be allotted for the construction of Temple and restoration of Samadhis.
(v)	Any other relevant statistics, details, information etc. which will be useful from the point of view of press release for information to the public at large shall also be given.	No

4.0 Proposal

The proposal is for change of land use of 400 Sq.Mtrs of area in Jahapanah City Forest (Approx. 178.00 Hact) from Recreational (P2) to Public & Semi Public Facilities (PS1) for allotment of land for temple as per the directions of Hon'ble Supreme Court.

The location of Temple is marked in a sketch plan and annexed on "Annexure C".

5.0 Recommendation

The proposal as given in para 4.0 above may be considered by the Technical Committee, DDA.

- barre Asstt Director (LS) Addl. Commr. (LS) Addl. Commr. (Plg.)-III

Item No	
Date:	

DRAFT AGENDA FOR TECHNICAL COMMITTEE

No. F.20(2)/2005-MP

Sub: Proposal for change of land use of land measuring about 5.76 Acres for expansion of essential facilities at Institute of Liver and Biliary Sciences (ILBS) Hospital, Vasant Kunj, New Delhi from 'Residential' to 'Public and Semi-Public' (PS1) falling in Planning Zone-J.

1.0 BACKGROUND:

1.1 Chief Secretary, GNCTD vide letter dated 24.01.2014 requested to allot 6 acres of additional land to Health and Family Welfare Department for expansion of essential facilities at ILBS (Annexure- 'A').

The CLU of land measuring 6.5 Ha. was notified vide S.O. 1542 (E) dated 24.06.2008 and corrigendum S.O.559 (E) dated 26.02.2009 from 'Agriculture and Water Body (Rural)' to 'Public and Semi-Public facilities' (Institute of Liver and Biliary Sciences including internal road circulation) and 'Recreational' (Sports complex) for an area of 6.20 Ha. and 0.3 Ha. respectively.

1.3 Additional land measuring 2.9 Ha. was allotted to ILBS for Phase- II development of the Hospital on 21.03.2012.

1.4 On the request of ILBS, land measuring 2963 sqm. was approved by

Screening Committee dated 02.09.2014 for Residential purpose.

1.5 Request for allotment of additional 2.39 Ha. (5.9 acres) was made by ILBS vide letter dated 10.07.2019 addressed to VC, DDA for expansion of essential facilities at ILBS.

In the 2nd Technical Committee meeting held on 24.02.2020, the proposal for allotment of additional land of 5.9 Acres to GNCTD for expansion of ILBS Hospital was agreed subject to CLU. It was also recommended that the provision for National/ City level health facilities should also be considered over and above the provisions given in MPD so that specialized/ super specialty medical facilities can be developed in the larger public interest.

2.0 EXAMINATION:

2.1 On the request of IL Deptt., Planning Deptt. DDA vide letter dated 02.08.2019 requested Department of Health and Family Welfare, GNCTD to submit the agenda for Technical Committee for Change of land use measuring 5.9 acres from 'Residential' to 'PSP' for ILBS.

The same has been received from Deptt. of H&FW, GNCTD, MoH vide letter dated 29.07.2020. (Annexure- 'B').

2.2 T.S.S. of the site of an area 5.89 Acres has been received from Engineering department, DDA vide letter dated 17.07.2020 (Annexure- 'C').

2.3 IL Department, DDA vide letter dated 18.02.2020 has allotted the aforesaid 5.9 Acres of land to Health & Family Welfare, GNCTD for further use by ILBS



Page 1 of 9

for creation of essential facilities at Vasant Kunj. The same land was handed over to GNCTD on 15.07.2020.

- 2.4 As per minutes of 310th Screening Committee meeting of DDA held on 20.12.2012, it was decided that for better connectivity and access to emergency services, the proposed alternate access road of 18 m width from Mehrauli Mahipalpur road to ILBS to be extended to Mehrauli Gurgaon road maintaining the same road width of 18m R/W passing through the existing road of 6-8 m.
- 2.5 The space for proposed 18 m R/W road is to be excluded from the allotted 5.9 Acres of land. So, the total area for CLU comes out to be approximately 5.76 Acres (Annexure- 'D').

3.0 <u>INFORMATION REQUIRED BY MoHUA (MoUD) VIDE LETTERS DATED</u> 07.04.2015, 04.09.15 & 17.06.2016 -

(Below information is received from Deptt. of H&FW, GNCTD, MoH vide letter dated 29.07.2020.)

SI. No.	Information sought by MoUD	Point-wise information
(i)	Whether the land is Government or private and who is the land owning agency?	Government Land. Health & Family Welfare Deptt., GNCTD is the land owning agency.
		Health and Family Welfare Deptt. of Govt. of NCT of Delhi vide letter dated 8/1/H&FW/Infra/Misc /2020/# CD112594554/ JS3HFW-1136/1140 dated 10.07.2020 issued directions for handing over of the above referred land to ILBS through DGHS.
		The process of handing over of land by DDA and Taking over of the land by ILBS has also been completed on 15/07/2020 in the presence of Dr. Amita Mankatala, CDMO, SD/ Authorized representative DGHS as per approval of the H&FW Department
(ii)	On whose request the change of land use case or modification to MPD-2021 has been initiated?	Health and Family Welfare Deptt. of Govt. of NCT of Delhi has handed over the possession of the reference land to ILBS for creation of essential medical facilities vide letter dated 8/1/H&FW/Infra/Misc/2020/#D1125945

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		54/JS3HFW-1136/1140dated 10.07.2020 as detailed above. Accordingly, proposal is being submitted by ILBS for the Change of Land Use (CLU) to enable the creation of essential facilities in larger public interest.
(iii)	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	
(iv)	What is the public purpose proposed to be served by modification of MPD and/or change of land use?	The proposal will facilitate providing the Tertiary health care facilities in the field of liver and Biliary diseases to the community from Delhi & the Country at large. This will also boost the super specialized higher education and research in the field of liver and biliary diseases.
(v)	What will be the impact of proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans and policies?	No negative impact is envisaged.
(vi)	What will be proposal's impact/implications on general public e.g. Law and order etc?	No Law and Order issue is anticipated.
(vii)	Whether any court cases are ongoing on the land mentioned in proposal? Full details be attached.	No court case is pending as per available records.

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SI. No		o. K-13011/3/2012-DD-I dated 04.09.15 Point-wise information
(i)	Back ground note indicating the current situation/provisions;	The Institute of Liver and Biliary Sciences (ILBS) has been established by the Government of the National Capital Territory (NCT)

of Delhi as an Autonomous Super-Specialty Medical Institute and Hospital under the Govt. of NCT of Delhi with the objective to provide a comprehensive set up for diagnosis and treatment inclusive of a centre for advanced dedicated research in the field of Liver and Biliary Diseases. The institute is the first Liver University in the World and has also been granted Deemed-to-be-University status by the University Grants Commission (UGC) under Section 3 of the UGC Act, 1956 under de-novo category through the Ministry of Human Resource Development, Government of India in 2009.

- 2) The allotment of additional land was needed for the development activities that has arisen for undertaking construction activity for expansion and development of the additional facilities at ILBS such as Hostels for students, Residential Accommodation for Faculty, Staff of ILBS and Patient's relatives for their overnight stay, waiting hall for patients & attendants, Convenience centre, containing small shopping area for essential facilities for the residential staff, Library associated facilities, parking of vehicles as per the new MPD 2021 norms, development of external infrastructure and facilities. additional beds for Hepatology, liver and bilio-pancreatic surgeries. Nephrology and renal transplant, Oncology, Blood Bank Transfusion services, Laboratory and metabolic facility block and Organ Bank etc.

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		dated 24.01.2014 and subsequently, Pr. Secy (H&FW), GNCTD vide D.O. letter no. Prsecyhfw/315/CD-000249478 dated 23.07.2019 requested DDA for the allotment of additional land in the close vicinity of the Institute. Considering the request, the 5.9 acre of land was allotted by DDA vide Demand-cum-allotment letter bearing No F. 22(16)/98/IL/DDA/Pt./230 dated 18.02.2020. 4) Health and Family Welfare Deptt. of Govt. of NCT of Delhi vide letter dated 8/1/H&FW/Infra/Misc/2020/#CD112594554/JS3HFW-1136/1140 dated 10.07.2020 issued directions for handing over of the above referred land to ILBS through DGHS. The process of handing over of land by DDA and Taking over of the land by ILBS has also been completed on 15/07/2020 in the presence of Dr. Amita Mankatala, CDMO, SD/ Authorized representative DGHS as per copy
		placed opposite. 5) Accordingly, the Change of Land Use of land measuring about 5.9 Acres from 'Residential to 'Public and Semi-Public' under MPD 2021 is required.
(ii)	Whether similar proposals have earlier been considered by DDA/ Ministry and/or disposed, and if yes, when and how;	io roganou.
(iii)	What were the specific recommendations of the Authority with regard to the proposal;	
(iv)	How and why the proposal was initiated;	ILBS is an autonomous body under the GNCTD. Additional land is required for creation of essential facilities as detailed in the background note as above.
		Considering the request of the Institute, the Chief Secretary, GNCTD

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		has requested the DDA for undertaking construction activity for the
		development of the Institute for which change of land use from Residential to Public & Semi-public is required.
		Accordingly, the proposal has been initiated.
(v.	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof;	Tertiary health care facilities in the field
		This will also boost the super specialized higher education and research in the field of liver and biliary diseases.
(vi)	What are the expected short-term and long-term outcomes if the proposal is approved and implemented;	The proposal will facilitate providing the Tertiary health care facilities in the field of liver and Biliary diseases to the community from Delhi & the Country at large.
		This will also boost the super specialized higher education and research in the field of liver and biliary diseases.
(vii)	How the proposal will benefit in the development and economic growth of the city;	The proposal will facilitate providing the Tertiary health care facilities in the field of liver and Biliary diseases to the community from Delhi & the Country at large.
		This will also boost the super specialized higher education and research in the field of liver and biliary diseases.
	What are the provisions corresponding to the proposed policy / changes in other metropolitan cities in India and other countries, and if those provisions differ from the proposal then why are they not considered appropriate for Delhi;	

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(ix)	What will be the public purpose served by the proposed modification;	The proposal will facilitate providing the Tertiary health care facilities in the field of liver and Biliary diseases to the community from Delhi & the Country at large.
		This will also boost the super specialized higher education and research in the field of liver and biliary diseases.
(x)	What is the number of people/ families/household likely to be affected by the proposed policy;	The proposal will facilitate providing the Tertiary health care facilities in the field of liver and Biliary diseases to the community from Delhi & the Country at large.
		This will also boost the super specialized higher education and research in the field of liver and biliary diseases.
(xi)	Whether the proposal is in consonance with the existing plans, laws, bye-laws, rules, etc.;	Yes
(xii)	Whether the implementation of the proposal will require changes in certain rules, provisions of Master Plan, etc., and if yes, what action has been taken to bring about such changes;	
(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;	
(xiv)	Whether the relevant guidelines/orders of DOP&T, Ministry of Finance and other nodal Ministries/Departments were taken into account while preparing and examining the proposal and;	The issue of change of land use is not related to any guidelines/orders of DOP&T, Ministry of Finance and other nodal Ministries/ Departments.
(xv)	The name, designation and contact information of an officer of the level of Director or above who will be the nodal officer to be contacted by the Ministry regarding the proposal.	The concerned officer presently dealing with this matter in DDA is Sh. Ajay Kr. Saroj, Dir.(Plg.) UC & J In-charge, DDA, Vikas Minar, New Delhi (Contact No.: 8010509889)

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SI. No.	Information sought by MOUD	Point-wise information
(i)	What is the change proposed in MPD-2021/Change of landuse case?	The Change of Land Use of land measuring about 5.9 Acres from 'Residential to 'Public and Semi-Public' under MPD 2021.
(ii)	Why the change is proposed i.e. the context and justification?	As the matter neither covered under the policy advertised on 01.05.2008 for regularization of bonafide institutions nor covered under Regulation for enabling planned development for privately owned land notified on 04.07.2018. So, the matter is being processed for CLU.
(iii)	With the proposed changes /amendments, who are going to be benefitted? A tentative statistics or details who will be benefitted should be given?	The proposal will facilitate providing the Tertiary health care facilities in the field of liver and Biliary diseases to the community from Delhi & the Country at large.
		This will also boost the super specialized higher education and research in the field of liver and biliary diseases.
(iv)	How they are going to be benefitted from the proposed amendment/ change?	The development of the Institute (ILBS) will benefit the community at large by providing the Tertiary health care facilities in the field of liver and Biliary diseases.
(v)	Any other relevant statistics, details, information etc. which will be useful from the point of view of press release for information to the public at large shall also be given.	Presently, ILBS is designated as a COVID-19 testing centre for testing the samples through two labs setup in the Institute. Country's first plasma bank has also recently been set up by Government of Delhi at ILBS on 02.07.2020 to pool in plasma from people who were recovered from Covid-19 so that moderately ill patients can avail plasma for better and faster recovery.

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PROPOSAL: 4.0

It is proposed to change the land use of land about 5.76 Acres for expansion of essential facilities at ILBS, Vasant Kunj, New Delhi from "Residential" to "Public and Semi-Public" falling in ZDP of Zone-J / MPD-2021, under section 11-A of DD Act, 1957.

RECOMMENDATIONS: 5.0

In view of above, the proposal as given in Para-4.0 is placed before the Technical Committee for consideration. Based on recommendation by the Technical Committee, the proposal of change of land use to be placed before the Authority for consideration and giving permission to invite objections / suggestions from the public as per provisions under Section 11(A) of DD Act-1957.

Addl. Commissioner (Plg.)

Projects

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

Asstt. Dir. (Plg.) Zone-J

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D.U.NO.P.112/L&B/7/1LBS/Adm/2009/ 5 January 24, 2014

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The Institute of Liver & dillary Sciences (LBS) has been established by the Government of NCT of Delhi as an autonomous super-specialty medicalcum-research institute for the treatment of liver and billary cispases, at D-1, Vasant Kunj, New Delhi.

I have been apprised that there is a need for allotment of additional land for the developmental activities of his institute and that this has been considered and in-principle agreed to by JDA in various meetings and correspondence, wherein the requirement of adultand lend measuring around 10 agres has been projected by the institute, duly supported by the rearrh & Faroliy Welfere Department.

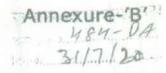
I understand that there has been availability of approx. 7 acres land with DDA including 1 agre encumbarross free land against gate No. 4 of the Institute and 6 pures additional land in the case matter of Means Sahni & Others vs. LG & Others, passessing preceeding, of which have been completed by the LAC. South and the possession of the and has been handed over to DDA on 31.12.2013.

would request you to look into the matter and issue appropriate. directions for alictment of above referred land to the Health & Family Welfare Department, GNCTD, being the Administrative Department, for expansion of countries at ILBS at the partiest. the state has the course of the

Yours sincerely.

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Institute of Liver & Biliary Sciences (An Autonomous Society under Government of NCT of Delhi)

July 29, 2020

Dr. S. K. SARIN
Director

पुर्शा, जे व जी (पूर्ष)

प्राथमी एटि: 226

प्राथमी एटि: 268

प्राथमी एटि: 268

At the outset, I express my sincere gratitudes for expediting the allotment and possession of 5.9 Acres land to ILBS for creation of essential facilities.

The process of handing over of the subject land by DDA and taking over by ILBS has been completed on 15th July, 2020 in presence of Officers from DDA, DHS and ILBS.

However, for the purpose of starting the construction of essential facilities on the subject land, change of land use from Residential to Public & Semi-Public under MPD 2021 is required.

In this regard, a communication has been received from the Director, Planning In- Charge (Planning Zone & UC Cell), DDA vide email dated 15.07.2020 for seeking information to be placed before the Technical Committee of DDA for change of land use measuring 5.9 Acres from "Residential to "Public & Semi Public".

Accordingly, the requisite information in standard format is enclosed herewith with the request to issue appropriate directions to the Concerned Officers in DDA for placing the same before the Technical Committee of DDA for change of land use on priority so that the construction of essential facilities on the subject land could be commenced at an early date.

With kind regards,

Sh. Anurag Jain, IAS Vice Chairman, Delhi Development Authority, Vikas Sadan, INA, New Delhi.

ANNEXURE

Sub: Proposal for change of land use of 5.9 Acres land from "Residential to "Public & Semi Public" allotted for creation of essential facilities at ILBS, Vasant Kunj, New Delhi.

1.0 BACKGROUND:-

- 1. The Institute of Liver and Biliary Sciences (ILBS) has been established by the Government of the National Capital Territory (NCT) of Delhi as an Autonomous Super-specialty Institute, under the Societies Registration Act 1860, New Delhi. Institute was formally inaugurated by the then Hon'ble CM, Delhi on 14th January, 2010. The Institute is equipped with all the latest and advanced facilities and highly qualified faculty to meet its objectives. The facilities and services available at ILBS includes Emergency services, Out- patient department, Day care services, In- patient services comprising of Hepatology, gastroenterology, nephrology, respiratory medicine, Surgical Services including HPB Surgery, urology, Liver transplant and Kidney Transplant services, Oncology & Radiotherapy Services, Blood bank and Lab services.
- ILBS is the first NABH and NABL Accredited autonomous Institute in the Govt Sector
 offering highly skilled and complicated surgeries including liver & renal transplants. ILBS
 has also been designated as a WHO Collaborating Centre (WHOCC) on Viral Hepatitis and
 Liver Diseases.
- ILBS has also been granted Deemed-to-be-University status by the University Grants Commission (UGC) under Section 3 of the UGC Act, 1956 under de-novo category through the Ministry of Human Resource Development, Government of India in 2009 and is the first Liver University in the World.
- 4. On the Academic front, the Institute is successfully conducting unique post-doctoral Courses in Hepatology (DM), Organ Transplant Anesthesia and Critical Care (DM) & Pediatric Hepatology (DM) and Hepato-Pancreato-Biliary Surgery (M.Ch), Ph.D Courses and Short Term Training Programs (PDCC) for the aspiring and eligible medical and research Scholars. Further, innovative courses such as DNB (Nephrology) and M.Sc Nursing courses have been introduced in this Institute for the aspiring doctors and nursing students.
- 5. The Institute is unique in the Govt. Sector and has achieved national recognition and till date, has undertaken 653 liver transplants and 221 renal transplants. The Institute has also taken a lead in organ donation program including awareness.
- 6. Recently, the Institute has been designated as a COVID-19 testing centre for testing the samples through two labs setup at ILBS. Further, ILBS Virology Lab has been recognized as 1 in 6 for RT-PCR and has Bio-safety Level-3 Lab, centre is working in extended hours fighting this pandemic. The Country's first plasma bank has been set up at the Institute of Liver and Biliary Sciences (ILBS) by GNCTD which was dedicated to nation by Hon'ble CM of Delhi on 02.07.2020 to pool in plasma from people who were recovered from Covid-19 so that moderately ill patients can avail plasma for better and faster recovery.
- For creation of additional facilities at ILBS, formal request was made to DDA for allocation of additional land vide D.O. letter of Chief Secretary, GNCTD cum-Chairman, ILBS vide no. D.O. No. F.1/2/L&B/7/ILBS/Adm/2009/ 528 dated 24.01.2014 (Annexure - A).



- 8. After a long legal battle with M/s Meera Sahni & Ors, Hon'ble High Court of Delhi had dismissed the petitioner's application & Others Vs Hon'ble LG of Delhi on 09th July 2019, wherein, ILBS was also an interested party. Subsequently, Hon'ble Supreme Court has also upheld the order of Hon'ble High Court dated 09.07.2019 on 22nd July, 2019, resulting in vesting of land with DDA. The Pr. Secy (H&FW), GNCTD has also requested to DDA for the allotment of this land vide D.O. letter no. Prsecyhfw/315/Cd-000249478 dated 23.07.2019 (Annexure B).
- Considering the request of ILBS, DDA has allotted the aforesaid 5.9 Acres of land to Health & Family Welfare, GNCTD for further use by ILBS for creation of essential facilities at Vasant Kunj vide Demand-cum-allotment letter bearing No F. 22(16)/ 98/IL/ DDA/Pt./230 dated 18.02.2020 issued by the Deputy Director (IL), DDA (Annexure - C).
- 10. In this regard, the payment amounting to Rs. 34,66,54,840/- including ground rent and documentation charges had been made through a demand draft bearing number 063197 dated 31.03.2020 of HDFC bank, Vasant Kunj, New Delhi in favour of DDA which was deposited vide challan no. 915451 dated 07.04.2020 in the State Bank of India, INA, Vikas Sadan, New Delhi (Annexure D).
- 11 Health and Family Welfare Deptt. of Govt. of NCT of Delhi vide letter dated 8/1/H&FW/Infra/Misc/2020/#CD112594554/JS3HFW-1136+1140 dated 10.07.2020 issued directions for handing over of the above referred land to ILBS through DGHS (Annexure E). In pursuance, the process of handing over of land by DDA and taking over of the land by ILBS has also been completed on 15/07/2020 in the presence of Dr. Amita Mankatala, CDMO, SD/ Authorized representative, DGHS as per copy placed at Annexure F.
- 12. Meanwhile, a communication has been received from the Director, Planning In- Charge (Planning Zone & UC Cell), DDA vide email dated 15/07/2020 requesting Deptt. of H&FW, GNCTD to submit agenda for Technical Committee, DDA for change of land use measuring 5.9 Acres from "Residential to "Public & Semi Public" for ILBS in standard format along with requisite information in respect of letter no. F.20(2)/2005-MP dated 02.08.19 with respect to questionnaire of MoUD's letters dated 07.04.2015, 04.09.2015 & 17.06.2016 (Annexure -G).
- 13. Accordingly, information required in respect of questionnaires of MoUD is as under: -
- (A) Information in respect of questionnaire of MoUD vide letter No. K-13011/3/2012-DD-IB dated 07.04.2015.

S.	Information sought by MoUD	Point-wise information
(i)	Government or private	Government Land. Health & Family Welfare Deptt., GNCTD is the land owning agency.
	and who is the land owning agency?	Health and Family Welfare Deptt. of Govt. of NCT of Delhi vide letter dated 8/1/H&FW/Infra/Misc /2020/# CD112594554/ JS3HFW-1136/1140 dated 10.07.2020 issued directions for handing over of the above referred land to ILBS through DGHS.
		The process of handing over of land by DDA and Taking over of the land by ILBS has also been completed on 15/07/2020 in the presence of Dr. Amita Mankatala, CDMO, SD/ Authorized representative DGHS as per approval of the H&FW Department



(ii)	On whose request the change of land use case or modification to MPD-2021 has been initiated?	Health and Family Welfare Deptt. of Govt. of NCT of Delhi has handed over the possession of the reference land to ILBS for creation of essential medical facilities vide letter dated 8/1/H&FW/Infra/Misc/2020/# CD112594554/JS3HFW-1136/1140 dated 10.07.2020 as detailed above. Accordingly, proposal is being submitted by ILBS for the Change of Land Use (CLU) to enable the creation of essential facilities in larger public interest.
(iii)	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	Information to be provided by the DDA
(iv)	What is the public purpose proposed to be served by modification of MPD and/or change of land use?	The proposal will facilitate providing the Tertiary health care facilities in the field of liver and Biliary diseases to the community from Delhi & the Country at large. This will also boost the super specialized higher education and research in the field of liver and biliary diseases.
(v)	What will be the impact of proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans and policies?	No negative impact is envisaged.
(vi)		No law and order issue is anticipated.
(vii)	Whether any court cases are ongoing on the land mentioned in	No court case is pending as per available records.

(B) Information in respect of questionnaire of MoUD vide letter no. K-13011/3/2012-DD-I dated 04.09.2015.

1) The Institute of Liver and Biliary Sciences (ILBS) has (i) Back ground note indicating the current been established by the Government of the National Capital Territory (NCT) of Delhi as an Autonomous situation/provisions; Super-specialty Medical Institute and Hospital under the Govt. of NCT of Delhi with the objective to provide a comprehensive set up for diagnosis and treatment inclusive of a centre for advanced dedicated research in the field of Liver and Biliary Diseases. The institute is the first Liver University in the World and has also been granted Deemed-to-be-University status by the University Grants Commission (UGC) under Section 3 of the UGC Act, 1956 under de-novo category through the Ministry of Human Resource Development, Government of India in 2009.



proposal? Full details

be attached.

- 2) The allotment of additional land was needed for the development activities that has arisen for undertaking construction activity for expansion and development of the additional facilities at ILBS such as Hostels for students, Residential Accommodation for Faculty, Staff of ILBS and Patient's relatives for their overnight stay, waiting hall for patients & attendants, Convenience centre, containing small shopping area for essential facilities for the residential staff, Library and associated facilities, parking of vehicles as per the new MPD 2021 norms, development of external infrastructure and facilities, additional beds for Hepatology, liver and biliopancreatic surgeries, Nephrology and renal transplant, Oncology, Blood Bank and Transfusion services, Laboratory and metabolic facility block and Organ Bank etc.
- 3) The requirement was duly considered by the Government of Delhi. Accordingly, Chief Secretary, GNCTD cum- Chairman, ILBS vide D.O. No. F.1/2/L&B/7/ILBS/Adm/2009/ 528 dated 24.01.2014 and subsequently, Pr. Secy (H&FW), GNCTD vide D.O. letter no. Prsecyhfw/315/CD-000249478 dated 23.07.2019 requested DDA for the allotment of additional land in the close vicinity of the Institute. Considering the request, the 5.9 acre of land was allotted by DDA vide Demand-cum-allotment letter bearing No F. 22(16)/98/IL/DDA/Pt./230 dated 18.02.2020.
- 4) Health and Family Welfare Deptt. of Govt. of NCT of Delhi vide letter dated 8/1/H&FW/Infra/Misc/2020/#CD112594554/JS3HFW-1136/1140 dated 10.07.2020 issued directions for handing over of the above referred land to ILBS through DGHS. The process of handing over of land by DDA and Taking over of the land by ILBS has also been completed on 15/07/2020 in the presence of Dr. Amita Mankatala, CDMO, SD/ Authorized representative DGHS as per copy placed opposite.
- Accordingly, the Change of Land Use of land measuring about 5.9 Acres from 'Residential to 'Public and Semi-Public' under MPD 2021 is required.

(ii)	Whether similar	ır
()	proposals hav	
	earlier bee	n
	considered by DDA	1
	Ministry and/o	r
	disposed, and if yes	S,
		-

Information to be provided by the DDA

iii) What were the specific recommendations of the Authority with regard to the proposal;

Information to be provided by the DDA



(iv)	How and why the proposal was initiated;	ILBS is an autonomous body under the GNCTD. Additional land is required for creation of essential facilities as detailed in the background note as above.
		Considering the request of the Institute, the Chief Secretary, GNCTD has requested the DDA for undertaking construction activity for the development of the Institute for which change of land use from Residential to Public & Semi-public is required.
		Accordingly, the proposal has been initiated.
(v)	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof;	The proposal will facilitate providing the Tertiary health care facilities in the field of liver and Biliary diseases to the community from Delhi & the Country at large. This will also boost the super specialized higher education
(vi)	What are the expected	and research in the field of liver and biliary diseases.
	short-term and long- term outcomes if the proposal is approved and implemented;	The proposal will facilitate providing the Tertiary health care facilities in the field of liver and Biliary diseases to the community from Delhi & the Country at large. This will also boost the super specialized higher education and research in the field of liver and biliary diseases.
(vii)	How the proposal will benefit in the development and economic growth of the city;	The proposal will facilitate providing the Tertiary health care facilities in the field of liver and Biliary diseases to the community from Delhi & the Country at large. This will also boost the super specialized higher education and research in the field of liver and biliary diseases.
(viii)	What are the provisions corresponding to the proposed policy / changes in other metropolitan cities in India and other countries, and if those provisions differ from the proposal then why are they not considered appropriate for Delhi;	Information to be provided by the DDA
(ix)	What will be the public purpose served by the proposed modification;	The proposal will facilitate providing the Tertiary health care facilities in the field of liver and Biliary diseases to the community from Delhi & the Country at large.
	No. 1 Physical	This will also boost the super specialized higher education and research in the field of liver and biliary diseases.
(x)	people/ families/household likely to be affected by	The proposal will facilitate providing the Tertiary health care facilities in the field of liver and Biliary diseases to the community from Delhi & the Country at large.
	the proposed policy;	This will also boost the super specialized higher education and research in the field of liver and biliary diseases.



(xi)	Whether the proposal is in consonance with the existing plans, laws, bye-laws, rules,		Yes
(iii)	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;	Information	to be provided by the DDA
(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;	Information	to be provided by the DDA
(xiv)		guidelines/or	change of land use is not related to any ders of DOP&T, Ministry of Finance and other les/ Departments.
(xv)	The name, designation and contact information of an officer of the level of Director or above who will be the nodal officer to be contacted by the Ministry regarding the proposal.	Information	to be provided by the DDA
((f questionnaire dated	of MoUD vide letter No. K-13011/3/2012-DD-IB 17.06.2016.
SI.	Information sought b	y MOUD	Point-wise information
(i)	What is the change prop 2021 /Change of land us		The Change of Land Use of land measuring about 5.9 Acres from 'Residential to 'Public and Semi-Public' under MPD 2021.



(ii)	Why the change is proposed i.e. the context and justification?	As the matter neither covered under the policy advertised on 01.05.2008 for regularization of bonafide institutions nor covered under Regulation for enabling planned development for privately owned land notified on 04.07.2018. So, the matter is being processed for CLU.
(111)	With the proposed changes /amendments, who are going to be benefitted? A tentative statistics or details who will be benefitted should be given?	The proposal will facilitate providing the Tertiary health care facilities in the field of liver and Biliary diseases to the community from Delhi & the Country at large. This will also boost the super specialized higher education and research in the field of liver and biliary diseases.
(iv)	How they are going to be benefitted from the proposed amendment/ change?	The development of the Institute (ILBS) will benefit the community at large by providing the Tertiary health care facilities in the field of liver and Biliary diseases.
(v)	Any other relevant statistics, details, information etc. which will be useful from the point of view of press release for information to the public at large shall also be given.	Presently, ILBS is designated as a COVID-19 testing centre for testing the samples through two labs setup in the Institute. Country's first plasma bank has also recently been set up by Government of Delhi at ILBS on 02.07.2020 to pool in plasma from people who were recovered from Covid-19 so that moderately ill patients can avail plasma for better and faster recovery.

PROPOSAL:

It is proposed to change the land use of land measuring about 5.9 Acres for creation of essential facilities at ILBS, Vasant Kunj, New Delhi from "Residential" to "Public and Semi-Public" under MPD 2021.

(Ved Rrakash) Gen. Manager (Engg), ILBS





HEEL STEEL ANNEXURG राष्ट्रीय राजधानी क्षत्र दिस्सी कर् िक्सी राजियालय आई.पी.एस्टेंट, नई दिल्ली

CHIEF SECRETARY GOVE OF NATIONAL CAPITAL TERRITORY OF DELINE DELHI SECRETARIAT, IP ESTATE, NEW DELHI-110702 Tel. 2339 2100, 2339 2101 Fax: 011-2339 2102

è-mail : csdelhiùnic.in

D.O.No.F.1/2/L&B/7/ILBS/Adm/2009/ = --January 24, 2011

The institute of Liver & Biliary Sciences (ILBS) has been established by Government of NCT of Delhi as an autonomous super-specialty medicalcum-research institute for the treatment of liver and biliary diseases, at D-1, Vasani Kunj, New Delhi.

have been apprised that there is a need for allotment of additional land the developmental activities of this Institute and that this has been considered and in-principle agreed to by DDA in various meetings and correspondence, merein the requirement of additional land measuring around 10 acres has been projected by the institute, duly supported by the Health & Family V/elfare Department

I understand that there has been availability of approx. 7 acres land with DDA including 1 acra encumbrance free land against gate No. 4 of the Institute and 8 acres additional land in the case matter of Meera Sahni & Others vs. LG & Others, possession proceedings of which have been completed by the LA South and the possession of the and has been handed over to DDA

would request you to look into the matter and issue appropriate 31.12.2013. directions for allotment of above referred land to the Health & Family Welfa 5 Department, GNCTD, being the Administrative Department, for expansion Mayor report essential facilities at ILBS at the earliest

Yours since salv

(S.K. Srivastava)

ole

Shri Baivinder Kumar, Vice Chairman, Dain, Development Authority, Vikas Sagan, New Delhi.





ANNEXURE- B' MUGIC.

स्वास्थ्य एयं परिचार कल्याण विभाग Health & Family Welfare Department राष्ट्रीय राजधानी होत्र, दिल्ली सरकार Govt of National Capital Teintory of Delhi कहा राख्या 907, "ए" विंग, १वी तल Room No. 907. "A" Wing, 9th Level दिल्ली सबिवालय आई. पी. एस्टेट, नई दिल्ली-2 Delhi Secretarial, I.P. Estate, New Delhi-2 E-mail : pshealth@nic.in TEL NO. 011-23392017 FAX 011-23392464

D.O. NO. Pasecyhfu/3/5/D.202491

Dear Lin,

As you are aware, the Institute of Liver & Biliary Sciences (ILBS) has been established by the Government of NCT of Delhi as an Autonomous Super-Speciality Medical-cumresearch Institute for treatment of liver and biliary diseases. It has also been given the status of Deemed-to-be University by the University Grants Commission for conduct of super-specialisation courses. As the only Government institution in the country undertaking liver and kidney transplants, ILBS epitomizes excellence in affordable healthcare in the country.

The matter for providing additional land for creation of essential facilities at ILBS was considered and the allotment of land pertaining to the case matter of Meera Sahni & Others was agreed in principle by DDA during various meetings by the then VC DDA on 4.10.2007 and 17.1.2008 following which, a senior counsel was engaged for representing ILBS as interested party.

Subsequently, the then VC, DDA Sh. G.S. Patnaik during the meeting held on 26.04.2011, had agreed that the possession of the land pertaining to case matter of Ms. Meera Sahni & Ors in which, ILBS was earlier involved in the Hon'ble Supreme Court needs to be taken over from LAC and handed over to DDA for allotment to ILBS (copy placed as Annexure - I).

Meanwhile, with active pleading by ILBS with Govt of NCT of Delhi at various levels and also in various meetings with Hon'ble LG, Delhi, the possession of the land under reference had been taken over by the then Land Acquisition Collector, District South and banded over to the representatives from DDA on 31.12.2013 for further allotment to ILBS towards its expansion and further developmental activities.

In this regard, the then Chief Secretary, GNCTD-cum-Chairman, ILBS, Shri S.K. Srivastava, vide D.O. letter dated 24/01/2014 had also requested the then VC, DDA to look into the matter and issue appropriate directions for allotment of this additional land for expansion of essential facilities at ILBS (copy placed as Annexure - II).

The matter for allotment of land under reference was also discussed with Hon'ble LG. Delhi on 05.06.2014 and the same was referred to your office vide Raj Bhawan letter dated 10/06/2014 (copy placed as Annexure - III).

However, Ms. Meera Sahni and others had filed an application for stay on the acquisition proceedings before the Hon'ble High Court of Delhi on false and frivolous grounds, due to which, the allotment could not be made to ILBS, till date.

The case matter of Meera Sahani & Ors Vs Govt. of NCT of Delhi vide No. WP (C) 8241/2013 has now been decided by the Hon'ble High Court of Delhi vide its Judgment Order dated 09/07/2019, wherein, the Hon'ble Court has upheld the acquisition proceedings and the sale deeds were held to be nullity, thereby dismissing the writ petition filed by the petitioners and ordered that the respondents i.e. DDA would in effect deemed to be in possession of the land under reference (copy placed as Annexure - IV).

Subsequently, Hon'ble Supreme Court has also dismissed the appeal filed by M/s Meera Sahni & Ors on 22nd July, 2019, resulting in vesting of land with DDA.

In view of the above, it is requested to kindly issue necessary directions to the concerned Officers/Officials for expediting the process of an early allotment of the land measuring approx 5.9 Acres available with DDA to Health & Family Government, GNCT of Delhi, being the administrative department and hand over the physical possession of the land to ILBS for development and creation of additional facilities at the earliest.

with rejards

Yours sincerely,

(Sanjeev Khirwar)

23/7/15

Shri Tarun Kapoor, IAS VC (DDA) Vikas Sadan, INA New Delhi

ANNEXURB &

OPMENT AUTHORITY INAL LAND BRANCH

Room No.21., Floor, Vikas Sadan, INA New Delhi

No. F.22 (16)/98/IL/DDA/PL/ 230

Dated: 8 /02/2020

To

The Pr. Secretary, Health & Family Welfare Department, Govt. of NCT Capital Territory of Delhi, Room No. 907, "A" Wing, 9th Level, Delhi Secretariat, I.P. Estate, New Delhi-110002

Sub: - Allotment of additional land measuring 5.9 acres to Delhi Govt. for further use by ILBS for creation of essential medical facilities at Vasant Kunj.

Sir.

With reference to letter dated 16.07.2019 on the subject noted above, I am directed to inform you that under the provision of DDA (Disposal of Developed Nazul land) Rules, 1981, it is proposed to allot a plot of land measuring 5.9 acres (on perpetual lease hold basis) for the purpose for further use by ILBS for creation of essential medical facilities at Vasant Kunj on the usual terms/conditions as given in the approved format of perpetual lease deed and the following conditions: -

- 1. That the allottee Govt. of NCT Capital Territory of Delhi will be required to pay provisional premium of land measuring 5.9 acres @ Rs. 573.22 Lakh per acre (Provisional) with annual ground rent 2.5% per annum of the total premium. (Aggregate of the provisional land final premium). The revision of rates of land is under consideration of the Central Govt. The allottee shall have to pay balance premium for the land as per rates determined by the Central Government under Rule-5 of DDA (Disposal of Developed Nazul land) Rules 1981, and within the time demanded by DDA. The rates of land, determined, by Central Government, shall be binding upon the allottee and shall not be called in question by it in any proceeding.
 - i. The allottee shall give an undertaking to the effect that it will pay the balance premium of land as and when demanded by DDA on the basis of the rates determined by Central Govt.
 - ii. The area of the land/ plot is also subject to variation in size, as per requirement of layout plan and actual demarcation of the plot at site etc.
 - iii. The allotted land shall be used for the purpose for creation of essential medical facilities only and no other purpose whatsoever.
 - iv. The building plans should be got approved from the Lesson/DDA/Local body, before getting the same sanctioned for the construction on allotted land and construction as per sanctioned plan shall be completed thereon within a period of 2 years from the date of taking over physical possession of the plot allotted.
 - The allottee shall not sell, transfer, assign or otherwise part with possession of the whole or any part of the said land or any building thereon except with the

previous consent in writing of the Lessor which he shall be entitled to refuse in his absolute discretion.

- a. PROVIDED that, in the event of the consent being given, the Lessor may impose such conditions as he thinks fit and the LESSOR shall be entitled to claim and recover the whole or a portion (as the Lessor may in his absolute discretion determine) of the un-earned increase in the value (i.e. the difference between the premium paid and market value) of the said land at the time of sale, transfer assignment, or parting with the possession and the decision of Lessor in the respect of the market value shall be final & binding.
- b. Notwithstanding anything contained in sub-clause (a) above, the lessee may with the previous consent in writing of the Lt. Governor of Delhi (here in after called The L.G.) mortgage or charge, the said land to such person as may be approved by the Lt. Governor in his absolute discretion.
- vi. The lease deed shall be executed and got registered by the allottee at its own cost as and when called upon to do so, by the Lessor (PRESIDENT OF INDIA)/DDA.
- vii. The trees if any standing on the plot in question shall remain as DDA property and shall not be removed or disposed of without the prior approval of the Lessor in writing. If the trees required to be removed off, then the permission for cutting of trees may be obtained from Forest Department/Horticulture Department. The tree will be verified by Horticulture Department, DDA.
- viii. That all other conditions, as contained in the perpetual lease deed to be executed in this behalf and any other terms/condition imposed from time to time by the Central Government/Lt. Governor shall be binding upon the allottee. The form of Lease Deed can be purchased from the office of DDA.
- ix. If the allottee violates any terms and conditions as mentioned above and in the perpetual lease-deed, the allotment shall be cancelled and possession of the land/plot with superstructure standing thereon if any, will be taken over by the Lessor (PRESIDENT OF INDIA)/DDA, without any compensation to the allottee.
- x. If the allotment is cancelled for breaches of any terms/ conditions of the allotment, the possession of the plot/land with building, if any will be handed over to DDA by the allottee on the date and time given in the cancellation notice.
- That it is the whole responsibility of the allottee to keep proper watch and ward of the land and property against any encroachment.
- 3. The offer of allotment of land herein made is on "AS IS WHERE IS BASIS". The allottee is advised to got himself acquainted with the conditions herein mentioned and also the site conditions before acceptance of the offer of allotment. It may be noted that the DDA shall not entertain any claim/exemption from the payment of ground rent, License Fee, composition fee etc. once the offer of allotment is accepted and possession is taken over.
- 4. The allottee shall abide by all the terms and conditions given in the allotment letter/lease deed and other conditions as may be imposed by the Competent Authority from time to time.

- 5. The allottee shall pay the cost of fencing/Boundary wall if any, as and when demanded
- 6. No property development permitted on the allotted land.
- 7. The payment and the acceptance letter with the required undertaking must be sent within 60 days from the date of issue of Demand-Cum-Allotment letter, failing which interest at the rate of 14% shall be chargeable for the delay period upto 180 days of issue of this letter. On completion of 180 days from the date of issue, the allotment shall be automatically cancelled. If the allottee has made partial payment, after 180 days of issue of this letter the allottee shall have to re-apply for allotment.
- 8. This allotment of land is subject to creation of provisions in the Master Plan for Delhi which has already been informed vide letter No. F.22(16)98/IL/DDA/Pt./43 dated 10.01.2020
- 9. If the above terms and conditions are acceptable to you, the acceptance there of with an undertaking may be sent to the undersigned along with the demand draft for Rs.34,66,54,840/-(Rupees Thirty Four Crore Sixty Six Lakh Fifty Four Thousand Eight Hundred Forty Only) including Ground Rent Rs.84,54,995/- + documentation charges Rs. 45/- in favour of DDA within 60 days from the date of issue of demandcum-allotment letter. The said amount can also be deposited in the bank counter situated in I.N.A. office complex and copy of the same may be sent to this office.

Details of Demand

 Premium of land measuring Rs.33,81,99,800 /-5.9 acres @ Rs.573.22 Lacs per acre (Provisionally)

Ground Rent of the plot @ 2.5% Rs. 84,54,995/per annum of the total premium.

Documentation Charge Rs. 45/-

> Total Rs. 34,66,54,840/-

> > (Sada Shiv) Dy. Director (IL)

Copy to: -

1. Commissioner (Plg.) DDA, Vikas Minar, New Delhi-110002.

Chief Engineer (SZ), DDA, Shahpur Jat, Khel Gaon, New Delhi-110049.

3. Director (LM-I), DDA, Vikas Sadan, New Delhi-110023. 4. Dy. Director (NL)-I, DDA, Vikas Sadan, New Delhi-110023.

5. Dy. Director (Survey) LD, DDA, Vikas Sadan, New Delhi-110023.

6. Dy. CAO (LC)-I, DDA, Vikas Sadan, New Delhi-110023.

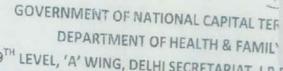
Director, Institute of Liver & Biliary Sciences, D-1, Vasant Kunj, New Delhi-L10070

Dy. Director (IL)

फॉट/सहकारी समिति/समृह आवास समिति के लिए FOR PLOTS/CO-OP SOC/GR. HSG. SOC भारतीय स्टेट बैंक /State Bank of India आई. एन.ए. विकास संपन नई दिल्ली /l N.A. Vikas Sadan New Delhi

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9TH LEVEL, 'A' WING, DELHI SECRETARIAT, I.P.ESTATE, NEW DELHI

F.No. 8/01/H&FW/Infra/Misc./2020/CD#112594554 Jsahno ...

Sub: Handing over of additional land measuring 5.9 Acres to GNCTD for further use by ILBS for creation of essential medical facilities at Vasant Kunj.

With reference to the letter No. F.22 (16)/98/IL/478 dated 24.06.2020 of Dy. Director (IL), DDA on above subject, I have been directed to inform that Director(ILBS) and DGHS are hereby authorized to complete the formalities for physical handing and taking over of the possession of the 5.9 acres of land. The Director (ILBS) will coordinate with DGHS and DDA for seemless transfer of land, taking over of un-encroached land and completion of all necessary documents on a mutually agreed date & time. Further, Director (ILBS) and DGHS will ensure that there is no any litigation on land and in this regard a dully signed certificate will obtain from DDA before taking over the possession Director (ILBS) is requested to inform this office also on completion of the process.

This issues with the approval of the Pr. Secy. (H&FW).

Jt. Secretary (H&FW

Copy for information and necessary action to: -

- 1. Director, DGHS will ensure that possession of land is taken and transfer to ILBS through documentation and all papers will be kept in the DGHS office for the record.
 - 2. Director, ILBS to coordinate with all concerned department and complete the process.
 - 3. The Suptdg. Engineer (HQ), SZ, DDA, Shahpur Jat, Khel Gaon, New Delhi -
 - 4. Dy. Director (IL), DDA with reference to letter dated 24.06.2020.

5. PS to Pr. Secy (H&FW), GNCTD for information please.

Jt. Secretary (H&FW)

Ste

DELHI DEVELOPMENT AUTHORITY INSTITUTIONAL LAND BRANCH A-216, Vikas Sadan INA, New Delhi-110023

No. F. 22(16)98/1L / 47 8

Dated: 24.06.2020

To

The Pr. Secretary.

Health & Family Welfare Department
Govt. of NCT Delhi
Room No. 907, "A" Wing, 9th Level
Delhi Secretariat, I.P Estate
New Delhi- 110002

Sub: - Handing over of additional land measuring 5.9 acres to Delhi Government for further use by ILBS for creation of essential medical facilities at Vasant Kunj

Sir.

Kindly refer your dated 09.04,2020 on the subject noted above.

In this regard, you are requested to depute your authorised representative to contact the Suptdg. Engineer (HQ) SZ, DDA Office, Shahpur Jat, Khel Gaon, New Delhi-110049 for fixing up the date and time for handing/taking of the possession of the above mentioned site within 15 days from the date of issue of this letter.

The possession is subject to modification in the Master Plan and Change of Land use by Planning Deptt., DDA.

(Sada Shiv) Dy. Director (IL)

Copy 10:-

OSD to VC, DDA; for information please.

2. Commr(Plg), DDA: for necessary action please.

Suptdg. Engineer (HQ) SZ, with the request to direct concerned Executive Engineer hand over
of the physical possession of the above mentioned site to the authorized representative of
Health & Family Welfare Department, GNCTD/ILBS.

4. DD (Survey) LD, DDA: for information please.

 Director, Institute of Liver & Biliary Sciences, D-1, Vasant Kunj, New Delhi- 110070: for information please.

S/copy

Dy. Director (IL)

ANNEXUKE-1

Handing over and Taking over of additional land measuring 5.9 acres (as per possession letter) to GNCTD for further use by ILBS for creation of essential medical facilities at Vasant Kunj.

In reference to possession letter no. F.22 (16)98/IL/478 dated 24.06.2020 issued by D. D (IL), DDA and F.No.8/01/H&FW/Infra/Mise/2020/CD#112594554/Js3hfw-1136-1140 dated 10.07.2020 issued by H&FW, GNCTD, the possession of land opposite to ILBS measuring approx. 5.9 acres area (as per possession letter) is handed over today i.e on dated 15.07.2020 to authorised representative of ILBS in presence of authorised representative of DGHS. The possession of land is handed over in terms of allotment letter no. F.22 (16)/IL/DDA/Pt/230 dated 18.02,2020 without any encroachment.

Hawled Over

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By multiorised representative of DDA to ILBS

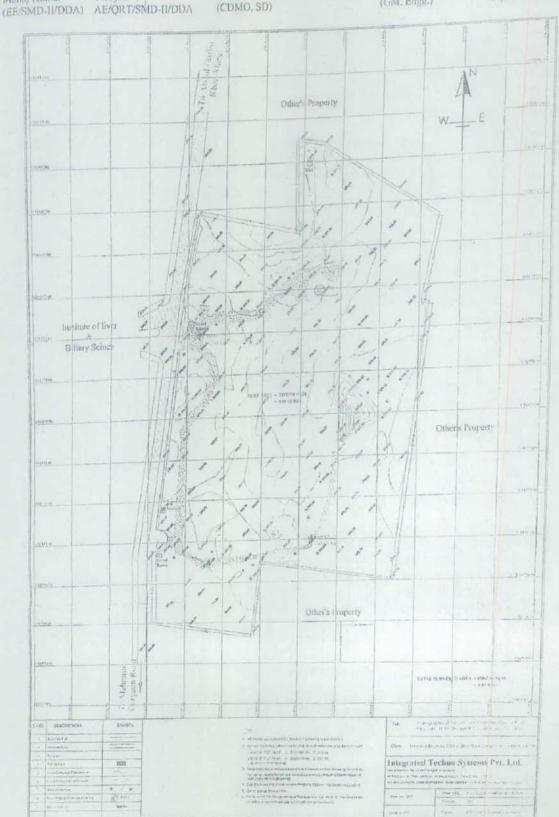
Manoj Rumar GE/SMD-II/DD: P.K.jair Prezo

Transferred to ILBS in presence of authorized representative of DGHS

Dr. Amila Mannktala (CDMO, SD) Taken Over By authorised representative of ILBS

Ved Prakash Siwach (GM. Engg.)

Paresir Kurmar Sahn Engineer (Civil)



AMMER Gmail - Fwd: ILBS PDF

Savita Choudhar

Fwd: ILBS PDF

message

kulvinder singh <ksinngh64@gmail.com> To. Savita Choudhary <savitaa21@gmail.com> Wed, Jul 15, 2020 at 5:24 PM

----- Forwarded message ------From: Ajay Saroj <ajay.saroj@gmail.com> Date: Wed, 15 Jul 2020, 17:02 Subject: Fwd: ILBS PDF To: ksinngh64@gmail.com <ksinngh64@gmail.com>

Kulwinder ji. Please Follow up with Health Deptt for early reply in the matter.

----- Forwarded message ------From: PLANNING ZONE-J & UC, DDA <zoneucj@gmail.com> Date: Wed, 15 Jul 2020 at 4:57 PM Subject: ILBS PDF To: <ajay.saroj@gmail.com>

LBS

Regards Planning Zone-J & UC Delhi Development Authority, Ministry of Housing and Urban Affairs, Gol 12th Floor, Vikas Minar, I.P. Estate, New Delhi- 110002

Thanks & Regards,

Ajay Kumar Saroj Director (Planning) In-Charge, Planning Zone J & UC Cell, Delhi Development Authority, Govt. of India 12nd Floor, Vikas Minar, I.P. Estate, New Delhi-110002

PDF ILBS.pdf 7245K

ANNEXURE-"G":

DELHI DEVELOPMENT AUTHORITY UNAUTHORISED COLONY CELL & ZONE-J 12TH FLOOR VIKAS MINAR NEW DELHI

NOT 20(2)/2005-MP/

Date:02.08.19

The Spl. Secretary(H&FW), Govt. of NCT of Delhi. Department of Health & Family Welfare, 9th Level, A-Wing, Delhi Secretariat, New Delhi-110002.

Sub:- Regarding Change of Land Use (CLU) of the land measuring 5.9 acres (approx.) for ILBS, Vasant Kunj.

Ref:- i) D.O.No.F.1/2/L&B/7/ILBS/Adm./2009/8 dated 24.01.2014. ii) Letter No.Nil dated 10.07.2019.

Sir/ Madam.

This is with reference to the letter dated 24.01.2014 of Chief Secretary, CNCTD addressed to Vice-Chairman, DDA wherein it was requested to allot 6 acres of additional land to the Health & Family Welfare Department for expansion of essential facilities at ILBS.

Subsequently, Director, ILBS vide letter dated 10.07.19 requested DDA to allot land measuring 5.9 acres available with DDA to ILBS for its expansion and developmental activities

In this regard, Department of Health & Family Welfare is requested to submit agenda for Technical Committee, DDA for change of land use (CLU) of land measuring 5.9 acres from "Residential" to "Public & Semi-Public" for ILBS in standard format along with information w.r.t. questionnaire of MoUD letter dated 07 04.15, 04.09.15 and 17.06.16 (copy of the MoUD questionnaires enclosed).

Encl. As above:

Director(Plg.)UC&J In-charge

Copy to:-

1. Director, ILBS, D-1, Vasant Kunj, New Delhi for information w.r.t letter dated

2. Dy.Director(IL), DDA, Vikas Sadan, New Delhi for Information.

Director(Plg.)UC&J In-charge

MOSTSIMMEDIATE No. K-13011/3/2012-DD:IE TIXELET SOVERNMENT ant Haror Aministry of Urban Development निसीपा भवन/Nirman Bhavan नवर्भ अन्य दिल्ली/New Delni dala Datemar 7th April) 2015 To The Vice Ghairman, Delhi Developfright Authority MylkasiSadan, INA New Delhi. Subject: DDA's proposal for amendment to MPD-2021 and change of land ... sation if use cases-reg. Sin Marie DDA has been sending proposals for emending to MRD-2021 and Change of land use cases for Trial motification under Section 11 A of DD Act 1957 It is being spacewage that DDA has been sending proposals without self-regional incre/proposals and certain necessary occuments such as recommendations of Board of English & Heading Apite Map details of enguing details of any origing count Gases att, are also found missing As a result, it takes considerable time for examining these cases and extracting the relevant details from the documents annexed to such proposals. 2. Therefore, in order to minimize the pure takenutor disposal of such cases, DDA is directed to send thereproposals containing a self-contained note/proposal alongwith the justification which should be complete in all respects. While sending the proposale following information under separate readings should definitely be provided: Whether the land is government or private and who is the land owning agency? On whose request the change of land use case or modification to MPD-2021 has been intillated a Whether a responsible officen from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.

Linear Francisco hat is the public purpose proposed to be seru modification of MPD and/or mangerof and use? (v) What will be impact of proposal on the ZDR/MPD and wa the changes are in consondrice with the chorcived plan policles (VI) What will be proposal's impact implications on general pu egaLaw & ofteneto? (vii) Whather any counticases are ongoing on the land Proposa R Full details be attached. Attis Therefore prequested that the proposals should contain as ated hater attended wise the proposals would not be considered. There instruction will came into force with immediate effect Charles several filteral S Yours faithfu (Sunil Kum Under Secretary (DD Tel. 230616 Hard ded to 5

1293/

No. K-13011/3/2012-DD-I Government of India Ministry of Urban Development

> Nirman Bhavan New Dell Dated 4th September, 2011

To

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

Subject: Inclusion of necessary ingredients in policy proposa from DDA - regarding

Sir,

This Ministry receives various proposals from DDA regarding amendments to the Master Plan, fixing various rates, amendment rules/ regulations, etc. It has been seen that the proposals are n adequately supported by facts and figures, necessary reference comparisons, rules under which the Ministry's approval is required, e This makes it not only difficult to examine the proposal, its implication various pros and cons of the proposal but at times difficult to ev comprehend and decipher the very proposal. There have been occasion when a proposal has been sent without stating that same/simi proposal(s) had earlier been sent to the Ministry and rejected, Examini such proposals result in lot of to-and-fro communications between t Ministry and DDA resulting in significant and avoidable waste of time a other resources.

In order to remove such deficiencies with respect to the propos for change of land use cases, this Ministry had earlier issued directic vide letter of even no. dated 07.04.2015. As a result, the propos regarding change of land use cases have markedly improved but ot

1292/2 908/ 645/2

policy proposals from DDA continue to be riddled with the about

- 3. It is, therefore, directed that all policy proposals to be sent by DDA to this Ministry should have approval of the Authority and invariably be accompanied with the following information:
 - (1) Background Note indicating the current situation, provisions;
 - (II) Whether similar proposals have earlier been considered by DDA/Ministry and/or disposed, and if yes, when and how;
 - (III) What were the specific recommendations of the Authority with regard to the proposal;
 - (iv) How and why the proposal was initiated;
 - (v) What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof;
 - (vi) What are the expected short-term and long-term outcomes if the proposal is approved and implemented;
 - (vii) How the proposal will benefit in the development and economic growth of the city;
 - (VIII) What are the provisions corresponding to the proposed policy/
 changes / n 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;
 - (Ix) What will be the public purpose served by the proposed modification;
 - (x) What is the number of people/ families/ households likely to be affected by the proposed policy;
 - (xi) Whether the proposal is in consonance with the existing plans, laws, bye-laws, rules, etc.;

(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;

(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;

(xiv) Whether the relevant guidelines/ orders of DOP&T, Ministry of Finance and other nodal Ministries/ Departments were taken into account while preparing and examining the proposal and;

(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.

These instructions will come into force with immediate effect.

Yours faithfully,

(Sunil Kumar) Under Secretary (DD-I) Telefax: 23061681

Copy to:

1. PS to UDM/ PS to MoS(UD)

2. PSO to Secretary(UD)/ PPS to AS(UD)

3. US(DD-II)/ US(DD-III)/ US(DD-IV)/ US(DD-V)/ US(DD-VI)



Delhi Development Authorit ,
Office of the Executive Engineer, MD-2,
DDA, Vasant Kunj, New Delhi -1 0070

Email:- eeswd4@yahoo.com, eesmd2dda@gmail.com, 011-26892023

No.: F36(52)AE(P)/SMD-2/DDA/487

Dated: 17-7-20

TO

The Assistant Director (Plg.) UC, Unauthorized Colony Cell and Zone, 12th Floor Vikas Minar, ITO, New Delhi.

Subject

Regarding change of land use (CLU) fland measuring 5.9 Acres in

favour of ILBS.

Please find enclosed herewith the coy of TSS Plan of Land approx 5.9 acres in front of ILBS Hospital Sec. D-1, Vasant Kunj for further necessary action

Encl. TSS Plan.

Executive Engineer, SMD-2, Vasant Kunj

Copy to:-

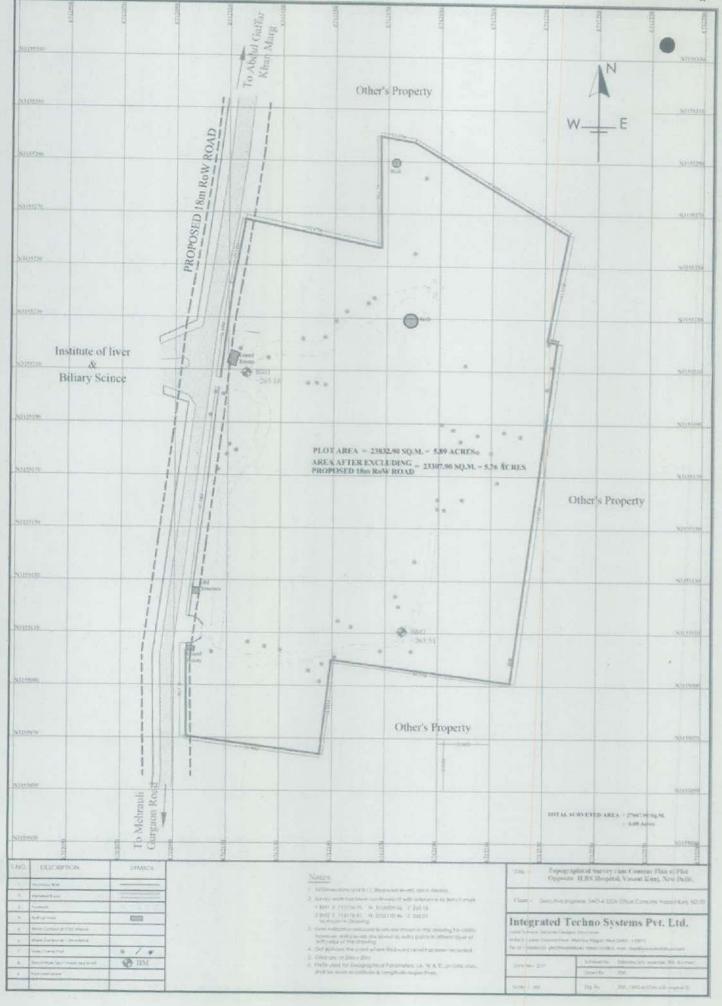
1. AE(QRT), SMD-2/DDA for information.

2. Guard File.

Executive Engineer, SMD-2, Vasant Kunj

IND WHAT





AGENDA FOR THE TECHNICAL COMMITTEE MEETING

Sub: Change of landuse and Relaxation in height for multilevel parking construction at Idgah Road in Delhi walled city area. [,3(6) |2011-179 |77,-I

Background:- Ref. 15 MV led to the C.L. P'S Letter dated 2.9.2020 - (Annext UNE-G)

- 1.1 The Idgah Slaughter House was functioning since 1912 on a piece of land measuring 11998 sqm owned by the erstwhile Municipal Corporation of Delhi. The 02 land pieces measuring 10603 sqm and 5197 sqm were formally handed over by DDA to erstwhile MCD on 27.10.1975 for expansion of the erstwhile Slaughter House. MCD also constructed structures over the land pieces received from DDA. Thus, total area of land, under the use of Slaughter House was 27798 sqm (11998 + 10603 + 5197 sqm).
- 1.2 In compliance of Supreme Court's orders, the Idgah abattoir was closed w.e.f. 30.11.2009, as it was shifted to Ghazipur. Subsequently, the structures were demolished and the reclaimed land is being used for surface level parking with Hon'ble L.G.'s approval dated 12.02.2010. North DMC also requested DDA for change of the use of land in question from Residential (Redevelopment) to Transportation (Multi level parking). The proposal was recommended by DDA's Technical Committee vide item No. 34 / 2015 -F.3(61)/2011/MP dated 26.06.2015 but was not approved by DDA Authority on the plea that land belongs to DDA.
- 1.3 Subsequently, in response to the North DMC's request for change of land use, DDA vide letter No. TN 2 (63) 2010/718 dated 24.08.2015 intimated that DDA vide a decision dated 10.02.2010 has decided to take back the 02 land pieces of defunct Slaughter House from North DMC which were handed over on 27.10.1975. It was also requested by DDA that in view of the DDA's decision, the said 02 land pieces be handed over to it and as such a change of land use was also not approved by DDA.
- 1.4 L&E Deptt. of North DMC vide its various letters dated 13.03.2018, 23.04.2018, 11.05.2018, 18.05.2018, 26.06.2018& 31.07.2018 requested DDA for reconsidering its decision taken in 2010 and to confirm the ownership of North DMC on the entire land in question i.e. 27798 sqm.
- 1.5 In the meantime, it was gathered that in compliance of Hon'ble High Court's directions issued in W.P. (C) 7612/2015, DDA has approved allotment of a land measuring 4000 sqm to the Director of Education, GNCTD for construction of secondary School at Idgah. Thus, leaving only 14199.46 sqm land with DDA apart from the 11998 sqm land with North DMC.
- 1.6 DDA vide its letter No. F.23(48)17/IL/1798 dated 18.12.2018 (Annexure-A) allotted the balance available land with it, measuring 14199.46 sqm (after allotting 1600 sqm land for construction of Secondary School for GNCTD), on perpetual lease hold basis for the purpose of construction of multilevel parking.
- 1.7 25% of the allotted land i.e. 3549.87 sqm was allotted by DDA for premium applicable to commercial plats whereas the balance 75% of land i.e. 10649.60 sqm was allotted on the departmental rates determined by the Central Govt.
- 1.8 Formal handing over/taking over of the land was completed on 06.02.2019 (Annexure-B).
- 1.9 Accordingly, a proposal was approved by North Delhi Municipal Corporation through Standing Committee, vide Resolution No. 323 dated 27.02.2019 (Annexure-C) to construct Multi Level Parking along with commercial space (As applicable in MPD 2021) on the entire land i.e. 26,198 sqm (11998+14199.46=26197.46) considering the acute demand of parking in the area.
- 1.10 The proposal was to be taken up on PPP mode wherein the concessionaire would be allowed to utilize part of the land for commercial usage to meet the expenses of construction, as applicable in MPD-2021.
- 1.11 In the meantime, DMRC approached to North DMC for handing over the land in question for its project of "Nabi Karim inter change Metro Station of MRTS Project Phase – IV on R.K. Ashram – Janakpuri Corridor and Inderlock – Indraprastha Corridor".

-32 i:

1.12 Since, North DMC as well as DMRC required the same piece of land for their projects, it was decided to explore the possibility of executing both the projects in integration. Accordingly, DMRC has prepared an integrated proposal wherein 04 level underground Metro Station along with multilevel parking and shopping area on ground and above are proposed.

A MoU has been signed by the Commissioner, North DMC and MD DMRC on 21./08.2020, in the presence of Hon'ble LG (through vedio conferencing), Hon'ble mayor, North DMC, Chairman Standing Committee and Leader of House, North DMC (Annexure-D), for taking up the subject proposal wherein DMRC will construct its underground Metro Station structure as well as foundation for the over ground multilevel parking & commercial complex. Commercial complex will be provided on ground floor, first floor and second floor on the basis of market demand and Corporation can get a competitive market price for ground floor commercial complex.

- 1.13 North DMC vide its letter No. TP/G/2672 dated 29.01.2019 (Annexure-E) has submitted a draft agenda for Technical Committee, DDA for relaxation in maximum height from 15 mt, to Non Restricted (NR). The request was followed by another letter No. TP/G/2777 dated 11.02.2019 wherein a draft agenda for Technical Committee, DDA for relaxation in maximum height from 15 mt, to Non Restricted (NR) as well as change of land use of entire land i.e. 26197.47 sqm as "Transportation" (Multilevel Parking) was submitted. However, considering the allotment of land by DDA (14199.46 sqm) wherein the use of land has already been mentioned as multilevel parking, land use of the North DMCs land (11998 sqm) only needs to be changed.
- 1.14 Category of land is "E" as per the circle rates issued by GNCTD.
- 1.15 The plot is situated at the corner of Idgah Road and Desh Raj Bhatia Marg and both of the roads are "Commercial Road".
- 1.16 The land will be given to the successful highest bidder on 99 years lease basis.
- 1.17 The bidder will have to construct an over ground multi-level parking suitable for at least 3144 ECS. The bidder will be allowed to construct an area equivalent to 100 FAR (maximum) for commercial use to meet the cost of project as per the provisions of MPD-2021. Number of ECS has been worked out on the basis of requirement for commercial space under proposal i.e. @ 03 ECS per 100 sqm (26198x3/100 = 785.94 say 786 ECS) and mandatory requirement of developing 03 times additional parking spaces i.e. 786x3 = 2358 ECS. Thus totalling to 3144 ECS
- 1.18 75% of the ECS i.e. 2358 no. will be transferred / handed over by the bidder to North DMC.
- 1.19 Presently, the permissible height of the building is limited to 15.00 metres. As per MPD 2021, 100 FAR is allowed to be used as commercial for meeting the cost of multilevel car parking projects. The provision is also restricted maximum up to 25% of the area occupied by the car parkings. Therefore, for optimizing the use of the land, 400 FAR can be constructed. As per Building Bye laws maximum 66% Ground Coverage is allowed at any floor of construction which also includes serviceable area / service floor etc. It is experienced that about 2-2½ floors are occupied for developing commercial space up to its permissible limits. Since, in the subject case, some area will also be occupied by the ancillary services of Metro Station, number of floors shall be increased up to 3-3½. To match the said coverage, 9-10½ floors need to be constructed for parkings which leads to 12-14 floors construction in total for taking optimum use of the land. In the present case, it is not feasible to construct underground parking. Therefore, the entire multilevel parking and commercial space shall be constructed over the ground. This much of construction cannot be done with the permissible height limits of 15.00m and hence, the need of additional height arises. Therefore, the requests in other such cases were made to the DDA for relaxation of height limits from existing 15.00m to Nor-Restricted (NR) and, the same were acceded to by the DDA.
- 1.20 No formal Traffic Impact assessment study has been carried out in the area. However, the proposed parking is required for reducing the parking problems of adjoining commercial area. The present traffic is likely to be increased after construction of integrated metro station. Hence, the need of parking at this location cannot be underestimated.
- 1.21 The initial planning of Parking Management Districts (PMD) has been completed (Annexure F) at the and detailed study is still undergoing, delayed due to COVID pandemic and will be submitted shortly. However, the proposal cannot be delayed as the construction of Metro station is time bound.

- 1.22 The ownership status of the land is as stated above i.e. partly owned by North DMC and partly available from DDA on perpetual lease for construction of Multi Level Parking. As on date, the land is not under any litigation as per available information.
- 1.23 DDA has been already requested for relaxation of height limit from existing 15.00m to non-restricted (NR) for the subject proposal vide letter No. Addl. Comm. (L&E)/NDMC/2018/D-515 dated 20.12.2018 and by Town Planning department letters dated 29.01.2019 & 11.02.2019.

2.0 Examination:-

2.1 The relevant information is reproduced as under:-

Location	Area	Land use as per MPD- 2021/ZDP	Boundaries
Idgah Road in Zone 'A' (walled City)	1.1998 Ha	Residential (Redevelopment)	North: Idgah Road South: DDA Land (Allotted for construction of Secondary School for GNCTD) East: Land allotted by DDA West: Land allotted by DDA

- 2.2 The land use of the site u/r as per Zonal Development Plan of Zone 'A' (Other than Walled City) is "Residential". The site is part of "Special Area" as per MPD-2021.
- 2.3 The site has been visited and it is found that the entire area measuring about 2.6198 Ha is being used for authorized surface parking managed by the contractor engaged by North DMC.
- 2.4 The site is not situated in National Conservation Zone (NCZ) / Water Bodies etc.
- 2.5 The land is essentially required by DMRC for their inter change Metro Station.
- 2.6 North DMC will be able to execute its project only in integration with DMRC as the plot is same and the over ground construction is to be taken up in the influence zone of Metro.
- 2.7 The adjoining area comprises of large number of commercial streets under "Mixed use Regulation" and site u/r is ideally located to cater to the parking needs of these streets. Construction of multilevel parking on the said piece of land will be helpful in meeting the parking demand of the adjoining area which is highly commercial.
- 2.8 The site falls under Walled City Area for which no Zonal Plan is available and the same is under preparation / finalization with North DMC. Therefore, necessary land use of the site in question can be incorporated by North DMC in the Zonal Plan of Walled City Area.

2.9 Master Plan for Delhi 2021 Provisions:

As per para 12.14.3.7 of chapter 12 - Transportation:- for plots for multi-level car parking already earmarked / designated by Local Bodies, the existing development control norms will continue, as follows:

- i. Minimum Plot Size 1000 sqm.
- ii. In order to compensate the cost of Multi-level parking and also to fulfill the growing need of parking spaces within urban area, a maximum of 25 % of gross floor area may be utilized as commercial / office space.
- iii. In addition to the permissible parking spaces on max. FAR, 3 times additional space for parking component shall be provided.
- iv. Maximum FAR permissible shall be 100 (excluding parking area) or as per the comprehensive scheme. However, no FAR shall be permissible in plots / existing buildings where 5% addl. ground coverage is permissible (Refer para 8 (4) i) Parking Standards, Chapter 17.0 Development Code).
- v. Maximum ground coverage shall be 66.6%. The maximum height shall be restricted to permissible height of the land use in which the plot falls. There will be restriction on the number of levels of basement subject to structural safety.
- vi. In case of comprehensive schemes, development controls including height shall be as per approved scheme.
- vii. Number of basements No Limit, subject to adequate safety measures.

- -34-
- viii. For development of Multilevel Parking, models should be worked out to encourage the private sector initiative with restricted commercial component, not exceeding 10% limited to FAR 40 on the plot.
- ix. Specific proposals requiring relaxation in above-mentioned norms for already designated sites would be referred to the Authority.
- 2.10 The drawings for the proposal are under preparation by DMRC. However, construction of 12-14 storied building cannot be done as per permissible height of 15m/17.50m as envisaged in MPD-2021.
 - b) Due to the requirement of DMRC, underground construction of parking is not feasible.
- d) The subject plot is a corner plot with two approach roads to the site of 30m width thus giving enough space on the carriageway to cater to the vehicular movement requirement.
- d) Accordingly a request for relaxation of height was forwarded to Vice Chairman, DDA vide letter No.: Addl. Comm. (L&E)/NDMC/2018/D-515 dated 20.12.2018 (Annexure-E) and by Town Planning department letters dated 29.01.2019 & 11.02.2019 as draft agenda for consideration of Technical Committee, DDA.
- 2.11 The NOC of AAI & Fire Department will be obtained later on after receipt of height relaxation as per Clause No. 12.14.3.7 (ix) and as per Chapter 17 Development Code Clause 8(3) (v). The parking as per MPD 2021 cannot be accommodated in 15m /17.50m height unless it is relaxed to Not Restricted.
- 2.12 The total plot size is 26198 sqm with 100 FAR making it maximum FAR of 26198 sqm for commercial component.

AREA OF PLOT = 26198 SQM NO. OF PARKING REQUIRED = 3144 ECS

3.0 Information required as per MoUD GOI letters dated 07.04.2015/04.09,2015 is as under:-

(A) As per MoUD GOI letter dated 04.09.2015

S1.	Information required	Explanatory background
No.		
(i)	Background note indicating the current situation /provisions;	As mentioned in para 1.0 above- Background
(ii)	Whether similar proposal have earlier considered by DDA/Ministry and /or disposed, and if yes, when how;	Yes, similar projects of various parking proposals, pertaining to North DMC, have been allowed by the Authority in the matter of Shiva Market, Sant Nagar-Rani Bagh & Shastri Park-Karol Bagh & Gandhi Maidan with 'Not Restricted' height.
(iii)	What were the specific recommendations of the Authority with regard to the proposal;	The proposal is to be placed before Technical Committee and Authority.
(iv)	How and why the proposal was initiated;	North DMC intends to construct a multilevel parking, including commercial activities to recover cost, on the plot measuring 26198 sqm, held by it, through Public Partnership mode and execute the plan/project in a time-bound manner. As such the multilevel parking needs to be constructed for which height relaxation is required as per details given in Back Ground note above.
(v)	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof;	Relaxation in height will provide the Engineering Department, North DMC to provide required number of car parkings as per MPD- 2021. The public will be benefited by construction of 3144 car parking against 800 existing surface car parking which is the need of the area as on today. It is also explained in the background note.
(vi)	What are the expected short-term and long-term outcomes if the proposal is	The public will be benefited to have a authorized car parking space and cars which are seen parked on roads will use this parking site. This will reduce

		- 00
	approved and implemented.	congestion on roads as well as help pedestrians move safely.
(vii)	How the proposal will benefit in the development and economic growth of the city;	The proposed multi-level parking will help in reducing the congestion of areas under reference and cater to the parking requirement.
(Viii) trime are the project/changes in other		The proposal is specific to the requirement of Delhi for sites falling in Transportation use zone as per the notification dated 15.9.2016.
(ix)	What will be public purpose served by the proposed modification;	As stated in (vii) above.
(x) What is the number of people / families / households likely to be affected by the proposed policy; (xi) Whether the proposal is in consonance with the existing plans, laws, bye-laws, rules etc;		The proposal shall not affect any family/household as the proposal is to be taken up on a land where surface level parking is already operational as on today under the control of North DMC.
		The relaxation is sought as per provision of MPD-2021 under clause 12.14,3.7(ix) and Chapter 17 Development Code 8(3)(v).
(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;	As per (xi) above.
(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:		
(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.		
(xv) The name, designation and contract information of an officer of the level of Director of above who will be the nodal officer to be contracted by the Ministry regarding the proposal.		Planner (Tel. No.23226323) and St. Fradee Bansal, Chief Engineer (Mob. No.9717788070

(B) As per MoUD letter dated 07.04.2015

(i)	Whether the land is government or private and who is the land owning agency?	The land under reference situated at Idgah Road measuring 11998 Sqm (1.1998 Ha) is owned / under possession of North DMC and is entered in the Immovable Property Register of Land & Estate Deptt.
(ii)	On whose request the change of land use case or modification to MPD-2021 has been initiated?	N.A.
(iii)	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	Pertains to DDA.
(iv)	What is the public purpose proposed to be served by modification of MPD and /or change of land use?	The proposed multi-level parking shall cater to the parking requirement of the adjoining commercial area / streets as well as proposed intersection Metro Station.
(v)	What will be impact of proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans and policies?	N.A

1	(vi)	What will be proposal's impact/ implications on general public eg. Law & order etc.?	There will be no adverse impact on the general public.
P	(vii)	Whether any court cases are ongoing on the land mentioned in proposal? Full details be attached.	As on date there is no court case on the land mentioned in proposal.

4.0 Proposal:-

- The land use of the site of old Idgah Slaughter House measuring 11998 sqm (1.1998 Ha) be changed to "Transportation" (Multi Level Parking) as mentioned at para 1.13 above and as per section 11(A) of DD Act, 1957.
- 4.2 Based on the suggestion and examination, the relaxation in the maximum height is proposed from 15mtrs/17.5 mtr to Not Restricted.

5.0 Recommendation:-

The proposal as given in para 4.0 above may be considered by the Technical Committee, DDA.

CTP

Observations/ Comments w.r.t. the proposal, as received from North DMC:

- 1. North DMC vide its letter No. TP/G/2020/235 dated 21.02.2020 has enclosed the agenda w.r.t. the change of land use and relaxation in height for construction of multi-level parking at Idgah Road in Delhi for consideration of Technical Committee vide which they have informed (para 1.12) that North DMC as well as DMRC has required the same piece of land for their projects and it has been decided to explore the possibility of executing both the projects in integration. However, the detailed information in the matter as the said proposal is integrated with the ongoing scheme of DMRC is not submitted by DMRC.
- 2. It is also observed that the 'Commercial' Component has been given prominence over the proposed parking area in the proposed multi-level parking structure wherein prime space on ground floor, first floor and second floors is earmarked for 'Commercial' component, which thereby defeats the basic purpose of the multi-level parking. The same was deliberated in the record note of the meeting held under the chairpersonship of Commr.(Plg.) held on 15.01.2020
- Detailed justification w.r.t. the height relaxation to 'No Restriction' is not mentioned in the agenda submitted by North DMC.
- NOC /Clearances required from all the Competent Authorities such as AAI, Fire Department (GNCTD), DUAC, ASI / NMA etc. are not submitted along with the agendas.
- Traffic Impact Assessment (TIA), Parking Management District (PMD) Plan, as per MPD-2021, Chapter-12, have not been submitted by North DMC.

NORTH DELHI MUNICIPAL CORPORATION OFFICE OF THE ADDITIONMISSIONER (LAND & ESTATE)

No.: 11ddl-Com 1282/N9Mc/2018/9-515

The Vice Chairman, Deibi Development Authority, Vikas Sadan, Near INA Market, New Delhi-110 023. Allotment of land measuring 14199.46 squitt. for

Subject :

construction of multi-level parking at Old Slaughter

House, Shahi Idgah, Mundewalan, Pahargani, Delhi

Dated: .

Respected Sir,

to enclosed copy of Allotment-cum-Demand No.1-23(48)17/IL/1798, dated:18/12/2018/of-DDA*regarding allotment of land measuring 14,199.46 sq.mtrs., at the site of sold aslaughter house, Idgah, Delhi to North DMC for construction of a Multi-level Parking. North DMC has been asked to deposit the cost of the land amounting to of Rs.66,46,06,012), to be ideposited within a period 60 days. The cost of land includes ground rent: @12.5% per annum \$2.5% of the cost of land charged on institutional rates and 25% on commercial rates.

It is requested that formal possessions of the landsmay be handed over on 22114 & 23rd December, 2018. It is pertinentate mention that presently North DMC is facing serious financial crunch, and at present it may not be possible to make upfront payment to DDA for the said land. However, North DMC commits to make the said payment in due course.

North DMC has planned to construct a multi-level parking on PPP mode along with commercial component on the aforesaid land to make the project financially viable, and, as such, following modifications may kindly be considered:

Freehold allotment of land instead of Lease Hold; (1)

To permit commercial component as per provisions of MPD 2021;

Allowing change of land use of North, DMC's land measuring 11,998 sq.mtr. adjoining the aforesald land for use as parking-cum-commercial; including (ii) (111) relaxation of height.

In view of above, it is requested that aforesaid issues may kindly be considered favourably and issue suitable instructions to concerned officers of DDA to enable North DMC to proceed further in the matter in the larger public interest.

Yours faithfully

(U.B. TRIPATHI) Addl. Commissioner (L&E)

Copy for kind information to :-

Commissioner, North DMC

Addl. Commissioner (L&E)

-- Judstill

55 00 (PIG) 1-81B

Office of AC (Pig.)-3

Date... J.S. 2.14

आभुक्त (योजना) कार्याल्य

िहार (क्षेत्रीय घोजना)-शीन

विद्यक (घोजना) सी एवं

OFFICE OF THE EXECUTIVE ENGINEER 14410 18/2/19 NORTHERN DIVISION NO. 2, DDA. MOTIA KHAN, NEW DELHI-55

15 F TAE (QRT)/ND-2/DDA/2018-19/ 93

Dated 06/2/19

POSSESSION SLIP

in compliance of letter No. F.23(48)17/IL/97 dt. 30.01.2019 issued by DDR) DDA regarding handing over of possession of the land measuring 14199.46 Sqm "I ther for construction of Multi-level parking at Old Slaughter House, Shahi Idgal: Zuedewalan Pahargani North DMC Delhi. Same is hereby handed over to the Addl .y Commissioner, North Delhi Municipal Corporation, Land Estate Department, 7 Post Civic Centre, Minto Road, New Delhi-110002 on 06.02.2019. The land is free an all fund of encroachments as on today.

(SH. SURENDER SINGH) PATWARINDMC Authorized representative 128 Dy. Comm. and Estate Deptt.

(SH. JAGMENDER SINGH) Naib Tehsildar Authorized representative Addl., Dy. Comm. Land Estate Deptt.

HANDED OVER

(SH. SACHIN KUMARI ASSTT. ENGINEER-VI ND-2/DDA Motia Khan

. poy te -

a Ratell Dy. Commissioner, North Delhi Municipal Corporation, Land Estate Department, 7th Floor, Civic Centre, Minto Road, New Delhi-110002 for kind

Commissioner (Plg.)/DDA for kind information.

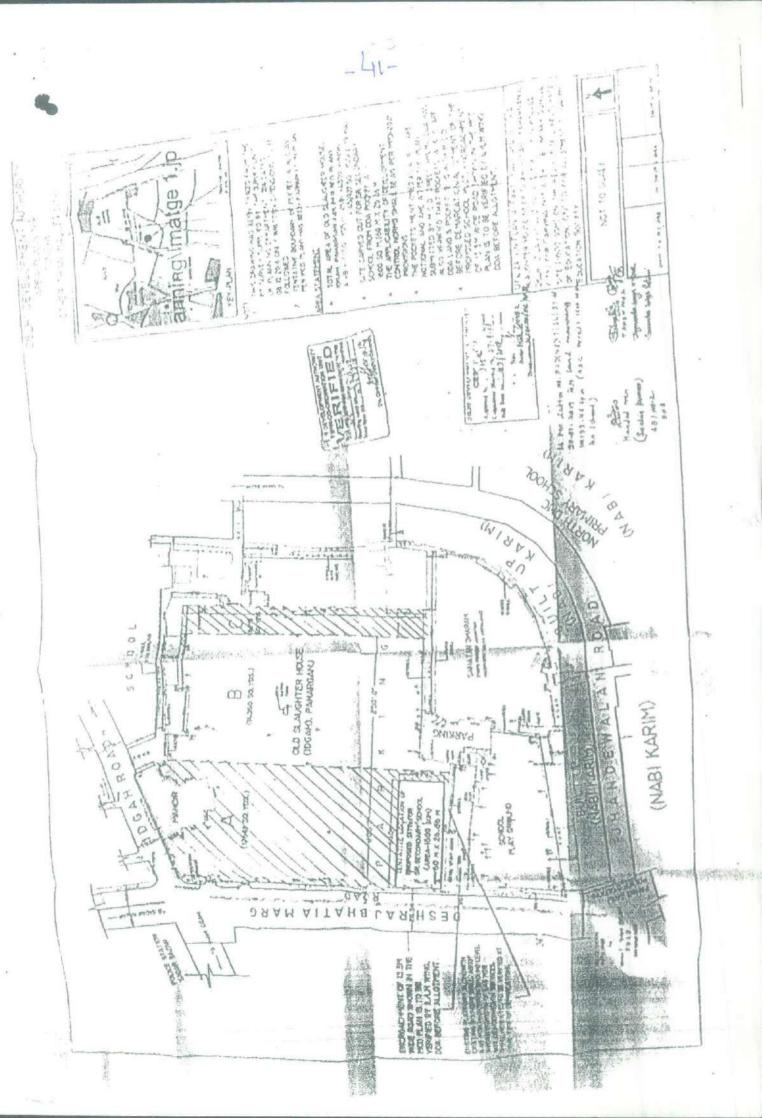
3 Director LM(HQ)/DDA for kind information.

4. Dy. Dir. (IL), A-block, Vikas Sadan, INA, Delhi for kind information.

5 SE(HQ)/NZ/DDA for kind information.

6 Dy. Director (Survey)/DDA for kind information.

SE/CC-7/DDA for kind information.



Item No. 23: - Proposal for "Construction of Multi-Level Parking at Idgah".

(i) Commissioner's letter No. F. 33/Engg./NDMC/395/C&C dated 9-1-2019.

The Idgah Slaughter House was functioning since 1912 on a piece of land measuring 11998 sqm. owned by the erstwhile Municipal Corporation of Delhi. The 2 land pieces measuring 10603 sqm. and 5197 sqm. were formally handed over by DDA to erstwhile MCD on 27-10-1975 for expansion of the crstwhile Slaughter House. MCD also constructed structures over the land pieces received from DDA. Thus, total area of land, under the use of Slaughter House was 27798 sqm. (11998 + 10603 + 5197 sqm.).

In compliance of Supreme Court's orders, the Idgah abattoir was closed w.e.f. 30-11-2009, as it was shifted to Ghazipur. Subsequently, the structures were demolished and the reclaimed land is being used for surface level parking with Hon'ble L.G.'s approval dated 12-2-2010. North DMC also requested used for change of the use of land in question from Residential (Redevelopment) to Transportation (Multi-DDA for change of the use of land in question from Residential Committee vide Item No. 34/2015-Level Parking). The proposal was recommended by DDA's Technical Committee vide Item No. 34/2015-Level Parking). The proposal was recommended by DDA Authority on the plea that land belongs to DDA.

Corpn/NDMC [9]

Subsequently, in response to the North DMC's request for change of landuse, DDA vide letter 1 - 1631/2010 718 dated 24-8-2015 intimated that DDA vide a decision dated 10-2-2010 has decided take back the 2 land pieces of defunct Slaughter House from North DMC which were handed over on 10 1975. It was also requested by DDA that in view of the DDA's decision, the said 2 land pieces be handed over to it and as such a change of landuse was also not approved by DDA.

L&F Deptt. of North DMC vide its various letters dated 13-3-2018, 23-1-2018, 11-5-2018. 15. 2018, 26-6-2018 & 31-7-2018 (copies attached as Annexure 'A') requested DDA for reconsidering to decision taken in 2010 and to confirm the ownership of North DMC on the entire land in question i.e.

In the meantime, it is gathered that in compliance of Hon'ble High Court's directions owned in W.P. (C) 7612/2015, DDA has approved allotment of a land measuring 4000 sqm to the Director of Education, GNCTD for construction of Secondary School at Idgah. Thus, leaving only 11800 sqm land with DDA apart from the 11998 sqm, land with North DMC.

The matter of developing land of old Slaughter House has been discussed several times in meetings taken by senior officers wherein, considering the high congestion of area and acute demand of parking, it is directed that a case for construction of multi-level parking on the said tend by processed. The cost of project is proposed to be met by way of developing part of this land a 25% of total area for commercial use as permissible in MPD-2021. However, the proposal connot be finalized until the ownership issue is settled by North DMC and DDA.

It has been directed by Commissioner, North DMC that time being the proposal for construction of multi-level parking on entire balance area i.e. 23798 sqm. (11800 - 11998 sqm.) he prepared in anticipation of DDA's approval for handing over the land owned by it admeasuring 11800 sque In case, DDA does not provide its land, the proposal would be modified suiting for the hand available with North DMC i.e. 11998 sqm.

The area measuring 23798 sqm. is suitable for construction of multi-level parking for about 2800-2900 ECS. The proposal may be processed on Public Private Partnership (PPP) mode on the modul of parking projects already undertaken at Gandhi Maidan/Shastri Park/Rajendra

The case was submitted for consideration and accord of in principal approval from the Competent Authority to take up the multi-level parking project on PPP mode on the plot measuring 33298 sqm. at Idgah Road. It was also submitted that a Committee of following officers may also be constituted for finalization of Minimum Reserve Price and draft RFP Document and Concession Ogreement for the proposal :- '

Chairman 1. Addl. Commissioner (Engg.)

Member Engineer-in-Chief

Member Chief Engineer-III

Member Chief Town Planner

Member Chief Law Officer

Member S.E./City-S.P. Zone

Member D.C.A.(F&G)

Member

A.D.C. (R.P. Cell) Member

A.D.C. (L&E) Member Secy. 10. E.E. (Pr.), City-S.P. Zone

Associate Member 11. A.E. (Pr.), City-S.P. Zone

Corpu/NDMC [10]

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constitution of the above-mentioned Committee vide orders dated 12-11-2018

The Committee held its meeting on 14-11-2018 and finalized the proposal as under

- 1. The awnership of part lend in question vests with North Delhi Municipal Corporation whereas the balance land is to be taken from DDA L&E Deptt/North DMC has already taken up the matter with DDA Considering the present position of ownership and directions of Commissioner North DMC, it was decided that 2 Minimum Reserve Prives (MRPs) would be finalized. The 1st MRP would be for entire land, considering that the land would be procured from DDA whereas, the 2nd MRP would be for the clear land available with North DMC.
- Category of land is "E" as per the circle rates issued by GNCTD.
- 3. North DMC has already requested DDA for change of the use of land in question from Residential (Redevelopment) to Transportation (Multi-Level Parking), Therefore, the MRPs would be worked out, assuming that the commercial component applicable in MPD-2021 for meeting the expenditure of constructing multi-level parking would be applicable.
- 4. The plot is situated at Idgah Road as well as Desh Raj Bhatia Marg, which are under the category of "Commercial Road".
- RP Cell officials submitted that presently, an authorized car parking is being run on the land in question.
- 6. It has already been approved by the competent authority that North DMC will take up the subject proposal on the model of parking projects already undertaken at Gondhi Maidan/Shastri Park/Rajendar Nagar Accordingly, the tender documents of recently awarded similar work for Gandhi Maidan parking will be taken as a base document.
- The commercial space with applicable parkings (@ 3 ECS per 100 sqm. of commercial space) will be given to the successful highest hidder on 99 years lease basis.
- 8. The bidder will have to construct a multi-level parking suitable for at least 2856 ECS. The bidder will be allowed to construct an area equivalent to 100 FAR (maximum) for commercial use to meet the cost of project as per the provisions of MPD-2021. Number of ECS has been worked out on the basis of requirement for commercial space under proposal i.e. @ 3 ECS per 100 sqm. (23798 × 3/100 = 713.94 say 714 ECS) and mandatory requirement of developing 3 times additional parking spaces i.e. 714 × 3 = 2142 ECS. Thus totalling to 2856 ECS. However, in case the proposal is to be taken up only on North DMC's land, the requirement of ECS would be modified to 1440.
- 9. Minimum reserve price has been worked out on the basis of Area of Land × Circle Rate × Factor of Commercial Use (3). Thus, the MRP comes out to Rs. 5,00,32,91,520/- say 500.33 erore (23798 × 70080 × 3). However, in case the proposal is to be taken up only on North DMC's land, the MRP would be modified to Rs. 2,52,24,59,520/- say 252.25 crore (11998 × 70080 × 3).

Corpn/NDMC [11]

- In case, there is any Jevisition (Plus or Minus) in the area of available land, the MRP will be modified a Rs 2.10,240 per Sqm
- It was found that the eligibility criteria has been updated modified in the recently prepared RFP document for Shaster Park parking project of Karol Bagh Zone. Accordingly, the RFP document for the subject proposal contains following modifications in the approved RFP of Gandhi Maidan Parking Shaster Park Parking at Korol Bagh Zone proposal.
 - (i) Requirement of total ECS is 2856 and 1440 respectively for the option 1 for entire land and option 2 for land available with North DMC.
 - (ii) 75% of the ECS i.e. 2142 and 1080 No. respectively will be transferred/handed over by the hidder to North DMC for the option I for entire land and option 2 for land available with North DMC.
 - (iii) Minimum Reserve Price for the proposal will be Rs. 500.33 crore and 252.25 crore respectively for the option 1 for entire land and option 2 for land available with North DMC.
 - (iv) Tentative cost of construction has been worked out as Rs. 483.15 crore and Rs. 246.54 crore respectively for the option 1 for entire land and option 2 for land available with North DMC. Construction cost is to be borne by the hidder itself.
 - (v) Time of completion for the construction work will be 36 months from the date of entering into Concession Agreement.
 - (vi) Eligibility criteria for qualification in respect of experience will be on the guidelines of CPWD Manual i.e. I work of 80% ECS or 2 works of 60% ECS or 3 works of 40% ECS for adopting any of the options. Being a specialized work, requirement of experience with government department is not mandatory.
 - (vii) Financial strength of the bidder will be ascertained on the basis of total amount involved in the project i.e. Rs. 984 crores and Rs. 490 crores respectively for option 1 and option 2. Accordingly, minimum Net Worth and Solvency of the bidder should be Rs. 984 crores and Rs. 490 crores respectively for option 1 and option 2.
 - (viii) Total EMD will be 10% of the Minimum Reserve Price. Part of the EMD i.e. (a) 2% is to be deposited alongwith the Technical Bid and halance 8% is to be deposited by the highest bidder within 7 days of opening of financial bid.
 - (ix) 25% of the bid amount (including EMD) @ 10%) is to be deposited within 15 days of issue of Letter of Acceptance.
 - (x) North DMC and the selected bidder will enter into a Concession Agreement within 15 days of depositing the above said amount.
 - (xi) Subsequent 3 equal instalments, each of 25% of approved Bid Price, is to be deposited within 90 days, 180 days and 270 days respectively reckoned from the date of entering into the Concession Agreement.

Corpn./NDMC [12]

Live will L. idences with an interest at vis and the asso the deleveration of jet annun respendited on per dan harre exist Formal of Consession Agreement has been included, as approved for Gandhi Maudon Shustri Park Rajender Nigar parking projects trive The modifications have also been made at other relevant places appearing on where in the RFP document or text appearing in synchronization with such (xv) Presently, the permissible height of the halding is limited to 15.00 metres. However in case of any requirement of additional height. North DMC may approach the competent authority for necessary approval as per provisions of MPD-2021 Para 12.14.3 is out the decision of the competent authority shall be final and 1881: 2.5% of the approved bid amount shall have to be paid by the lessee/sub-lessee as annual leave rent to North DMC after completion of the project. teenraingly, the draft RFP was finalized by the committee with the above-mentioned modifications. It was decided by the Committee that Draft RFP document, incorporating the above details and Minimum Reserve Price as mentioned above be submitted for approval of competent However, DDA vide its letter No. F.23(48)17/II 1798 dated 18-12-2018 allotted the balance regulable hand with it, measuring 14499,46 sqm. (after allotting 1600 sqm. land for construction of Secondary School for GNCTD) to: construction of multi-level parking. Land & Estate Deptt, is in process of taking over the said land from DDA. Accordingly, the subject proposal has been revised for a total area of 26198 sqm. The revised proposal was placed before the Committee, constituted for the purpose, in its meeting held on 21-12-2018. Committee finalized the modified proposal with following conditions:— The bidder will have to construct a multi-level parking suitable for at least 3144 ECS. The bidder will be allowed to construct an area equivalent to 100 FAR (maximum) for commercial use to meet the cost of project as per the provisions of MPD-2021. Number of ECS has been worked out on the basis of requirement for commercial space under proposal i.e. @ 3 ECS per 100 sqm. (26198 × 3/100 = 785.94 say 786 ECS) and mandatory requirement of developing 3 times additional parking spaces i.e. $786 \times 3 = 2358$ ECS. Thus totalling to 3144 ECS. Munimum reserve price has been worked out on the basis of Area of Land × Circle Rate > Factor of Commercial Use (3). Thus, the MRP comes out to Rs. 5,50,78,67,520/- say 550.70 crore (26198 × 70080 × 3). Tender document will be on the basis of already approved proposals of Gaudhi Maidan/ Shastri Park/Rajender Nagar, Accordingly, the RFP document for the subject proposal contains following modifications in the approved RFP of Gandhi Maidan Parking/Shastri Park Parking at Karol Bagh Zone proposal :-(i) Requirement of total ECS is 3144. (ii) 75% of the ECS i.e. 2358 No. respectively will be transferred/handed over by the bidder to North DMC. Corpn/NDMC [13]

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- (iii) Minimum Reserve Price for the proposal will be Rs. 550.79 crore
- (iv) Tentative cost of construction has been worked out as Rs 538.22 crore. Construction cost is to be borne by the bidder itself
- (v) Eligibility criteria for qualification in respect of experience will be on the guidelines of CPWD Manual i.e. i work of 80% ECS or 2 works of 60% ECS or 3 works of 40% ECS. Being a specialized work, requirement of experience with government department
- (vi) Financial strength of the bidder will be ascertained on the basis of total amount involved in the project i.e. Rs. 1089 crore. Accordingly, minimum Net Worth and Solvency of the bidder should be Rs. 1089 crore.
- (vii) Format of Concession Agreement has been included, as approved for Gaudhi Maidan/ Shastri Park/Rajender Nagar parking projects.
- (viii) The modifications have also been made at other relevant places appearing anywhere in the RFP document or text appearing in synchronization with such modifications.

Rest of the conditions shall remain same as already considered and recommended by Committee

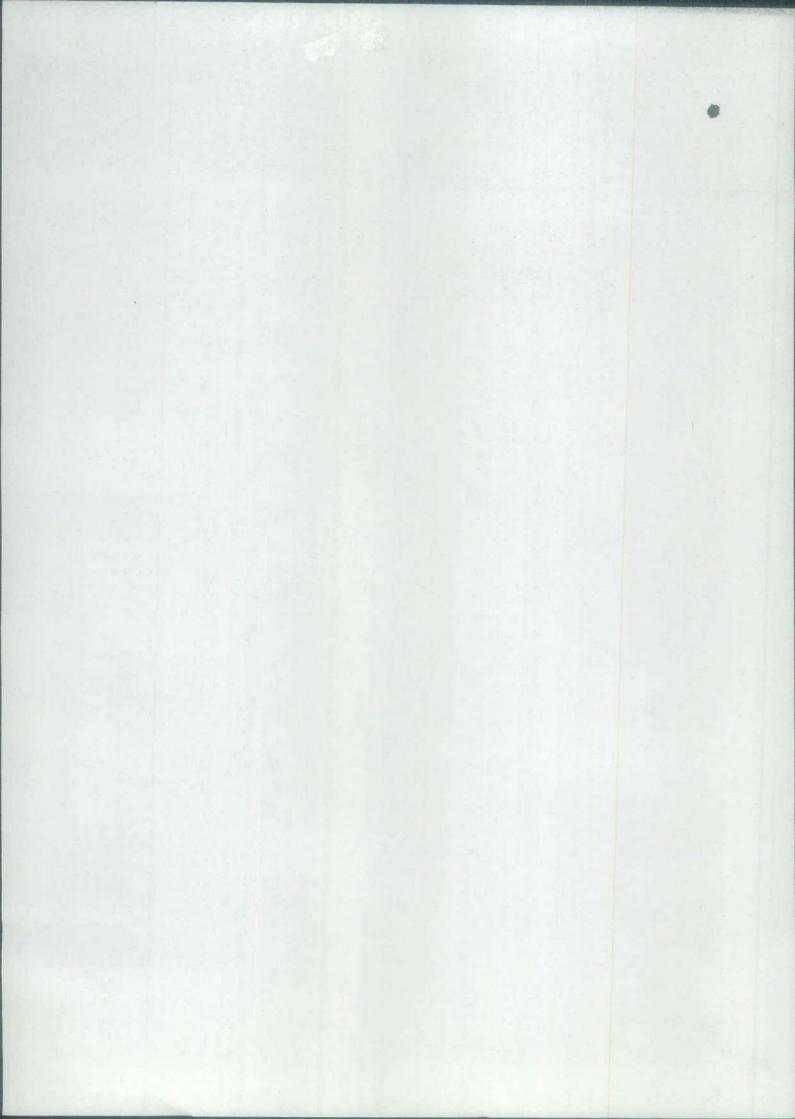
Finance has concurred in the proposal vide their endorsement dated 8-1-2019 whereas the in its meeting held on 14-11-2018, para wise replies of the Finance comments are as under :-

- The Department may certified that modifications proposed by the committee are financially in favour of North DMC.
- The modification were only due to the change of area and no other changes were made to the original committee minutes.
 - As per the DDA letter dated 18-12-2018, the allotment will be made subject to change of landuse of area allotted. Hence, department may get the needful. The possession of the land may be ensured before that.
- As already replied in para-2 of the preamble, the Technical Committee of DDA had already approved change of landuse vide No. 34/2015-F.3(61)/2011/MP dated 26-6-2015 but was not approved by DDA Authority on the plea that land belongs to DDA. Now, the DDA has allotted the land as such request has now forwarded to DDA vide letter dated 21-12-2018. The possession of the land with the R.P. Cell and formal possession will be taken by Land & Estate Department.

As per Section 200 of DMC Act, 1957, disposal of property by way of leasing it out can be done with the approval of Corporation and Standing Committee. Therefore, the case for on PPP mode with the above-mentioned modifications is to be submitted for accord of approval by Corporation through Standing Committee in the shape of Preamble.

The case may please be submitted for accord of approval by Corporation through Standing Committee for "Construction of multi-level parking at Idgah" on PPP mode including disposal of property by way of leasing for a period of 99 years for Minimum Reserve Prices of Rs. 550.79 erore for land, as per Section 200 of DMC Act, 1957 and to authorize the Commissioner for the same.

Corpn/NDMC | 14 |



Reminder

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her aid by two pieces of land adjoining the Oid Statigater House situated at litigate Road Usa 5.50 Della 110023 the Josephan, Paharganj, Dellu-06

May prease refer to this Deptt's letter dated 18.01.18 addressed to the Special Secretary to

26/06/2016 on the subject cited above whereby it was requested that in the meeting dated 20/00/2010 of DDA it was decided that the MCD (now North DMC) would return the two pieces of land measure: 18896 Sq Yds of defunct Slaughter House to the DDA.

to this connection it is reiterated that after shifting of operation of Slaughter House to to this connection it is renerated that after strucking of operation of plaguest made to fazions, the then Hen'ble L.G. of Delhi vide orders dated 12/02/2010 approved the proposal of Chief Secretary for authoration of the land of defunct Slaughter House by MCD into authorized open parking space to find a colution to the extreme parking problems in the area and this would serve the space of the land at a future parking promeins on the sites and time would serve the purpose of preventing encroachment and also pave the way for alternative use of the land at a future purposes and sure then the open parking is running there.

It is further clarified that North DMC intends to construct a multilevel parking on the entire piece of land. It is also proposed that part of the land @ 25% of total area will be developed for piece of tand. It is also proposed that part of the family 23 at total area will be instruction cost of parking as permissible in MPD-2021 as on date.

In view of above, it is requested that allotment of 18896 Sq.Yds land to North DMC for the purpose of constructing a multilevel parking with permissible commercial components may be made purpose of constructing a multilevel parking with permissible commercial components may be made by DDA. The ownership of piece of land miggsuring 14350 Sq Yds already vest with North DMC and this piece of land will also be utilized for the construction of said multilevel car parking as permitted under MPD-7021 please.

Addt Dy Commissionel(L&E)

Copy also lucwarded for information to-

The Spl Secretary to Hon'ble LG of Delhi

7 Vice Chairman, Delhi Development Authority

3. Secretary to Commissioner, North DMC

1. Addl. Commissioner/L&E

5: Chief Engylider-III

Anjour) why

Corpn./NDMC [15]

NORTH DUTHE MUNICIPAL CORPORATION LAND AND ESTATE DEPARTMENT 7TH FLOOR, DR. SPM CIVIC CENTER NEW DELHI-110002

So DA(CSF)/L&F(N)/2018/300

Dated 26-6-2018

The Commissioner, Land Management, DDA, A Block. Lirst Floor, Vikas Sadan, INA, New, Delhi-110023.

Subject :- Regarding two pieces of land adjoining the Old Slaughter House situated at Idgah Road, Mundewalan, Paharganj, Delhi-06.

Sit

May please refer to this Deptt.'s letter dated 18-1-2018 addressed to the Special Secretary 3 Hon blc L.G. and letters dated 13-3-2018, 23-4-2018, 11-5-2018 & D.O. letter No. 404 dt. 18-5-2018 c.1 the subject cited above whereby it was requested that in the meeting dated 26-10-2010 of DDA it was decided that the MCD (now North DMC) would return the two pieces of land measuring 18896 Sq.Yds. of defunct Slaughter House to the DDA.

In this connection it is reiterated that after shifting qf operation of Slaughter House to Gazipur, the then Hon'ble L.G. of Delhi vide orders dated 12-2-2010 approved the proposal of Chief Secretary for utilization of the land of defunct slaughter house by MCD into authorized open parking space to find a solution to the extreme parking problems in the area and this would serve the purpose of preventing encroachment and also pave the way for alternative use of the land at a future purposes and since then the open parking is running there.

It is further clarified that North DMC intends to construct a multi-level parking on the entire piece of land. It is also proposed that part of the land @ 25% of total area will be developed for commercial use to meet the construction cost of parking as permissible in MPD-2021 as on dated.

In view of above, it is requested that allotment of 18896 Sq.Yds. land to North DMC for the purpose of constructing a multi-level parking with permissible commercial components may be made by DDA. The ownership of piece of land measuring 14350 Sq. already vest with North DMC and this piece of land will also be utilized for the construction of said multi-level car parking as permitted under MPD-2021.

Sd/-

(H.K. HEM) Addi. Dy. Commissioner (L&E)

Copy also forwarded for information to :-

- Spl. Secretary to Hon'ble LG of Delhi
- Vice-Chairman, Delhi Development Authority
- Secretary to Commissioner, North-DMC
- Addl. Commissioner/L&E

Corpn/NDMC | 16 |

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NORTH DELHI MUNICIPAL CORPORATION 14th Floor, Dr. S.P.M. Civic Centre New Delhi-110002

Phones: 23226423, 23226428

Renu K. Jagdev (IRS) Addl. Commissioner (Revenue) D.O. No. 404 Dated: 18-5-2018

Dear Sh. Rajeev Ji.

Subject :- Allotment of land to North DMC by DDA at old Slaughter House, Idgah.

May please refer to the letter dated 18-1-2018 addressed to Special Secy. to Hon'ble L.G. and letters dated 13-3-2018, 23-4-2018 & 11-5-2018 submitted by ADC (L&E) on the above-mentioned matter (Copy enclosed for ready reference).

In this regard, Sh. Pradeep Bansal, C.E.-III, North DMC visited your office on 17-5-2018 wherein it was informed that in the letter of ADC (L&E) dated 11-5-2018 there is a reference that the lands under the control and management of DIT, were allotted to various local agencies and not only to DDA. It was further informed that the documents related to allotment of this land by DIT to erstwhile MCD if any, be submitted to their office along with the clarification regarding construction of multi-level parking.

In this reference, necessary documents related to Wilson Survey/IP Register entry for land measuring 14350 Sq. Yds. are enclosed herewith. It is further clarified that as per the report of Wilson Survey 1910-12 (Sheet No. 142) the land for Idgah Road Slaughter House (14350 Sq. Yards) is owned by the MCD as per the then MWSC Decision No. 6 dated 18-8-1914 and letter No. DC-300/N dated 15-1926. Further, the land in two pieces abutting the existing Slaughter House ('A'-12681 Sq. Yds. & 1.5-1926 Further, the land in two pieces abutting the existing Slaughter House ('A'-12681 Sq. Yds. & 18896 Sq. Yds.) was transferred to the MCD vide orders of the Hon'ble LG in the 20th Meeting of the Coordination'Committee of DDA held on 10-9-1975, for improvement of the existing Slaughter House. However, any other document related to DIT is not traceable today. Whenever traced, the same will be forwarded.

It is further clarified that North DMC intends to construct a multi-level parking on the entire piece of land. It is also proposed that part of the land @ 25% of total area will be developed for commercial use to meet the construction cost of parking as permissible in MPD-2021 as on date.

In view of above, it is requested that allotment of 18896 Sq.Yds. land to North DMC for the purpose of constructing a multi-level parking with permissible commercial component may be made by DDA. The ownership of piece of land measuring 14350 Sq.Yds. already vests with North DMC and this piece of land will also be utilized for the construction of said multi-level car parking as permitted under MPD 2021.

Since the matter is pending for a long, an early decision is solicited.

Sd/- 18-5-2018

(RENU JAGDEV, IRS)
Addl. Comm. (Revenue)

Sh. Rajeev Verma, IAS, Pr. Commissioner, L.M. & L.D., 2nd Floor, B-Wing, INA, Vikas Sadan, New Delhi.

Corpn./NDMC [17]

NORTH DELIGIMEN, CIPAL CORPORATION LAND AND ESTATE DEPARTMENT 7" FLOOR, DR. SPM CIVIC CENTER NEW DELHM10002

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The Commissioner. Land Management, DEA, A Block First Floot Vikus Sadar, INA, New Debi-110023

Regarding reconsideration the decision taken by the Authority in the meeting held in the year 2010 for land measuring 18896 Sq. Yards & land measuring 14350 Sq Yard under the Sulli ownership of North DMC.

In this connection it is elaborated that old slaughter house was functioning on 1931at 59 (res. area of land since 1912 as per Wilson Survey Record No. 142, Khasra No. 211/16 under the men Municipality which was merged in the Municipal Corporation of Delbi in the year 1957 alongwith other Municipalities and all the land, building structures existing thereupon vest in the Municipal Corporation of Thellir In this connection it is also clarified that the land under control and management of DIT wereallotted to different local agencies and not only to the DDA

The land in two pieces abutting the defunct Slaughter House measuring 18896 Sq. Yards were being utilized by the Staughter House and later on the said two pieces of land were transferred permanently to the MCD vide orders of the Hon'ble LG, as decided in the 20th Meeting of the Coordination Committee of DDA held on 10/09/1975 for expansion pf the erstwhile Slaughter House

In the meeting of DDA held in the year 2010 it was clearly mentioned that the MCD would return the Nazul land measuring about 18896 Sq. Yds. of defunct Slaughter House to the DDA and not the entire land of old slaughter house. The decision of meeting was conveyed vide letter, No. TN2(63)2010.

However the then Hon bleit G, of Delhi vide orders dated 12/02/2010 approved the proposal of The wever the men fron piet Co, or Deini vide orders dated 12/02/2010 approved the proposal of Chief Secretary for chilization of land of defenct slaughter house by MCD fills open parking to decoures the area of Sadary bazaac and since then the open parking is running there. North DMC has drawn a proposal for construction of multilevel care parking, which is pending for change of land use by CDA proposal for construction of multilevel care parking, which is pending for change of land use by CDA

In View of above, it is clear that land measuring 14350. Sq. Yard belongs to North DMC, since beginning way thack before, Wilson Survey was carried out in 1912. Therefore, the claim of DDA with ownership of land measuring 17350 Sq. Yards is not sustainable it uffer this requested that the beginning ownership of land measuring 17350 Sq. Yards in a view of postolion land measuring 1996. Sq. Yards in a view of postolion land measuring 1996. Sq. Yards belongs to North DMC in outlioning the taken by the Authority in the year postolion land measuring 1996. The postolion of the land in the land of the land

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(Bakesli Kr. Memis dat Dy Commissioner (L&E)

NORTH DELIH MUNICIPAL CORPORATION
LAND AND ESTATE DEPARTMENT
THE FLOOR, DR. SPM CIVIC CENTER
NEW DELHI-110002

No DA(CSP)4 &E(N) 2018 101

Date: 23-4-2018

tes

The Director.
Land Management, DDA.
Vikas Sadan, INA, New Delhi-110023.

Subject: Regarding land of defunct Slaughter House situated at Idgah Road, Mundewalan, Paharganj, Delhi-06.

Sir.

Please recall the discussion held in the meeting on the subject cited above. During the discussion in the meeting, the DDA claimed over the entire land where old Slaughter House was functioning under the possession of MCD being a Nazul land to have been transferred to DDA by the then Delhi Improvement Trust and requested to handover the possession of the land of entire Slaughter House for further development work.

In this connection it is elaborated that old Slaughter House was functioning on 14350 Sq.Yds. area of land since 1912 as per Wilson Survey Record No. 142, Khasra No. 211/16 under the then. Minicipality which was merged in the Municipal Corporation of Delhi in the year 1957 alongwith other Municipalities and all the land, building structures existing thereupon vest in the Municipal Corporation of Delhi In this connection it is also clarified that the land under control and management of DIT were allotted to different local agencies and not only to the DDA.

The land in two pieces abutting the defunct Slaughter House measuring 12681 Sq.Yds. & 6215 Sq.Yds. (total 18896 Sq.Yds.) were being utilized by the Slaughter House and lateron the said two pieces of land were transferred permanently to the MCD vide orders of the Hon'ble L.G., as decided in the 20th Meeting of the Coordination Committee of DDA held on 10-9-1975 for expansion of the erstwhile Slaughter House.

In the meeting of DDA held on 26-10-2010 (and Pot on 10-2-2010) it was clearly mentioned that the MCD would return the Nazul land measuring about 18896 Sq.Yds. of defunct Slaughter House to the DDA and not the entire land of old Slaughter House. The decision of meeting was conveyed vide letter No. TN2(63)2010/718 dt. 24-8-2015.

After shifting of operation of Slaughter House to Gazipur, the then Hon'ble L.G. of Delhi vide orders dated 12-2-2010 approved the proposal of Chief Secretary for utilization of land of defunct Slaughter House by MCD into open parking to decongest the area of Sadar Bazaar and since then the open parking is running there. The Project Department of North DMC has drawn a proposal for construction of multi-level car parking which is still in the pipeline due to pending decision for change of landuse by the DDA.

Corpn/NDMC[19]

-53-

In view of above, the claim of DDA for entire land of old Slaughter House is not maintainable and requested that decision to return the land to DDA in two pieces abutting the defunct Slaughter House measuring 12681 Sq.Yds. & 6215 Sq.Yds. (total 18896 Sq.Yds.) transferred permanently to the MCD vide orders of the Hon'ble LG as decided in the 20th Meeting of the Coordination Committee of DDA held on 10.9 1975 and again decided by the Hon'ble LG vide orders dated 12-2-2010, be reconsidered in the interest of MCD as well as for extending the facility to the General Public.

Incl. As above.

Your faithfully

Sd/- 18-4-2018

(R.K. MEENA, ITS)

Addl. Dy. Commissioner (L&E)

Copy also forwarded for information to :-

- 1. Spl. Secretary to Hon'ble LG of Delhi
- 2. Vice-Chairman, Delhi Development Authority
- 3. Secretary to Commissioner, North DMC
- 4. Addl. Commissioner/L&E

NORTH DELHI MUNICIPAL CORPORATION LAND AND ESTATE DEPARTMENT 7TH FLOOR, DR. SPM CIVIC CENTER NEW DELHI-110002

No. DA(CSP)/L&E(N)/2018/2469:

Date: 13-3-2018

To

The Commissioner, Land Management, DDA, Vikas Sadan, INA, New Delhi-110023.

Subject:— Regarding land of defunct Slaughter House situated at Idgah Road, Mundewalan, Paharganj, Delhi-06.

Sir.

Your kind attention is invited to this Deptt.'s note No. Comm.(North DMC)/5164 dt. 24-10-2017 and its subsequent reminder No. L&E(N)/2018 dt. 2204 dated 18-1-2018 addressed to the Hon'ble Lt. Governor, Delhi with a request to issue suitable directions to the Vice-Chairman, DDA for review of the DDA's decision taken in the meeting held on 10-2-2010 that the MCD would return the land measuring about 18896 Sq.Yds. of defunct Slaughter House to the DDA and the Dy. Director (DDA), conveyed the decision of meeting vide letter No. TN2(63)2010/718 dt. 24-8-2015 that since the old Slaughter House of MCD was given by DDA to MCD, now the Slaughter House has been closed, this should revert to DDA and requested to handover the land in question to DDA.

Corpn/NDMC [20]

In this regard it is elaborated that definict Staughter House measuring 14350 Sq Yds. area of land was functioning since 1912 under the then Municipality which was merged in the Municipal Corporation of Delhi in the year 1957. The land in two pieces abunting the defunct Staughter House measuring 12681 Sq.Yds. & 6215 Sq.Yds. (total 18896 Sq.Yds.) were being utilized by the Staughter House, latterly, the said two pieces of land were transferred permanently to the MCD vide orders of the Hon'ble LG, as decided in the 20th Meeting of the Coordination Committee of DDA held on 10-9-1975 for expansion of the erstwhile Staughter House and the structures over the said piece of land were built by MCD on its own. The symbolic possession of two pieces of lands were handed over to the erstwhile MCD on 27-10-1975.

That after passing of 42 years of the DDA's own decision, the officers of DDA are reluctant to accept the right of the MCD over the piece of land and as such, in view to resolve the long pending issues for all times to come and delay in execution in Parking Project of MCD, it is requested that the decision dated 26-10-2010 may be reviewed and same may be intimated to this office that the two pieces of land abutting the existing MCD's Slaughter House measuring 18896 Sq.Yds, may remain under the ownership of the North DMC. This will facilitate in finalizing the Project of Multi-Storeyed Parking to de-congested crowded area of Sadar Bazar please.

Encl. : As above.

Sdi- 13-3-2018

(R.K. MEENA, ITS)

Addl. Dy. Commissioner (L&E)

Copy also for information also to :-

- 1. Spl. Secretary to Hon'ble LG of Delhi
- 2. Vice-Chairman, Delhi Development Authority
- Secretary to Commissioner, North DMC
- 4. Addl. Commissioner/L&E
- (ii) Resolution No. 211 of the Standing Committee dated 15-2-2019.

Resolved that it be recommended to the Corporation that as proposed by the Commissioner in his letter No. F. 33/Engg./NDMC/395/C&C dated 9-1-2019, approval for construction of multi-level parking at Idgah on PPP mode including disposal of property by way of leasing for a period of 99 years for parking at Idgah on PPP mode including disposal of property by way of leasing for a period of 99 years for Minimum Reserve Price of Rs. 550.79 crore for land, and to authorize the Commissioner for the same, as detailed in the aforesaid letter and the Annexures annexed with the said letter, be accorded.

Resolution No. 323

Resolved that as proposed by the Commissioner in her letter No. F. 33/Engg./
NDMC/395/C&C dated 9-1-2019 and recommended by the Standing Committee vide
its Resolution No. 211 dated 15-2-2019, approval for construction of multi-level parking
its Resolution No. 211 dated 15-2-2019, approval for construction of multi-level parking
at Idgah on PPP mode including disposal of property by way of leasing for a period of
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The motion was carried.

Section Officer (S.O.)

Municipal Secretary Unice

Worth Delhi Municipal Sorgotation

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Government of National Capital Territory of Delhi

e-Stamp



Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

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DELHI METRO RAIL OORPORATION LIMITED

Article 58 Memorandum of Settlement

Not Applicable

NORTH DELHI MUNICIPAL CORPORATION

DELHI METRO RAIL CORPORATION LIMITED

DELHI METRO BAIL CORPORATION LIMITED

(One Hundred only



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MEMORANDUM OF UNDERSTANDING

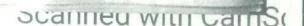
This Memorandum of Understanding (MoU) is executed at New Delhi on this 21st day of August, 2020 between:

North Delhi Municipal Corporation (North DMC) (through Commissioner/North DMC, Shri Gyanesh Bharti) having its office at SPM Civic Centre, Minto Road, New Delhi

Page 1 of 7

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-110002 (hereinafter referred to as "North DMC" which term or expression shall unless excluded by or repugnant to the subject or context hereof shall mean and included its heirs, successors and assigns of the first part)

AND

Delhi Metro Rail Corporation Ltd (DMRC) (through Managing Director/DMRC, Shri Mangu Singh), a joint venture of Government of India and Government of Delhi having its office at Metro Bhawan, fire Brigade Lane, Barakhamba Road, New Delhi-110001 (hereinafter referred to as "DMRC" which term or expression shall unless excluded by or repugnant to the subject or context hereof shall mean and included its heirs, successors and assigns of the second part (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to included its successor, subsidiaries, sister or group companies, associates, affiliates, permitted assigns and representatives)).

Reference is made to the meeting held on 22-07-2019 between Commissioner, North DMC and Managing Director, DMRC in which it was decided that a general MoU should be signed between North DMC and DMRC for the execution work of integration of Nabi Karim interchange metro station of DMRC with the Multilevel Parking-cum-Commercial Complex of North DMC since both these projects are proposed to be executed at the same piece of land of Old Slaughter House, Shahi Idgah Road, Pahar Ganj, Delhi which belongs to North DMC.

- The salient features of the proposed underground Nabi Karim interchange metro station of DMRC are as follows:
- (a) The proposed Nabi Karim Metro Station of Phase-4 is planned as an underground interchange metro station for Janakpuri West-R K Ashram line and Inderlok-Indraprastha line of Phase-IV of Delhi MRTS.
- (b) The underground station consists of 4 underground levels viz. Concourse level (G-1), Upper Platform Level (G-2), Interchange Level (G-3) and Lower Platform Level. The upper platform at the station shall serve as platform for Janakpuri West-R K Ashram line and the lower platform level of the station shall serve as platform for Inderlok-Indraprastha line of Phase-IV.

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Page 2 of 7



c) The minimal over ground facilities required for catering the metro station shall include the entry structures, lifts, shafts and ancillary building. The approximate ground area required to accommodate the same is 900 sqm.

2. The salient features of the proposed over ground Multilevel Parking Cum Commercial Complex of North DMC are as follows:

a)	Total Plot Area	26198 sqm (approx.)	
b)	Mode of Construction	PPP model through Concessionaire	
c)	Permissible FAR (as per MPD-2021)	100	
d)	Maximum Permissible Ground Coverage	66.66%	
e)	Permissible Height	15m (subject to increase based on requirement/approval)	
f)	Minimum Parking ECS	3144 nos.	
g)	Parking transferrable to North DMC post 5 years operation by the Concessionaire	2358 nos. (75% of total ECS)	
h)	Commercial Construction Permitted to the Concessionaire	or area equivalent to FAR 100 (a per clause 12.14.3.7 of MPD-2021)	
i)	Minimum Reserve Price (Upfront payment to North DMC by concessionaire)	Rs. 550.79 crores	
j)	Annual Ground Rent payable to North DMC by Concessionaire	2.5% per annum (Rs. 13.77 Crores)	
k)	Lease Duration of the Concessionaire	99 years	
1)	All costs related to construction of the Parking cum Commercial Complex	To be horne by Concessionaire	

3. Based on the above, the roles and responsibilities of the DMRC and North DMC to successfully execute the above integration project of Nabi Karim Interchange Metro Station with Multilevel Parking Cum Commercial Block shall be as follows:

a) DMRC shall prepare the detailed integrated design for integration of the aforementioned structures including the detailed ground layout plans, drawings etc.

Page 3 of 7



- in coordination with North DMC. The design cost for the same shall be borne by DMRC. The final proposal and detailed drawings shall be jointly signed and approved by DMRC and North DMC representatives.
- b) Initially, DMRC shall award works for the construction of Nabi Karim Interchange Metro Station. The scope of work would include construction of the integrated Nabi Karim Metro Station along with construction of required underground substructure (such as footings, foundations etc.) lying outside the station box but required to be executed for the construction of Multilevel Parking Cum Commercial Block project of North DMC over the ground surface.
- c) The North DMC shall timely handover the whole plot of land measuring 26198 sqm. in a vacant condition free from all encumbrance for the work described at para 1 above. Further, any legal issues regarding the same shall be handled by North DMC.
- d) DMRC through its contractor, shall then execute the work of construction of integrated Nabi Karim Metro Station (including associated at ground structures such as entries, lifts, shafts, ancillary building etc.) and required underground structure for further undertaking the work of Multilevel Parking Cum Commercial Block Project over the surface. The cost for all of the above work shall be borne by DMRC. DMRC shall keep North DMC harmless from all these operations of execution of work of construction of integrated Nabi Karim Metro Station (including associated at ground structures) and North DMC will not bear any responsibility towards such execution/construction.
- e) DMRC shall further initiate the process of finalizing a concessionaire for taking up the works of the Multilevel Parking Cum Commercial Block Project of North DMC by floating the RFP (Request for Proposal) duly approved by the North DMC. Although the whole process till finalizing the Concessionaire shall be the joint responsibility of the DMRC & North DMC, the concessionaire agreement shall be signed between the North DMC and the Concessionaire and the responsibility of DMRC in this matter shall only be limited up to the processing and finalization of the Concessionaire. However, the decision of North DMC in any of the matters post finalization of the Concessionaire shall be final and binding on the Concessionaire.
- f) During the process of finalizing the Concessionaire, North DMC shall nominate its representative(s) to be a part of the Committee(s) formed for the same. Also, all

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the Concessionaire documents shall be jointly prepared by DMRC & North DMC prior to floating of the RFP (Request for Proposal) and shall be duly approved by the North DMC.

- the remaining works regarding the execution of Multilevel Parking Cum Commercial Complex Project shall be got executed by the North DMC through their Concessionaire and DMRC shall not bear any responsibility regarding the same. All the works of the Multilevel Parking Cum Commercial Complex Project shall be strictly executed as per the initially approved structure (as brought out in para 3(a) above) and no deviation to the same shall be done. It is clarified that the prime & sole responsibility of supervision for the execution works of Multilevel Parking Cum Commercial Complex Project shall lie with the North DMC however, DMRC shall additionally continue their supervision to such an extent to ensure that the execution works of Multilevel Parking Cum Commercial Complex Project is carried out in such a way as it may not damage the structures pertaining to Nabi Karim Metro Station undertaken by the DMRC. Also, DMRC shall not make North DMC responsible for any damage caused by concessionaire to the property of DMRC while constructing such multilevel parking cum commercial complex.
- h) Once the DMRC completes the construction works as brought out in para 1 above, it shall restore the ground area as per the jointly agreed restoration plan. The whole plot of land shall then be handed over back to North DMC except those areas wherein the over ground structures of Nabi Karim Metro station such as entries, lifts, shafts and ancillary building are located.
- i) The land required to be acquired by the DMRC for its permanent at ground structures such as entries, lifts, shafts and ancillary building etc. shall be permanently handed over by North DMC to DMRC on the existing prevailing rates plus additional cost of land incurred by North DMC and annual lease rent @2.5% of the total amount.
- j) DMRC and North DMC would take all steps for smooth and successful execution of the project in a specified and time-bound manner as per agreed time schedule.
- b) DMRC and North DMC jointly agree and are severally responsible to each other for providing all such information support and inputs as necessary for the success of this project.



Page 5 of 7

- DOMRC and North DMC will be responsible and would make all efforts to get approval from various local bodies for their respective projects.
- m) The jointly agreed time frame as proposed to carry out the aforementioned project is enclosed as Annexure-A to this MOU.

4. DISPUTE RESOLUTION

Any dispute arising between the parties (DMRC & North DMC) is to be resolved mutually. Both parties may nominate an officer in the rank of Chief Engineer for settlement of the dispute. However, if the dispute remains unsettled even after Ninety (90) days of receipt by one party of the other party's request for such amicable settlement, the same may be referred to Director/DMRC and Commissioner/North DMC whose decision on the matter shall be final and binding on all the parties.

On behalf of North DMC

On behalf of DMRC

In witness thereof:

1. SANJIV KUMAR Say 21.8.3020

2. SAURABH SHARMA \$ 21/8/2020 PM-3A, XMRC

3. S. C. ANYA EE (Pri) CSPZ/North DMC Stry 270272020.

Page 6 of 7

Proposed Time Frame for Construction of Integrated Nabi Karim Metro Station of DMRC along with Multilevel
Car Parking Cum Commercial Block of North DMC

S.No.	Activity	Proposed Duration	Timeline with Proposed Commence	ement & Completion Schedule
1	Finalizing the tender for the construction of underground Integrated Nabi Karim Metro Station by DMRC	6 months	August, January, 2020 2021	
2	Time to Construct the Integrated Nabl Karim Metro Underground Station by DMRC	3.0 years	January, 2021	January, 2024
3	Inviting Bid & Finalization of Concessionaire for the construction of Automated Car Parking and Commercial Space above ground of North DMC	2.0 years	January, 2022	January, 2024
4	Time for Construction of Automated Car Parking and Commercial Space above ground by North DMC	1.5 years		January, July, 2024 2025

On Behalf of North DMC

On Behalf of DMRC

Annexure-E

NORTH DELIH MUNICIPAL CORPORATION TOWN PLANNING DEPARTMENT

1: Block, 13th Floor, Civic Centre, Minte Road, New Delhi-110002

So 11 11/2637

Dated SFORT

The Commissioner (Plg.) Deihi Development Authority, Vilas Minar, LP. Estate. Rew Dellii-110002.

Souls - Relaxation in height for construction of multilevel parking at Old Idgah Slaughter House on the land of approximate area 226197.46 sqm. (6.87 Acres).

This is with reference to the DDA'S allotment cum demand letter + '4(-13)17/11/1798 dated 18.12.2018 vide which the land measuring 14199.46 sqm has been allowed to North DMC for construction of multi-level parking at Old Idgah Slaughter House. To cordinally the Engineering Deptt., of North DMC has proposed the construction of multi-level parking on the entire land measuring 26197,46 (11998 sqm in possession of MCD and 14199,46 som allotted by DDA) at Old Idgah Slaughter House. The change of landuse of the aforesaid site has been approved by the Technical Committee from residential to "Transportation" (Multi Level Parking) vide item No.34/TC/2015 dated 26.06.2015.

Based on the suggestion and examination the Engg. Deptt., North DMC has proposed relaxation in the maximum height for multilevel parking at Old Idgah Slaughter House from Funts to Non-Restricted (N.R). Accordingly, please find enclosed the agenda prepared for consideration of Technical Committee.

I-red As above

Yours faithfully,

De Par Bina Chief Town Planner

t mps to

Director (Fig.), Area Planning (Zone A), Vikas Minar, LP.Estate, Delhi Development Authority, New Delhi-110002.

Daytime parking mapping_Idgah



60% to less than 80%

All items

80% to less than 100%

Q All items

more than 100%

All items

Boundary

Polygon I

20% to less than 40%

All items

Existing surface parking

Ø 300 ecs

△7 150 ecs



strest classification _ldgah





18M ROW

All items

20M ROW

L Line 1

Boundary

Q All items

30M ROW

Q All items



Proposal Map_Idgah









18M ROW

Q All items

20M ROW

Q All items

30M ROW

Q All items

proposed MLCP

Oldgah Rd slaughter House

Q.

n Idgah & Babu Ram Solaanki marg junction MCD Parking

OF DE Gupta rd. RG Complex

idgah Rd. MCD SP Zone office Site

Boundary

D' Polygon I



-66-

Parking Management Area Plan Calculations for Idgah road MCD SP Zone office, Slaughter House &Babu Ram Solanki marg and Idgah road Junction MCD parking major road aroundSadar Bazar Area

North DMC has initiated proposals for construction of Multilevel Parking at Idgah road MCD SP Zone office & Slaughter house(Slaughter house plot occupied by Vendor surface level parking), Babu Ram Solaankimarg MCD Parking land, DB Gupta Road RG Complex land these proposals have been taken up asper the directions of Delhi High Court and Chief Secretary, GNCTD.

A Study of the existing as well as proposed parking has been carried out by North DMC Departmentally Details of the study and outcomes are as under:

- 1. All the Major roads around Idgah and Sadar BazarIdgah road and Ram kumarmarg, Sardar Thana Road/Deshraj Bhatia marg, DungermalSurana Marg, Babu Ram Solanki marg are considered for parking management area plan.
- 2. Size of each ECS is 2.1m by5m. One car can be parked per ecs and one 2-wheeler is equal to 0.25 ECS.
- Daytime Parking Count (in ECS) Car Parking Total ECS:

3601 ECS

4. Potential of available on-street parking slots (daytime) 30m ROW, 20m ROW (50% both side parallel parking)

Total length of street	1.51 km
Road length with parking slots	0.755km
No. of parking slots	302

18m ROW (35% both side parallel parking)

Total length of street	4.447km
Road length with parking slots	1.556km
No. of parking slots	622

12m ROW (35% one side parallel parking)

Total length of street	0.498km
Road length with parking slots	0.174km
No. of parking slots	35

Total parking slots on streets = 302+622+35 = 959 ECS

- 67.

- 5. Proposed Multi-level parking.
 - A. Idgah RoadSlaughter house Total ECS:=3144 ECS Required for proposed commercial development: = 786 ECSNet effective parking available after construction: = 3144 - 786=2358 ECS
 - **B.** Idgah road and Babu Ram Solanki margJunction MCD Parking Total ECS = 174 ECSRequired for proposed commercial development: = 44 ECS Net effective parking available after construction: = 174 44 = 130 ECS
 - C. MCD SP Zone office Site surface parking Total ECS: = 65 ECS
 - D. DB Gupta Road RG Complex Total ECS = 318 ECS
 Required for proposed commercial development: = 80 ECS

Net effective parking available after construction: = 318 - 80 = 238 ECS

CONCLUSION (Daytime Parking)

A. Available Parking spaces

On Street Parking: 959 ECS

B. Proposed for construction:

AtSlaughter house land: 2358 ECS

At Railway lineMCD Parking: 127 ECS
At MCD SP Zone office land: 270 ECS
At RG Complex land: 252 ECS

Total Proposed additional ECS: 2791 ECS

(The proposed ECS of 2791 No. is after deducting the future requirement of parking spaces for commercial spaces under development, which is estimated at 910 ECS).

- C. Total availability of parking after construction of 04 multilevel parkings: 3750 ECS
- D. Present requirement of Parking spaces: 3601 ECS

In view of above, the existing parking requirement of the area, calculated as 3601 ECS cannot be met with theavailable parking spaces of 959 ECS. After construction of proposed multilevel parkings at Slaughter house, MCD SP Zone office& Railway lineMCD Parking land, RG Complex land available parking ECS shall be about 3750 ECS. Thus, proposed construction of 04Multilevelparkings is justified considering the present requirement of parking as well as future enhancement in Parking requirements.

Annexure-G

NORTH DELHI MUNICIPAL CORPORATION TOWN PLANNING DEPARTMENT

E-Block, 13th floor, Civic Centre, Minto Road, New Delhi-110002

No:TP/G/2020/807

Dated: 2 9 2020

To.

The Commissioner (Plg.) 5th Floor, Vikas Minar, I.P. Estate, Delhi Development Authority, New Delhi-110002

Subject: Regarding change of landuse and relaxation in height for construction of multilevel parking at Idgah Road in Delhi(Other than Walled City) area.

Madam.

This is in continuation of this office letters dated 21.02.2020 & 25.08.2020 requesting DDA to place the case in the Technical Committee Meeting. As per the discussion held with the officers of DDA, the modified agenda along with details of MoU between North DMC and DMRC with justification of height relaxation is being forwarded to DDA with the request to kindly place the proposal in the upcoming Technical Committee Meeting.

Encl: As above

Chief Town Planner

Copy to:

CE-II: 8th floor, Civic Centre, Minto Road for kind information.

bir. (Plg.) AP. TI (219/2020)

2/9/2020

2/09/2020

Py ein (Plg.) A+B

ITEM No. 35/TC/2020

-69-

DRAFT AGENDA FOR TECHNICAL COMMITTEE

No. F.20(2)/2005-MP

Sub: Proposal for change of land use of land measuring about 5.76 Acres for expansion of essential facilities at Institute of Liver and Biliary Sciences (ILBS) Hospital, Vasant Kunj, New Delhi from 'Residential' to 'Public and Semi-Public' (PS1) falling in Planning Zone-J.

1.0 BACKGROUND

1.1 Chief Secretary, GNCTD vide letter dated 24.01.2014 requested to allot 6 acres of additional land to Health and Family Welfare Department for expansion of essential facilities at ILBS (Annexure- 'A').

1.2 The CLU of land measuring 6.5 Ha. was notified vide S.O. 1542 (E) dated 'Agriculture and Water Body (Rural)' to 'Public and Semi-Public facilities' 'Recreational' (Sports complex) for an area of 6.20 Ha. and 0.3 Ha. Additional land

1.3 Additional land measuring 2.9 Ha. was allotted to ILBS for Phase- II
 1.4 On the request of ILBS and 21.03.2012.

On the request of ILBS, land measuring 2963 sqm. was approved by
 Screening Committee dated 02.09.2014 for Residential purpose.

1.5 Request for allotment of additional 2.39 Ha. (5.9 acres) was made by ILBS essential facilities at ILBS.

In the 2nd Technical Committee meeting held on 24.02.2020, the proposal Hospital was agreed subject to CLU. It was also recommended that the over and above the provisions given in MPD so that specialized/ super specialty medical facilities can be developed in the larger public interest.

2.0 EXAMINATION:

2.1 On the request of IL Deptt., Planning Deptt. DDA vide letter dated 02.08.2019 requested Department of Health and Family Welfare, GNCTD to submit the agenda for Technical Committee for Change of land use The same has been received from Deptt. of H&FW, GNCTD, MoH vide letter 1.5.5 of the site.

T.S.S. of the site of an area 5.89 Acres has been received from Engineering department, DDA vide letter dated 17.07.2020 (Annexure- 'C').
 IL Department, DDA vide letter dated 17.07.2020 (Annexure- 'C').

2.3 IL Department, DDA vide letter dated 18.02.2020 has allotted the aforesaid 5.9 Acres of land to Health & Family Welfare, GNCTD for further use by ILBS

John

- for creation of essential facilities at Vasant Kunj. The same land was handed over to GNCTD on 15.07.2020.
- 2.4 As per minutes of 310th Screening Committee meeting of DDA held on 20.12.2012, it was decided that for better connectivity and access to emergency services, the proposed alternate access road of 18 m width from Mehrauli Mahipalpur road to ILBS to be extended to Mehrauli Gurgaon road maintaining the same road width of 18m R/W passing through the existing road of 6-8 m.
- 2.5 The space for proposed 18 m R/W road is to be excluded from the allotted 5.9 Acres of land. So, the total area for CLU comes out to be approximately 5.76 Acres (Annexure- 'D').

3.0 INFORMATION REQUIRED BY MoHUA (MoUD) VIDE LETTERS DATED 07.04.2015, 04.09.15 & 17.06.2016 -

(Below information is received from Deptt. of H&FW, GNCTD, MoH vide letter dated 29.07.2020.)

SI.	Information sought by MoUD	Point-wise information
(i)	Whether the land is Government or private and who is the land owning agency?	Government Land. Health & Family Welfare Deptt., GNCTD is the land owning agency.
		Health and Family Welfare Deptt. of Govt. of NCT of Delhi vide letter dated 8/1/H&FW/Infra/Misc /2020/# CD112594554/ JS3HFW-1136/1140 dated 10.07.2020 issued directions for handing over of the above referred land to ILBS through DGHS.
		The process of handing over of land by DDA and Taking over of the land by ILBS has also been completed on 15/07/2020 in the presence of Dr. Amita Mankatala, CDMO, SD/ Authorized representative DGHS as per approval of the H&FW Department
ii)	On whose request the change of land use case or modification to MPD-2021 has been initiated?	Health and Family Welfare Deptt. of Govt. of NCT of Delhi has handed over the possession of the reference land to ILBS for creation of essential medical facilities vide letter dated 8/1/H&FW/Infra/Misc/2020/#D1125945

DRAFT AGENDA	FOR TEC	CHNICAL	COMM	TTEE
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No. F.20(2)/2005-MP

Sub: Proposal for change of land use of land measuring about 5.76 Acres for expansion of essential facilities at Institute of Liver and Biliary Sciences (ILBS) Hospital, Vasant Kunj, New Delhi from 'Residential' to 'Public and Semi-Public (PS1) falling in Planning Zone-J.

1.0 BACKGROUND

1.1 Chief Secretary GNCTD vide letter dated 24.01.2014 requested to allot 6 acres of additional land to Health and Family Welfare Department for expansion of essential facilities at ILBS (Annexure- 'A').

1.2 The CLU of land measuring 6.5 Ha, was notified vide S.O. 1542 (E) dated 24.06.2008 and corrigendum S.O.559 (E) dated 26.02.2009 from 'Agriculture and Water Body (Rural)' to 'Public and Semi-Public facilities' (Institute of Liver and Biliary Sciences including internal road circulation) and 'Recreational' (Sports complex) for an area of 6.20 Ha, and 0.3 Ha, respectively.

1.3 Additional land measuring 2.9 Ha. was allotted to ILBS for Phase- II development of the Hospital on 21.03.2012.

1.4 On the request of ILBS, land measuring 2963 sqm. was approved by Screening Committee dated 02.09,2014 for Residential purpose.

1.5 Request for allotment of additional 2.39 Ha. (5.9 acres) was made by ILBS vide letter dated 10.07.2019 addressed to VC, DDA for expansion of essential facilities at ILBS.

In the 2nd Technical Committee meeting held on 24.02.2020, the proposal for allotment of additional land of 5.9 Acres to GNCTD for expansion of ILBS Hospital was agreed subject to CLU. It was also recommended that the provision for National/ City level health facilities should also be considered over and above the provisions given in MPD so that specialized/ super specialty medical facilities can be developed in the larger public interest.

2.0 EXAMINATION:

On the request of IL Deptt., Planning Deptt. DDA vide letter dated 02.08.2019 requested Department of Health and Family Welfare, GNCTD to submit the agenda for Technical Committee for Change of land use measuring 5.9 acres from 'Residential' to 'PSP' for ILBS.

The same has/been received from Deptt. of H&FW, GNCTD, MoH vide letter dated 29.07.2020. (Annexure- 'B').

- 2.2 T.S.S. of the site of an area 5.89 Acres has been received from Engineering department, DDA vide letter dated 17.07.2020 (Annexure- 'C').
- 2.3 IL Department, DDA vide letter dated 18.02.2020 has allotted the aforesaid 5.9 Acres of land to Health & Family Welfare, GNCTD for further use by ILBS

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Page 1 of 9



		54/JS3HFW-1136/1140dated 10.07.2020 as detailed above.
		Accordingly, proposal is being submitted by ILBS for the Change of Land Use (CLU) to enable the creation of essential facilities in larger public interest.
(iii)	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	
(iv)	What is the public purpose proposed to be served by modification of MPD and/or change of land use?	The proposal will facilitate providing the Tertiary health care facilities in the field of liver and Biliary diseases to the community from Delhi & the Country at large. This will also boost the super specialized
		higher education and research in the field of liver and biliary diseases.
(v)	What will be the impact of proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans and policies?	No negative impact is envisaged.
(vi)	What will be proposal's impact/implications on general public e.g. Law and order etc?	No Law and Order issue is anticipated.
(vii)	Whether any court cases are ongoing on the land mentioned in proposal? Full details be attached.	No court case is pending as per available records.

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SI. No	nformation w.r.t. MoUD's letter N Information sought by MoUD	Point-wise information
(i)	Back ground note indicating the current situation/provisions;	The Institute of Liver and Biliary Sciences (ILBS) has been established by the Government of the National Capital Territory (NCT)

of Delhi as an Autonomous Super-Specialty Medical Institute and Hospital under the Govt. of NCT of Delhi with the objective to provide a comprehensive set up for diagnosis and treatment inclusive of a centre for advanced dedicated research in the field of Liver and Biliary Diseases. The institute is the first Liver University in the World and has also been granted Deemed-to-be-University status by the University Grants Commission (UGC) under Section 3 of the UGC Act, 1956 under de-novo category through the Ministry of Human Resource Development, Government of India in 2009.

- 2) The allotment of additional land was needed for the development activities that has arisen for undertaking construction activity for expansion and development of the additional facilities at ILBS such as Hostels for students Residential Accommodation for Faculty, Staff of ILBS and Patient's relatives for their overnight stay, waiting hall for patients & attendants. Convenience centre, containing small shopping area for essential facilities for the residential staff, Library and associated facilities, parking of vehicles as per the new MPD 2021 norms, development of external infrastructure and facilities. additional beds for Hepatology, liver and bilio-pancreatic surgeries, Nephrology and renal transplant, Oncology, Blood Bank Transfusion services, Laboratory and metabolic facility block and Organ Bank etc.
- 3) The requirement was duly considered by the Government of Delhi. Accordingly, Chief Secretary, GNCTD cum- Chairman, ILBS vide D.O.
 F.1/2/L&B/7/ILBS/Adm/2009/ 528

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dated 24.01.2014 and subsequently, Pr. Secy (H&FW), GNCTD vide D.O. letter no. Prsecyhfw/315/CD-000249478 dated 23.07.2019 requested DDA for the allotment of additional land in the close vicinity of the Institute. Considering the request, the 5.9 acre of land was allotted by DDA vide Demand-cum-allotment letter bearing No F. 22(16)/98/IL/DDA/Pt./230 dated 18.02.2020.
4) Health and Family Welfare Deptt. of Govt. of NCT of Delhi vide letter dated 8/1/H&FW/Infra/Misc/2020/#CD112594554/JS3HFW-1136/1140 dated 10.07.2020 issued directions for handing over of the above referred land to ILBS through DGHS. The process of handing over of land by DDA and Taking over of the land by ILBS has also been completed on 15/07/2020 in the presence of Dr. Amita Mankatala, CDMO, SD/ Authorized representative DGHS as per copy placed opposite.
5) Accordingly, the Change of Land Use of land measuring about 5.9 Acres from 'Residential to 'Public and Semi-Public' under MPD 2021 is required.
ILBS is an autonomous body under the GNCTD. Additional land is required for creation of essential facilities as detailed in the background note as above. Considering the request of the

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			has requested the DDA for undertaking construction activity for the development of the Institute for which change of land use from Residential to Public & Semi-public is required. Accordingly, the proposal has been initiated.
	(v)	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof;	Touties be till of the
	(vi)	What are the expected short-term and long-term outcomes if the proposal is approved and implemented;	field of liver and biliary diseases. The proposal will facilitate providing the Tertiary health care facilities in the field
	(vii)	How the proposal will benefit in the development and economic growth of the city;	The proposal will facilitate providing the Tertiary health care facilities in the field of liver and Biliary diseases to the community from Delhi & the Country at large. This will also boost the super specialized higher education and research in the field of liver and biliary diseases.
(p n o p th	What are the provisions corresponding to the proposed policy / changes in other netropolitan cities in India and ther countries, and if those rovisions differ from the proposal nen why are they not considered oppropriate for Delhi;	



(ix)	What will be the public purpose served by the proposed modification;	The proposal will facilitate providing the Tertiary health care facilities in the field of liver and Biliary diseases to the community from Delhi & the Country at large.
		This will also boost the super specialized higher education and research in the field of liver and biliary diseases.
(x)	What is the number of people/ families/household likely to be affected by the proposed policy;	The proposal will facilitate providing the Tertiary health care facilities in the field of liver and Biliary diseases to the community from Delhi & the Country at large.
		This will also boost the super specialized higher education and research in the field of liver and biliary diseases.
(xi)	Whether the proposal is in consonance with the existing plans, laws, bye-laws, rules, etc.;	Yes
(xii)	Whether the implementation of the proposal will require changes in certain rules, provisions of Master Plan, etc., and if yes, what action has been taken to bring about such changes;	
(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;	
(xiv)	Whether the relevant guidelines/orders of DOP&T, Ministry of Finance and other nodal Ministries/Departments were taken into account while preparing and examining the proposal and;	The issue of change of land use is not related to any guidelines/orders of DOP&T, Ministry of Finance and other nodal Ministries/ Departments.
(xv)	The name, designation and contact information of an officer of the level of Director or above who will be the nodal officer to be contacted by the Ministry regarding the proposal.	The concerned officer presently dealing with this matter in DDA is Sh. Ajay Kr. Saroj, Dir.(Plg.) UC & J In-charge, DDA, Vikas Minar, New Delhi (Contact No.: 8010509889)

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SI	. Information sought by MOUL	and the second second	
No).		
(i)	What is the change proposed i MPD-2021/Change of landus case?	The Change of Land Use of land measuring about 5.9 Acres from 'Residential to 'Public and Semi-Public' under MPD 2021.	
(ii)	Why the change is proposed i.e the context and justification?	As the matter neither covered under the policy advertised on 01.05.2008 for regularization of bonafide institutions nor covered under Regulation for enabling planned development for privately owned land notified on 04.07.2018. So, the matter is being processed for CLU.	
(iii)	With the proposed changes /amendments, who are going to be benefitted? A tentative statistics or details who will be benefitted should be given?	The proposal will facilitate providing the Tertiary health care facilities in the field of liver and Biliary diseases to the community from Delhi & the Country at large. This will also boost the super specialized higher education and research in the field of liver and biliary diseases.	
v)	How they are going to be benefitted from the proposed amendment/ change?	The development of the Institute (ILBS) will benefit the community at large by providing the Tertiary health care facilities in the field of liver and Biliary diseases.	
i		Presently, ILBS is designated as a COVID-19 testing centre for testing the samples through two labs setup in the Institute. Country's first plasma bank has also recently been set up by Government of Delhi at ILBS on 02.07.2020 to pool in plasma from people who were recovered from Covid-19 so that moderately ill patients can avail plasma for better and faster recovery.	

4.0 PROPOSAL

It is proposed to change the land use of land about 5.76 Acres for expansion of essential facilities at ILBS, Vasant Kunj, New Delhi from "Residential" to "Public and Semi-Public" falling in ZDP of Zone-J / MPD-2021, under section 11-A of DD Act, 1957.

5.0 RECOMMENDATIONS:

In view of above, the proposal as given in Para-4.0 is placed before the Technical Committee for consideration. Based on recommendation by the Technical Committee, the proposal of change of land use to be placed before the Authority for consideration and giving permission to invite objections / suggestions from the public as per provisions under Section 11(A) of DD Act-1957.

Addl. Commissioner (Plg.) Projects Director (Plg.) UC&J (In-charge) Asstt. Dir. (Plg.) Zone-J S. R. SRIVASTAVA, IAS



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The Institute of Liver & dillary Sciences (ILBS) has been established by the Government of NCT of Dolhi as an autonomous super-specialty medical-vasant Kunj, New Dolhi.

I have been apprised that Fibra is a need for allotment of additional land for the developmental activities of his institute and that this has been considered and in-principle agreed to by DDA in various meetings and terrespondence, wherein the requirement of additional land measuring around 13 acres has been projected by the moditute, duly supported by the inleast & Farrity Welfare Department.

DDA including 1 acre encumbrance has been availability of approx. 7 acres land with and 6 acres additional land in the core matter of Moera Schoil & Others vs. LG & South and the possession of the land has been handed ever to DDA an 34.12 2013.

directions for allotrient of above referred land to the Health & Family Welfare Department, SNCTD, being the Administrative Department, for expansion of exempted facilities of ILBS at the across.

the tell has for your exercise to be the

Yours sincerely.

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Institute of Liver & Biliary Sciences (An Autonomous Society under Government of NCT of Delhi)

uly 29, 2020

At the outset, I express my sincere gratitudes for expediting the allotment and possession of 5.9 Acres land to ILBS for creation of essential facilities.

The process of handing over of the subject land by DDA and taking over by ILBS has been completed on 15th July, 2020 in presence of Officers from DDA, DHS and ILBS.

However, for the purpose of starting the construction of essential facilities on the subject land, change of land use from Residential to Public & Semi-Public under MPD 2021 is required.

In this regard, a communication has been received from the Director, Planning In- Charge (Planning Zone & UC Cell). DDA vide email dated 15.07.2020 for seeking information to be placed before the Technical Committee of DDA for change of land use measuring 5.9 Acres from "Residential to "Public & Semi Public"

Accordingly, the requisite information in standard format is enclosed herewith with the request to issue appropriate directions to the Concerned Officers in DDA for placing the same before the Technical Committee of DDA for change of land use on priority so that the construction of essential facilities on the subject land could be commenced at an early date.

With kind regards.

Sh. Anurag Jain, IAS Vice Chairman, Delhi Development Authority, Vikas Sadan, INA, New Delhi.

ANNEXURE

Proposal for change of land use of 5.9 Acres land from "Residential to "Public & Semi Public" allotted for creation of essential facilities at ILBS, Vasant Kunj, New Delhi.

1.0 BACKGROUND:-

- 1. The Institute of Liver and Biliary Sciences (ILBS) has been established by the Government of the National Capital Territory (NCT) of Delhi as an Autonomous Super-specialty Institute, under the Societies Registration Act - 1860, New Delhi. Institute was formally inaugurated by the then Hon'ble CM, Delhi on $14^{\rm th}$ January, 2010. The Institute is equipped with all the latest and advanced facilities and highly qualified faculty to meet its objectives. The facilities and services available at ILBS includes Emergency services, Out-patient department, Day care services, In- patient services comprising of Hepatology, gastroenterology, nephrology, respiratory medicine, Surgical Services including HPB Surgery, urology, Liver transplant and Kidney Transplant services, Oncology & Radiotherapy Services, Blood bank and Lab services.
- 2. ILBS is the first NABH and NABL Accredited autonomous Institute in the Govt. Sector offering highly skilled and complicated surgeries including liver & renal transplants. ILBS has also been designated as a WHO Collaborating Centre (WHOCC) on Viral Hepatitis and
- 3. ILBS has also been granted Deemed-to-be-University status by the University Grants Commission (UGC) under Section 3 of the UGC Act, 1956 under de-novo category through the Ministry of Human Resource Development, Government of India in 2009 and is the first Liver University in the World.
- 4. On the Academic front, the Institute is successfully conducting unique post-doctoral Courses in Hepatology (DM), Organ Transplant Anesthesia and Critical Care (DM) & Pediatric Hepatology (DM) and Hepato-Pancreato-Biliary Surgery (M.Ch), Ph.D Courses and Short Term Training Programs (PDCC) for the aspiring and eligible medical and research Scholars. Further, innovative courses such as DNB (Nephrology) and M.Sc Nursing courses have been introduced in this Institute for the aspiring doctors and nursing students.
- 5. The Institute is unique in the Govt, Sector and has achieved national recognition and till date, has undertaken 653 liver transplants and 221 renal transplants. The Institute has also taken a lead in organ donation program including awareness.
- 6. Recently, the Institute has been designated as a COVID-19 testing centre for testing the samples through two labs setup at ILBS. Further, ILBS Virology Lab has been recognized as 1 in 6 for RT-PCR and has Bio-safety Level-3 Lab, centre is working in extended hours fighting this pandemic. The Country's first plasma bank has been set up at the Institute of Liver and Biliary Sciences (ILBS) by GNCTD which was dedicated to nation by Hon'ble CM of Delhi on 02.07.2020 to pool in plasma from people who were recovered from Covid-19 so that moderately ill patients can avail plasma for better and faster recovery.
- For creation of additional facilities at ILBS, formal request was made to DDA for allocation of additional land vide D.O. letter of Chief Secretary, GNCTD cum-Chairman, ILBS vide no. D.O. No. F.1/2/L&B/7/ILBS/Adm/2009/ 528 dated 24.01.2014 (Annexure - A).



- After a long legal battle with M/s Meera Sahni & Ors, Hon'ble High Court of Delhi had dismissed the petitioner's application & Others Vs Hon'ble LG of Delhi on 09th July 2019, wherein, ILBS was also an interested party. Subsequently, Hon'ble Supreme Court has also upheld the order of Hon'ble High Court dated 09.07.2019 on 22nd July, 2019, resulting in vesting of land with DDA. The Pr. Secy (H&FW), GNCTD has also requested to DDA for the allotment of this land vide D.O. letter no. Prsecyhfw/315/Cd-000249478 dated 23.07.2019
- Considering the request of ILBS, DDA has allotted the aforesaid 5.9 Acres of land to Health & Family Welfare, GNCTD for further use by ILBS for creation of essential facilities at Vasant Kunj vide Demand-cum-allotment letter bearing No F. 22(16)/ 98/II./ DDA/Pt./230 dated 18.02.2020 issued by the Deputy Director (IL), DDA (Annexure - C).
- 10. In this regard, the payment amounting to Rs. 34,66,54,840/- including ground rent and documentation charges had been made through a demand draft bearing number 063197 dated 31.03.2020 of HDFC bank, Vasant Kunj, New Delhi in favour of DDA which was deposited vide challan no. 915451 dated 07.04.2020 in the State Bank of India, INA, Vikas Sadan, New Delhi (Annexure - D).
- 11 Health and Family Welfare Deptt. of Govt. of NCT of Delhi vide letter dated 8/1/H&FW/Infra/Misc/2020/#CD112594554/JS3HFW-1136+1140 dated 10.07.2020 issued directions for handing over of the above referred land to ILBS through DGHS (Annexure - E). In pursuance, the process of handing over of land by DDA and taking over of the land by ILBS has also been completed on 15/07/2020 in the presence of Dr. Amita Mankatala, CDMO, SD/ Authorized representative, DGHS as per copy placed at Annexure -
- 12. Meanwhile, a communication has been received from the Director, Planning In-Charge (Planning Zone & UC Cell), DDA vide email dated 15/07/2020 requesting Deptt. of H&FW, GNCTD to submit agenda for Technical Committee, DDA for change of land use measuring 5.9 Acres from "Residential to "Public & Semi Public" for ILBS in standard format along with requisite information in respect of letter no. F.20(2)/2005-MP dated 02.08.19 with respect to questionnaire of MoUD's letters dated 07.04.2015, 04.09.2015 & 17.06.2016 (Annexure -
- Accordingly, information required in respect of questionnaires of MoUD is as under: -
- (A) Information in respect of questionnaire of MoUD vide letter No. K-13011/3/2012-DD-IB dated 07.04.2015.

Information sought by 5. MoUD no.

Government or private land owning agency. and who is the land owning agency?

Point-wise information

Whether the land is Government Land, Health & Family Welfare Deptt., GNCTD is the

Health and Family Welfare Deptt. of Govt. of NCT of Delhi vide letter dated 8/1/H&FW/Infra/Misc /2020/# CD112594554/ IS3HFW-1136/1140 dated 10.07.2020 issued directions for handing over of the above referred land to ILBS through DGHS.

The process of handing over of land by DDA and Taking over of the land by ILBS has also been completed on 15/07/2020 in the presence of Dr. Amita Mankatala, CDMO, SD/ Authorized representative DGHS as per approval of the H&FW Department



	(ii)	On whose request the change of land use case or modification to MPD-2021 has been initiated?	handed over the possession of the reference land to ILBS for
	(iii)	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	Information to be provided by the DDA
	(iv)	What is the public purpose proposed to be served by modification of MPD and/or change of land use?	The proposal will facilitate providing the Tertiary health care facilities in the field of liver and Biliary diseases to the community from Delhi & the Country at large. This will also boost the super specialized higher education and research in the field of liver and biliary diseases.
	(v)	What will be the impact of proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans and policies?	No negative impact is envisaged.
(vi) What will be prop impact/implication		What will be proposal's impact/implications on general public e.g. Law and order etc?	No law and order issue is anticipated.
	(vii)	Whether any court cases are ongoing on the land mentioned in proposal? Full details be attached.	No court case is pending as per available records.
	(B)	Information in respect of	questionnaire of MoUD vide letter no. K-13011/3/2012-DD-I dated 04.09.2015.
	(i)	Back ground note indicating the current situation/ provisions;	The Institute of Liver and Biliary Sciences (ILBS) has been established by the Government of the National Capital Territory (NCT) of Delhi as an Autonomous Super-specialty Modical Institute and Illumination.



of India in 2009.

Super-specialty Medical Institute and Hospital under the Govt of NCT of Delhi with the objective to provide a comprehensive set up for diagnosis and treatment inclusive of a centre for advanced dedicated research in the field of Liver and Biliary Diseases. The institute is the first Liver University in the World and has also been granted Deemed-to-be-University status by the University Grants Commission (UGC) under Section 3 of the UGC Act, 1956 under de-novo category through the Ministry of Human Resource Development, Government

- 2) The allotment of additional land was needed for the development activities that has arisen for undertaking construction activity for expansion and development of the additional facilities at ILBS such as Hostels for students, Residential Accommodation for Faculty, Staff of ILBS and Patient's relatives for their overnight stay, waiting hall for patients & attendants, Convenience centre, containing small shopping area for essential facilities for the residential staff, Library and associated facilities, parking of vehicles as per the new MPD 2021 norms, development of external infrastructure and facilities, additional beds for Hepatology, liver and biliopancreatic surgeries, Nephrology and renal transplant, Oncology, Blood Bank and Transfusion services, Laboratory and metabolic facility block and Organ Bank etc.
- 3) The requirement was duly considered by the Government of Delhi. Accordingly, Chief Secretary, GNCTD cum- Chairman, ILBS vide D.O. No. F.1/2/L&B/7/ILBS/Adm/2009/ 528 dated 24.01.2014 and subsequently, Pr. Secy (H&FW), GNCTD vide D.O. letter no. Prsecyhfw/315/CD-000249478 dated 23.07.2019 requested DDA for the allotment of additional land in the close vicinity of the Institute, Considering the request, the 5.9 acre of land was allotted by DDA vide Demand-cum-allotment letter bearing No F. 22(16)/98/IL/DDA/Pt./230 dated 18.02.2020.
- 4) Health and Family Welfare Deptt. of Govt. of NCT of Delhi vide letter dated 8/1/H&FW/Infra/Misc/2020/#CD112594554/JS3HFW-1136/1140 dated 10.07.2020 issued directions for handing over of the above referred land to ILBS through DGHS. The process of handing over of land by DDA and Taking over of the land by ILBS has also been completed on 15/07/2020 in the presence of Dr. Amita Mankatala, CDMO, SD/ Authorized representative DGHS as per copy placed opposite.
- Accordingly, the Change of Land Use of land measuring about 5.9 Acres from 'Residential to 'Public and Semi-Public' under MPD 2021 is required.

(ii) Whether similar proposals have earlier been considered by DDA/ Ministry and/or disposed, and if yes, when and how;

Information to be provided by the DDA

(iii) What were the specific recommendations of the Authority with regard to the proposal;

Information to be provided by the DDA



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(iv) Han and a dear		
(iv) How and why the proposal was initiated	ILBS is an autonomous body under the GNCTD. Additional land is required for creation of essential facilities as detailed in the background note as above.	
		Considering the request of the Institute, the Chief Secretary, GNCTD has requested the DDA for undertaking construction activity for the development of the Institute for which change of land use from Residential to Public & Semi-public is required.	
		Accordingly, the proposal has been initiated.	
(v	cons of the proposal, whether they have been carefully examined, and if yes.	The proposal will facilitate providing the Tertiary health care facilities in the field of liver and Biliary diseases to the community from Delhi & the Country at large. This will also boost the super specialized bigher advertises.	
(vi)	the outcome thereof; What are the expected short-term and long-term outcomes if the proposal is approved and implemented;	The proposal will facilitate providing the Tertiary health care facilities in the field of liver and Biliary diseases to the community from Delhi & the Country at large. This will also boost the super specialized higher education and research in the field of liver and biliary diseases. The proposal will facilitate providing the Tertiary health care facilities in the field of liver and Biliary diseases to the community from Delhi & the Country at large. This will also boost the super specialized higher advectors.	
(vii	How the proposal will benefit in the development and economic growth of the city;		
(viii)	What are the provisions corresponding to the proposed policy / changes in other metropolitan cities in India and other countries, and if those provisions differ from the proposal then why are they not considered appropriate for Delhi;	and research in the field of liver and biliary diseases. Information to be provided by the DDA	
(ix)	What will be the public purpose served by the proposed modification;	The proposal will facilitate providing the Tertiary health care facilities in the field of liver and Biliary diseases to the community from Delhi & the Country at large. This will also boost the super specialized higher education	
(x)	What is the number of people/ if families/household likely to be affected by the proposed policy;	The proposal will facilitate providing the Tertiary health care facilities in the field of liver and Biliary diseases to the community from Delhi & the Country at large. This will also boost the super specialized higher education and research in the field of liver and biliary diseases.	



(XI)	Whether the proposal is in consonance with		Yes
	the existing plans, laws, bye-laws, rules,		
Water	etc.		
(sii)	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;	Information to	o be provided by the DDA
(xiv)	Whether the departments/ organizations/ Ministries related with the proposal have been consulted and if yes, what were their views and how they were disposed; Whether the relevant		o be provided by the DDA
(Alv)	guidelines/orders of DOP&T, Ministry of Finance and other nodal Ministries/ Departments were taken into account while preparing and examining the proposal	guidelines/ord	change of land use is not related to any ders of DOP&T, Ministry of Finance and other es/Departments
(xv)	The name, designation and contact information of an officer of the level of Director or above who will be the nodal officer to be contacted by the Ministry regarding the proposal.	Information (o be provided by the DDA
((of MoUD vide letter No. K-13011/3/2012-DD-IB 17.06.2016.
SI. No	Information sought b	y MOUD	Point-wise information
(i)	What is the change proposed in MPD- 2021 /Change of land use case?		The Change of Land Use of land measuring about 5.9 Acres from 'Residential to 'Public and Semi-Public' under MPD 2021.



(ii)	Why the change is proposed i.e. the context and justification?	As the matter neither covered under the policy advertised on 01.05.2008 for regularization of bonafide institutions nor covered under Regulation for enabling planned development for privately owned land notified on 04,07.2018. So, the matter is being processed for CLU.
(iii)	With the proposed changes /amendments, who are going to be benefitted? A tentative statistics or details who will be benefitted should be given?	The proposal will facilitate providing the Tertiary health care facilities in the field of liver and Biliary diseases to the community from Delhi & the Country at large. This will also boost the super specialized higher education and research in the field of
(iv)	How they are going to be benefitted from the proposed amendment/ change?	liver and biliary diseases. The development of the Institute (ILBS) will benefit the community at large by providing the Tertiary health care facilities in the field of liver and Biliary diseases.
(v)		Presently, ILBS is designated as a COVID-19 testing centre for testing the samples through two labs setup in the Institute. Country's first plasma bank has also recently been set up by Government of Delhi at ILBS on 02.07.2020 to pool in plasma from people who were recovered from Covid-19 so that moderately ill patients can avail plasma for better and faster recovery.

PROPOSAL:

It is proposed to change the land use of land measuring about 5.9 Acres for creation of essential facilities at ILBS, Vasant Kunj, New Delhi from "Residential" to "Public and Semi-Public" under MPD 2021.

(Ved Rrakash) Gen. Manager (Engg), ILBS





मुख्य सचिव हो।य ज्ञानी सर हिल्ली करी (१८) अं अध्यासम्बद्धाः आई.भो.स्ट्टेंट नई स्टिस्स् CHIEF SECRETARY

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> D.O.No.F.1/2/L&B/7/ILBS/Adm/2009/ January 24, 2015

The Institute of Liver & Biliary Sciences (ILBS) has been established by Government of NCT of Delhi as an autonomous super-specialty medicalum-research Institute for the treatment of liver and biliary diseases, at D-1, Coan Kunj New Delhi.

lave been apprised that there is a need for allotment of additional land the developmental activities of this Institute and that this has been considered and in-principle agreed to by DDA in various meetings and correspondence, energin the requirement of additional land measuring around 10 acres has been majected by the institute, duly supported by the Health & Family Welfare

Lumberstand that there has been availability of approx, 7 acres land with The including I acre ancumbrance tree land against gate No. 4 of the Institute ting it sures additional land in the case matter of Meera Sahril & Others vs. LS & Others possession proceedings of which have been completed by the LA South and the possession of the and has been handed over to DDA a

would request you to look into the matter and issue appropriate a actions for allotment of above referred land to the Health & Family Welfa a Department, GNCTD being the Administrative Department, for expansion assential facilities at ILBS at the earliest.

because of wat

Yours since sky

S.K. Srivastava)

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स्वास्थ्य एवं परिवास कल्याण विभाग Health & Family Welfare Department राष्ट्रीय साजवानी होत्र, विल्ली संस्कार Govt of National Capital femiory of Delhi क्षेत्र संस्था 907, "ए" विभ, उर्वी वल Room No. 907 "A" Wing, 9th Level दिली संविधालय अहं पी. संदेद, नई दिल्ली-2 Delhi Sacretarial, I.P. Estate, New Delhi-2 E-mail pshealth@nic.in

TEL NO. 011-23392017 FAX 011-23392464

D.O. NO. Brsecxhful/3/5/p.2002491

Rivito / Dated 23/07/2019

Dear Lin,

As you are aware, the Institute of Liver & Biliary Sciences (ILBS) has been established by the Government of NCT of Delhi as an Autonomous Super-Speciality Medical-cum-or Deemed-to-be University by the University Grants Commission for conduct of super-specialisation courses. As the only Government institution in the country undertaking liver and kidney transplants, ILBS epitomizes excellence in affordable healthcare in the country.

The matter for providing additional land for creation of essential facilities at ILBS was considered and the allotment of land pertaining to the case matter of Meera Sahni & Others was agreed in principle by DDA during various meetings by the then VC DDA on 11.0.2007 and 17.1.2008 following which, a senior counsel was engaged for representing ILBS as interested party.

Subsequently, the then VC, DDA Sh. G.S. Patnaik during the meeting held on 26.04.2011, had agreed that the possession of the land pertaining to case matter of Ms. Moera Sahni & Ors in which, ILBS was earlier involved in the Hon'ble Supreme Court needs to be taken over from LAC and handed over to DDA for allotment to ILBS (copy placed as Annexure - I).

Meanwhile, with active pleading by ILBS with Govt of NCT of Delhi at various levels and also in various meetings with Hon'ble LG. Delhi, the possession of the land under reference had been taken over by the then Land Acquisition Collector, District South and handed over to the representatives from DDA on 31.12.2013 for further allotment to ILBS towards its expansion and further developmental activities.

In this regard, the then Chief Secretary, GNCTD-cum-Chairman, ILBS, Shri S.K. Srivastava, vide D.O. letter dated 24/01/2014 had also requested the then VC, DDA to look into the matter and issue appropriate directions for allotment of this additional land for expansion of essential facilities at ILBS (copy placed as Annexure - II).

The matter for allotment of land under reference was also discussed with Hon'ble LG, Delhi on 05.06.2014 and the same was referred to your office vide Raj Bhawan letter dated 10/06/2014 (copy placed as Annexure - III).

However, Ms. Meera Sahni and others had filed an application for stay on the acquisition proceedings before the Hon'bie High Court of Delhi on false and frivolous grounds, due to which, the allotment could not be made to ILBS, till date.

The case matter of Meera Sahani & Ors Vs Govt. of NCT of Delhi vide No. WP (C) \$241/2013 has now been decided by the Hon'ble High Court of Delhi vide its Judgment Order dated 09/07/2019, wherein, the Hon'ble Court has upheld the acquisition proceedings and the sale deeds were held to be nullity, thereby dismissing the writ petition filed by the petitioners and ordered that the respondents i.e. DDA would in effect deemed to be in possession of the land under reference (copy placed as Annexure - IV).

Subsequently, Hon'ble Supreme Court has also dismissed the appeal filed by M/s Alcera Sahni & Ors on 22nd July, 2019, resulting in vesting of land with DDA.

In view of the above, it is requested to kindly issue necessary directions to the concerned Officers/Officials for expediting the process of an early allotment of the land measuring approx 5.9 Acres available with DDA to Health & Family Government, GNCT of Delhi, being the administrative department and hand over the physical possession of the land to ILBS for development and creation of additional facilities at the earliest.

with your

Yours sincerely.

23/7/15

Shri Tarun Kapoor, IAS VC (DDA) Vikas Sadan, INA New Delhi

NAL LAND BRANCH

Room No.21.

ad Floor, Vikas Sadan, INA New Delhi

No. F.22 (16)/98/IL/DDA/PL/ 930

Dated: 8 /02/2020

To

The Pr. Secretary, Health & Family Welfare Department, Govt. of NCT Capital Territory of Delhi, Room No. 907, "A" Wing, 9th Level, Delhi Secretariat, I.P. Estate, New Delhi-110002

Sub; - Allotment of additional land measuring 5.9 acres to Delhi Govt. for further use by ILBS for creation of essential medical facilities at Vasant Kunj.

With reference to letter dated 16.07,2019 on the subject noted above, I am directed to inform you that under the provision of DDA (Disposal of Developed Nazul land) Rules, 1981, it is proposed to allot a plot of land measuring 5.9 acres (on perpetual lease hold basis) for the purpose for further use by ILBS for creation of essential medical facilities at Vasant Kunj on the usual terms/conditions as given in the approved format of perpetual lease deed and the following conditions: -

- 1. That the allottee Govt. of NCT Capital Territory of Delhi will be required to pay provisional premium of land measuring 5.9 acres @ Rs. 573.22 Lakb per acre (Provisional) with annual ground rent 2.5% per annum of the total premium. (Aggregate of the provisional land final premium). The revision of rates of land is under consideration of the Central Govt. The allottee shall have to pay balance premium for the land as per rates determined by the Central Government under Rule-5 of DDA (Disposal of Developed Nazul land) Rules 1981, and within the time demanded by DDA. The rates of land, determined, by Central Government, shall be binding upon the allottee and shall not be called in question by it in any proceeding.
 - i. The allottee shall give an undertaking to the effect that it will pay the balance premium of land as and when demanded by DDA on the basis of the rates determined by Central Govt.
 - ii. The area of the land/ plot is also subject to variation in size, as per requirement of layout plan and actual demarcation of the plot at site etc.
 - iii. The allotted land shall be used for the purpose for creation of essential medical facilities only and no other purpose whatsoever.
 - iv. The building plans should be got approved from the Lessor/DDA/Local body, before getting the same sanctioned for the construction on allotted land and construction as per sanctioned plan shall be completed thereon within a period of 2 years from the date of taking over physical possession of the plot allotted.
 - The allottee shall not sell, transfer, assign or otherwise part with possession of the whole or any part of the said land or any building thereon except with the

previous consent in writing of the Lessor which he shall be entitled to refuse in his absolute discretion.

- a. PROVIDED that, in the event of the consent being given, the Lessor may impose such conditions as he thinks fit and the LESSOR shall be entitled to claim and recover the whole or a portion (as the Lessor may in his absolute discretion determine) of the un-carned increase in the value (i.e. the difference between the premium paid and market value) of the said land at the time of sale, transfer assignment, or parting with the possession and the decision of Lessor in the respect of the market value shall be final & binding.
- b. Notwithstanding anything contained in sub-clause (a) above, the lessee may with the previous consent in writing of the Lt. Governor of Delhi (here in after called The L.G.) mortgage or charge, the said land to such person as may be approved by the Lt. Governor in his absolute discretion.
- vi. The lease deed shall be executed and got registered by the allottee at its own cost as and when called upon to do so, by the Lessor (PRESIDENT OF INDIA)/DDA.
- vii. The trees if any standing on the plot in question shall remain as DDA property and shall not be removed or disposed of without the prior approval of the Lessor in writing. If the trees required to be removed off, then the permission for cutting of trees may be obtained from Forest Department/Horticulture Department. The tree will be verified by Horticulture Department, DDA.
- viii. That all other conditions, as contained in the perpetual lease deed to be executed in this behalf and any other terms/condition imposed from time to time by the Central Government/Lt. Governor shall be binding upon the allottee. The form of Lease Deed can be purchased from the office of DDA.
- ix. If the allottee violates any terms and conditions as mentioned above and in the perpetual lease-deed, the allotment shall be cancelled and possession of the land/plot with superstructure standing thereon if any, will be taken over by the Lessor (PRESIDENT OF INDIA)/DDA, without any compensation to the allottee.
- x. If the allotment is cancelled for breaches of any terms/ conditions of the allotment, the possession of the plot/land with building, if any will be handed over to DDA by the allottee on the date and time given in the cancellation notice.
- That it is the whole responsibility of the allottee to keep proper watch and ward of the land and property against any encroachment.
- 3. The offer of allotment of land herein made is on "AS IS WHERE IS BASIS". The allottee is advised to got himself acquainted with the conditions herein mentioned and also the site conditions before acceptance of the offer of allotment. It may be noted that the DDA shall not entertain any claim/exemption from the payment of ground rent, is taken over.
- 4. The allottee shall abide by all the terms and conditions given in the allotment letter/lease deed and other conditions as may be imposed by the Competent Authority from time to time.

- The allottee shall pay the cost of fencing/Boundary wall if any, as and when demanded by DDA.
- 6. No property development permitted on the allotted land,
- 7. The payment and the acceptance letter with the required undertaking must be sent within 60 days from the date of issue of Demand-Cum-Allotment letter, failing which interest at the rate of 14% shall be chargeable for the delay period upto 180 days of issue of this letter. On completion of 180 days from the date of issue, the allotment shall be automatically cancelled. If the allottee has made partial payment, after 180 days of issue of this letter the allottee shall have to re-apply for allotment.
- 8. This allotment of land is subject to creation of provisions in the Master Plan for Delhi which has already been informed vide letter No. F.22(16)98/IL/DDA/Pt./43 dated
- If the above terms and conditions are acceptable to you, the acceptance there of with an undertaking may be sent to the undersigned along with the demand draft for Rs.34,66,54,840/-(Rupees Thirty Four Crore Sixty Six Lakh Fifty Four Thousand Eight Hundred Forty Only) including Ground Rent Rs.84,54,995/- + documentation charges Rs. 45/- in favour of DDA within 60 days from the date of issue of demandcum-allotment letter. The said amount can also be deposited in the bank counter situated in I.N.A. office complex and copy of the same may be sent to this office.

Details of Demand

Premium of land measuring Rs.33,81,99,800 /-5.9 acres @ Rs.573.22 Lacs per acre (Provisionally)

Ground Rent of the plot @ 2.5% Rs. 84,54,995/per annum of the total premium,

Documentation Charge Rs. 45/-

> Total Rs. 34,66,54,840/-

> > (Sada Shiv) Dy. Director (IL)

Copy to: -

1. Commissioner (Plg.) DDA, Vikas Minar, New Delhi-110002.

Chief Engineer (SZ), DDA, Shahpur Jat, Khel Gaon, New Delhi-110049.

3. Director (LM-I), DDA, Vikas Sadan, New Delhi-110023.

4. Dy. Director (NL)-I, DDA, Vikas Sadan, New Delhi-110023.

5. Dy. Director (Survey) LD, DDA, Vikas Sadan, New Delhi-110023.

6, Dy. CAO (LC)-I, DDA, Vikas Sadan, New Delhi-110023.

J. Director, Institute of Liver & Biliary Sciences, D-1, Vasant Kunj, New Delhi-110070

म्लॉट/साम्कारी समिति/समृह आमास समिति के लिए FOR PLOTS/CO-OP SOC/GR, HSG, SOC भारतीय स्टेट बैंक /State Bank of India

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तृतीय प्रति /THIRD COPY
(To be retained to the tenderer for enword submission to DDA)
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Date O / O 4 / 20 CATEGORY
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HOUSE BUILDING CO-OP SCTY/GRP HSG SCTY/ COMMERCIAL FLATS
FILE NO :: F1 22 (1 6) 9 8 XL/DD/APC/230
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शास्त्रा प्रबन्धक (हैनाक्षरका) सील सहित)
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नोट : शर्तो तथा काडों के लिए कृपया देखें। Note : For Conditions & Codes, Please see on reverse

GOVERNMENT OF NATIONAL CAPITAL TER DEPARTMENT OF HEALTH & FAMIL'

9TH LEVEL, 'A' WING, DELHI SECRETARIAT, I.P.ESTATE, NEW DELHI

F.No. 8/01/H&FW/Infra/Misc./2020/CD#112594554 J.sahno ... Date: |0 7|

Sub: Handing over of additional land measuring 5.9 Acres to GNCTD for further use by ILBS for creation of essential medical facilities at Vasant Kunj.

With reference to the letter No. F.22 (16)/98/IL/478 dated 24.06.2020 of Dy. Director (IL), DDA on above subject, I have been directed to inform that Director(ILBS) and DGHS are hereby authorized to complete the formalities for physical handing and taking over of the possession of the 5.9 acres of land. The Director (ILBS) will coordinate with DGHS and DDA for seemless transfer of land, taking over of un-encroached land and completion of all necessary documents on a mutually agreed date & time. Further, Director (ILBS) and DGHS will ensure that there is no any litigation on land and in this regard a dully signed certificate will obtain from DDA before taking over the possession Director (ILBS) is requested to inform this office also on completion of the process.

This issues with the approval of the Pr. Secy. (H&FW).

Jt. Secretary (H&FW)

Copy for information and necessary action to: -

- 1. Director, DGHS will ensure that possession of land is taken and transfer to ILBS through documentation and all papers will be kept in the DGHS office for the
- 2 Director, ILBS to coordinate with all concerned department and complete the process.
 - 3. The Suptdg. Engineer (HQ), SZ, DDA, Shahpur Jat, Khel Gaon, New Delhi -110049.
 - 4. Dy. Director (IL), DDA with reference to letter dated 24.06.2020.
 - 5. PS to Pr. Secy (H&FW), GNCTD for information please.

Jt. Secretary (H&FW)

-95-

DELHI DEVELOPMENT AUTHORITY INSTITUTIONAL LAND BRANCH A-216, Vikas Sadan INA, New Delhi-110023

No. F. 22(16)98/IL. 1 47.8

Dated: 24.06.2020

(In

The Pr. Secretary.
Health & Family Welfare Department tiont, of NCT Delhi
Room No. 907, "A" Wing, 9th Level
Delhi Secretariat, LP Estate
New Delhi-110002

Sub. - Handing over of additional land measuring 5.9 acres to Delhi Government for further use by ILBS for creation of essential medical facilities at Vasant Kunj

Sir

Kindly refer your dated 09,04,2020 on the subject noted above.

In this regard, you are requested to depute your authorised representative to contact the Suptidg. Engineer (HQ) SZ, DDA Office, Shahpur Jat, Khel Gaon, New Delhi-110049 for fixing up the date and time for handing/taking of the possession of the above mentioned site within 15 days from the date of issue of this letter.

The possession is subject to modification in the Master Plan and Change of Land use by Planning Deptt. DDA.

(Sada Shiv) Dv. Director (IL)

Copyright

- OSD to VC, DDA: for information please.
- 2. Commr(Pig), DDA: for necessary action please
- Suptdg Engineer (HQ) SZ, with the request to direct concerned Executive Engineer hand over
 of the physical possession of the above mentioned site to the authorized representative of
 fleahth & Family Welfare Department, GNCTD/ILBS.
- DD (Survey) LD, DDA: for information please.

 Director, Institute of Liver & Biliary Sciences, D-1, Vasant Kunj, New Delhi- 110070: for information pleuse.

E / cuty

Dy. Director (IL)

ANNEXUKL-I

Handing over and Taking over of additional land measuring 5.9 acres (as per possession letter) to GNCTD for further use by H.BS for creation of essential medical facilities at Vasant Kunj.

In reference to possession letter no. F.22 (16)98/IL/478 dated 24.06.2020 issued by D. D. (IL), DDA and F.No.8/01/H&FW/Infra/Mise/2020/CD#112594554/J93hfw-1136-1140 dated 10.07.2020 issued by II&FW. GNCTD, the possession of land opposite to ILBS measuring approx. 5.9 acres area (as per possession letter) is handed over loday i.e on dated 15.07.2020 to authorised representative of ILBS in presence of authorised representative of DGHS. The possession of land is handed over in terms of allotment letter no. F.22 (16)/IL/DDA/Pt/230 dated 18.02.2020 without any encroachment.

0

By authorised representative of DDA to ILBS

P. Kiain 47 7000 (EE/SMD-II/DDA) AE/QRT/SMD-II/DDA Transferred to HAIS in presence of authorized representative of DGHS

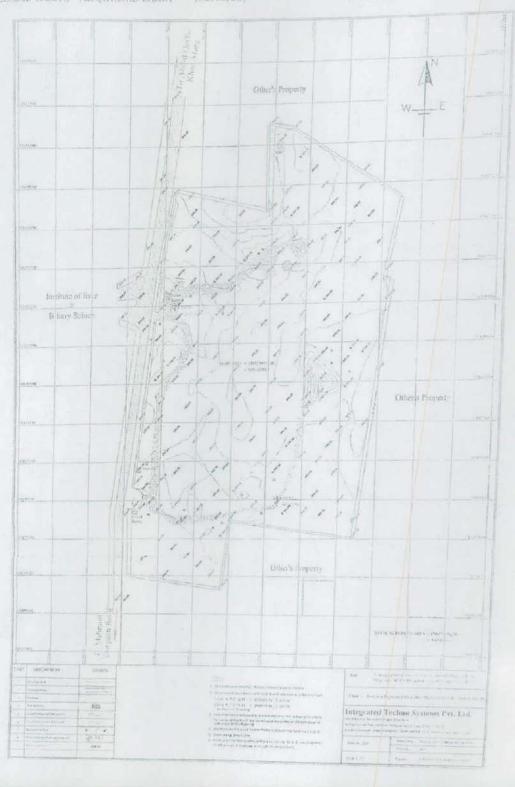
Dr. Amita Manaktala

Taken Over

By authorised representative of ILBS

low Ved Prakash Siwach

Paresh Kinnur Sahu Engineer (Cryit)



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AMBXURE-"G"

DELHI DEVELOPMENT AUTHORITY UNAUTHORISED COLONY CELL & ZONE-J 12TH FLOOR VIKAS MINAR NEW DELHI

6/0

3/03 20(2)/2005-MP/

Date:02.08.19

The Spl Secretary(H&FW).
Govt of NCT of Delhi,
Department of Health & Family Welfare,
9" Level, A-Wing, Delhi Secretariat,
New Delhi-110002.

Sub:- Regarding Change of Land Use (CLU) of the land measuring 5.9 acres (approx.) for ILBS, Vasant Kuni.

Ref:- i) D.O.No.F.1/2/L&B/7/ILBS/Adm./2009/8 dated 24.01.2014. ii) Letter No.Nil dated 10.07.2019.

Sir/ Madam,

This is with reference to the letter dated 24.01.2014 of Chief Secretary, GNCTD addressed to Vice-Chairman, DDA wherein it was requested to allot 6 acres of additional land to the Health & Family Welfare Department for expansion of essential facilities at ILBS.

Subsequently, Director, ILBS vide letter dated 10 07.19 requested DDA to allot land measuring 5.9 acres available with DDA to ILBS for its expansion and developmental activities.

In this regard, Department of Health & Family Welfare is requested to submit agenda for Technical Committee, DDA for change of land use (CLU) of land measuring 5.9 acres from "Residential" to "Public & Semi-Public" for ILBS in standard format along with information w.r.t. questionnaire of MoUD letter dated 07 04.15, 04 09 15 and 17.06.16 (copy of the MoUD questionnaires enclosed).

Encl. As above.

Director(Plg.)UC&J In-charge

Copy to:-

Director, ILBS, D-1, Vasant Kunj, New Delhi for information w.r.t letter dated 10 07.2019.

2. Dy.Director(IL), DDA, Vikas Sadan, New Delhi for Information.

Director(Plg.)UC&J In-charge

UL.

Gmail - Fwd ILBS PDF ANNSY

Savita Choudhar

Fwd: ILBS PDF

1 message

kulvinder singh <ksinngh64@gmail.com> To: Savita Choudhary <savitaa21@gmail.com> Wed, Jul 15, 2020 at 5:24 PM

-- Forwarded message ------From: Ajay Saroj <ajay.saroj@gmail.com> Date: Wed, 15 Jul 2020, 17:02 Subject: Fwd: ILBS PDF

To: ksinngh64@gmail.com <ksinngh64@gmail.com>

Kulwinder ji. Please Follow up with Health Deptt for early reply in the matter.

----- Forwarded message ------From: PLANNING ZONE-J & UC, DDA <zoneucj@gmail.com> Date: Wed, 15 Jul 2020 at 4:57 PM Subject: ILBS PDF To: <ajay.saroj@gmail.com>

ILBS

Regards Planning Zone-J & UC Delhi Development Authority. Ministry of Housing and Urban Affairs, Gol 12th Floor, Vikas Minar, I.P. Estate, New Delhi- 110002

Thanks & Regards,

Ajay Kumar Saroj Director (Planning) In-Charge, Planning Zone J & UC Cell, Delhi Development Authority, Govt. of India 12nd Floor, Vikas Minar, I.P. Estate, New Delhi-110002

PDF ILBS.pdf 7245K

tan Development ा, अनुक्र जिल्ली/New Delni Datechi 7th April) 2015 Carl Co. The Vice Chairman, - Delti Development Authority, Mylkas Sadan, INA, -New Delhi. Subject: DDA's proposal for amendment to MPD-2021 and change of land ... CONTRACTOR OF THE PARTY OF THE SITTAME DDA has been sending proposals for amendment to MPD-2021 and change of land luse cases for final notification under Section 11-A of DD Act 1957 It is being observed that DDA has been sending proposals without self-contained indee/probasals and sertain inecessary documents such as recommendations of Board of Enguiry & Hearing, Site Man, details of enquiry, details of any ongoing Court Cases are also found prissing As a result, it takes considerable time for examining these cases and extracting the relevant details from the documents annexed to such proposals. Therefore, in order to minimize the time takenulor disposal of such cases, DDA is directed to send the groposals containing a self contained note/proposal alongwith the pustification which should be complete in all respects. While sending the proposals following information under separate neadings should definitely be provided: Whether the land is government as private and who is the land owning agency? On whose request the change of land use case or modification to MPD-2021 has been introduction DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.

Pag

What is the public purpose proposed to be sen, modification of MPD and/or change of land use? (v) What will be impact of proposal on the ZDR/MPD and was the changes are in consummer with the inproved plans (vi) What will be proposal/s impact/implications of general pub egi-Law & order etc? (VII) Whether any count leasest are long on on the land in into Proposal? Full details be attached. Attisp therefore preduested that the proposals should contain as stated information otherwise the proposals would not be considered. There instruction will came into force with immediate effect. The Proposition of the Propositi Syours faithfu Sunil Kum Under Secretary (DD Tel. 230616 Cit Sundayana A Su Construction of the contract o

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No. K-13011/3/2012-DD-I Government of India Ministry of Urban Development

> Mirman Bhavan New Dell Dated 4th September, 2015

To

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

Subject: Inclusion of necessary ingredients in policy proposa from DDA - regarding

Sir,

This Ministry receives various proposals from DDA regardinamendments to the Master Plan, fixing various rates, amendment rules/ regulations, etc. It has been seen that the proposals are madequately supported by facts and figures, necessary reference comparisons, rules under which the Ministry's approval is required, e. This makes it not only difficult to examine the proposal, its implication various pros and cons of the proposal but at times difficult to examine the very proposal. There have been occasion when a proposal has been sent without stating that same/simi proposal(s) had earlier been sent to the Ministry and rejected, Examini such proposals result in lot of to-and-fro communications between the Ministry and DDA resulting in significant and avoidable waste of time a other resources.

2. In order to remove such deficiencies with respect to the propos for change of land use cases, this Ministry had earlier issued directly vide letter of even no. dated 07.04.2015. As a result, the propos regarding change of land use cases have markedly improved but ot

1.292/2-908/- 645/2

policy proposals from DDA continue to be riddled with the about

- 3. It is, therefore, directed that all policy proposals to be sent by DDA. to this Ministry should have approval of the Authority and invariably be accompanied with the following information:
 - (i) Background Note indicating the current situation, provisions;
 - (II) Whether similar proposals have earlier been considered by DDA/Ministry and/or disposed, and if yes, when and how;
 - (III) What were the specific recommendations of the Authority with regard to the proposal;
 - (iv) How and why the proposal was initiated;
 - (v) What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome chereof:
 - (vi) What are the expected short-term and long-term outcomes if the proposal is approved and implemented;
 - (vii) How the proposal will benefit in the development and economic growth of the city;
 - (viii) What are the provisions corresponding to the proposed policy/
 changes of 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;
 - (ix) What will be the public purpose served by the proposed modification;
 - (x) What is the number of people/ families/ households likely to be affected by the proposed policy;
 - (xi) Whether the proposal is in consonance with the existing plans, lays, bye-laws, rules, etc.;

(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 pring about such changes,

(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;

- (xiv) Whether the relevant guidelines/ orders of DOP&T, Ministry of Finance and other nodal Ministries/ Departments were taken into account while preparing and examining the proposal and;
- (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.
- These instructions will come into force with immediate effect.

Yours faithfully,

(Sunil Kumar) Under Secretary (DD-I) Telefax: 23061681

Copy to:

1. PS to UDM/ PS to MoS(UD)

2. PSO to Secretary(UD)/ PPS to AS(UD)

3. US(DD-II)/ US(DD-III)/ US(DD-IV)/ US(DD-V)/ US(DD-VI)

- 104-

1341/C

Annexure-



Delhi Development Authorit ,
Office of the Executive Engineer, MD-2,
DDA, Vasant Kunj, New Delhi -1 0070

Email :- eeswd4@yahoo.com, eesmd2dda@gmail.com, 011-26892023

No.: F36(52)AE(P)/SMD-2/DDA/487

Dated: 17-7-20

To,

The Assistant Director (Pig.) UC, Unauthorized Colony Cell and Zone, 12th Floor Vikas Minar, ITO, New Delhi.

Subject

Regarding change of land use (CLU) fland measuring 5.9 Acres in favour of ILBS.

Please find enclosed herewith the coy of TSS Plan of Land approx 5.9 acres in front of ILBS Hospital Sec. D-1, Vasant Kunj for further necessary action

Encl. TSS Plan.

Executive Engineer, SMD-2, Vasant Kunj

Copy to:-

1. AE(QRT), SMD-2/DDA for information.

2. Guard File.

Executive Engineer, SMD-2, Vasant Kunj

/ NO COYTURE



Annexure-'D'

