

DELHI DEVELOPMENTAUTHORITY MASTER PLANSECTION 6thFloor, VikasMinar I.P. Estate, New Delhi -110002

E-File No.- PLG/MP/0002/2021/F-1/-O/o DY DIRECTOR

(PLG)MP AND DC/51

Date: 27.01.2021

Subject: Minutes of the 1stTechnical Committee meeting of DDA for the year 2021 held on 18.01.2021.

The 1st Technical Committee Meeting of DDA for the year 2021was held under the Chairmanship of Vice Chairman, DDA through online mode on 'Webex' portal on Monday, 18.01.2021 at 03:00 PM. 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

Marju Pal

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, NirmanBhawan
- 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

Confirmation of the Minutes of 10th Technical Committee meeting held on 23.12.2020 PLG/MP/0009/2020/F-1/-O/o DY DIRECTOR (PLG)MP AND DC

Since no observations/comments were received, the minutes of the 10th Technical Committee held on 23.12.2020were confirmed as circulated.

Proposed change of Land Use of Plot Nos. 30B, 36 and 38 in planning Zone 'D' and plot measuring 6.42 acres in planning Zone 'C' PLG/MP/0009/2020/F-20/-O/o DY DIRECTOR (PLG)MP AND DC

L& DO requested that they will be resubmitting the revised proposal

### Item No.03/2020

Planning permission for CNG Station on Private Land Khasra no. 24//24/2, Village Khaira. PLG/LP/0004/2020/L/FSTN-O/o DD(PLG) LAND POOLING(ZONE K-I,L)

The agenda was presented by Addl. Comm.(Plg.) Land Pooling. After detailed deliberation, the agenda was deferred.

### Item No.04/2021

Planning permission for CNG Station on Private Land Khasra no. 105//21/2, Village Jharoda Kalan in view of notified regulations dated 08.03.2019. PLG/LP/0001/2021/L/FSTN-O/o DD(PLG) LAND POOLING(ZONE K-I,L)

The agenda was presented by Addl. Comm.(Plg.) Land Pooling. After detailed deliberations, the Agenda Item was approved as per the General provisions approved in the 4th and 7th Technical Committee meeting of 2020.

### Item No.05/2021

Proposal for Planning permission for CNG/EV Charging station on Private Land Khasra No. 45//15, Village Karala, Tehsil Kanjhawala, Delhi 110081 in view of notified regulations dated 08.03.2019.

PLG/LP/0002/2021/N/FSTN-AD(PLG-LP/ZONE N)

The agenda was presented by Addl. Comm.(Plg.) Land Pooling. After detailed deliberation, the Agenda Item was approved as per the General provisions approved in the 4th and 7th Technical Committee meeting of 2020.subject to the following conditions:

- The permission for the CNG station is for temporary station as the site is adjoining i. UER\_II and the land may be required for future road widening or any other planned development.
- NOC to be obtained from Delhi Transco w.r.t. the High Tension Line and National ii. highway Authority of India (NHAI).
- As per the norms, the area around the High tension line to be maintained as green,only ingress and egress shall be allowed. However, the area will be iii.

accounted while calculating the area for conversion charges.

## tem No.06/2021

proposal for Planning permission for CNG/EV Charging station on Private Land Khasra No. 142, Plot No. 267/2, Village Kanjhawla, Tehsil-Kanjhawla, District-North West Delhi-110081 in view of notified regulations dated 08.03.2019. PLG/LP/0003/2020/N/FSTN-AD(PLG-LP/ZONE N)

The agenda was presented by Addl. Comm.(Plg.) Land Pooling. After detailed deliberations, the Agenda Item was approved as per the General provisions approved in the  $4^{th}$  and  $7^{th}$  Technical Committee meeting of 2020.

### Item No.07/2021

Proposal to grant 'Planning Permission' to Delhi Transco Limited (DTL) for providing Right of Way (ROW) for diversion of existing 220 KV Overhead Transmission Line from Monopole Towers P-2 to P-4 to feed power to upcoming 220/66 KV Sub-station (ESS) at Bharthal, Dwarka, Sector-26.

PLG/DWK/0001/2021/GNCT/-O/o DY DIRECTOR (PLG) DWARKA

The agenda was presented by Addl. Comm. (Plg.)-2.After detailed deliberation, the agenda was deferred and the same to be placed in the next Technical Committee Meeting

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

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### ANNEXURE-I

List of participants of  $10^{\text{th}}$  meeting for the year 2020 of Technical Committee on

## DELHI DEVELOPMENT AUTHORITY

- Vice Chairman,DDA 1.
- Engineer Member,DDA 2.
- Member (Admin. & LM),DDA 3.
- Commissioner(Plg) 4.
- Addl.Commissioner(Landscape)
- Chief Architect
- Addl. Commissioner (Plg.) -I 7.
- 8. Addl. Chief Architect, VC Office
- Addl. Commissioner (Plg.)LP
- 10. Addl. Commissioner (Plg.) Projects

## Representatives of the following Organizations has also attended the meeting:

- 1. **TCPO**
- East Delhi MunicipalCorporation 2.
- North Delhi MunicipalCorporation
- South Delhi MunicipalCorporation
- 5. Delhi FireService
- 6. **CPWD**

### DELHI DEVELOPMENT AUTHORITY MASTER PLAN SECTION 6th FLOOR, VIKAS MINAR

I.P. Estate, New Delhi - 110002 Phone No. : 23370507

E-File No.- PLG/MP/0002/2021/F-1/-O/o DY DIRECTOR (PLG)MP AND DC/ Date: 13.01.2021

### MEETING NOTICE

The 1<sup>st</sup> Technical Committee Meeting of DDA for the year 2021 will be held under the Chairmanship of Vice Chairman, DDA through online mode on 'Webex' portal on **Monday, 18.01.2021 at 03:00 PM**. The meeting ID is **176 236 8402** and password is **12345**.

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

(Manju Paul)

Addl. Commissioner (Plg.)-I

To:

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

### **Special Invitees:**

Additional Chief Architect, V.C. Office, DDA

## **INDEX**

# 1st Technical Committee Meeting to be held on 18.01.2021

Sl. No.	Item No.	Subject	Page No.
1.	01/2021	Confirmation of the Minutes of 10 <sup>th</sup> Technical Committee meeting held on 23.12.2020 PLG/MP/0009/2020/F-1/-O/o DY DIRECTOR (PLG)MP AND DC	1-4
2.	02/2021	Proposed change of Land Use of Plot Nos. 30B, 36 and 38 in planning Zone 'D' and plot measuring 6.42 acres in planning Zone 'C' PLG/MP/0009/2020/F-20/-O/o DY DIRECTOR (PLG)MP AND DC	5-14
3.	03/2021	Planning permission for CNG Station on Private Land Khasra no. 24//24/2, Village Khaira.  PLG/LP/0004/2020/L/FSTN-O/o DD(PLG) LAND POOLING(ZONE K-I,L)	15-22
4.	04/2021	Planning permission for CNG Station on Private Land Khasra no. 105//21/2, Village Jharoda Kalan in view of notified regulations dated 08.03.2019.  PLG/LP/0001/2021/L/FSTN-O/o DD(PLG) LAND POOLING(ZONE K-I,L)	23-26
5.	05/2021	Proposal for Planning permission for CNG/EV Charging station on Private Land Khasra No. 45//15, Village Karala, Tehsil Kanjhawala, Delhi 110081 in view of notified regulations dated 08.03.2019.  PLG/LP/0002/2021/N/FSTN-AD(PLG-LP/ZONE N)	27-34
5.	06/2021	Proposal for Planning permission for CNG/EV Charging station on Private Land Khasra No. 142, Plot No. 267/2, Village Kanjhawla, Tehsil-Kanjhawla, District-North West Delhi-110081 in view of notified regulations dated 08.03.2019.  PLG/LP/0003/2020/N/FSTN-AD(PLG-LP/ZONE N)	35-41

## **ITEM No. 01/TC/2021**



DELHI DEVELOPMENTAUTHORITY

MASTER PLANSECTION

6<sup>th</sup>Floor, Vikas Minar

I.P. Estate, New Delhi –110002

E. File No.- PLG/MP/0009/2020/F-1/ O/o DY DIRECTOR(PLG) MP AND DC/|4/ Date: 07.01.2021

Subject: Minutes of the 10<sup>th</sup>Technical Committee meeting of DDA for the year 2020 held on 23.12.2020.

The 10th Technical Committee Meeting of DDA for the year 2020 was held under the Chairmanship of Vice Chairman, DDA through online mode on 'Webex' portal on Wednesday, 23.12.2020 at 03:00 PM. 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.

Marjn Paul 7/1/202)
Addl. Commissioner (Plg)-I

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
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- 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

### Item No. 52/2020

 $Confirmation \ of \ the \ Minutes \ of \ 9th \ Technical \ Committee \ meeting \ held \ on \ 04.12.2020$ 

It was informed that an amendment in the minutes related to item no. 46/2020 i.e. 'Planning Permission for CNG/EVC/LCNG Station on Private Land at Khasra no. 9/24 (6-3), Village Baprola (Chanchal Park)' has been sought vide note dated 22.12.2020 received from Addl Commr., Land

It was brought out in the note that the said station does not comply to the requirement of a mandatory minimum distance of 50.0 m from the plot to the ROW of minor road intersection as it

It was deliberated and agreed that distance of the plot to the intersection is a mandatory requirement which cannot be relaxed . Therefore, the plot may be re-sited in a manner that the exit from CNG station is at least at a distance of 50 m from the intersection.

## Item No. 53/2020

Proposal regarding approval of higher FAR and higher ground coverage of integrated property development at Okhla NSIC metro station, falling in planning Zone F.

It was informed that the current proposal had been designed as per the approved TOD policy dated 14.07.2015 and is awaiting completion. The policy under which the proposal was approved stands superceded by the new TOD policy making the proposal ineligible for TOD, as it is not a notified node, which is a prerequisite for availing the norms of TOD policy.

As per the modified TOD Policy the area under Okhla NSIC station falls short by 730 sqm against minimum required area of 1 Ha . Therefore given the special circumstances that the proposal was mooted as a Pilot Project in pursuance of the extant Policy in the year 2015, the Technical Committee recommended that the proposal be placed before the Authority for forwarding the proposal to Ministry for seeking relaxations as a 'Special Case' with the following conditions:

- a. Okhla NSIC station to be considered as a special project.
- b. Ground Coverage of 30%; FAR 140 to be allowed on the composite plot of 9270 sq.m as

### Item No.54/2020

Guidelines for implementation of "Regulations for Enabling the Planned Development of Privately Owned Lands" notified on 04.07.2018. PLG/MP/0004/2020/F-26/-0/o DIRECTOR (PLG) UC AND Zone J

The agenda was presented by Addl. Comm.(Plg.) projects.

The agenda was deliberated and deferred with the following observation that since the agenda item is for modification to the regulations, it may be ensured that all required modifications in the regulations vis-à-vis the guidelines are incorporated in the proposal.

### Item No.55/2020

Modification in the Layout Plan of Facility Corridor (F.C.) – 1 with respect to land use for Plot No. 3 and Plot No. 4 of M/s Pasco Motels Pvt. Ltd. and M/s Pasco Hotels Pvt. Ltd. respectively. F.26(8)/2019-MP

The agenda was presented by Addl. Comm.(Plg.) Projects.

The Agenda was deferred with the observation that detailed analysis of the proposals under private land policy falling in the facility corridors vis a vis existing developments /sanctions be presented to have a comprehensive view.

### Item No.56/2020

Change of landuse of pre-existing institution Hira lal, Mohan Devi Rita Gupta (HMR) Memorial Trust, Village Hamid Pur, Delhi-110036 which has been in existence prior to 01.01.2006 on privately owned land but not in accordance with provisions of Master Plan in 2008

PLG/MP/0060/2020/F-3/-O/o ADDL. COMMR(PLG-PROJ MPMR)

The agenda was presented by Addl. Commissioner (Plg.) Projects..

The agenda was deferred with the observation to examine whether the said institute can be considered under the proposed Green Development Area policy thereby ensuring a green campus and an asset to the city.

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

Marju

### ANNEXURE-I

List of participants of  $10^{\text{th}}$  meeting for the year 2020 of Technical Committee on  $23.12.2020\,$ 

## 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.) -I
- 8. Addl. Chief Architect, VC Office
- 9. Addl. Commissioner (Plg.)LP
- 10. Addl. Commissioner (Plg.) Projects

## Representatives of the following Organizations has also attended the meeting:

- 1. TCPO
- 2. East Delhi MunicipalCorporation
- 3. North Delhi MunicipalCorporation
- 4. South Delhi MunicipalCorporation
- 5. Delhi FireService
- 6. CPWD

Madju

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

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आयुक्त (योजना) कार्यालय

No. L&DO/L-IIA/11(1158)/10

Dated 11 January, 2021

To,

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

Sub:-Proposed change of Land Use of Plot Nos. 36, 38, 30 B falling in Zone D, New Delhi as per MPD-2021 and a Plot located in Chandrawal falling in Zone C, near Civil lines/ Mall Road, Delhi as mentioned in the Technical Committee agenda.

Sir,

I am directed to enclose herewith an agenda for change of land use of Plot Nos. 36, 38, 30 B falling in Zone D, New Delhi as per MPD-2021 and a Plot located in Chandrawal falling in Zone C, near Civil lines/ Mall Road, Delhi for placing before the Technical Committee of DDA at an early date. A copy of lay out plan of the area showing the plots along with boundary description is also enclosed.

Encl. as above

Yours Faithfully,

(Satish Kumar Singh) Dy. Land and Development Officer

Ph: 011-23061448

Sh. Sai Pagad

Ple. Asolt Zone to

## AGENDA FOR THE TECHNICAL COMMITTEE MEETING

Sub: Proposed change of Land Use of Plot Nos. 30B, 36 and 38 in planning Zone 'D' and plot measuring 6.42 acres in planning Zone 'C'

### 1.0 Background

Architects Edwin Lutyens and Herbert Baker planned the Central Vista of New Delhi which houses Rashtrapati Bhawan, Parliament House, North and South Block, India Gate etc. All these iconic buildings were constructed between 1911-1931, the year in which the new capital was inaugurated. Thereafter no major building of such exemplary architecture has been constructed. However, few other buildings were built on various plots subsequently to address the office requirements of Central Ministries and Departments. Therefore, it has been decided to develop/ redevelop the Central Vista area and Common Central Secretariat Buildings. Accordingly, these plots namely plot Nos. 36 and 38 have been proposed for construction of Executive Enclave accommodating Cabinet Secretariat, National Security Council Secretariat (NSCS) and Prime Ministers' Office.

## Executive Enclave (Prime Ministers' Office, Cabinet Secretariat and National Security Council Secretariat)

The functionaries of the executive are at present functioning in a dispersed manner. The Cabinet Secretariat and National Security Council Secretariat (NSCS) are at present functioning from inside the Rashtrapati Bhawan Campus and from Sardar Patel Bhawan respectively. Similarly, Prime Ministers' Office is presently functioning in South Block with a limited work space. So, there is a requirement to integrate these executives in one place and accordingly the Executive Enclave have been planned in the Central Vista area. Further, North and South Blocks have been proposed to be converted into museums. So, all the offices from North and South Block are to be relocated including Prime Ministers' Office in the Central Vista area. This change is also required in view of the fact that Cabinet Secretariat and NSCS work in close coordination with Prime Ministers' Office and ideally these office buildings should be integrated with one another for better coordination. The working of both NSCS and Cabinet Secretariat is secret in nature and being closer to Prime Ministers' Office, the Government functioning will be further improved with greater efficiency and output.

### 2.0 Examination

- A. Plot No.36 is located between Dalhousie Road and Tu-Tu Road, New Delhi. As per MPD 2021 the Land Use of the Site is Recreational (District Park). (Location marked on attached Annexure A). The proposed land use of the site is Government Office.
- B. Plot No. 38 is located between Motilal Nehru Marg and K. Kamraj Marg, New Delhi. As per MPD -2021 the land use of the site is under Recreational (District Park). (Location marked on attached Annexure A). The proposed land use of the site is Government Office.
- C. Plot No. 30B is located between Dalhousie Road and Tyagraj Marg, New Delhi. As per MPD -2021 the land use of the site is under Government Office. (Location marked on attached Annexure A). The total area of Plot No. 30 is 21.28 acres. This plot is accommodating only DRDO building having an area of 6.20 acres. Further, office for Special Protection Group (SPG) is proposed to be built having an area of 2.5 acres. After considering SPG in the same plot, we are

left with 12.58 acres of land available in plot No.30 known as 30 B. The land use of this 12.58 acres(Plot No. 30 B) is proposed to be changed from Government Office to Recreational (District Park), in order to compensate the green area of proposed change of land use as indicated in para A and B above.

D. A Plot measuring an area of 6.42 acres located in Chandrawal, Delhi, falling in Zone C, near Civil lines/ Mall Road, Delhi having land use Residential may be changed to Recreational (District Park), in order to compensate the green area of proposed change of land use as indicated in para A and B above. The said land falls behind the DMRC Khyber pass depot. It will create a buffer zone and much needed green space in the area.

Reply

## 3.0 Information as per MoHUA, Gol letter dated 07.04.2015 and 04.09.2015

Information as sought by

No.	MOUD, GOI vide letter dated 07.04.2015	Коргу
1.	Whether the land is government or private, and who is the land-owning agency?	The land belongs to Government. Land and Development Office(L&DO) is the land owning agency
2.	On whose request the change of land use or modification to MPD-2021 has been initiated?	The proposal has been initiated on the request of L&DO
3.	Whether a responsible officer from DDA (give details) was deputed for inspection of the site and a copy of the inspection report be provided.	Planning Department DDA has inspected the site.
4.	What is the public purpose proposed to be served by modification of MPD and/or change of land use?	All the Ministries/ Departments have already been proposed to be accommodated in Central Vista after its redevelopment. The functionaries of the executive are at present functioning in a dispersed manner. e.g. Cabinet Secretariat and National Security Council Secretariat (NSCS) Building, are at present functioning from inside the Rashtrapati Bhawan Campus and from Sardar Patel Bhawan respectively. Similarly, Prime Ministers' Office is presently functioning in South Block with a limited work space. So, there is a requirement to integrate these executives in a one place and accordingly been proposed to be accommodated in Central Vista after its redevelopment. North and South Block have been proposed to be converted into museums. So, all the offices from North and South Block are to be relocated including Prime Ministers' Office in the Central Vista area. For proper housing these executive functionaries, it has been proposed to develop the plot No. 36 and 38 as Executive Enclaves. The proposed modification/ change of land use will serve the public purpose as this plot (Plot No. 38) has been proposed for Executive Enclave accommodating the Cabinet Secretariat and National Security Council Secretariat (NSCS) Building. Similarly, Plot No. 36 have been proposed for Executive enclave, accommodating Prime Ministers' Office, which is at present functioning from South Block. This change is also required in view of the fact that

1		8
105927/202	1/AD(PLG-ZONE D)	Cabinet Secretariat and NSCS work in close coordination with Prime Ministers' Office and ideally these office buildings should be close to one another. The working of both NSCS and Cabinet Secretariat is secret in nature and being closer to Prime Ministers' Office, will further improve the government business with greater efficiency and output. This will serve the public purpose at large as the movement of dignitaries to parliament, Ministries/ Departments and to their residences will be streamlined without affecting the movement of general public.
5.	What will be the impact of the proposal on ZDP/MPD and whether the changes are in consonance with the approved plans and policies?	Net impact is zero and the change consonance with the approved plans and policies
7.	impact/implications on the synerg general public e.g. Law & order turn be	synergy in government functioning which the turn benefit the general public at large.
	Whether any court cases ongoing on the land mentioned in the proposal? The full details are to be attached.	No court case is against these plots of land.  Reply
SI. No.	Information as sought by MOUD, GOI vide letter dated 04.09.2015	
1.	Background note indicating current situation/provisions	Architects Edwin Lutyens and Herbert Baker planned the Central Vista of New Delhi which houses Rashtrapati Bhawan, Parliament House, North and South Block, India Gate etc. All these iconic buildings were constructed between 1911-1931, the year in which the new capital was inaugurated. Thereafter no major building of such exemplary architecture has been constructed. However, few other buildings were built on various plots subsequently to address the office requirements of Central Ministries and Departments. Therefore, it has been decided to develop/ redevelop the Central Vista area and Common Central Secretariat Buildings. Accordingly, these plots namely plot Nos. 36 and 38 have been proposed for construction of Executive Enclaves.
2.	Whether similar proposal has earlier been considered by DDA/Ministry and/or disposed of and if yes, when and how?	Similar proposals have earlier been considered by DDA on request of L&DO
3.	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 11A of DDA Act, 1957 and further action will be taken as per recommendation of Authority.
4.	How and why the proposal was initiated?	The proposed parcel of land belongs to Government. The L&DO is the land owning authority of this land. The functionaries of the executive are at present functioning in a dispersed manner. e.g. Cabinet Secretariat and National Security Council Secretariat (NSCS) Building, are at present functioning from inside

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105927/2021	/AD(PLG-ZONE D)	the Rashtrapati Bhawan Campus a Sardar Patel Bhawan respectively. Sin Prime Ministers' Office is presently function in South Block with a limited work space there is a requirement to integrate the
		executives in a one place and accordingly been proposed to be accommodated in Central Vista after its redevelopment. These executives function in close coordination with each other and also need to be placed in the close vicinity
		of one another. This will serve the public purpose at large and will ultimately ease the working of the Government of India. Accordingly, this proposal has been initiated.
5.	What are the pros and cons of the proposal whether they have been carefully examined and if yes, the outcomes thereof?	This is essential to change the land use for these plots for construction of Executive Enclave accommodating Cabinet Secretariat, NSCS and Prime Ministers' Office.
6.	What are the expected short term and long term outcomes if the proposal is approved and implemented?	developments shall facilitate better and easy co-ordination among Govt. offices, thus saving time and resources.
7.	How the Proposal will benefit in the development and economic growth of the city?	in the construction sector and hence the proposal will benefit in the development and economic growth of the city.
8.	What are the provisions corresponding to the proposed policy/change in other metropolitan cities in India and other countries, and in those provisions differ from the proposal then why are they not considered appropriate for Delhi?	There is no specific relation of the proposal in
9.	What will be the public purpose served by the modification?	These plots namely plot Nos. 36 and 38 have been proposed for construction of Executive Enclave accommodating Prime Ministers' Office and Cabinet Secretariat/ NSCS respectively. This will serve the public purpose at large and will ultimately ease the working of the Government of India.
10.	What is the number of people/family/households likely to get affected by the proposed policy?	No person / family/household will get affected.
11.	Where the proposal is in consonance with the existing plans, laws, by-laws, rules, etc?	Yes the change in land use is within the purview of provisions contained in MPD 2021
12.	Whether the implementation of the proposal will require changes in certain rules, provision of Master Plan, etc. an if yes what action has been taken to bring about such changes?	No change required
13.	Whether the department/organization/ Ministry related to the proposal has been consulted and if yes what were their views and how they were disposed of?	Ministry of Housing and Urban Affairs is the Nodal Ministry and L&DO is the land owning authority under this Ministry. The proposal is moved by L&DO with approval of Competent Authority in MOHUA.

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105927/2021	/AD(P	Whether the Relevant G-ZONED rders of DOPT, ministry of finance and other nodal ministries/ department were taken into account while preparing and examining the proposal?	The issue of change of land use is not related to any guidelines/ order of DoPT, MoF and the
	15.	The name, designation and contact information of an officer of the level of Director or above who will be Nodal officer to be contacted by the Ministry regarding the proposal	Di N- 22062871

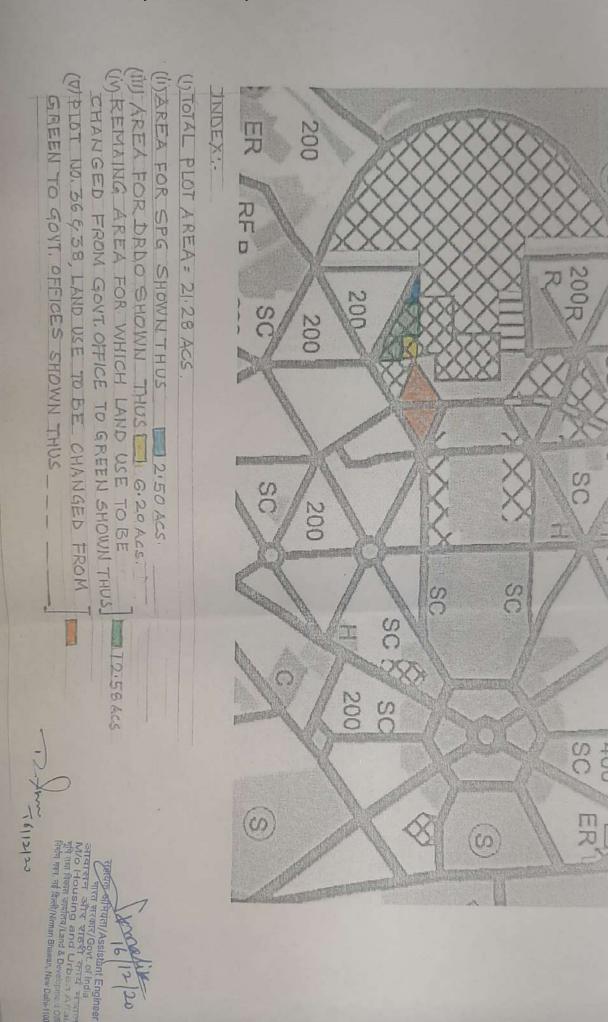
## 4.0 Proposal

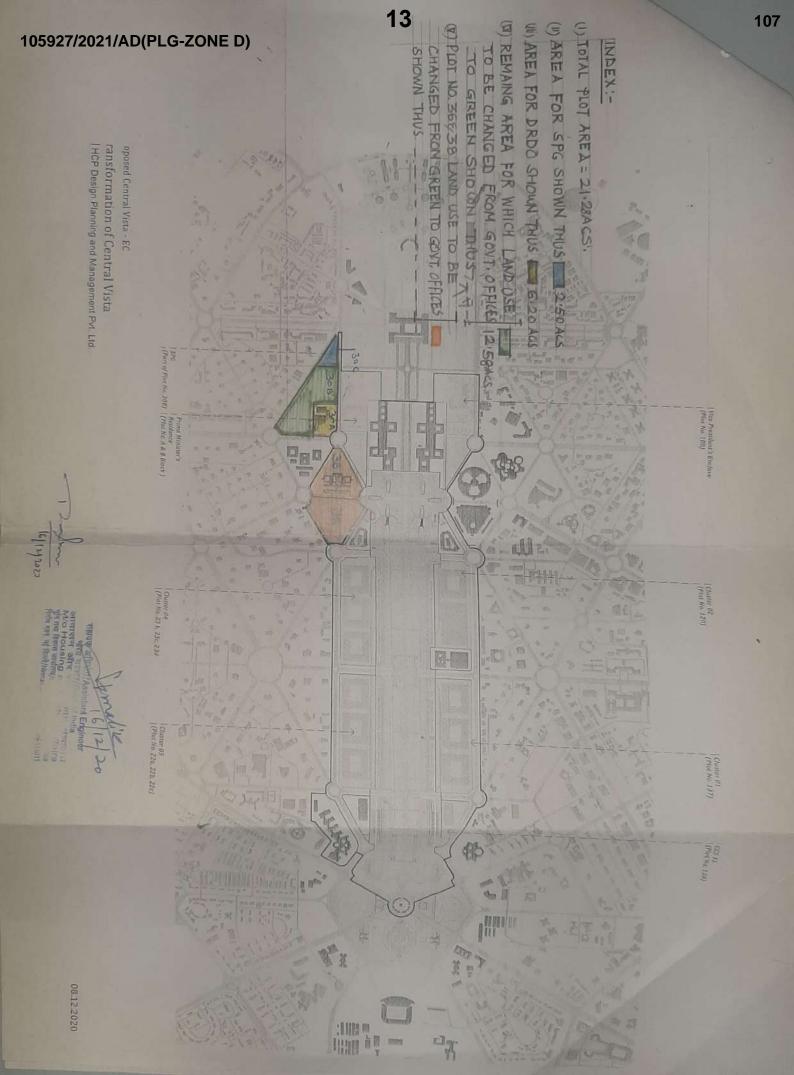
The following proposed change of land use is placed before the Technical Committee for its consideration and further processing as per section 11-A of DDA Act, 1957. The boundary description of the same has been indicated in the enclosed map as Annexure 'A' and 'B'.

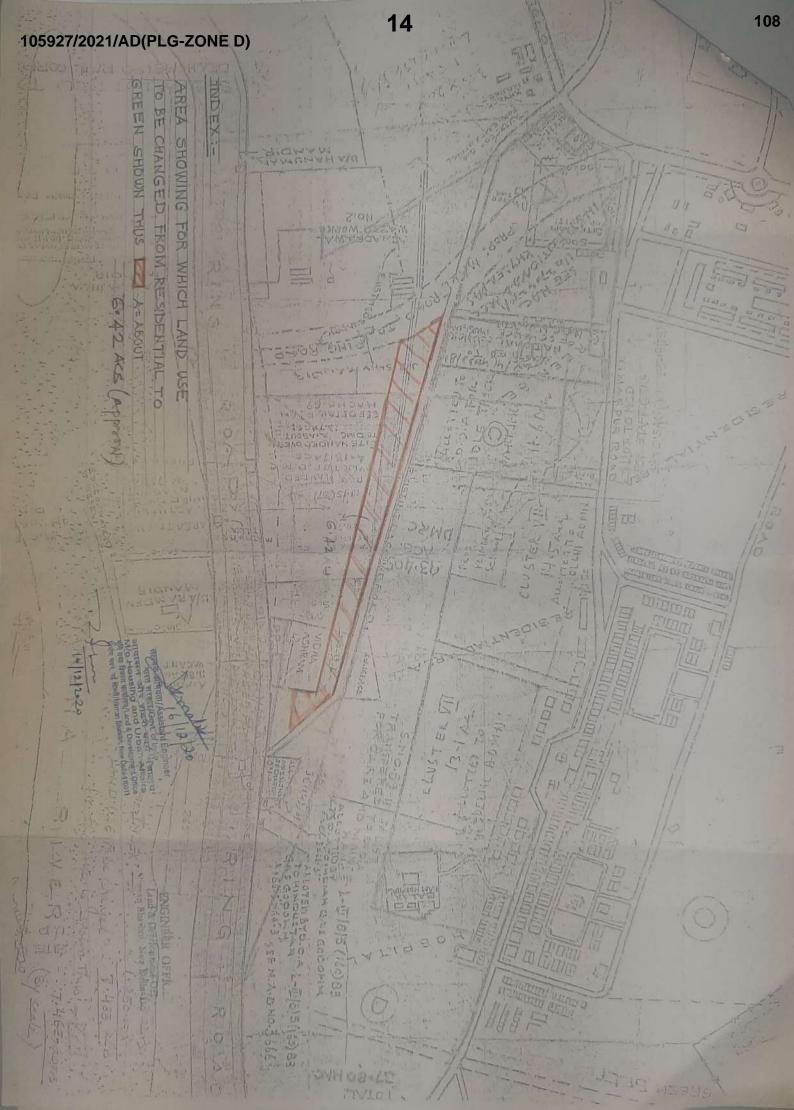
Location	Area (in acres)	Land use as per MPD 2021/ ZDP	Land use Changed to	Boundaries
Plot No. 38  Located between Motilal Nehru Marg and K. Kamraj Marg, New Delhi falling in Zone 'D'		Recreational (District Park)	Govt. Office	North: Moti lal Nehru Marg South: K. Kamraj Marg East: Round about of Moti lal Nehru Marg and K. Kamraj Marg West: Road to Vijay Chowk
Plot No. 36  Located between Dalhousie Road and Tu-Tu Road, New Delhi falling in Zone 'D'		Recreational (District Park)	Govt. Office	North: Dalhousie Road South:Tu-Tu Road East: Road to Vijay Chowk West: Round about of Dalhousie Road
Plot No. 30 B  Located between Dalhousie Road and Tyagraj Marg, New Delhi falling in Zone 'D'	12.58	Govt. Office	Recreational (District Park)	and Tu-Tu Road North: Dalhousie Road South: Tyagraj Marg East: DRDO Bhawan and Rajaji Marg West: South Avenue Road
Plot located in Chandrawal, Delhi, falling in Zone C, near Civil lines/ Mall Road, Delhi	6.42	Residential	Recreational (District Park)	North: Government land South: Service Road East: Slum and JJ (North MCD) West: Magazine Road

The proposal at Para 4 is placed before the Technical Committee for its consideration and approval

(Amit Kataria)
Land and Development Officer
Ministry of Housing and Urban Affairs
Government of India







105388/2021/O/o DD(PLG) LAND POOLING(ZONE K-I & L)

## **ITEM No. 03/TC/2021**

Subject: Planning permission for CNG/ EVC Station on Private Land Khasra no. 24//24/2, Village Khaira.

(File No. PLG/LP/0004/2020/L/FSTN-O/O DD(PLG)LANDPOOLING(ZONEK-I,L)

### BACKGROUND

- 1.1. An E- Office file bearing number LD/CL/0060/2020/CNG/F13-COMMERCIAL LAND was received from Director (CL), DDA vide which application of Smt. Ritu Yadav for grant of NOC for setting up CNG/ EVC Station on private land at Khasra no. 24/24/2, Village Khaira, Najafgarh, Delhi was forwarded with the request to specify proposed area, its purpose and its land use as per MPD- 2021/ ZDP clearly specifying category for calculation of conversion fee.
- 1.2. Delhi Development Authority vide S.O. 1244 dated 08.03.2019 notified 'Regulations for setting up of Fuel Station on Privately owned Lands in National Capital Territory of Delhi'.
- 1.3. Commercial Lands Branch vide Office Order dated 06.12.2019 issued Modalities for processing of applications seeking NOC for setting up of Petrol Pump on private land.
- 1.4. Master Plan & Development Control (MP & DC) Section, Planning Department vide note dated 20.02.2020 conveyed that cases received from CL Branch shall be examined in Planning file and these cases shall be put up in the Technical Committee meeting for approval/ planning permission. The decision of TC will be communicated to CL Branch for further necessary action.
- 1.5. The 4<sup>th</sup> Technical Committee Meeting (held on 20.07.2020), vide Minutes dated 14.08.2020 made some general observations regarding proposals for Planning permission for Fuel Stations.
- 1.6. Director (CL) vide note dated 16.07.2020 has mentioned that 'while reviewing the progress 'VC DDA has desired that the case be examined quickly on merit and those found in conformity with policy guidelines of DDA be placed before the Screening Committee for consideration without any delay.
- 1.7. The 7<sup>th</sup> Technical Committee Meeting (held on 05.10.2020), vide Minutes dated 28.10.2020 made some observations to expedite and streamline the processing of the Fuel Station cases.

### 2. EXAMINATION

- 2.1. Indraprastha Gas Limited vide letter dated 05.11.2020, submitted documents such as attested Site/ Key Plan (Annexure A), Linear Layout Plan, Undertaking on non-judicial stamp paper, PESO approval (along with the approved drawing) with respect to the case under reference. Accordingly a Site Inspection and Survey was conducted by Planning Department on 12.11.2020 and 08.12.2021 respectively in order to scrutinize the application and site plan submitted by the applicant as per planning parameters laid down in Gazette Notification S.O. 1244 dated 08.03.2019.
- 2.2. Based on the above and as per the standard proforma prepared through various deliberations by senior officers, matter was examined and following is the status vis-à-vis planning parameters:

		S	tatus					
S.No.	Planning Parameters	As per information furnished by applicant	As per examination by Planning Department, DDA	Remarks				
1	Land Use Details of the Site							
а	Planning Zone in which the site falls	Zone L	Planning Zone L	_				
b	Land use as per MPD- 2021/ Zonal Development Plan	Agriculture Area	Transportation (Road) and Public & Semi-Public (PSP)	-				
С	Whether site lies in Urban area or Rural area	_	Urban	Village Khaira declared 'Urban' vide Gazette notification no. F. 7/79/ADLB/ 2016/CD-0003831 32/3827-3841 dt. 16.05.2017				
d	Whether in prohibited Zone	No	No	-				
е	Whether in Green Belt	_	No	_				
f	Whether part of approved Layout plan by Government/ DDA	No	No	-				
g	Whether Site falls in Land Pooling Zone	Yes	Yes	Site u/r falls in Village Khaira which is a land pooling village.				
h	Name of Land Pooling Zone & Sector number	_	Sector 10, Zone L	_				
Ĭ	Undertaking for participation in Land Policy	_	Submitted	Submitted vide letter dated 05.11.2020.				
2	*	Plot D	etails					
а	Category of Fuel Station- CNG/ CNG Mother Station/ Petrol/ EVC	CNG/ EV Charging Station	CNG	Application is submitted for CNG/ EVC Station whereas PESO approval is for				
b	Proportion & Location of CNG & EVC earmarked in the map	No	Not required	CNG Station only. However as per minutes of 7 <sup>th</sup> Technical Committee Meeting held on 05.10.2020 Item no. 39/2020, Para a(iI), to expedite and streamline the processing of cases, the following were agreed: 'EV Charging station may not be considered currently				



## 17 105388/2021/O/o DD(PLG) LAND POOLING(ZONE K-I & L)

		Sta	atus		
S.No.	Planning Parameters	As per information furnished by applicant	As per examination by Planning Department, DDA	Remarks	
				in the proposal till the norms are formulated and notified. The applicant can have the flexibility of providing it a later stage on need basis as per the Policy'	
С	Area of plot (in sq m)	1500 sq m	1500 sq m (as per submitted drawing)  666 sq m (approx area left after deducting area under proposed UER-I (80m RoW))	Part of Site u/r overlaps with the proposed alignment of Urban Extension Road –I (UER-I) having 80m RoW as	
d	Plot Dimensions (in Metre) - Front - Back - Left - Right	Front- 50 m Back- 50 m Left- 30 m Right- 30 m (as per submitted drawing)	Front – 31.15 m Back – 13.29 m Left – 30 m Right – 35 m (as per tentative overlapping of proposed UER-I, Khasra u/r and approximate location of Site u/r).	per Zonal Development Plan.  Net area available on Site after deducting area under UER-I is approx. 666 sq m (having an irregular shape.)	
е	Whether Plot frontage is at least 30 m, if not what is it?	50 m	Yes	_	
f	Width of land left between existing RoW & proposed RoW to be maintained as Green (except entry & exit)	8 m	8.23 m (as per submitted drawing)	_	
g	Area of land left for Green/ parking, if Plot size is more than 33m x 45m i.e 1485 sq m	_	Required as per notified policy dated 08.03.2019, but not shown in the submitted drawing.	Not required, if the net area available on Site u/r is considered as 666 sq m. (approx) (after deducting area overlapping with UER-I)	
h	Site plan showing ingress & egress points	Yes	Yes	-	



		S	tatus	D
S.No.	Planning Parameters	As per information furnished by applicant	As per examination by Planning Department, DDA	Remarks
			roach Details	
3		Roaul AFF		
3	Whether the Site lies on		No	-
а	National Highway	No	45 m	-
b	Proposed RoW (as per notified ZDP)	45 m		ne Site u/r lies on a four
С	Existing road width in	20 m	shoulders on either s	site.
	nont or any	istance of Site fro	om nearest intersection	
4	U	istance of the	More than 50 m white	ch is in conformity to
а	From minor road having RoW less than 30 m	_	provisions as stipul	aled
b	From major road having RoW more than 30 m	-	The second secon	posed major junction meeting the eligibility ette notification.
			t tation of sar	ne category
5	Distance of	Site from the ne	arest fuel station of sar	which is in conformity to
а	Divided carriageway - Same side of road - Opposite side of road	No	dated 08.03.2019	which is in conformity to pulated in Regulations
b	Undivided Carriageway - Same side of road	NA	Not applicable	_
	- Opposite side of road	pprovals/ NOC t	aken from other Author	ities
<b>6</b>	Approval from PESO	Yes	Submitted for the plot size measurin 1500 sq m vide letter dated 05.11.2020.	approval is required for reduced size of the plot is permission is granted.
b	NOC from Traffic Police	e _	Not submitted	As per Minutes of the 7th Technical Committee held of 05.10.2020, Item not 39/2020, Para an Traffic Police NC may be allowed to submitted before the issuance of final let.



S.No.	Planning Parameters	As per information furnished by applicant	As per examination by Planning Department, DDA	Remarks
				from Land Disposal Section of DDA'
С	Approval from NHAI (if applicable)	-	Not applicable	-
d	Any other approval/ NOC (if taken)	_	-	_
7	Current Status of Site		Planning Department 08.01.2021 respect construction or bour Five trees, Electric	on and Survey done by ont on 12.11.2020 and tively, there was no ondary wall on the site.  Pole and IGL gas bund along the frontage
8	Any other information/ detail furnished	_	Lol from IGL expired on 18.03.2020.	As per S. No. 1 of general observations of Minutes dated 14.08.2020 of the 4 <sup>th</sup> Technical Committee Meeting, renewed Lol from IGL is to be submitted.

### 3. PROPOSAL

In view of Para 2 above, since planning parameters 2(c), 2(d), 4(b), 6(a) and 8 of the table are not being fulfilled as stipulated in the regulations dated 08.03.2019 and as per observations made by Technical Committee during 4<sup>th</sup> and 7<sup>th</sup> Technical Committee Meetings held on 20.07.2020 and 05.10.2020 respectively, the proposal for planning permission for CNG Station on Private Land Khasra no. 24/24/2, Village Khaira may not be desirable from planning point of view.

### 4. RECOMMENDATION

The proposal as contained in Para 3 above is placed before the Technical Committee for consideration, please.

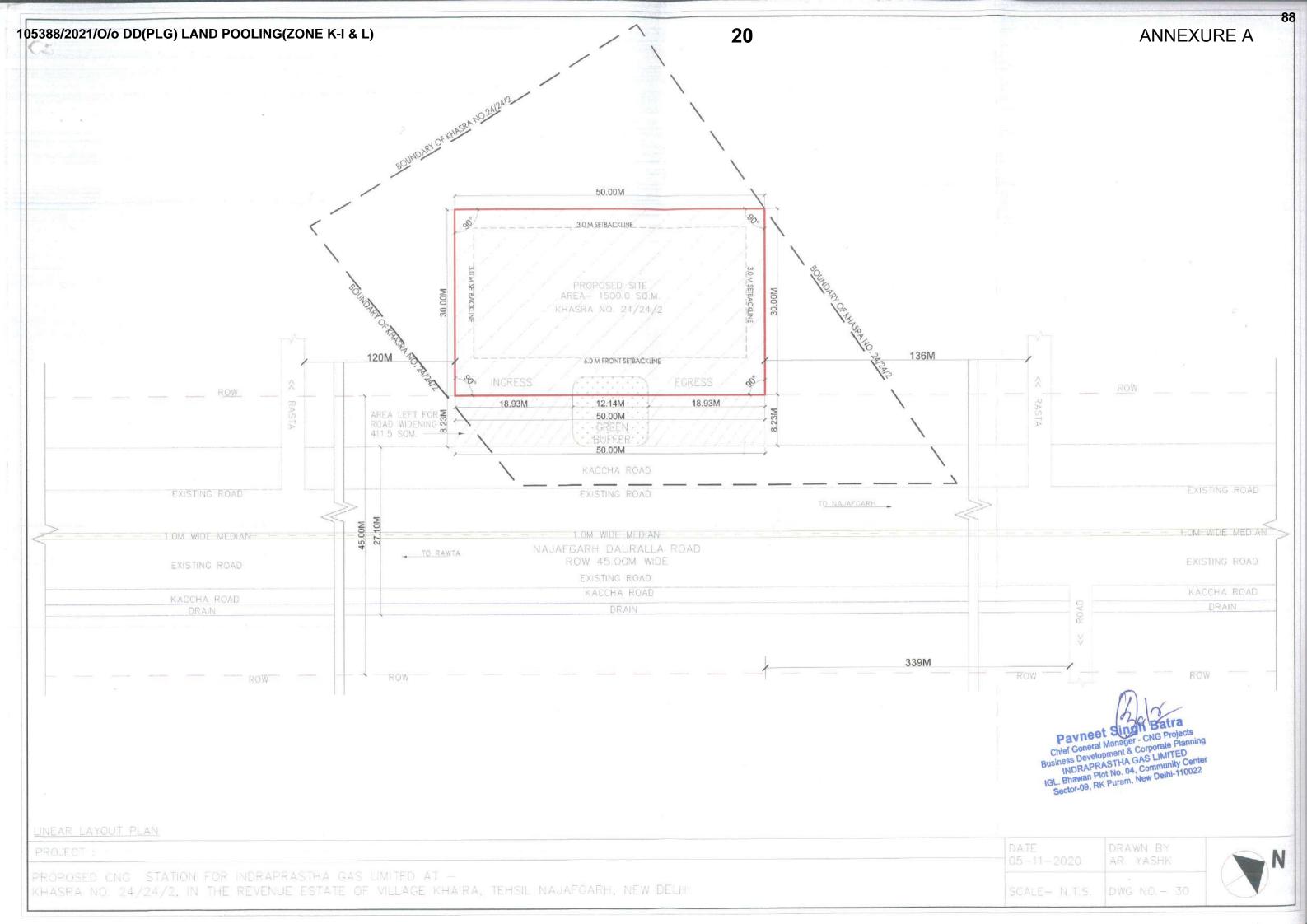
(N.R Aravind)

Additional Commissioner (Plg.)

Land Pooling/ Zone K-I/ L/ N (Ashwani Kumar)

Dy. Director (Plg.) Zone K-I/ L (Amit Kumar) Asst. Dir (Plg.)

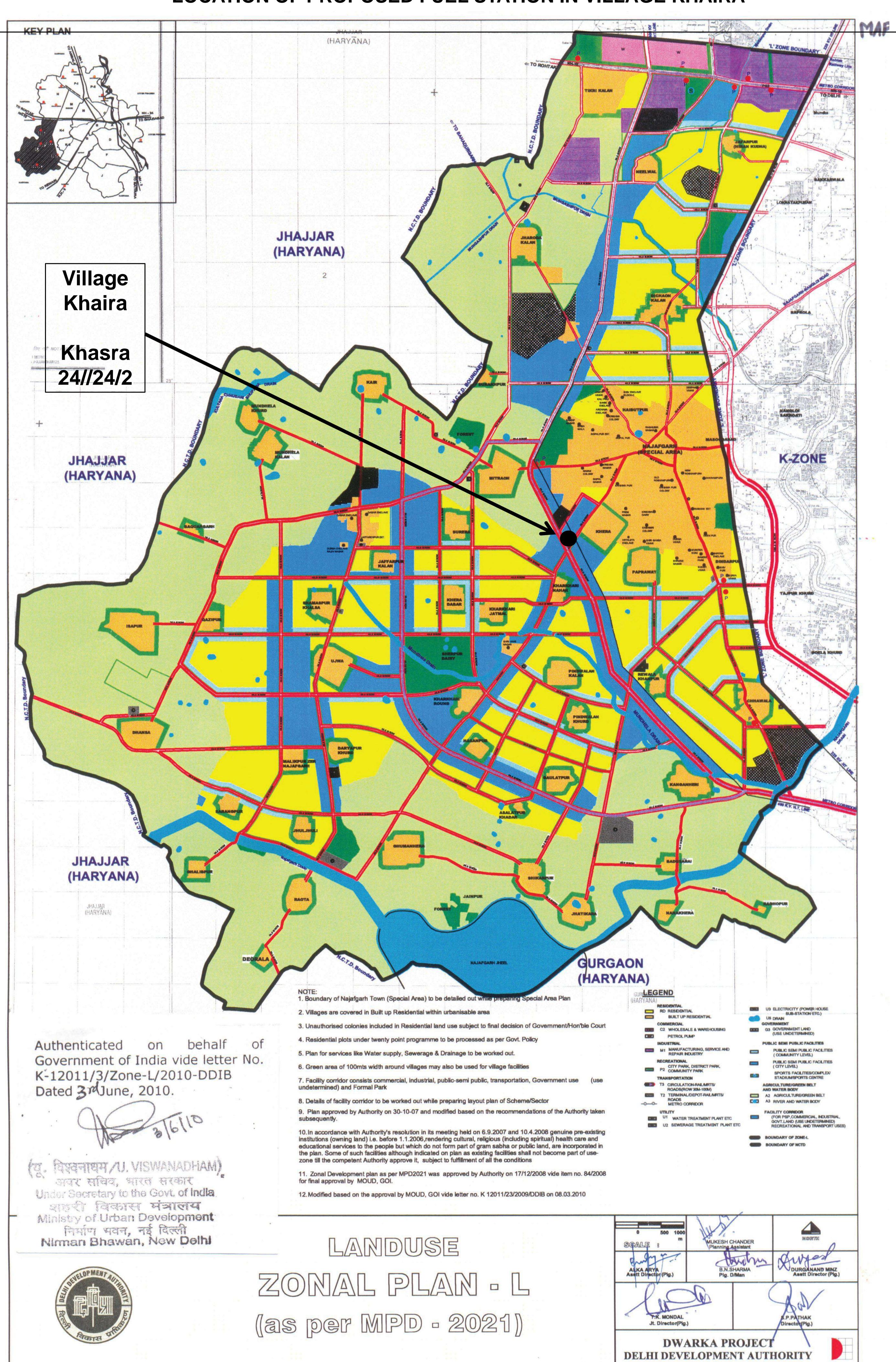
Zone L



# **ANNEXURE B**

21

# LOCATION OF PROPOSED FUEL STATION IN VILLAGE KHAIRA





## **ITEM No. 04/TC/2021**

[Draft Agenda for Technical Committee]

ITEM NO.: /2021

Subject: Planning permission for CNG Station on Private Land Khasra no. 105//21/2, Village Jharoda Kalan in view of notified regulations dated 08.03.2019.

(E- File No. PLG/LP/0001/2021/L/FSTN-O/o DD(PLG) LAND POOLING(ZONE K-I,L)

### 1. BACKGROUND

1.1. The case for 'grant of NOC for setting up CNG/ EVC Station on private land at Khasra number 105//21/2, in Village Jharoda Kalan in Zone L in Delhi' was considered in 4<sup>th</sup> Technical Committee Meeting, held on 20.07.2020 vide item no. 22/TC/2020 and subsequently approved in the 7<sup>th</sup> Technical Committee Meeting held on 05.10.2020 vide item no. 39/TC/2020 (location of site under reference shown in notified Zonal Development Plan of Zone L at Annexure –A) with the following area and dimension: Area of the plot - 759 sqm.

Dimensions of the plot - Frontage -29.713 m, East -39.210 m, West -24.525 m, North -23.236 m. (Refer Annexure B)

### 2. EXAMINATION

- 2.1. As a follow up to the decision of the Technical Committee, few deficiencies such as duly attested undertakings, attested site plan, PESO approved drawings were sought from IGL.
- 2.2. In response to the above, Chief General Manager, IGL vide letter dated 07.12.2020 submitted the Site Plan and PESO approved drawing of the plot u/r wherein the area and dimensions of the plot are mentioned as follows: Area of the plot – 680.8 sqm. Dimensions of the plot – Frontage – 29.59 m, East – 36.20 m, West 20.22 m, North 25.15 m (Refer Annexure C)
- 2.3. The above dimensions have been verified by Survey Unit of Planning Department at site on 23.12.2020.
- 2.4. As per the site plan submitted by IGL, it is observed that, the area of the plot as considered in 4<sup>th</sup> Technical Committee, 2020 and subsequently approved in the 7<sup>th</sup> Technical Committee, 2020 i.e 759 sqm is now reduced to 680.8 sqm. (difference of 78.2 sqm).

### 3. PROPOSAL

In view of the Minutes of the 4<sup>th</sup> and 7<sup>th</sup> Technical Committee Meeting,2020 and S.No. 2.4 above, since the area of the proposed plot has now been reduced to 680.8 sqm. from the earlier approved area of 759 sqm, the proposal for planning permission for CNG station on Private Land Khasra no. 105//21/2, Village Jharoda Kalan may be deliberated by Technical Committee.

#### 4. RECOMMENDATION

The proposal as contained in para 3 above is placed before the Technical Committee for consideration please.

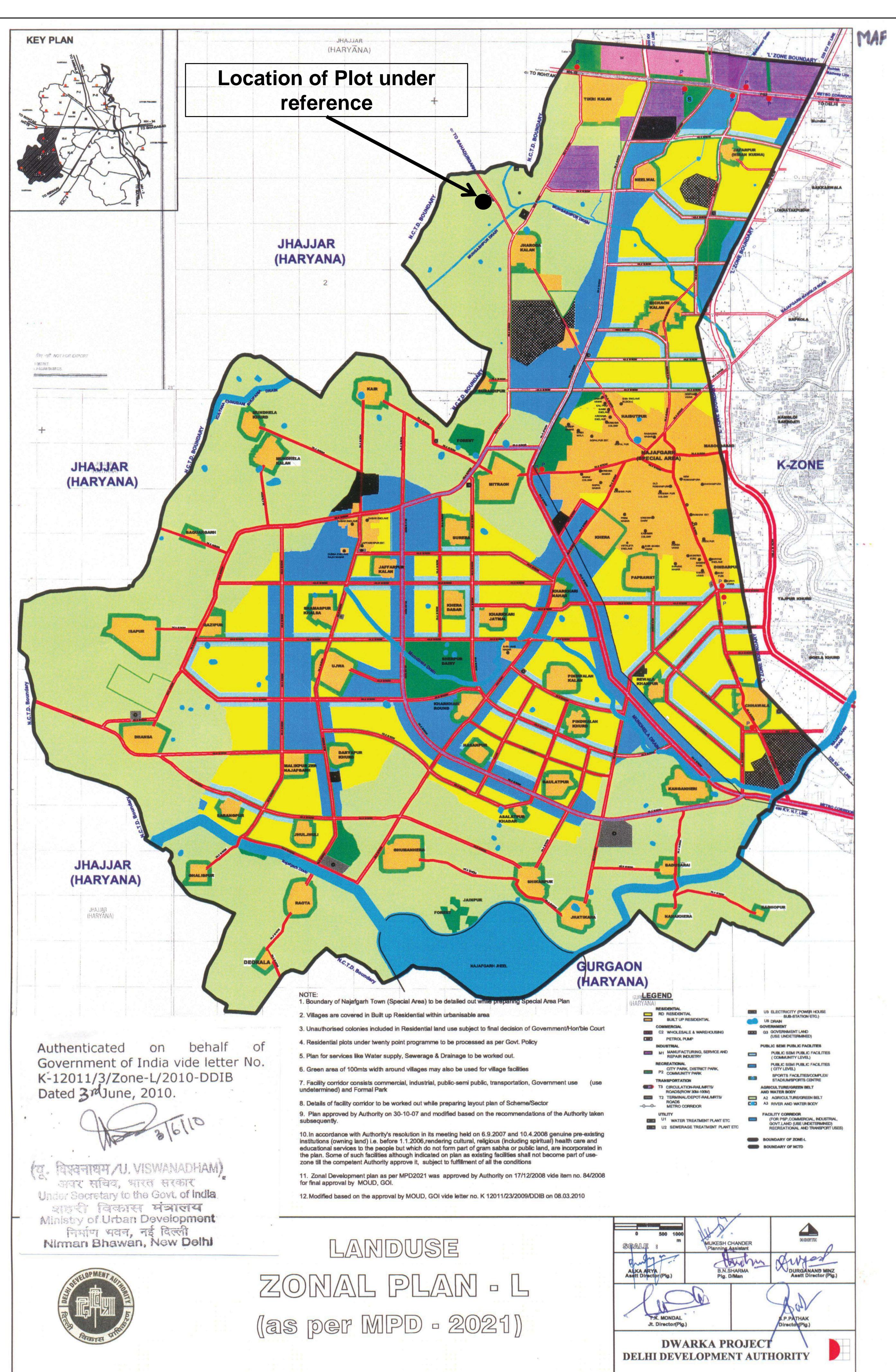
(N.R Aravind)
Additional Commissioner

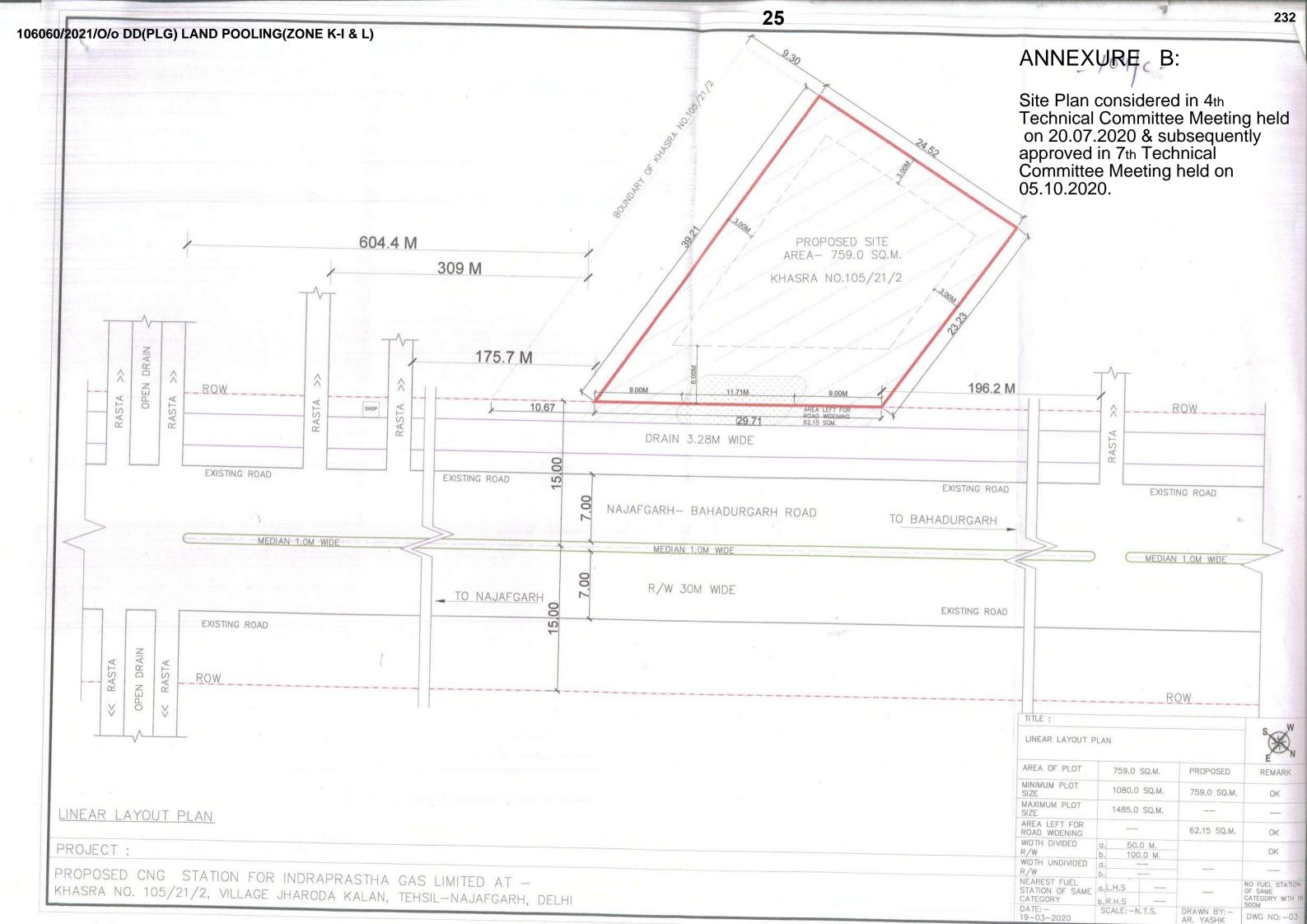
(Plg.) Land Pooling/ Zone K-I/ L/ N (Ashwani Kumar) Dy. Director (Plg.) Zone K-I/L

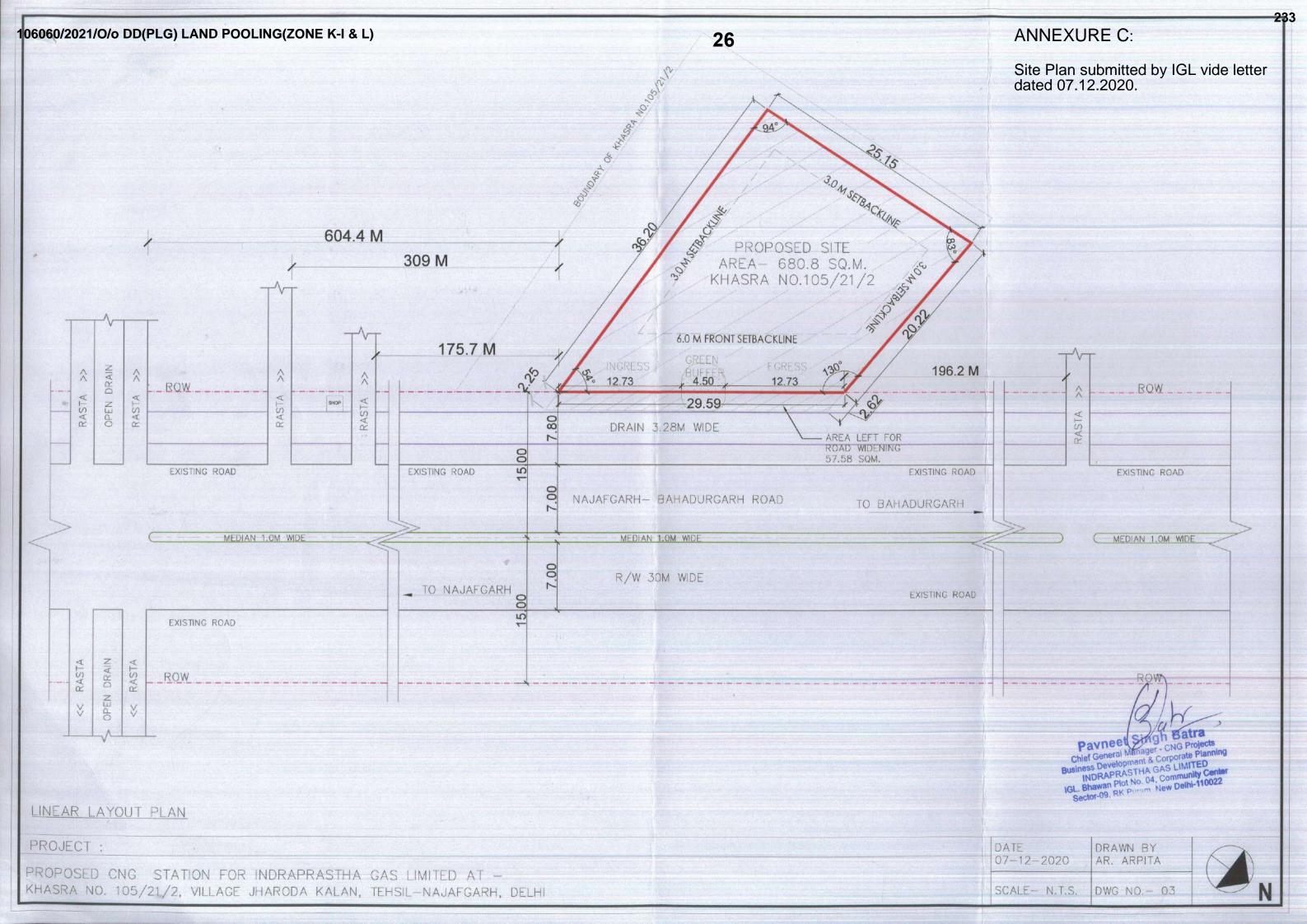
(Amit Kumar) Asst. Dir (Plg.) Zone L

# ANNEXURE A 24

# LOCATION OF PROPOSED FUEL STATION IN VILLAGE JHARODA KALAN







**27** 

## ITEM No. 05/TC/2021

[Draft Agenda for Technical Committee]

ITEM NO .:

/2020

Subject: Proposal for planning permission for CNG Station on Private Land Khasra No. 45//15, Village Karala, Tehsil Kanjhawala, Delhi 110081 in view of notified regulations dated 08.03.2019

### 1. BACKGROUND

- 1.1 CL Department, vide file bearing number E-file LD/CL/0054/2020/CNG/F.13-COMMERCIAL LAND has forwarded the request received from M/s SY Associates for grant of NOC for setting up CNG/EVC Station on private land at Khasra No. 45//15, village Karala, Delhi to Planning Department with the request to specify proposed area of the site, purpose, land use as per MPD 2021/ZDP and category for calculation of conversion fee.
- 1.2 Central Government vide S.O. 1244 dated 08.03.2019 notified 'Regulations for setting up of Fuel Station on privately owned Lands in National Capital Territory of Delhi'.
- 1.3 Commercial Lands Branch vide Office Order dated 06.12.2019 has issued Modalities for processing of applications seeking NOC for setting up of Petrol Pump on private land.
- 1.4 Master Plan & Development Control (MP&DC) Section, Planning Dept. vide note dated 20.02.2020 has conveyed that cases received from CL Branch shall be examined in Planning file and these cases shall be put up in the Technical Committee meeting for approval/ planning permission. The decision of the TC will communicated to CL Branch for further necessary action.
- 1.5 In the 4th Technical Committee meeting held on 20.07.2020, the general observations were conveyed for examination of proposals for grant of NOC from the planning point of view. Further, certain decisions w.r.t. cases considered for grant of NOC / permission were also conveyed in the Technical Committee Meetings held on 05.10.2020 and 04.12.2020 for streamlining the processing of fuel stations.

### 2. FOLLOW-UP ACTION

- 2.1 A Joint Site Inspection was held by Planning Department on 24.09.2020 along with representatives of IGL and revenue officers of LPC for ground verification, scrutiny of the information/documents submitted along with application, and to assess the viability of the proposal on the identified Khasra as per planning parameters laid down in the Regulations dt. 08.03.2019. During the site visit it was observed that the site is located along UER-II and existing HT line passes through the site and one HTL tower (presently 220kV) is located near the eggress point of the site.
- 2.2 In compliance to the decisions taken in the 4th Technical Committee meeting of DDA dated 20.07.2020 and based on the findings from the site visit, revised documents with respect to the proposal/application were sought from IGL/LOI holder, vide this office letter dt. 13.10.2020. Chief General Manager (CNG Projects) vide letter dt. 17.11.2020 & 01.12.2020 has submitted necessary documents/clarifications and updated drawings of the proposal under consideration such as attested linear layout, calculation for statutory Electrical clearance required, PESO drawing dated 27.11.2019 submitted for approval. Further, IGL vide letter dated 28.12.2020 has submitted the following:
  - i. Application for NH permission on UER-II for retail outlet has been applied in Jan 2020, since the NH has not taken over the site from PWD, approval is pending. Same will be approved as soon as NH takes over the site.

- ii. NOC from DTL has been applied; applicant will start the retail outlet only after taking NOC from DTL.
- 2.3 Based on the Site Survey Report dated 10.12.2020 submitted by the Survey/Revenue Department of DDA, the Khasra details and Linear Layout Plan indicating the site dimensions, distance of front edge from pylon, proposed road width, etc. have been verified.

#### 3. EXAMINATION

- 3.1 As per the ZDP, Zone N the site is located on the Green Buffer proposed along UER-II(100 mt. ROW). The tentative location of the proposed site as per ZDP Zone N is placed at Annexure A. As per the submitted drawing/site visit it is observed that land of 3.33 mt. width from the site frontage comes under the ROW of an existing HT line and one HTL tower (presently 220kV) is located at 11.65 mt. from the edge of eggress point of the site.
- 3.2 As per DTL calculations submitted by the applicant/IGL dated 01.12.2020, a horizontal clearance of 3.7 metres has been shown in the LOP, however, the specific clearance from DTL is yet to be submitted by the applicant. Accordingly, based on the DTL NOC to be submitted by IGL, the applicant/IGI is required to fulfill/maintain all the electrical statutory clearances on the site/outlet.
- 3.3 Based on the above facts, the matter has been examined and a detailed proforma of the site as furnished by the Applicant and its compliance with respect to the planning parameter/ criterias laid down in regulations dt. 08.03.2020 and the requirements / guidelines conveyed for examining proposals for grant of NOC by Technical Committee in its meeting 20.07.2020, 05.10.2020 & 04.12.2020 is as under:

		Status		Remarks
S. No.	Planning Parameters	As per information furnished by applicant	As per examination by Planning Department, DDA	
1	Land use Details of the site			
а	Planning Zone in which the site falls	Zone N	Planning Zone N	
b	Land use as per MPD- 2021/ Zonal Development Plan	Residential	Urban Area- Green Buffer/ Residential	Site Location marked on ZDP, Zone N (refer Annexure A)
С	Whether site lies in Urban area or Rural area	Urbanisable village	Urban	Village Karala is declared 'Urban' vide Gazette notification No. F. 7/79/ADLB/2016/CD- 000383132/3827-3841 dated 16.05.2017
d	Whether in prohibited Zone	No	No	-
е	Whether in Green Belt	No	No	_
f	Whether part of approved Layout plan by Government/ DDA	No	No	_

g	Whether Site falls in Land	Yes	Yes	i i
	Pooling Zone		, cs	
h	Name of Land Pooling Zone & Sector number		Sector 22, Zone N	-
i	Undertaking for participation in Land Pooling Policy	Submitted	Submitted	The site u/r is on lease.  As such both the applicant and the Land Owner vide IGL e-mail dated 17.11.2020 and 29.12.2020, respectively have submitted the Undertaking.
2	PLOT DETAILS (Linear Layo	ut Plan- Annexure	r'	
а	Category of Fuel Station – CNG/ CNG Mother Station/ Petrol/ EVC	CNG /EV Station	CNG	As per Minutes of the 7 <sup>th</sup> Technical Committee held on 05.10.2020,'EV Station may not be considered currently in the proposal till the norms are formulated and notified.'
b	Area of plot (in sq m)	1500sq m	1500 sqm (as per revised submitted dwg)	<ul> <li>Exceeds maximum prescribed plot size as per notified regulations dated</li> </ul>
С	Plot Dimensions (in m) - Front - Back - Left - Right	Front – 30.03 m Back – 43.05m Left – 26.17m Right – 38.38m Right (2) – 15.10m	Front – 30.03 m  Back – 43.05m  Left – 26.17m  Right – 38.38m  Right (2) – 15.10m  (as per submitted dwg)	08.03.2019 i.e. (1485 sq.mt.) as per Clause 3. of S.O.1244(E) dated 08.03.2019. However, after leaving the mandatory setbacks to maintain DTL electrical
d	Whether Plot frontage is at least 30 m, if not what is it?	YES	YES after leaving 2.39 mt. from proposed UER-II ROW for Traffic movement (after as per submitted dwg)	clearances, the plot size is within the prescribed limit as per the policy i.e. <1485 sq.mts.  The plot is proposed approximately 2.39
е	Width of land left b/w existing & proposed RoW to be maintained as Green for future expansion of road widening (except entry & exit)	N/A	N/A	metres away from the proposed ROW line of the UER-II(100 meters), leaving an area of 71.74 sq. mts. for traffic movement. This additional area should be included in
f	Excess Area of land left for Green/ parking, if Plot size > 1485 sq m	N/A	N/A	should be included in the plot area for planning permission.

		T		
g	Site plan showing ingress & egress points	YES	Submitted	_
3	ROAD/ APPROACH DETAILS			
а	Whether the Site lies on National Highway	No	YES - NH-344M	-
b	Proposed RoW (as per notified ZDP)	Proposed RoW- 100m	Proposed RoW- 100m	
С	Existing road width in front of the plot	42.70 mts.	50m approx.	
4	DISTANCE OF SITE FROM NEAREST INTERSECTION			
a	From minor road having RoW less than 30m	318m	More than 50m	In conformity as per provisions stipulated in Regulations dated 08.03.2019
b	From major road having RoW more than 30m	5600m	More than 100m	
5	DISTANCE OF SITE FROM THE NEAREST FUEL STATION OF SAME CATEGORY			
a	Divided carriageway - Same side of road - Opposite side of road	- More than 1000 m - More than 500 m	- More than 1000m - More than 500m	In conformity as per provisions stipulated in Regulations dated
b	Undivided Carriageway - Same side of road - Opposite side of road	-	Not applicable	08.03.2019
6	APPROVALS/ NOC TAKEN FROM OTHER AUTHORITIES			
a	PESO Approved Drawing	Submitted	Submitted	,
b	Approval from PESO	Submitted	Submitted	
С	LOI	YES	The LOI submitted is valid upto 06.09.2020	Extended LOI to be submitted
d	NOC from Traffic Police	<del>-</del>		As per Minutes of the 7 <sup>th</sup> TC held on 05.10.2020, Item no. 39/2020, Para a) (ii) 'Traffic Police NOC may be allowed to be submitted before the issuance of final letter from Land Disposal Section of DDA'.
е	Approval from NHAI (if applicable)	g <b>—</b>	To be submitted	As per IGL letter dated 28.12.2020, application for NH permission on UER-II for retail outlet has been applied in Jan 2020, since the NH has not taken over the site from PWD, approval is

				pending. Same will be approved as soon as NH takes over the site.
f	Division of Site in 80:20 ratio for CNG and EV respectively		N/A	As per Minutes of the 7 <sup>th</sup> TC held on 05.10.2020, Item no. 39/2020, Para a) (i) 'EV charging station may not be considered currently in the proposal till the norms are formulated and notified. The applicant can have the flexibility of providing it at a later stage on need basis as per the policy.
g	Any other approval/ NOC (if taken)	-	_	-
7	Current Status of Site		Site is currently Vacant and bounded by fencing on three sided (except rear end). However a shed and shaded seating area have been constructed on the site.	_

## 4. PROPOSAL

In view of the examination at para 3.0 above, as per Modalities issued by CL Branch, the planning parameters are being fulfilled. However, mandatory permissions/ clearances need to be obtained from the concerned agencies before execution of the project. The proposal for planning permission and NOC for CNG Station on Private Land Khasra No. 45//15, Village Karala, Tehsil Kanjhawala, Delhi 110081 may be approved, subject to the following conditions:

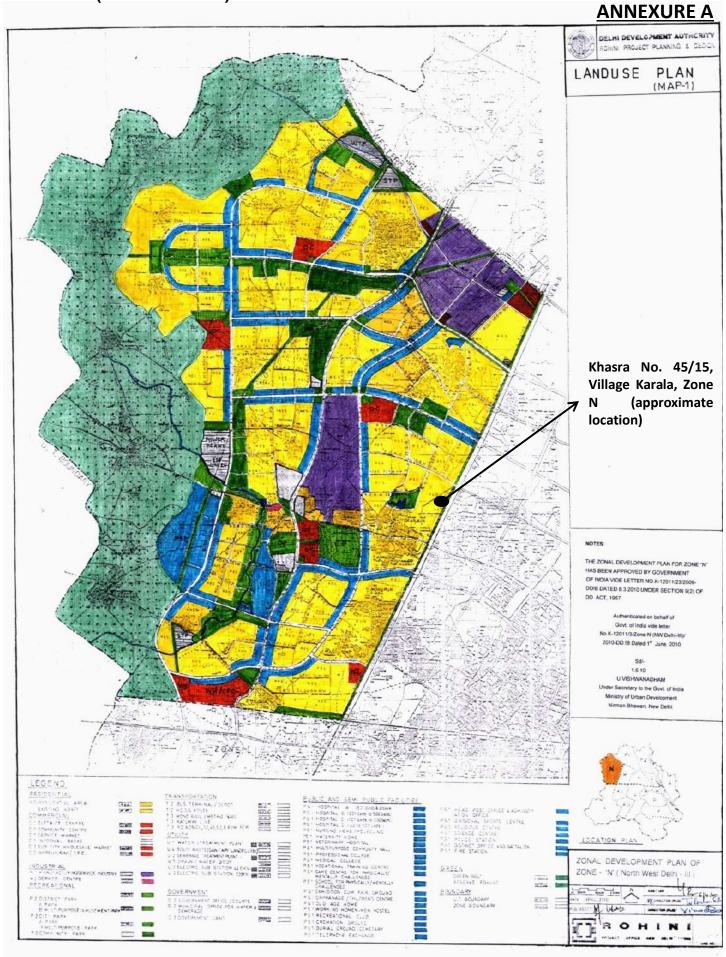
- i. Since the site is adjoining UER-II, any land required for road widening or any other planned development shall be surrendered by the owner/ occupier. The permission does not confer any immunity against acquisition of the land for any planned scheme by the Government.
- ii. Since 220 kV the line passes through the site, as such the area coming in the ROW of HT line and statutory horizontal & vertical clearances as prescribed by DTL for the proposed site, are to be maintained and reserved as green, on which no construction shall be permitted.
- iii. The strip measuring 71. 74 sq mts proposed for traffic movement is under the ownership of applicant and it is proposed to be included in the area of the proposed CNG Station with a condition that the applicant shall plan proper ingress and egress in this area and the remaining area shall be maintained as green. The planning permission will be on plot area of 1571.74 sq. mts. Since the plot size is larger than the maximum size as stipulated

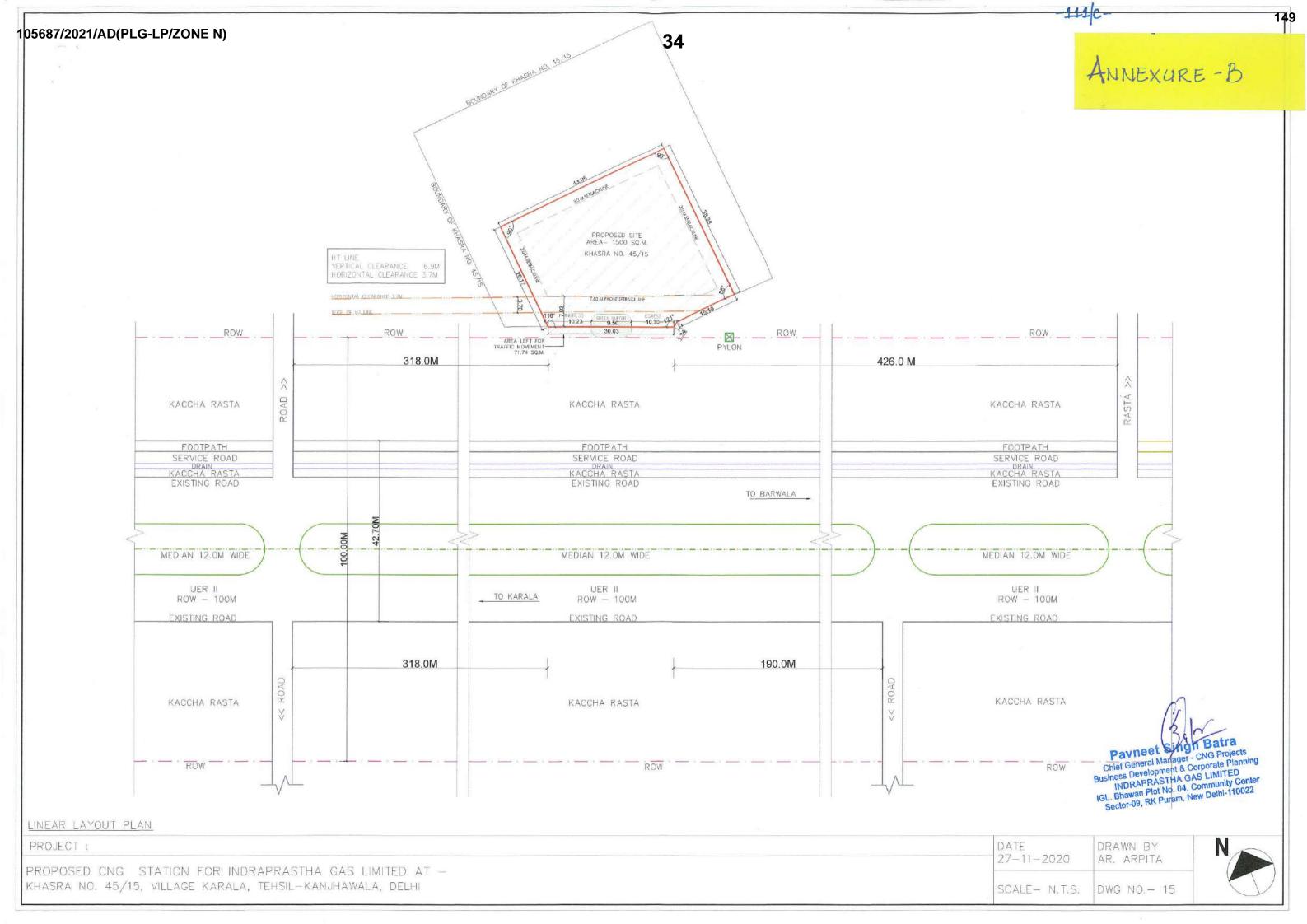
- in the notified regulations dated 08.03.2019, hence the development control norms i.e. FAR, Ground Coverage etc shall be applicable for stipulated size of  $33 \text{ m} \times 45 \text{ m}$  only.
- iv. All necessary clearances from the concerned authorities, particularly NHAI, DTL, DTP, PESO, etc. shall be obtained before execution/issuance of final letter from Land Disposal Section of DDA.
- v. All conditions as laid down in Clause 3 of S.O. 1244 dated 08.03.2019 and various TC decisions shall be mandatorily complied.
- vi. Undertaking by IGL to the effect that it would ensure immediate cancellation of temporary permission granted in LP areas after 5 years or preparation of LOP whichever is earlier and no claims/ compensation whatsoever shall be accepted.

#### 5. RECOMMENDATION

The proposal as contained in para 4 above is placed before the Technical Committee for consideration please.

Asstt. Director (Plg.), LP/Zone N, DDA Dy. Director (Plg.) Land Pooling Unit-I, DDA Additional Commissioner (Plg.)
Land Pooling (Zone – K-I, L, N,
P-II)/ Policy/Zone –H (Apart
from Rohini), DDA





35 ITEM No. 06/TC/2021

[Draft Agenda for Technical Committee]

ITEM NO .:

/2020

Subject: Proposal for planning permission for CNG/EV Charging station on Private Land Khasra Number 142, Plot No. 267/2, Village Khanjawala, Tehsil Khanjawala, Distt. North West Delhi, Delhi in view of notified regulations dated 08.03.2019

# 1. BACKGROUND

- 1.1 CL Department, vide file bearing number E-file LD/CL/0046/2020/CNG/F.13-COMMERCIAL LAND has forwarded the request received from Brig. Narender Dabas for grant of NOC for setting up CNG/ EVC Station on private land at Khasra No. 142, Plot No. 267/2, Village Kanjhawla, Delhi to Planning Department with the request to specify proposed area of the site, purpose, land use as per MPD 2021/ ZDP and category for calculation of conversion fee.
- 1.2 Central Government vide S.O. 1244 dated 08.03.2019 notified 'Regulations for setting up of Fuel Station on privately owned Lands in National Capital Territory of Delhi'.
- 1.3 Commercial Lands Branch vide Office Order dated 06.12.2019 has issued Modalities for processing of applications seeking NOC for setting up of Petrol Pump on private land.
- 1.4 Master Plan & Development Control (MP&DC) Section, Planning Dept. vide note dated 20.02.2020 has conveyed that cases received from CL Branch shall be examined in Planning file and these cases shall be put up in the Technical Committee meeting for approval/ planning permission. The decision of the TC will communicated to CL Branch for further necessary action.
- 1.5 In the 4th Technical Committee meeting held on 20.07.2020, the general observations were conveyed for examination of proposals for grant of NOC from the planning point of view. Further, certain decisions w.r.t. cases considered for grant of NOC / permission were also conveyed in the Technical Committee Meetings held on 05.10.2020 and 04.12.2020 for streamlining the processing of fuel stations.

## 2. FOLLOW-UP ACTION

- 2.1 In compliance with the decisions taken in the 4th Technical Committee meeting of DDA held on 20.07.2020, Chief General Manager (CNG Projects) vide letter dt. 10.11.2020, 20.11.2020 and 14.01.2021 has submitted documents of the proposal under consideration such as attested linear layout plan, PESO approved drawing, etc.
- 2.2 A Joint Site Inspection was held by Planning Department on 27.11.2020 along with representatives of IGL and revenue officers of LPC for ground verification, scrutiny of the information/documents submitted along with application, and to assess the viability of the proposal on the identified Khasra as per planning parameters laid down in the Regulations dt. 08.03.2019. The ownership details of the site under reference have also been verified by the Revenue Department.

# 3. EXAMINATION

- 3.1 As per the ZDP, Zone N the site is located in the Extended Abadi Area of Village Kanjhawla, along proposed ZDP road having 30 meter ROW. The tentative location of the site as per ZDP Zone N is placed at Annexure A.
- 3.2 Based on the above facts, the matter has been examined and a detailed proforma of the site as furnished by the Applicant and its compliance with respect to the planning parameter/ criterias

laid down in regulations dt. 08.03.2020 and the requirements / guidelines conveyed for examining proposals for grant of NOC by Technical Committee in its meeting 20.07.2020 is as under:

S. No.	Planning Parameters	Status		14 1
		As per information furnished by applicant	As per examination by Planning Department, DDA	Remarks
1	Land use Details of the site			
а	Planning Zone in which the site falls	Zone N	Planning Zone N	-
b	Land use as per MPD- 2021/ Zonal Development Plan	Extended Abadi Laldora	Commercial as per ZDP, Zone N (Approximate)	The site Location is marked on ZDP, Zone N, based on the Khasra Map available with Revenue Department (refer Annexure A)
c	Whether site lies in Urban area or Rural area	Urbanisable village	Urban (Abadi Area)	Village Kanjhawla is declared 'Urban' vide Gazette notification No. F. 7/79/ADLB/2016/CD- 000383132/3827-3841 dated 16.05.2017
d	Whether in prohibited Zone	No	The policy is silent on its applicability for Abad Areas.	
е	Whether in Green Belt	No	No	_
f	Whether part of approved Layout plan by Government/ DDA	No	No	-
g	Whether Site falls in Land Pooling Zone	No	Yes	The site falls in Abadi Area of Land Pooling Sector 32, Zone N. As per Regulations dated 24.10.2018 Clause 3. (c) the Abadi Areas are excluded from the applicability of the Land Pooling Policy. As such the applicant has not submitted
h	Name of Land Pooling Zone & Sector number	**	Sector 32, Zone N	
i	Undertaking for participation in Land Pooling Policy	Not submitted	N/A	
				undertaking in this regard.
2	PLOT DETAILS (Linear Layo	ut Plan- Annexure	_	·
a	Category of Fuel Station – CNG/ CNG Mother Station/ Petrol/ EVC	CNG / EV	CNG / EV	As per Minutes of the 7 <sup>th</sup> Technical Committee held on 05.10.2020,'EV Station may not be considered currently in

				the proposal till the norms are formulated and notified.'
b	Area of plot (in sq m) *	1100sq m	1,100 sq. mt. (As per submitted drawing)	The site u/r is a part of the Khasra 267/2
d	Plot Dimensions (in m) * - Front - Back - Left - Right	Front – 30 m Back – 30 m Left – 37 m Right – 40.98 m	Front – 30 m Back – 30 m Left – 37 m Right – 40.98m (as per submitted dwg)	measuring 2 Bigha 15 Biswa under the ownership of the applicant.
е	Whether Plot frontage is at least 30 m, if not what is it? *	YES	YES	
f	Width of land left b/w existing & proposed RoW to be maintained as Green for future expansion of road widening (except entry & exit)*	LHS- 1.32 RHS-1.30 mt. From front Area-35.95 sq.mt.	1.31 mt. (avg.) left by applicant for road widening Area-35.95 sq.mt.	As per the linear layout plan submitted by IGL vide letter dated 20.11.2020.
g	Excess Area of land left for Green/ parking, if Plot size > 1485 sq m	*	N/A	
h	Site plan showing ingress & egress points	YES	YES	
3	ROAD/ APPROACH DETAIL	LS		
а	Whether the Site lies on National Highway	No	No	_
b	Proposed RoW (as per notified ZDP)	Proposed RoW- 30m	Proposed RoW- 30m	-
С	Existing road width in front of the plot *	27 m	24 m approx.	
4	DISTANCE OF SITE FROM I	NEAREST INTERSECT	ION	
а	From minor road having RoW less than 30m	300-350m	More than 50 metres.  However, a minor road adjoining the site on RHS measuring approximately 7.5 metres (3 gattha) is serving the adjacent properties. (reflected in aks sizra map submitted by applicant)	
b	From major road having RoW more than 30m	491 (as per Linear Layout)	More than 100m	In conformity as per provisions stipulated in Regulations dated 08.03.2019
5	DISTANCE OF SITE FROM 1	HE NEAREST FUEL S	TATION OF SAME CA	TEGORY
а	Divided carriageway - Same side of road - Opposite side of road	- More than 1000 m - More than 500 m	- More than1000m - More than 500m	

b	Undivided Carriageway - Same side of road - Opposite side of road	-	N/A			
6	APPROVALS/ NOC TAKEN FROM OTHER AUTHORITIES					
a	PESO approved Drawing	Submitted	Submitted			
b	Approval from PESO	Submitted	Submitted			
С	LOI	Submitted	LOI submitted was valid upto 25.02.2020	Extended LOI to be submitted		
d	NOC from Traffic Police	_		As per Minutes of the 7 <sup>th</sup> TC held on 05.10.2020, Item no. 39/2020, Para a) (ii) 'Traffic Police NOC may be allowed to be submitted before the issuance of final letter from Land Disposal Section of DDA'.		
С	Approval from NHAI (if applicable)	N/A	N/A	_		
d	Division of Site in 80:20 ratio for CNG and EV respectively		N/A	As per Minutes of the 7 <sup>th</sup> TC held on 05.10.2020, Item no. 39/2020, Para a) (i) 'EV charging station may not be considered currently in the proposal till the norms are formulated and notified. The applicant can have the flexibility of providing it at a later stage on need basis as per the policy.		
f	Any other approval/ NOC (if taken)	_	-	-		
7	Current Status of Site	_		The site is a part of a bigger plot which is bounded on all four sided. It is currently being used as an open gathering space.		

Note: \* Details furnished by IGL at Sr. No. 2 (b) to (f) and 3(c) are to be verified/authenticated based on actual surveys.

# 4. PROPOSAL

- I. The site is located in Abadi Area of Village Kanjhwala which falls in Land Pooling Sector 32, Zone N. The Fuel stations Policy on Privately Owned Lands in NCT of Delhi notified vide S.O.1244(E) dated 08.03.2019 is silent on its applicability for proposals situated in Abadi Areas.
- II. As per Clause 3 (c) of the notified Land Pooling Regulations dated 24.10.2018, the Abadi Areas are excluded from the applicability of the Land Pooling Policy. As such necessary undertakings

- II. As per Clause 3 (c) of the notified Land Pooling Regulations dated 24.10.2018, the Abadi Areas are excluded from the applicability of the Land Pooling Policy. As such necessary undertakings from applicant/owner/IGL in this regard, are not considered part of mandatory requirements for grant of NOC/Planning Permission.
- III. In view of the above facts and examination at para 3.0 above, as per Modalities issued by CL Branch, the planning parameters are being fulfilled. The proposal for planning permission and NOC for CNG/EV Charging Station on Private Land Khasra Number 142, Plot No. 267/2, falling in Abadi Area of Village Khanjawala, Tehsil Khanjawala, Distt. North West Delhi, Delhi may be approved, subject to the following conditions:
  - i. Since the site is adjoining proposed ZDP road having ROW 30 meters, any land required for road widening or any other planned development shall be surrendered by the owner/ occupier. The permission does not confer any immunity against acquisition of the land for any planned scheme by the Government.
- ii. All necessary clearances from the concerned authorities shall be obtained before execution/issuance of final letter from Land Disposal Section of DDA.
- All conditions as laid down in Clause 3 of S.O. 1244 dated 08.03.2019 and various TC decisions shall be mandatorily complied.
- iv. The Revenue records of Kanjhawla Village are under the process of consolidation. The decision of GNCTD shall be abided by the applicant and incase of change in ownership of the site under reference the permission of Fuel Station shall be withdrawn.

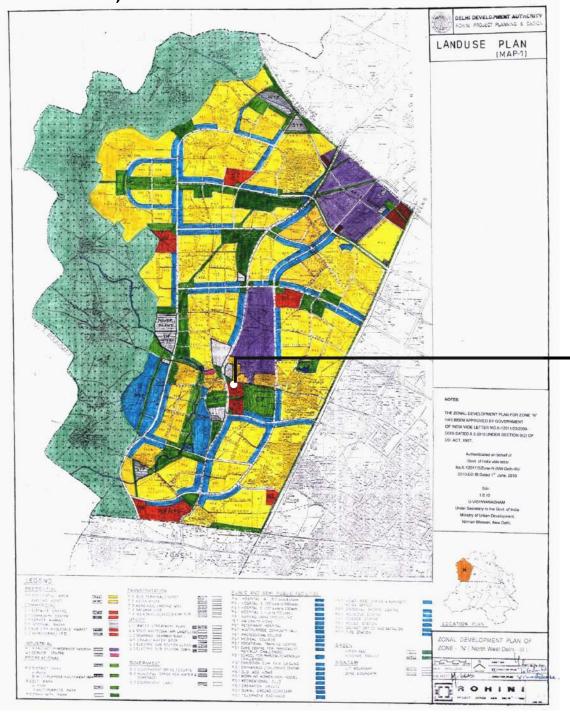
#### 5. RECOMMENDATION

The proposal as contained in para 4 above is placed before the Technical Committee for consideration please.

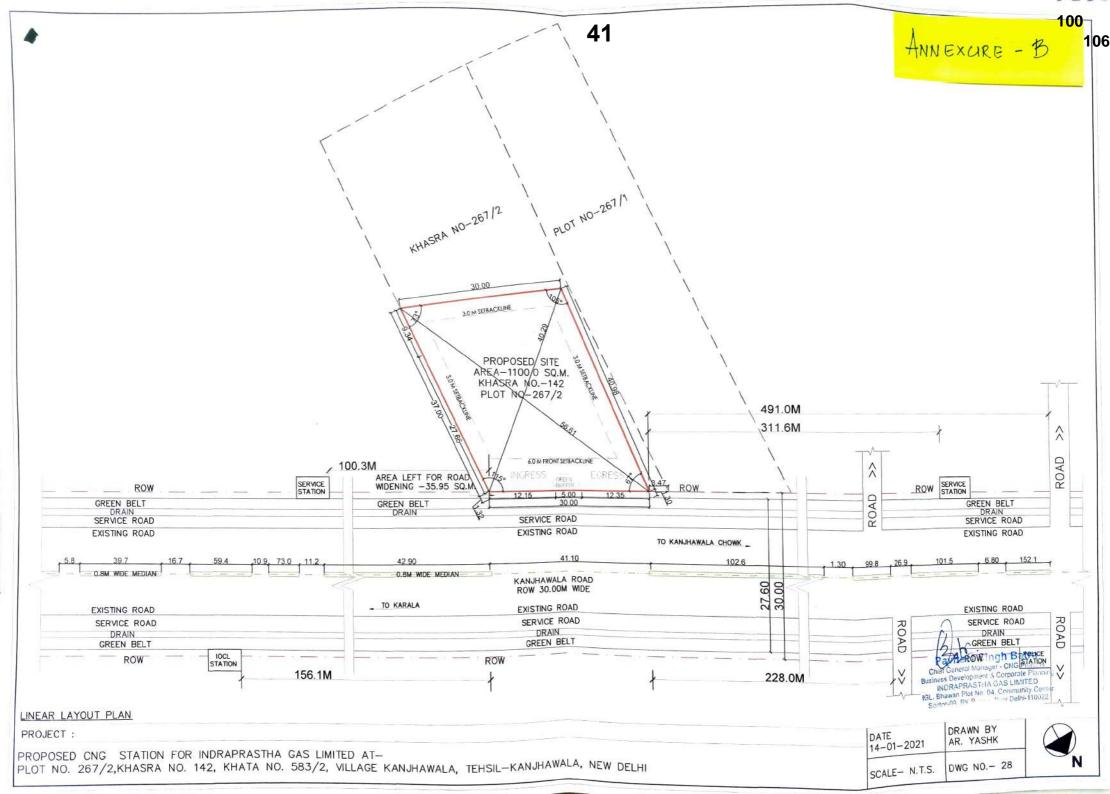
Asstt. Director (Plg.), LP/Zone N, DDA Dy. Director (Plg.) Land Pooling Unit-I, DDA Additional Commissioner (Plg.)
Land Pooling (Zone – K-I, L, N,
P-II)/ Policy/Zone –H (Apart
from Rohini), DDA

# 106165/2021/AD(PLG-LP/ZONE N)

# **Annexure A**



Kh. No. 142, Plot No. 267/2, Village Khanjawala, Tehsil Khanjawala, Distt. North West Delhi, Delhi



Receipt No : 106289/2021/AD(PLG-ZONE D)

Additional Item

37th

Item No. -07/2021

mittee Pg-42 onwards

0\_\_\_.

Draft Agenda for Technical Committee Item No\_\_\_

Sub: -Proposal to grant 'Planning Permission' to Delhi Transco Limited (DTL) for providing Right of Way (ROW) for diversion of existing 220 KV Overhead Transmission Line from Monopole Towers P-2 to P-4 to feed power to upcoming 220/66 kV sub-station (ESS) at Bharthal, Dwarka, Sector-26.

File No. F1(534)2018/Plg./Dwk/Pt-II/

#### 1.0 Background:

- Initially, Delhi Transco Limited (DTL) requested that ROW is required for diversion 1.1 of existing 220 KV D/C Bamnauli-DIAL Transmission Line (TL) to facilitate the construction of Dwarka Expressway and to feed power to upcoming 220/66 KV substation (ESS) at Bharthal Sector-26, Dwarka (Annexure-I).
- Subsequently, a joint site inspection was held on 30.12.2020 including officers from 1.2 Engineering Wing, LM Wing, Planning Wing & Survey Wing of DDA and National Highway Authority of India (NHAI) & DTL officials wherein earlier proposed route plan was explained by DTL and it was clarified that part of proposed route falls in between Sector-26, 27 Dwarka and a portion also falls on Dwarka Expressway which is under construction by NHAI. It was clarified by DDA that for the portion of 220KV TL alignment falling under Dwarka Expressway, DTL to obtain clearance from NHAI (Annexure-II).
- It was also discussed that DTL to submit two options of superimposed required 1.3 route alignment on TSS provided by Engineering Wing, DDA.
- Consequently, as per site inspection, DTL submitted two options vide letter dated 1.4 05.01.2021 of revised route alignment along with location of 6 monopoles transmission towers P-1 to P-6 (copy of Layout enclosed as Annexure-III). The details are given below: -
  - P-1 to be erected in existing RoW of DTL 220 KV D/C Bamnauli DIAL TL.
  - P-2, P-3 and P-4 monopoles towers, DTL needs Right of Way (RoW) of 35 meters as per Electricity Rules from DDA on 30-meter sector road. The footprint of these monopoles on 30-meter Road shall be approx. 4.0 meters.
  - P-5 & P-6 monopoles shall be erected in NHAI RoW (Dwarka Expressway).
- Thereafter, two options were submitted by DTL and subsequently LM Wing vide report dated 04.01.2020 submitted as follows: -1.5

Receipt No: 106289/2021/AD(PLG-ZONE D)



"The land below the corridors and locations of Towers P-2 & P-4 in both the options is acquired by DDA and is handed over to Engineering Wing, Dwarka. However, Tower P-3 falls on land which has been lapsed u/s 24(2) of the New LA Act-2013 and the matter is under consideration for appeal in Supreme Court." (Annexure-IV)

- 1.6 The options were also forwarded to Engineering Wing who have submitted that the proposed route is not feasible.
- In order to resolve the matter, a meeting was held under the chairmanship of Director (Plg.) Dwarka on 11/01/2021 which was attended by officers from DTL, NHAI, Engineering wing, LM wing and Planning wing of DDA, wherein, DTL was conveyed to finalize the 220 kV TL route in coordination with LM and Engineering Wings of DDA. However, it was also clarified by NHAI, that in order to avoid conflict of interest DDA shall process the proposed route of DTL in their area of jurisdiction. For the portion of route falling on Dwarka Expressway, DTL to obtain clearance from NHAI separately. (Minutes of Meeting are enclosed as Annexure –V)
- 1.8 Subsequently, the revised route alignment was received from DTL on 14.01.2021 incorporating acceptance of route by Engineering and LM wings of DDA.
- 1.9 Accordingly, the revised alignment of 220 kV from Tower P-2 to P-3 and P-4 is placed for approval of Technical Committee.

#### 2.0 Examination:

- 2.1 The revised route plan of 220 kV TL from tower P-2 to P-4 is received from DTL vide letter dated 14.01.2021. The route was finalized by DTL in consultation with LM Wing and Engineering wing of DDA (Annexure-VI).
- 2.2 The existing route from Sector 26, Dwarka is diverted from monopole Tower P-2 towards P-3 & P4 (copy of route plan is annexed as **Annexure-VII**).
- 2.3 The towers P-2, P-3 & P4 as well as the corridor of 220 kV TL are falling on the Central Verge of proposed 30m ROW road in between Sectors 26 & 27 as per approved ZDP of Zone K-II and Sector Layout Plan of Sector-21,22 & 26.
- 2.4 The monopole towers will have footprint of 4m x 4m (approx.) and the road section of 30 m road has to be modified accordingly by Engineering Wing.

324/6

The 30 m road will suffice the required ROW for the 220KV TL which is 30 mtrs. as confirmed by DTL in the meeting, thereby there will be no impact on the adjoining proposed Residential plots of Sector-26.

# 3.0 Proposal:

- 3.1 In view of Para 1 and 2 above, the Proposal is for the grant of 'Planning Permission' to Delhi Transco Limited (DTL) for providing Right of Way (ROW) for diversion of existing 220 KV Overhead Transmission Line from Monopole Tower P-2 to P-4 as the same is falling on DDA land.
- 3.2 DTL to obtain clearance from NHAI for the route alignment from P-4 to P-6 separately as the same is falling on Dwarka Expressway.

## 4.0 Recommendation:

The proposal as given in Para 3.0 is put up for consideration of the Technical Committee.

Asstt. Dir.(Plg.)/Dwk

Dy. Dir.(Plg.)/Dwk



# विल्ली ट्रांसको लिमिटेड

DELHI TRANSCO LIMITED

(A Govt of NCT of Delhi Undertaking)

Corporate Identification Number (CIN) U40103DL2001SGC111529

Ref. No: F.DTL/202/Oprns.plg/Manager (Planning) SSLM/2020-21/F-1/1/3

Dated: 26.11.2020

Dy. Director (Planning), Dwarka Delhi Development Authority Manglapuri, Palam New Delhi- 110045



Subject:

(Providing Right of Way (ROW) for the construction of 220kV Overhead Transmission Line to feed power to upcoming 220/66kV ESS at Bharthal, Dwarka Sector-26.)

Sir/Madam,

This is in reference to our earlier letters dated 04.03.2020 and 27.05.2020 wherein DDA was requested to provide approval for ROW of 35mtr (on both sides of Dwarka Expressway) for Double Circuit LILO of nearby section of DTL's 220kV Bamnauli-DIAL Transmission Line up to the proposed 220/66kV Bhartal Substation.

During the site visit at Bhartal site for upcoming 220kV S/s Bhartal, it was observed that the portion of land already handed over to Power Department/ DTL is encroached and construction activities were being carried out by NHAI for Dwarka Expressway) Due to this, the entire scheme of establishing a Substation and its LILO for in-feed has been jeopardized. This matter is being taken up with DDA IL branch as advised earlier by your good self.

Apart from above NHAI has requested for raising/shifting of section of existing DTL's 220kV Bamnauli-DIAL O/H Transmission Line as same is infringing upcoming Dwarka Expressway near proposed 220kV Bhartal Substation. NHAI submitted their revised tentative route alignment for shifting of section of above said line. This proposed revised route alignment is passing in front of /adjacent to proposed DTL 220 kV Bhartal Substation Plot. This revised route alignment is under consideration and will be used as LILO for in-feed to proposed 220kV Bhartal substation (subject to ROW approval) instead of separate LILO section, as earlier requested to DDA for granting ROW."

It is pertinent to mention here that shifting of section of existing DTL's 220kV Bamnauli-DIAL line as per NHAI's revised route alignment will vacate section of the existing ROW.

In view of above, DDA is requested to consider the revised route alignment of NHAI and grant the ROW approval. Revised route alignment with tower locations is marked on drawing and attached herewith.

Encl: As above.

Copy to:

Project Director PIU,

National Highway Authority of India 201 E/A, Second Floor ID 21, Corporate Park

Sector-21, Dwarka, NewDelhi-11007

NH TONATA

NHAY is requested to approach DDA for expediting approval of RoW.

तदापभवन, अनारकलीबाजारपरिसरकेप्रथमतल, झंडेवालान, नईदिल्ली 110,055

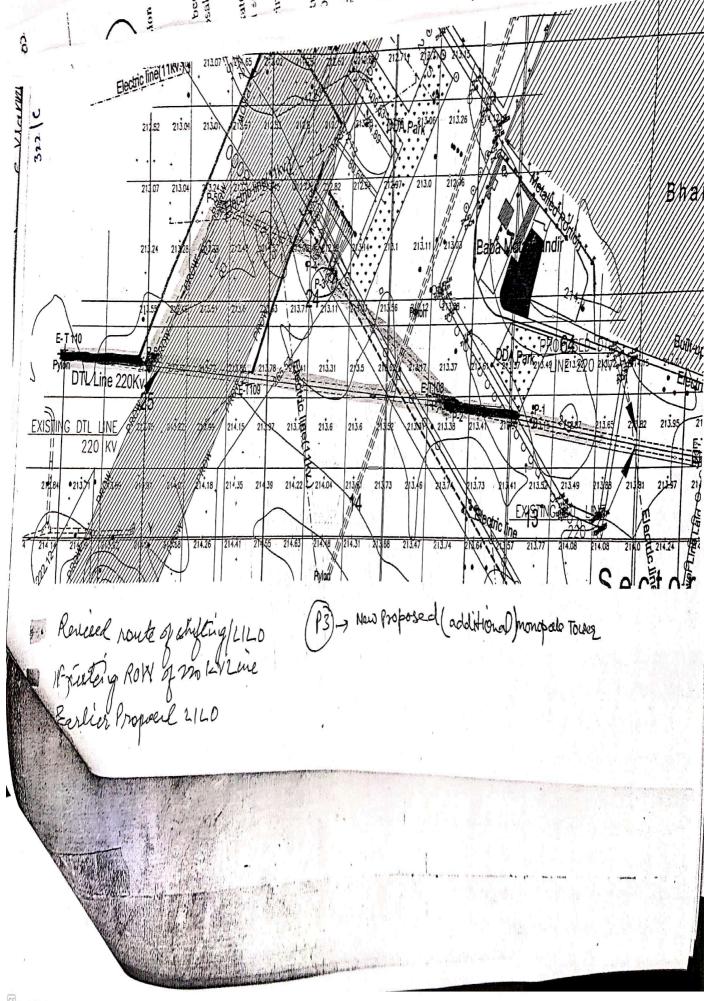
Manager (T) Planning- SS&LM



Office, Manager (Planning) SS&LM

Room No – 47, Shakti Deep Building, First floor of Anarkali Market Complex, Jhandewalan, New Delhi – 110055 कश्रमंख्या - 47, शक्तिवीपभवन, अनारकतीबाजारपणिसरकेष्ठथमतल, रहिवासान, नईदिल्ली 110,055

प्रतीकृतकार्यालयः शक्तिमयत्त्र, कोटलारोड, नई डिज्ली - 110902 Regd office : Slakti Sadan, Kotla Koad, New Delhi – 110 662 Visit us at <u>www.dtl.gov.in</u>





Sent to DDA officials through a office on 31.12. 2020 wide reciept No. 1100550 299/0

दिल्ली विकास प्राधिकरण योजना कार्यालय द्वारका, अंगलापुरी ,पालम, नयी दिल्ली-110045

No. F1.(552)18/Dwk/Plg/Pt-1/268

Dated: -3 \ /12/2020

# JOINT SITE INSPECTION REPORT

This is with reference to the matter regarding the Right of Way (RoW) and land issues for the construction of 220 kV Overhead Transmission Line to feed power to upcoming 220/66kV at Bhartal, Sector-26, Dwarka.

in this regard, a joint site inspection was held on 30.12.2020 to discuss the following incures. The officials from LM Wing, Engineering Wing, Planning Wing of DDA and Dethi Transco Limited (DTL) attended the site inspection. There was no representation from NHAI during the site visit, however the issues were discussed telephonically.

- Finalization of Modified Route Plan of 220 kV Transmission Line (TL) as under consideration by DTL.
- Additional Land requirement by DTL for ESS in lieu of land allotted to NHAI for Dwarka Expressway.

The following are the minutes of the discussion: -

# Regarding Point- 1:

- 1. DTL explained the new Modified Route Plan of 220 kV TL passing through the Sector- 26 and 27, Dwarka and agreed to submit the same after superimposing over the Khasra based TSS of Sector - 27, 28 and 29, Dwarka (mailed earlier) by today
- 2. It was conveyed to DTL by DDA to propose the route along the 30 m RoW road dividing Sector-26 and 27, Dwarka while keeping into consideration that the carriage
- 3. DTL also conveyed that since monopole towers will be constructed, therefore, about 3.5 m. to 4 m. width will be required for footing which will fall on the adjoining footpath. Engineering Wing to revise the road section to accommodate the modified
- 4. It was also conveyed by DTL that one of the tower is falling in Private Land and LM wing, DDA to confirm the same.
- 5. It was suggested that DTL to provide the revised options (two numbers) duly superimposed on the TSS provided by Planning Wing, DDA.
- 6. LM wing to review the route plan and confirm the availability of the land.
- Engineering wing to review the route plan/ tower positions with respect to clearance of road RoW and confirm the same to Planning wing.
- 8. Planning wing, DDA conveyed that DDA will provide the planning permission for the route falling under DDA Land and for the portion of 220 kV TL falling under Dwarka Expressway, DTL to obtain clearance from NHAI.

298/6 320/6

Subsequently, Planning Wing will place the agenda for planning permission to ETL for construction of 220 kV TL in the upcoming Technical Committee identified. However, it was conveyed by DTL and NHAI that the matter is of urgent importance and is time bound. Therefore, if agreed, the in-principle approval may be given by DDA.

# Regarding Point II:

- DTL conveyed that the plot allotted by DDA for 220 kV ESS at Sector-26, Dwarka has been infringed upon by NHAI for the portion of Dwarka Expressway.
- It was discussed that the plot handed over to DTL by DDA, IL wing and Engg.
   Wing was 8550 sq. m. whereas, the area as per approved LOP is 9036 sq. m.
- it was also informed by Planning wing, Dwarka that out of this 9036 sq. m. area, only about 570 sq. m. is given to NHAI for construction of Dwarka Expressway, thereby, resulting in the balance area of 8466 sq. m.
- 4. However, Engg. Wing confirmed that a strip of land is available adjoining the ESS plot and is lying vacant as the area allotted to DTL was only 8550 sq. m.
- 5. It was further discussed that DTL to coordinate with NHAI Engineering wing, Dwarks and confirm the exact area and dimensions available for the ESS plot as well as the adjoining strip of land as per site conditions.
- 6. It was discussed that the balance land available at site can be considered in lieu of the land handed over to NHAI for construction of Dwarka Expressway and accordingly IL wing, DDA to process the matter regarding the allotment of the same.

(Anu Punj)
Asst. Director (Plg) Dwarka

# Copy to: -

- Sh. Nirman Jambhulkar, GM (Tech.)/Project Director, NHAI, Project Implementation Unit-Dwarka, 201 E/A,2nd Floor, D-21 Corporate Park, Sector -21, Dwarka, New Delhi-110075.
- 2. Sh. Pankaj Kumar Vijay, Dy. GM (T) Planning, Delhi Transco Limited, Shakti Sadan, Kotla Road, New Delhi 110002.
- 3. Commissioner (Plg.), DDA, Vikas Minar, ITO, New Delhi for kind information.
- 4. Chief Engineer (Dwk), DDA, Manglapuri, Palam, New Delhi for kind information.
- Addl. Chief Architect, VC Office, DDA, Vikas Sadan, INA, New Delhi for kind information.

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- Addl. Commissioner(Plg.)/Projects, DDA, Vikas Minar, ITO, New Delhi for kind
- 7. Director (IL), DDA, Vikas Sadan, INA, New Delhi-110023 for kind information.
- 6. Director (LM), DDA, Vikas Sadan, INA, New Delhi-110023 for kind information.
- Dy. Director (IL) DDA, Vikas Sadan, INA, New Delhi.
- 10. Dy. Director (LM) South-West, DDA, Subhash Nagar, New Delhi.
- 11. EE/DMD-4, DDA, Central Nursery, Sector-5, Dwarka, New Delhi. 12. EE/DMD-2, DDA, Central Nursery, Sector-5, Dwarka, New Delhi.

Asst. Director (Pig) Dwarka



DELHI TRANSCO LIMITED

Dy. Dir. (Plg. Jato ....

(A Govt of NCT of Delhi Undertaking)

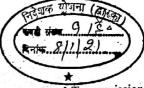
Corporate Identification Number (CIN) U40103DL2001SGC111529

Ref. No: F.DTL/202/Oprns.plg/Manager (Planning) SSLM/2020-21/F-1/J4)

Dated: 05.01.2021

Dy. Director (Planning), Dwarka

Delhi Development Authority Manglapuri, Palam New Delhi- 110045



Subject: Providing Right of Way (ROW) for the shifting and construction of 220kV Overhead Transmission Line to feed power to upcoming 220/66kV ESS at Bharthal, Dwarka Sector-26.

Sir/Madam,

In respect to discussion in joint site inspection held on dt. 30.12.2020, the revised 220kV line diversion has been superimposed on the auto-cad drawing (provided by DDA) for Right of Way. The revised/modified proposal is being submitted with the following requirements:

- 1. DTL required RoW for diversion of existing 220kV D/C Bamnauli-DIAL Transmission line to facilitate the construction of Dwarka Expressway and to feed power to upcoming 220/66kV substation (ESS) at Bharthal sector-26, Dwarks.
- 2. DTL has proposed 6 nos of monopoles transmission towers namely P-1 to P-6 as shown in attached superimposed drawings. As discussed in site inspection, two option has been proposed.
- 3. P-1 is proposed to be erected in existing RoW of DTL 220kV D/C Bamnauli-DIAL Transmission line.
- 4. 9-1, P-2 and P-3 Monopoles towers, DTL needs Right of Way (RoW) of 35 meters as per Electricity Rules from DDA along 30 meter sector Road. The foot print of these monopoles on 30 meter Road shall be approx 4.0 meters.
- 5. P-5 & P-6 monopoles is proposed in RoW for Dwarka expressway of NHAI.
- 6. After diversion of this section of transmission line, the old section (as marked in attached map), shall be dismantled.
- 7. Above-information has already been informed vide e mail dt 30.12.2020.
- 9. Two colored map for two option are attached herewith.

Therefore, it is requested for kind consideration for granting in-principal RoW for to feed power to upcoming 220/66kV substation (ESS) at Bharthal sector-26, Dwarka.

Manager (T) Planning-SS&Liv

Encl: As above.

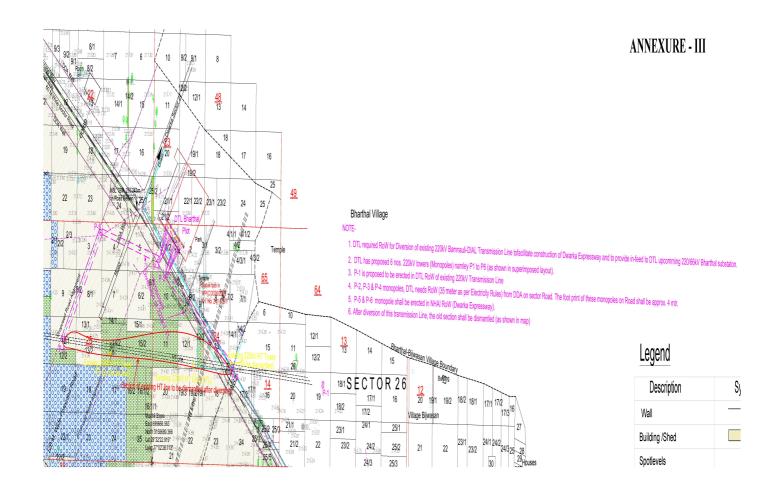
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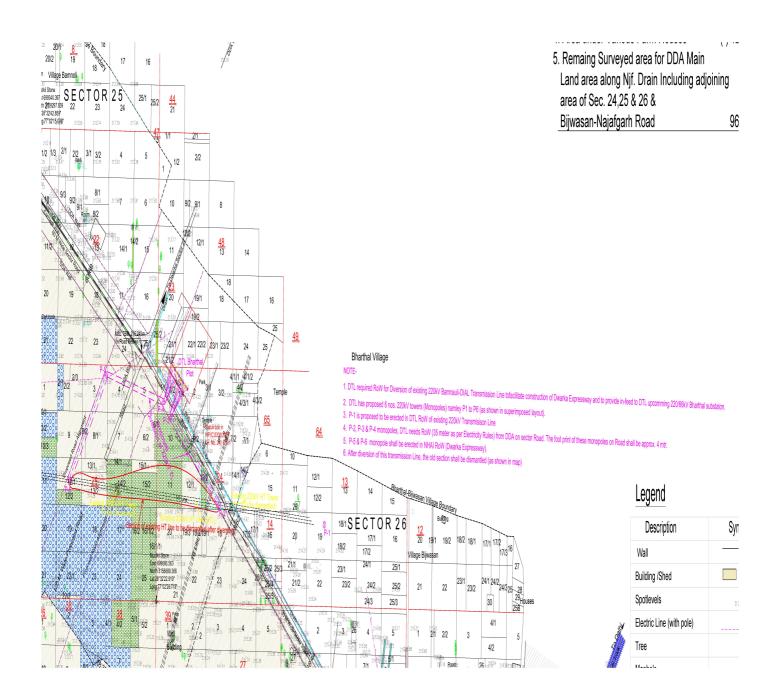
Room No - 47, Shakti Deep Building, First floor of Americal Market Complex, Jhandewalan, New Delhi - 110055 नक्षसंख्या - 47, शक्तिवीएभयन, क्षमारक्षनीयाजारगरिसरकेशप्रभागम्, अंडेवालान, नईदिल्ली 120,055

पंजीवृत्मकार्यालयः शक्तिसदन, कोटलारोड, नईहिल्ली -11.0002 Regd office: Shakti Sadan, Kotla Road, New Dolhi - 110 002





# ANNEXURE - III



215 C

पत्र दिनांक 30 .12.2020 , 04 .01 .2021 इ-मेल के माध्यम से DD (LM) साउथ-वेस्ट शाखा को लैंड स्टेटस व् कोर्ट केस के विषाय पर जानकारी हासिल करने के लिए DTL /POWER DEPARTMENT GNCTD से DD / प्लानिंग DWARKA के माध्यम से प्रापत हुआ है। पत्र के साथ प्लान पर जो भूमि DTL पावर डिपार्टमेंट द्वारा गुलाबी रंग से दर्शायी गयी है, दर्शयी गयी भूमि P1 , P2 , P2 ऑप्शन , P3 to P6 ,से चिन्हित किया गया है ! चिन्हित की गयी भूमि गांव बिजवाससन , गांव वामनोली की अधिग्रण भूमि पूर्ण DDA भूमि है ! लैंड रिकॉर्ड DDA अनुसार इस भूमि का वाकय कब्ज़ा LAC / L & B से DDA को क्रम सह: दिनॉक 05 .09 .2002 , 14 .09 .2007 को प्राप्त हुआ है ! यह भूमि दिनॉक 26 .11 .2002 , 03. 01 .2008 के IE क्रम शः WD - 12 , SWD - 7 द्वारका फेस - 2 को ट्रांसफर की जा चुकी है ! वर्तमान में क्वेश्चन भूमि AE /SWD - 8 / DMD -2 इंजीनियरिंग विभाग डीडीए की देख रेख में है !

इस शाखा में उपलब्द कोर्ट केस रजिस्टर के अनुसार P - 3 में चिन्हित भूमि पर अंडर सेक्शन ( 24 /2 ) का केस दर्ज है जिस का टाइटल राजेश दीवान VS यूनियन ऑफ़ इंडिया एंड अन्य , डब्ल्यूपीसी न 4365 / 14 से लैप्स है ! यह कोर्ट केस माननीय सुप्रीम कोर्ट में DDA की अपील के लिए प्रोसेस में है !

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पंजीकृतकार्यालय: शक्तिसदन, कोटलारोड, नईदिल्ली -110002 Regd office : Shakti Sadan, Kotla Road, New Delbi – 110 002 Receipt No: 106289/2021/AD(PLG-ZONE D)

Gettle - Office R. No. to DDA officers.

दिल्लीविकासप्राधिकरण DELHI DEVELOPMENT AUTHORITY

योजनाकार्यालयद्वारका , DWARKA PLANNING OFFICE मंगलापुरी ,पालम,नयीदिल्ली ,110045 MANGLAPURI, PALAM, NEW DELHI

No. F1(534)18/Dwk/Plg/Pt-II/

Dated: - /01/2021

To

- Sh. Pankaj Kumar Vijay, Dy. GM
   (T) Planning, Delhi Transco
   Limited, Shakti Sadan, Kotla Road,
   New Delhi 110002
- Sh. NirmanJambhulkar, GM (Tech.)/Project Director, NHAI, Project Implementation Unit-Dwarka, 201 E/A,2nd Floor, D-21 Corporate Park, Sector -21, Dwarka, New Delhi- 110075

Sub:- Minutes of Meeting regarding planning permission for change of route alignment of 220 kV Overhead Transmission Line to feed power to upcoming 220/66kV ESS at Bhartal, Sector-26, Dwarka.

Please find enclosed copy of Minutes of Meeting as referred above for information please.

The enclosed Minutes of Meeting have been approved by Director(Plg.)/Dwarka.

(Neetu<sup>'</sup>Randhawa) Dy. Director (Plg.)/Dwk

# Copy to:-

1. PS to Commissioner (Plg.), DDA, Vikas Minar, ITO, New Delhi for kind information.

2. Addl. Commissioner (Plg.)/Dwk, Delhi Development Authority, Vikas Minar, I.P. Estate, New Delhi-110002.

 Ex. Engineer/DMD-4 (WD-3), DDA, New Delhi (for Sector- 26, Dwarka) for necessary action.

 Ex. Engineer/DMD-2 (SWD-8), DDA, New Delhi (for Sector-27,28, 29, Dwarka) for necessary action.

5. Dy. Director (LM) South-West, DDA, Subhash Nagar, New Delhi for necessary action.

Dy. Director (Plg.)/Dwk

do

Receipt No: 106289/2021/AD(PLG-ZONE D)

# दिल्लीविकासप्राधिकरण **DELHI DEVELOPMENT AUTHORITY**

योजनाकार्यालयदवारका, DWARKA PLANNING OFFICE मंगलाप्री ,पालम,नयीदिल्ली ,110045 MANGLAPURI, PALAM, NEW DELHI

No. F1.(534)18/Dwk/Plg/Pt-II/ / (

Dated: - 13/01/2021

Minutes of Meeting regarding planning permission for change of route alignment of 220 kV Overhead Transmission Line to feed power to upcoming 220/66kV ESS at Bhartal, Sector-26, Dwarka held under the Chairmanship of Director(Plg.)/Dwk on 12.01.2021.

This is with reference to the matter regarding proposal for grant of 'Planning Permission' to Delhi Transco Limited (DTL) for providing Right of Way (ROW) for diversion of existing 220 kV Overhead Transmission Line (TL) to facilitate the construction of Dwarka Expressway and to feed power to upcoming 220/66 KV substation (ESS) at Bharthal, Dwarka, Sector-26.

In this regard, certain observations are received from both the Land Management (LM) Wing and Engineering wing, DDA on the proposal submitted by DTL. To resolve the matter, a meeting was held under the chairmanship of Director (Plg.) Dwarkaon 11/01/2021at 3.00 PM. The meeting was attended by officers from DTL, NHAI, Engineering Wing, LM Wing and Planning wing of DDA.List of the participants is annexed.

# A. Following was discussed during the meeting:

- 1. The representative of LM Wing, DDA conveyed to DTL that as per the route alignment submitted by DTL, the location of tower P-3 is not feasible as the land is lapsed under section 24(2) of the new Land Acquisition Act, 2013 as DDA has lost the relevant case in High Court of Delhi. :
- 2. The representative of National Highway Authority of India (NHAI) requested that in order to avoid conflict of interest DDA shall process the proposed route of DTL in their area of jurisdiction. For the portion of route falling on Dwarka Expressway, DTL to obtain clearance from NHAI
- 3. After various deliberation amongst the officers present in the meeting DTL will come up with in suitable modified options.

# B. Following are the Actions to be taken by:

- 1. The finalized route plan of the 220 kV Transmission Line falling under (at present from tower P-2 to P-4) in consultation with LM Wing and Engineering wing of DDA. (Action: DTL)
- 2. The matter may be processed for consideration of Technical Committee after receipt of finalized route by DTL.

(Action: DDA)



(राष्ट्रीय राजधानी क्षेत्र दिल्ली सरकार का उ

DELHI TRANSCO LIM (A Govt of NCT of Delhi Undertaking) Corporate Identification Number (CIN)

Ref. No: F.DTL/202/Oprns.plg/Manager (Planning) SSLM/2020-21/F-1/147 Dated: 14.01.2021

Dy. Director (Planning), Dwarka Delhi Development Authority Manglapuri, Palam New Delhi- 110045

3/2/6

Subject: Providing Right of Way (ROW) for the shifting and construction of 220kV Overhead Transmission Line to feed power to upcoming 220/66kV ESS at Bharthal, Dwarka Sector-26.

Ref.: MOM dt 30.12.2020 circulated vide F1.(552)18/Dwk/Plg/Pt-I/268 dt 31.12.2020 F.DTL/202/Oprns.plg/Manager (Planning) SSLM/2020-21/F-1/141 Dated: 05.01.2021 MOM dt 11.01.2021 circulated vide F1.(534)18/Dwk/Plg/Pt-II/11 dt 13.01.2021

Sir/Madam.

In respect to discussion in joint site inspection held on dt. 30.12.2020, the revised map for realignment of 220kV line submitted vide above referred letter dated 05.01.2021. Further Meeting held on 11.01.2021 in DDA office and it is observed that proposed route alignment from P2 to P3 infringing the lands on both sides are under litigations and it is decided to put up the alignment of these towers on central verge of road. Accordingly modified route has been superimposed on the drawing (provided by DDA). LM and Engineering Wing of DDA has already given their report on modified alignment.

DTL has proposed 6 nos of monopoles transmission towers namely P-I to P-6 as shown in attached superimposed drawings. P-1 Monopoles towers is proposed to be erected in existing RoW of DTL 220kV D/C Bamnauli-DIAL Transmission line, P-2 to P-4 Monopoles towers on the central verge of the sector Road. P-5 and P-6 monopole towers are proposed on the boundary in RoW of Dwarka expressway of NHAI.

It is requested to grant in-principal approval for RoW for LILO to feed power to upcoming 220/66kV substation (ESS) at Bharthal sector-26, Dwarka.

Manager (T) Planning- SS&LM

Encl: As above.

Copy to:

Project Director PIU, National Highway Authority of India Sector-21, Dwarka, NewDelhi-11007

For information and necessary action please.

Manager (T) Planning- SS&L'M

Office: Manager (Planning) SS&LM

Room No – 47, Shakti Deep Building, First floor of Anarkali Market Complex, Jhandewalan, New Delhi – 110055 कक्षसंख्या - 47, शक्तिदीपभवन, अनारकलीबाजारपरिसरकेप्रथमतल, झंडेवालान, नईदिल्ली 110,055

पंजीकृतकार्यातयः शक्तिसदन, कोटलारोड, नईदिल्ली -110002 Regd office: Shakti Sadan, Kotla Road, New Delhi - 110 002 Receipt No: 106289/2021/AD(PLG-ZONE D)

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# OFFICE OF THE EXECUTIVE ENGINEER DELHI DEVELOPMENT AUTHORITY DWARKA MAINTENANCE DIVISION NO.II NEW DELHI — 110075

Ox. Dir. (PIG.) DV K
, Ne. 21.

No. F2(18) AEII/DMD-2/DDA/17-18/32 Date: 13-1-21

The Deputy Director(Planning)
Dwarka, Manglapuri
New Delhi

Subject:- Laying of HTL by Delhi Transco.

In reference of email received from Delhi Transco. on today i.e.13/1/2021,regarding laying of HTL on the road from Bharthal Chowk to Bijwasan Villages. There are Four options(copy enclosed) submitted by Delhi Transco regarding laying of HTL. The option No.1 is suitable for laying of HTL with some changes. The changes are ,the pylon No.3 & 4 should be fix in central verge of road or outside of carriage way of road,subject to land should be free from litigation etc,which may be verified from LM Branch.

Encloser: - As enclosed

Executive Engineer DMD-II

Copy To:

1.AE-II for information with respect to his report.

Executive Engineer

3/0/6

Please refer to the email of Manager (Planning) Delhi Trasco Ltd. Dated 12.01.2021 the required report is as under:-

It is submitted that the proposed 220 KV BAMNOLI-DIAL LINE shown/marked as P-1 to P-4 & P-5 to P-6 in the enclosed plan falls in Khasra No. 13//20 min, 14//16 min & 17 min village Bijwasan, khasra no. 24//1 min, 2 min, 8 min, 9/1 min, 9/2 min, 10 min, 12/1 min, 12/2 min, 13 min, 14/1 min, 18 min, 25//3 min, 8/2 min, 9 min & 12/1 min of village Bamnoli. Eastern side of ROW from P-5 to P-6 also falls in Dwarka Express way (NHAI). As per LR/DDA the said land is with DDA & further transferred to Engg. Wing, DDA and under their jurisdiction at site. As per court case register received from erstwhile NL-I Branch, court cases under section 24(2) are pending in r/o land of khasra No. 8, 9/1, 9/2, 10 & 12/2 village Bamnoli.

Tehsildar(LM)SWZ

Dy. Director(LM)SWZ

Dy. Director (Plg.)Dwarka

