

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

Date: 07.09.2021

E-File No.- PLG/MP/0016/2021/F-1/-O/o DY DIRECTOR (PLG)MP AND DC/ 472

Subject: Minutes of the 10th Technical Committee meeting of DDA for the year 2021 held on 26.08.2021.

The 10th Technical Committee Meeting of DDA for the year 2021 held under the chairmanship of Vice Chairman, DDA through online mode on 'Webex' portal on **Thursday**, **26.08.2021 at 10:00 AM**. 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.

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(Shikha Bhargava) Dy. Director (Plg) MP & DC /Director (Plg) MP (Incharge)

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.)-II, DDA
- 11. Addl. Commr. (Plg.)-III, DDA
- 12. Addl. Commr. (Plg.)-IV, 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
- 2. Representative from IGL

<u>Item No. 52/2021</u> Confirmation of the Minutes of 9th Technical Committee meeting held on 02.08.2021. PLG/MP/0015/2021/F-1/-O/o DY DIRECTOR (PLG)MP AND DC/

Since no observations/comments were received, the minutes of the 9th Technical Committee held on 02.08.2021 were confirmed as circulated.

Item No. 53/2021

Planning permission for CNG/EV Charging Station on Private Land Khasra No. 85/14, 85/15/1, Village Khera Khurd, Tehsil Narela, Delhi in view of notified regulations dated 08.03.2019. PLG/MP/0007/2021/F-7/-O/o ADDL. COMMR(PLG-PROJ MPMR)

The agenda was presented by Addl. Comm. (Plg.)- II. After detailed deliberations, the agenda item was deferred.

Item No. 54/2021

Planning permission for CNG/EV Charging Station on Private Land Khasra No. 29/2 Min(1-10), Village- Nangli Poona, Tehsil- Alipur, Delhi in view of notified regulations dated 08.03.2019. PLG/MP/0006/2021/F-7/-O/o ADDL. COMMR(PLG-PROJ MPMR)

The agenda was presented by Addl. Comm. (Plg.)- II. After detailed deliberations, the agenda item was approved for Temporary Permission as per the General Provisions approved in the 4th and 7th Technical Committee Meeting of 2020. However, in order to maintain 100 mt. distance from the road intersection, ingress/ egress to be shifted by 10 mt and the minimum 10 mt x 4.5mt space to be maintained as green island.

Item No. 55/2021

Planning permission for CNG/EV Charging Station on Private Land Khasra No. 52/8 min (1-13), 52/2/2 Min (0-10) & 134 Min (1-08), Village Alipur, Tehsil-Alipur, Delhi in view of notified regulations dated 08.03.2019.

PLG/MP/0005/2021/F-7/-0/o ADDL. COMMR(PLG-PROJ MPMR)

The agenda was presented by Addl. Comm. (Plg.)- II. After detailed deliberations, the agenda item was approved for Temporary Permission as per the General Provisions approved in the 4th and 7th Technical Committee Meeting of 2020.

Item No. 56/2021

Planning permission for CNG Station on Private Land Khasra no. 54/16, Village Dichaon Kalan, Delhi.

PLG/LP/0006/2021/L/FSTN-O/o DD(PLG) LAND POOLING(ZONE K-I,L)

The agenda was presented by Director (Plg), Land Pooling. After detailed deliberations, the agenda item with reduced size of CNG station was approved for Temporary Permission as per the General Provisions approved in the 4th and 7th Technical Committee Meeting of 2020 subject to approval from the Petroleum and Explosives Safety Organization (PESO). However, in order to maintain 50 mt. distance from the road intersection, for ingress/egress 9.0 mt x 4.5 mt is to be left and maintained as green island.

Item No. 57/2021

Proposal for planning permission for CNG/EV Charging station on Private Land Khasra Number 20//5/2/2 (1-17 1/2), Village –Jharoda Majra Burari, Delhi-110084 in view of notified regulations dated 08.03.2019

PLG/LP/0001/2021/P-II/FS-O/o DY. DIRECTOR(PLG)LAND POOLING-I

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The agenda was presented by Addl. Comm. (Plg.)- II. On the question raised to IGL regarding provisioning of another CNG station in view of three existing petrol pumps with CNG facility adjacent to the site, IGL clarified that existing CNG facilities have lower pressure and cater to LMVs only. For heavy vehicles like trucks, city buses high pressure point is required, therefore exclusive CNG facility is required in the area. After detailed deliberations, the agenda item was approved for Temporary Permission as per the General Provisions approved in the 4th and 7th Technical Committee Meeting of 2020.

Item No. 58/2021

Proposal for planning permission for CNG station on Private Land Khasra No. 154/547, Pooth Khurd Village, Tehsil Narela, Delhi 110039 in view of notified regulations dated 08.03.2019

PLG/LP/0005/2021/N/FSTN-AD(PLG-LP/ZONE N)

The agenda was presented by Director (Plg), Land Pooling. It was observed that Petroleum and Explosives Safety Organization (PESO) approval is not available on record. The agenda item was deferred and the case be resubmitted to The Technical Committee after approval of PESO is received.

Item No. 59/2021

Inclusion of Multi-Storied Flats along Baba Kharak Singh Marg and Pt. Pant Marg, near G.P.O., New Delhi (measuring an area of 4.15 Ha.) under Redevelopment areas in Zonal Development Plan of Zone-D for construction of Multi Storied Flats for Hon'ble Members of Parliament (Lok Sabha).

PLG/MP/0029/2021/F-20/-AD(PLG-ZONE D)

The agenda was presented by Chief Architect (RD), CPWD. It was pointed out that Traffic Impact Assessment (TIA) study be conducted to determine the impact on traffic changes caused by the proposed development. After detailed deliberations the proposal was recommended and approved for processing under Sec 11 A of DD Act 1957. It was also decided that CPWD shall simultaneously, conduct the TIA study and submit to DDA before the agenda is placed to the Authority for final approval.

Item No. 60/2021

Modification in the Nomenclature for plot earmarked as "Sports Complex" to "International Sports Complex" in Sector-19 (I), Dwarka with Development Control Norms. ENGG/CESP/0003/2021/F1/DWK-O/o CHIEF ENGINEER(SPORTS)

The agenda was presented by Addl. Comm. (Plg.)- II. After detailed deliberations, the agenda item was approved.

OTHER ISSUES:

Regarding proposals of planning permission for Fuel Station:

To expedite approval of CNG stations on private lands the Vice Chairman, DDA directed that periodical Review Meetings be scheduled to streamline the process. It was also agreed that all cases would be decided within 60 days from the date of receipt of complete application.

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

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ANNEXURE-I

List of participants of 10th Technical Committee meeting for the year 2021 dated 26.08.2021

DELHI DEVELOPMENT AUTHORITY

- 1. Vice Chairman, DDA
- 2. Member (Admin & LM)
- 3. Commissioner (Plg.), DDA
- 4. Chief Architect, HUPW, DDA
- 5. Addl. Commissioner (Plg.) -I
- 6. Addl. Chief Architect, VC Office
- 7. Addl. Commissioner (Plg.)-II
- 8. Addl. Commissioner (Plg.)-III
- 9. Addl. Commissioner (Plg.)-IV
- 10. Director (Plg), Zone D
- 11. Dy. Director (Plg), Land Pooling

Representatives of the following Organizations has also attended the meeting:

- 1. TCPO
- 2. DUAC
- 3. East Delhi Municipal Corporation
- 4. North Delhi Municipal Corporation
- 5. CPWD
- 6. Delhi Fire Service
- 7. IGL
- 8. Traffic Police

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

Date : 25.08.2021

E-File No.- PLG/MP/0016/2021/F-1/-O/o DY DIRECTOR (PLG)MP AND DC/460-A

MEETING NOTICE

The 10th 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 **Thursday**, **26.08.2021 at 10:00 AM**. The ID for the same is **170 817 1624** and the password is **12345**.

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

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(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.)-II, DDA
- 11. Addl. Commr. (Plg.)-III, DDA
- 12. Addl. Commr. (Plg.)-IV, DDA
- 13. Addl. Commr. (Landscape), DDA
- 14. Secretary, DUAC
- 15. Chief Town Planner, (SDMC, NDMC, EDMC)
- 16. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
- 17. Dy. Commr. of Police (Traffic), Delhi
- 18. Land & Development Officer, (L&DO)
- 19. Director, Fire Service, GNCTD

Special Invitees:

- 1. Additional Chief Architect, V.C. Office, DDA
- 2. Representative of IGL

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4.	55/2021	Planning permission for CNG/EV Charging Station on Private Land Khasra No. 52/8 min (1-13), 52/2/2 Min (0-10) & 134 Min (1-08), Village Alipur, Tehsil-Alipur, Delhi in view of notified regulations dated 08.03.2019.	62-85
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8.	59/2021	Inclusion of Multi-Storied Flats along Baba Kharak Singh Marg and Pt. Pant Marg, near G.P.O., New Delhi (measuring an area of 4.15 Ha.) under Redevelopment areas in Zonal Development Plan of Zone-D for construction of Multi Storied Flats for Hon'ble Members of Parliament (Lok Sabha)	122- 137
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Item No. - 52/2021



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

Date: 06.08.2021

E-File No.- PLG/MP/0015/2021/F-1/-0/o DY DIRECTOR (PLG)MP AND DC/449

Subject: Minutes of the 9th Technical Committee meeting of DDA for the year 2021 held on 02.08.2021.

The 9th Technical Committee Meeting of DDA for the year 2021 held under the chairmanship of Vice Chairman, DDA through online mode on 'Webex' portal on Monday, 02.08.2021 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.

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(Manju Paul) Addl. Commissioner (Plg)-J

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.)-II, DDA
- 11. Addl. Commr. (Plg.)-III, DDA
- 12. Addl. Commr. (Plg.)-IV, 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. Director, Rajya Sabha Secretariat, Parliament of India
- 2. Additional Chief Architect, V.C. Office, DDA
- 3. Director (Building), DDA
- 4. Representative from IGL

Item No. 47/2021

Confirmation of the Minutes of 8th Technical Committee meeting held on 30.06.2021. PLG/MP/0014/2021/F-1/-O/o DY DIRECTOR (PLG)MP AND DC/

Since no observations/comments were received, the minutes of the 8th Technical Committee held on 30.06.2021 were confirmed as circulated.

2

Item No. 48/2021

Part modification in the layout plan of land allotted to the Rajya Sabha Secretariat at Sector XII, R.K. Puram, New Delhi w.r.t. change of use premise. PLG/MP/0059/2021/F-3/-AD(PLG-ZONE (PT.))AP-I

The agenda was presented by representative from Rajya Sabha Secretariat, Parliament of India. After detailed deliberations, the agenda item was approved to be placed before the Authority for seeking its approval for change of use premise from 'Guest House' to 'Residential plot – Group Housing' in Public and Semi Public Use Zone under Clause 8 (2) of Chapter 17.0 Development Code in MPD 2021.

Item No. 49/2021

Proposal for planning permission for CNG station on Private Land Khasra No. 33/15, Auchandi Village, Main Auchandi Border, Bawana Road, Delhi-110039 in view of notified regulations dated 08.03.2019.

PLG/LP/0004/2021/N/FSTN-AD(PLG-LP/ZONE N)

The agenda was presented by Addl. Comm. (Plg.)- IV. After detailed deliberations, the agenda item was approved for Temporary Permission as per the General Provisions approved in the 4th and 7th Technical Committee Meeting of 2020.

Item No. 50/2021

Planning permission for CNG station on Private Land Khasra no. 54/16, Village Dichaon Kalan, Delhi.

PLG/LP/0006/2021/L/FSTN-O/o DD(PLG) LAND POOLING(ZONE K-I,L)

The agenda was presented by Addl. Comm. (Plg.)- IV. After detailed deliberations, the agenda item was approved for Temporary Permission as per the General Provisions approved in the 4th and 7th Technical Committee Meeting of 2020.

Item No. 51/2021

Construction of a new tower to construct 18 flats in Modern Co-op Group Housing Society at Plot No. 5, Sector – 15, Rohini, New Delhi as per Hon'ble Supreme Court of India Judgement dated 08.05.2019 to rehabilitate members of society evicted from their flats. PLG/MP/0079/2021/F-3/-0/o DY DIRECTOR (PLG)MP AND DC

The agenda was presented by CTP, North DMC. It was observed that the agenda did not bring out the clarity w.r.t. location of the proposed building foot print on the plot and complete directions of Hon'ble Supreme Court. The agenda item was deferred and the same be presented in the next meeting with all the details.

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

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ANNEXURE-I

List of participants of 9th Technical Committee meeting for the year 2021 dated 02.08.2021.

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DELHI DEVELOPMENT AUTHORITY

- 1. Vice Chairman, DDA
- 2. Member (Admin & LM)
- 3. Commissioner (Plg.), DDA
- 4. Chief Architect, HUPW,DDA
- 5. Addl. Commissioner (Plg.) -I
- 6. Addl. Chief Architect, VC Office
- 7. Addl. Commissioner (Plg.)-II
- 8. Addl. Commissioner (Plg.)-III
- 9. Addl. Commissioner (Plg.)-IV
- 10. Director (Building), DDA
- 11. Dy. Director (Plg), Land Pooling

Representatives of the following Organizations has also attended the meeting:

- 1. L&DO
- 2. TCPO
- 3. East Delhi Municipal Corporation
- 4. North Delhi Municipal Corporation
- 5. South Delhi Municipal Corporation
- 6. Ms Renu Bhutani, Sr. Architect, CPWD
- 7. Delhi Fire Service
- 8. Rajya Sabha Secretariat
- 9. IGL
- 10. Traffic Police

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[Agenda for Technical Committee]

ITEM NO. ____:2021

SUBJECT: Planning permission for CNG/EV Charging Station on Private Land Khasra No. 85/14, 85/15/1, Village Khera Khurd, Tehsil Narela, Delhi in view of notified regulations dated 08.03.2019.

4

[File No.PLG/MP/0007/2021/F-7/-O/o ADDL. COMMR(PLG-PROJ MPMR)]

1.0 BACKGROUND

- 1.1 Delhi Development Authority vide S.O. 1244 (E) dated 08.03.2019 notified 'Regulations for setting up of Fuel Stations on Privately owned Lands in National Capital Territory of Delhi'.
- 1.2 An e-File bearing no. LD/CL/0019/2020/CNG/F13-COMMERCIAL LAND was received from CL branch, DDA for setting up CNG/EV Charging Station on Private land on Khasra No. 85/14, 85/15/1, Village Khera Khurd, Tehsil Narela, Delhi.
- 1.3 As per office order issued by Master Plan section, Planning Department vide note dated 20.02.2020 the case has to be examined and put up. The decision of Technical Committee (T.C.) will be communicated to CL Branch for further necessary action. (Annexure-A)

2.0 EXAMINATION

- 2.1 Proposed site is situated on existing Khera kalan road on Khasra No. 85/14, 85/15/1, on 25 M RoW (PWD road). The proposed site for fuel station lies on the RoW of proposed UER-III and green buffer of UER-III as per the coordinates provided by the applicant and GIS layer package received from GIS Planning Unit.
- 2.2 A Site Inspection and Survey was conducted to scrutinize the application on 02.07.2021 as per Gazette Notification S.O. 1244 dated 08.03.2019 as per documents received from CL branch. (Annexure-B)
- 2.3 After the scrutiny of documents renewed Lol, PESO approval, copy of ZDP of Zone P-I with proposed duly marked, revised application form and Undertaking w.r.t 'temporary permission of five years or till the layout plan is prepared (whichever is earlier)' to be submitted in compliance of S. No. 6 of Minutes of 4th TC dated 14.08.2020 were requested from the applicant and they were submitted via email dated 18.06.2021. (Annexure-C)

	Status				
S. No.	Planning Parameters	As per information furnished by applicant	As per examination by Planning Department, DDA	Remarks	
1	Land use Details of th	e site			
а	Planning Zone in which the site falls	Zone P-I	Zone P-I	-	
b	Land use as per MPD- 2021/ Zonal Development Plan	Residential	Recreational/ Transportation	ZDP of Zone P-I showing the location. (Annexure-D)	
с	Whether site lies in Urban area or Rural area	6 -	_*	-	
d	Whether in prohibited Zone	No	No	-	
е	Whether in Green Belt	-	No	-	
f	Whether part of approved Layout plan by Government/DDA	- *	No	-	
g	Whether Site falls in Land Pooling Zone	-	No		
h	Name of Land Pooling Zone & Sector number	-	N/A	-	
i	Undertaking for participation in Land Policy	-	N/A		
2	Plot Details- As per o	letails appro	oved by IGL.		
а	Category of Fuel Station – CNG/ CNG Mother Station/ Petrol/ EVC	CNG EVC LCNG	CNG	As per Lol from IGL dated 23.11.2019 (Annexure-E) As per the minutes of 7 th TC meeting held on 05.10.2020 "EV charging may not be considered in the proposal i the norms are formulated an notified."	
b	Proportion & Location of CNG & EVC earmarked in the map	-	-		

2.4 Based on the above, the matter was examined and observations are as follows:

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с	Area of plot (in Sqm.)	1148.36 Sqm.	1148.36 Sqm.	
d	Plot Dimensions (in Metre) - Front - Back - Left - Right	Front- 30 m Depth- 40m	30 m 30 m 40 m 40 m	8=
e	Whether Plot frontage is at least 30 m, if not what is it?	Yes	Yes	
f	Width of land left between existing RoW & proposed RoW to be maintained as Green (except entry & exit)	and the second sec	11.50 m	Land between existing road and proposed ROW to be maintained as green.
g	Area of land left for Green/ parking, if Plot size is more than 1485 sq. m.	-	N/A	3 5 7
h	Site plan showing ingress & egress points	-	Yes	
3	Road/ Approach deta	ils		
a	Whether the Site lies on National Highway	-	No	8 0
b	Proposed RoW (as per notified ZDP)	-	The site is located on existing Khera Kalan road having RoW 25 m as per PWD. The site falls on the ROW of proposed UER-III and Green Buffer of UER-III.	As per S.O. 1244(E) 3.0 i) "It shall be located on Master Plan / Zonal Plan existing / proposed roads of minimum 30-meter right of way (as per Master Plan / PWD / MCD / Revenue records)." The existing road width is 19 m as per site survey report. The road is 25 m ROW as per PWD records.
С	Existing road width in front of the plot	40 m	19 m	As per site survey report.

6

4	Distance of site from n	earest inter	section	
а	From minor road having RoW less than 30m	-	More than 50 m	More than 50 m which is in conformity with the provisions stipulated in Regulations dated 08.03.2019.
b	From major road having RoW more than 30m	-	More than 100m	More than 100 m which is in conformity with the provisions stipulated in Regulations dated 08.03.2019.
5	Distance of site from t	he nearest f	uel station of s	ame category
а	 <u>Divided carriageway</u> Same side of road Opposite side of road 	-	N/A	-
b	<u>Undivided</u> <u>Carriageway</u> Same side of road Opposite side of road 		with the Regulations o No provisio road in undi	1000 m which is in conformit provisions stipulated i dated 08.03.2019. In for opposite side of the ivided carriageway stipulated ons dated 08.03.2019.
6	Approvals/NOC taken from other Authorities			
а	Approval from PESO	Yes	Yes	To be verified by CL branch
b	NOC from Traffic Police		Not submitted	As per Minutes of the 7 th Technical Committee held on 05.10.2020, "Traffic Police NOC may be allowed to be submitted before the issuance of final letter from Land Disposa Section of DDA".
c	Approval from NHAI (if applicable)	-	-	
d	Any other approval/ NOC (if taken)	-	-	

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7	Current Status of Site	-	Vacant Land	As per site survey report
8	Any other information/ detail furnished	-	Submitted	Undertaking w.r.t 'temporary permission of five years or till the layout plan is prepared (whichever is earlier)' submitted via email dated 18.06.2021 from IGL in compliance of S. No. 6 of Minutes of 4th TC dated 14.08.2020. (Annexure-F)

8

3.0 PROPOSAL

In view of Para 2.0 above, the proposal for planning permission for use of privately owned land for setting CNG station is placed before the Technical Committee for its decision.

4.0 The proposal as contained in Para 3.0 above is placed before the Technical Committee for its decision.

Plg. Asst. (Narela Project)

Asst. Dir. (Plg.)

(Narela Project)

Director (Plg.) (Narela Project)

Jht:

Addl. Commr. (Plg.) Projects & MPMR

DELHI DEVELOPMENT AUTHORITY MASTER PLAN SECTION 6th Floor, VikasMinar I.P. Estate, New Delhi – 110002

No. F.7(23)67/MP/Pt-I/Vol.-II 8

Dated: 20.02.2020

Sub:- Processing of cases of fuel stations on privately owned land forwarded by Commercial land branch in planning department.

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The regulations for setting up of fuel stations on privately owned lands in Govt. of NCT of Delhi were notified vide S.O. No. 1244(E) dated 08.03.2019 under Sub-section (1) of section 57 of DD Act 1957.

In pursuance of the notification, modalities for processing of application in the form of office order was issued on 06.12.2019 under the signature of Pr. Commissioner (Land Disposal). In Para 4 & 5 of the said modalities it is mentioned that Planning Deptt. shall examine the terms of conformity of the proposed land/plot w.r.t. prescribed conditions of regulations 1, 2 & 3 of the notification and issue NOC/clearance.

In this regard, it has been decided that the cases received from C.L. branch shall be examined in planning file by the all the planning unit as per the details provided in application Performa (Annexure 'A' of modalities) and the conditions mentioned in notified regulation. In case of any deficiency, the same shall be completed by the concerned department of DDA. Thereafter, these cases shall be put up in the Technical Committee meeting for approval / planning permission and the decision of the T.C. will be communicated to C.L. Branch for further necessary action. A copy of the regulations modalities and conversion charges are enclosed for ready reference.

This issue with the approval of Commissioner (Plg.).

Encl.:- As above

खप निर्वशक (यो०) लेक पुर जायरी रांव... 190 दिनांग 21.02.2020

(Shikha Bhargava) Dy. Director (Plg.) MP

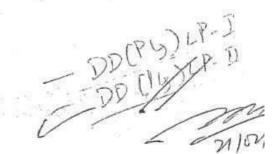
Copy to :-

1:- Addl-Commr. (Plg.) I/III/II/Projects.

- 2. Director (Plg.) Land Pooling & Zone K-I/L/N
- -3. Director (Plg.)MP
- 4. Director (Plg.)UTTIPEC
- 5. Director (Plg.)AP-II
- 6. Director (Plg:AP-III
- 7. Director (Plg.)E & O
- 8. Director (Plg.) UC & Zone'J'
- 9. Director (Plg.)MPMR & NCR
- 10. Director (Plg.) Co-ordination
- 11. Director (Building)

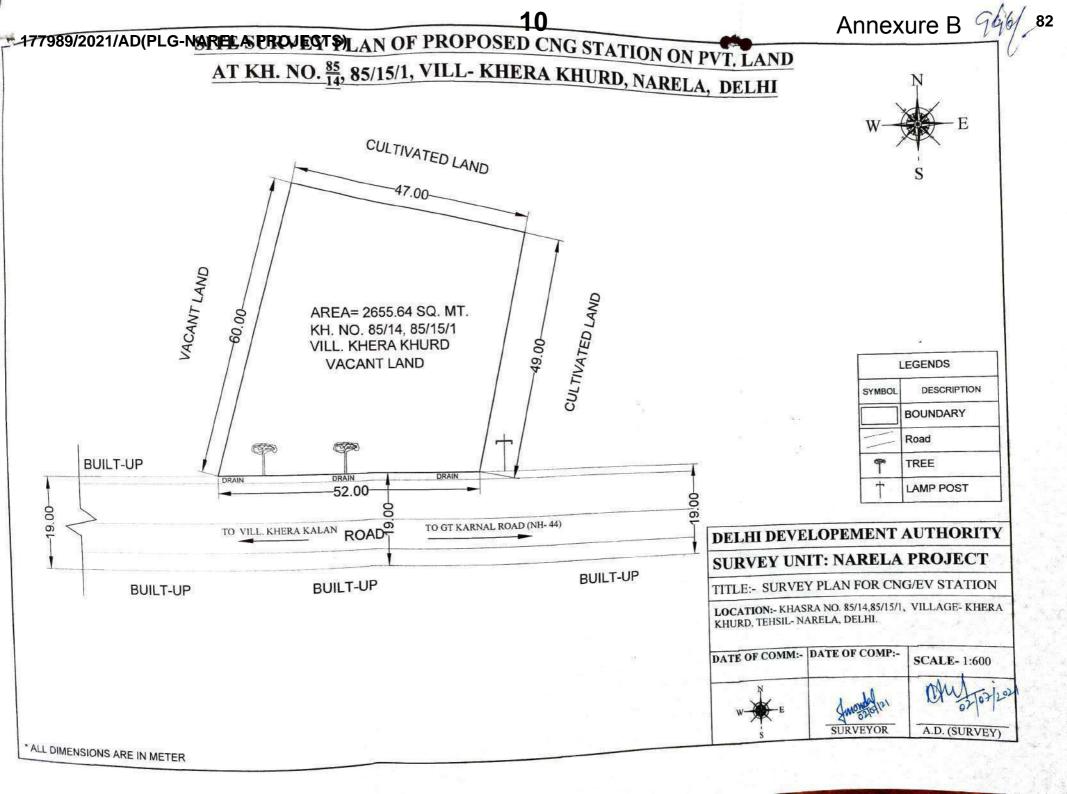
Copy for information to:-

- 1. Principal Commissioner, Land Disposal.
- 2. Addl. Chief Architect, VC office, DDA.



A Dy do

Annexure A



To,

The Director (CL), Delhi Development Authority, VikasSadan INA, <u>New Delhi 110 023</u>

	File No:	F.3(11)2019/MP/D-46
File No. F 3(11)/019/NP/D-46		

Subject:NOC for Setting up Petrol Pump on private land at
Khasra No 85/14, 85/15/1, Village Khera Khurd, Tehsil Narela, Delhi.

Dear Sir,

This is in reference to letter No F.3(11)2019/MP/D-44 dated 15.06.2021 from AD Planning Narela for NOC for Setting up Petrol Pump on private land at Khasra No 85/14, 85/15/1, Village Khera Khurd, Tehsil Narela, Delhi. Please find the reply as under:

- 1. A renewed LOI will be deposited before issue of NOC from DDA.
- 2. This is a proposal of CNG station with proposed area of 1148.36 sq m. The minimum size of Fuel station as per Gazette and MPD is 1080 sq m hence there is no requirement of approved PESO drawing. However a true copy of PESO drawing is attached herewith.
- 3. A copy of ZDP is attached herewith.
- 4. PESO drawing is attached herewith.
- 5. Land falls under Village Khera Khurd, revised form is attached herewith.
- 6. Scan copy of Undertaking is attached herewith, the original will be deposited before NOC with Director (CL) Branch

We request you to process our case accordingly. We are under extreme pressure to expand our CNG infrastructure in NCT of Delhi.

Thanking You,

For Indraprastha Gas Limited

Pavneet Singh Batra Chief General Manager-(CNG Projects) Mob: 9833299653 Date: 17.06.2021

Copy to: -

- 1. Assistant Director (Planning), Narela Project
- 2. Commissioner (Planning)
- 3. Additional Commissioner (Planning)



भारत सरकार /Government of India

वाणिज्य और उदयोग मंत्रालय/Ministry of Commerce & Industry

पेट्रोलियम तथा विस्फोटक सुरक्षा संगठन /Petroleum & Explosives Safety Organisation (PESO)

हाल संख्या 502 एवं 507, लेवल-5, ब्लाक II, पुराना सी.जी.ओ. काम्प्लेक्स, एन.एच.4

फरीदाबाद- 121001

Hall No. 502 & 507, Level 5, Block B, Old CGO Complex, NH-4, Faridabad - 121001

इमेल/E-mail :

jtccefaridabad@explosives.gov.in

दूरभाष/Phone/Fax No : 0129 - 2410734,

2410732

दि/Dated : 21/01/2021

पूर्व अनुमोदन सं/Prior Approval No : A/G/NC/DL/07/21 (G56402)

सेवा में/To,

M/s. M/s. Indraprastha Gas Limited, IGL bhawan , R.K.Puram, Sector-9, Plot No-4, New D, R.K.Puram, New Delhi, Taluka: R.K.puram, District: DELHI State: Delhi Pin : 110022

विषय /Sub : Khasra No, 85/14, 15/1, KHASRA NO. 85/14, 15/1, VILLAGE-KHERA KHURD, TEHSIL-NARELA, DISTRICT-NORTH WEST DELHI, DELHI-110082, Khera Khurd, Narela, Taluka: Narela, District: DELHI, State: Delhi, Pin : 110082 - में सिलेंडरों में सी.एन.जी; गैस का भरण एवं भंडारण स्विधाएं- गैस सिलेंडर नियम, 2016 के

अंतर्गत अनुमोदन- संशोधित अनुमोदन जारी करने के बारे में/ Proposed Filling cum Storage Capicity of CNG at Khasra No, 85/14, 15/1, KHASRA NO. 85/14, 15/1, VILLAGE-KHERA KHURD, TEHSIL-NARELA, DISTRICT-NORTH WEST DELHI, DELHI-110082, Khera Khurd, Narela, Taluka: Narela, District: DELHI, State: Delhi, Pin : 110082 - under Gas Cylinder Rules 2016 - Grant of Revised approval regarding.

महोदय/Sir(s),

कृपया आपके दि. 08/01/2021 के आवेदन सं. **OIN693732** का संदर्भ ग्रहण करें/Please refer to your application No.**OIN693732** dated 08/01/2021.

प्रस्तावित सीएनजी भरने व भंडारण स्विधाओं का विवरण दर्शाता लेआउट आरेखण सं. , अन्मोदित की जाती है- अन्मोदन की

शर्ते: - Conditions of the Approval:-

Risk Analysis report by a reputed engineering agency & its report shall be enclosed along with supportive documents.

Hazop study shall be carried out by reputed engineering firm & its report shall be enclosed along with supportive documents.

Structural adequacy with respect to the super structure with reference to static & dynamic load/vibration on full operation of all equipments shall be carried out by a reputed structural Engineer & its support shall be enclosed along with supportive documents.

Standard note to the effect that compressed gas shall be free from all impurities like carbon mono oxide ,hydrogen sulphide& other sulphurous impurities & the moisture should be incorporated in the drawing

P & I diagram of compressor & dispenser is not submitted.

CCE approval of compressor ,pipe line, cascade,& dispenser is not submitted

Filling permission letter of cylinders attached with the cascade is not submitted

और प्रत्येक आरेखण की दो प्रतियां विधिवत पृष्ठांकित कर अनुमोदन के टोकन के रूप में अग्रेषित की जा रही है। अनुमोदित आरेखण के अनुसार सुविधाओं के पूर्ण होने पर गैस सिलेंडर नियम, 2016 के फार्म जी के अंतर्गत अनुज्ञप्ति जारी करने हेतु

177989/2021/AD(PLG-N/ निम्नॉलेखित .G-NAREI

<u>ELA PROJECTS)</u> तावेज प्रस्तूत किए जाए। / The layout drawing No. , showing the details of the proposed CNG Filling-cum-Storage facilities is approved Conditions of the Approval:-

Risk Analysis report by a reputed engineering agency & its report shall be enclosed along with supportive documents.

Hazop study shall be carried out by reputed engineering firm & its report shall be enclosed along with supportive documents.

Structural adequacy with respect to the super structure with reference to static & dynamic load/vibration on full operation of all equipments shall be carried out by a reputed structural Engineer & its support shall be enclosed along with supportive documents.

Standard note to the effect that compressed gas shall be free from all impurities like carbon mono oxide ,hydrogen sulphide& other sulphurous impurities & the moisture should be incorporated in the drawing

P & I diagram of compressor & dispenser is not submitted.

CCE approval of compressor ,pipe line, cascade,& dispenser is not submitted Filling permission letter of cylinders attached with the cascade is not submitted

and two copy of each drawing is forwarded herewith duly endorsed in token of approval. After completion of the facilities as per the approved drawing, you may submit the following documents for Grant of Licence in form 'G' of Gas Cylinders Rules, 2016.

- 1. प्रत्येक गैस के कुल सिलेंडरों को दर्शाता प्ररूप 'सी' में विधिवत भरा हआ एवं हस्ताक्षरित आवेदन/ An application in form 'C' in duplicate duly filled and signed; showing total number of filling Points and CNG filled cylinders stored by you. (in triplicate)
- 2. गैस सिलेण्डर नियम, 2016 के तहत ऑनलाइन आवेदन पोर्टल पर उपलब्ध ई-भ्गतान स्विधा के माध्यम से प्रति वर्ष रू 10000/- का लाइसेंस शुल्क ऑनलाइन जमा किया जाना है ।/A license fee of Rs. 10000/- per year to be submitted

online through e-payment facility available on online application portal under Gas Cylinders Rules, 2016.

- अन्मोदित आरेखण के की 4 प्रतियां, पुनरीक्षण के पश्चात, उपरोक्त शर्तों के संदर्भ में यदि अपेक्षित हो/4 copies of the replica of the approved drawings, after due revision if required in r/o of above conditions.
- 4. उक्त नियम के नियम 17 के तहत आवश्यक दस्तावेजी सबूत के साथ (तीन प्रतियों में) भरण एवं भंडारण के परिचालन हेत्

जिम्मेदार संयंत्र प्रभारी, संयंत्र पर्यवेक्षक परिचालको, आदि सहित सक्षम व्यक्तियों के नाम, योग्यता और अनुभव दर्शाता बायो-

डाटा।/ Bio-data indicating name, qualification and experience of the competent persons including manager, supervisors and operator responsible for filling and storage operations as required under rule 17 of the said rules with documentary evidence in duplicate.

- 5. अन्मोदित आरेखण के अन्सार गोदाम का निर्माण कार्य पूर्ण हो च्का है, इस आशय का प्रमाण पत्र। / A certificate to the effect that the facilities have been constructed as per approved drawing and complying conditions imposed as above, in duplicate.
- 6. भरण अनमति के संदर्भों सहित प्रस्तावित सीएनजी सिलेंडरों/ कास्केड़स की विशिष्टियां, प्रमाण-पत्र के साथ / Particulars of CNG cylinders/cascades with certificates proposed to be filled with necessary references permitting filling thereof with certificate of cascade.(in duplicate)
- 7. मुख्य विस्फोटक नियंत्रक से क्षमता रेटिंग अनुमोदन के संदर्भी के साथ कंप्रेसरों और डिस्पेंसरों की बनावट सहित विशिष्टियां/ Particulars of compressors and dispensers make, capacity rating references regarding approval from Chief Controller of Explosives with copy in duplicate.
- 8. मुख्य विस्फोटक नियंत्रक से क्षमता रेटिंग अनुमोदन के संदर्भी के साथ कंप्रेसरों और डिस्पेंसरों की बनावट सहित विशिष्टियां/ Specification and Test certificate of gas pipelines from competent engineers of your company under Gas Cylinder Rules 2016 in duplicate.
- 9 गैस सिलेंडर नियम 2016 के नियम 48 के तहत जिला मजिस्ट्रेट प्राधिकारी/ पुलिस आयुक्त से अनापत्ति प्रमाण पत्र के साथ

उनके द्वारा विधिवत पृष्ठांकित एक साइट प्लान(मूल + 2 जेरोक्स प्रतियां)। /NOC from the District Magistrate Authority/Commissioner of Police under Rule 48 of Gas Cylinder Rule 2016 with one site plan duly endorsed by him.(Original + 2 xerox copies)

यदि सीएनजी की सुविधाएं मौजूदा रिटेल आउटलेट में हैं, तो संशोधित लेआउट ड्राइंग में परिवर्धन एवं परिवर्तन के लिए पूर्व अनुमोदन

हेत् Jt. Chief Controller of Explosives, North Circle, FARIDABAD को कृपया अलग से आवेदन करें।/ In case the CNG facilities are in an existing retail outlet, please apply to Jt. Chief Controller of Explosives, North Circle, FARIDABAD separately to seek prior approval for additions alteration in respect of the revised layout drawing.

((के.पी.शर्मा) (K. P. SHARMA)) विस्फोटक नियंत्रक Controller of Explosives कृते संयुक्त मुख्य विस्फोटक नियंत्रक For Jt. Chief Controller of Explosives फरीदाबाद/Faridabad

(अधिक जानकारी जैसे आवेदन की स्थिति, शुल्क तथा अन्य विवरण के लिए कृपया हमारी वेबसाइट http://peso.gov.in देखें ।)/(For more information regarding status,fees and other details please visit our website http://peso.gov.in)

Disclaimer : This page gives the latest action taken by this organization on your application. This page is made available for the information of concerned applicant/licensee only. All efforts have been made to secure this information. However, PESO will not be responsible for any misuse of the information by unauthorized persons including the hackers.

File No. LD/CL/0019/2020/CNG/F13-COMMERCIAL LAND

Annexure-A

Application and Performa to be submitted by applicant seeking NOC from DDA setting up Fuel Station on privately owned land.

1. Name of the applicant: M/S CHAUDHARY CNG STATION

2. Permanent address: <u>H. NO. 91, POLE NO. 17,</u>

BAKKARWALA, DELHI

3. Name of the agency which issued

LOI in favour of the applicant: INDRAPRASHTHA GAS LTD.

4. Phone Number: Mobile (9899711881) Landline ()

5. Type of fuel station applied for (CNG/Petrol pump/Diesel /Electric Fuel: <u>CNG STATION</u>

6. Location of the land / Plot: Complete Address: <u>KHASRA NO. 85/14 & 85/15/1, VILLAGE KHERA KHURD, TEHSIL NARELA,</u> <u>DELHI.</u>

Share Google map location of the plot (MAP ENCLOSED) @28.7741964, 77.105301,

7. Size of the plot (Dimension in meter):Front (30 M),Depth (40 M),Area (1148.36)

8. Whether the land / plot owned by The applicant: Yes No.

9. Nature of ownership: Owned lease/license <u>REGISTERED LEASE</u>

10. Type of ownership documents <u>1.LEASE DEED 2. FARD KHATONI</u>

NO

Being submitted with the application: Sale deed Khatoni

Lease agreement other: Lease Agreement

11. Use of Zone of the plot: URBAN AREA

(Urban Area / Urban Extn. Areas/ Agriculture Area / Green Belt)

12. Name of the road and its existing Width (in meter):

GT KARNAL ROAD (7M WIDE)

15

13. The road belongs to: DDA / PWD / MCD / NHAI / Other agency. PWD					
14. Distance of the plot from ROW Line of the road inter section:	40 METER (20 M FRO	M ROAD MEDIAN)			
15. Distance between existing right of Way boundary and the property Line of the proposed retail outlet:	TOUCHING				
16. Distance of the plot from ROW Line of the nearest road inter section:	<u>1380 METERS</u>				
 17. Nearest fuel station of the same: Category (a) On the same side of the road: <u>NO</u> (b) On the other side of the road: <u>NO</u> 					
18. Self Assessment of amount of use: Rs.	<u>1100X114</u>	8.36 = 12,63,196.00			
Conversion fee/ levy as per the GOI Notif	ication Date <u>ON DAT</u>	E			
19. Is the land under acquisition : Yes /N	o. <u>NO</u>				
20. Is the land / plot under litigation : Ye	s / No. <u>NO</u>				
21. If land is under litigation , who is the	opposite party: <u>NO</u>				
Govt./Govt. Institutions / PSU / Pvt. Indi	vidual / Institutions				
22. Is the land falls in any of the prohibit	ed: <u>NO</u>				
Category (Zone O, ridge, regional park, 1 / city / community parks, monument regu Disputed land etc.) : Yes / No					
23. Is there any approved LOP of the are The plot falls. (* In case, yes enclose LOP					

24. Is the plot is being affected for any
Road widening: Yes No. Don't knowYES

16

1. We undertake that the aforesaid information given are true and correct. 1 / We have enclosed the requisite documents to prove ownership of the land and also NOC from LAC concerned to the effect that land is not under acquisition by the Govt. I also certified that there is no legal dispute with regard to title of the land. I /We will seek NOCs / clearances from the respective statutory bodies like fire and Explosive Organizations, DY. Commissioner of Police (Licensee), Delhi Fire Service, Local Bodies, DPCC ext. and abide by norms laid down by prevailing Master Plan of Delhi UBBL-2016.

17

Skunel

(Signature) M/S CHAUDHRY CNG STATION H. NO. 91, POLE NO. 71, BAKKARWALA, DELHI.

The documents to be enclosed:-

- a. Proof of ownership of the Land / Plot.
- b. Key Plan (It has to drawn w.r.t the nearest 45m road)
- c. LOI from the Oil Marketing Companies / IGL
- d. NOC form concerned Land Acquisition Collector (LAC)
- c. An affidavit (Download Format).



सत्यमेव जयते Certificate No. Certificate Issued Date Account Reference Unique Doc. Reference Purchased by Description of Document **Property Description** Consideration Price (Rs.) First Party

Second Party Stamp Duty Paid By Stamp Duty Amount(Rs.)

INDIA NON JUDICIAL

18

Government of National Capital Territory of Delhi

90

e-Stamp

IN-DL86511910793088T 18-Jun-2021 10:54 AM IMPACC (IV)/ dl866503/ DELHI/ DL-DLH SUBIN-DLDL86650371699796455946T DEEPAK KUMAR Article Undertaking Not Applicable 0 (Zero) DEEPAK KUMAR Not Applicable * DEEPAK KUMAR 100 • (One Hundred only)

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

10

FOR E- Undertaking in DDA NGHNO 0 App. By G.N.C.T.

4

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be submitted

Statutory Alert:

The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid. The onus of checking the legitimacy is on the users of the certificate. 2

ofDelhi Reg. No. 073/2006

3. In case of any discrepancy please inform the Competent Authority.

E-Undertaking

19

I, Deepak Kumar S/o Sh. Bijender Singh R/o H. No. 91, Pole No. 17, Village Bakkarwala, New Delhi 110041, do hereby solemnly affirm and declare as under:

- 1. That I have applied for Planning permission for setting up CNG station at Khasra No. 85/14, 85/15/1, Village- Khera Khurd, Tehsil-Narela, North West Delhi, Delhi 110082.
- 2. That the Village Khera Khurd area layout plan has not been prepared for instance in land pooling areas, green belt etc.
- 3. That I will participate in the Land Pooling process if area falls under Land pooling etc. by Delhi Development Authority.
- 4. That I agree for a temporary permission of 5 years of till the layout plan is prepared (whichever is earlier).
- 5. That in case layout plan by DDA does not incorporate/ relocate our plot then we will shift/ close the retail outlet at our own cost, Reg. No. 0 L

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Verification:

I/ the above named lessee(s), do hereby at New Delhi on this 18th day of June 2021, verify that contents of the above E- undertaking are true and correct to my knowledge and belief and nothing is false therein or has been concealed there from.

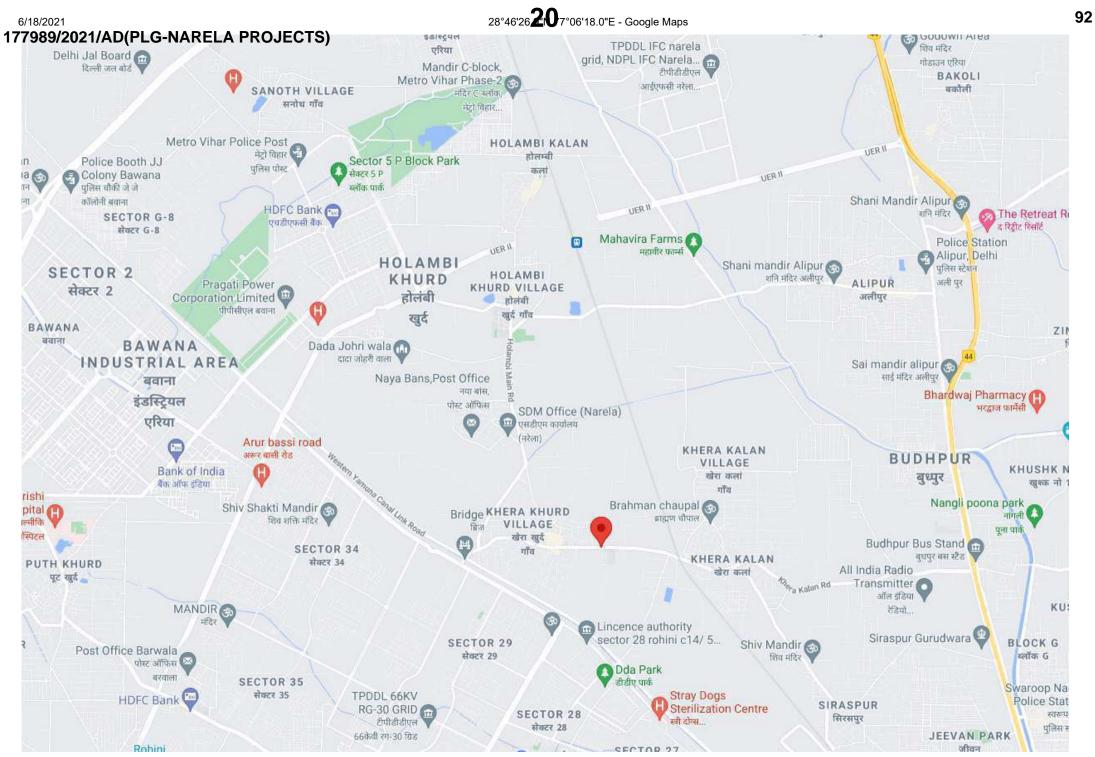


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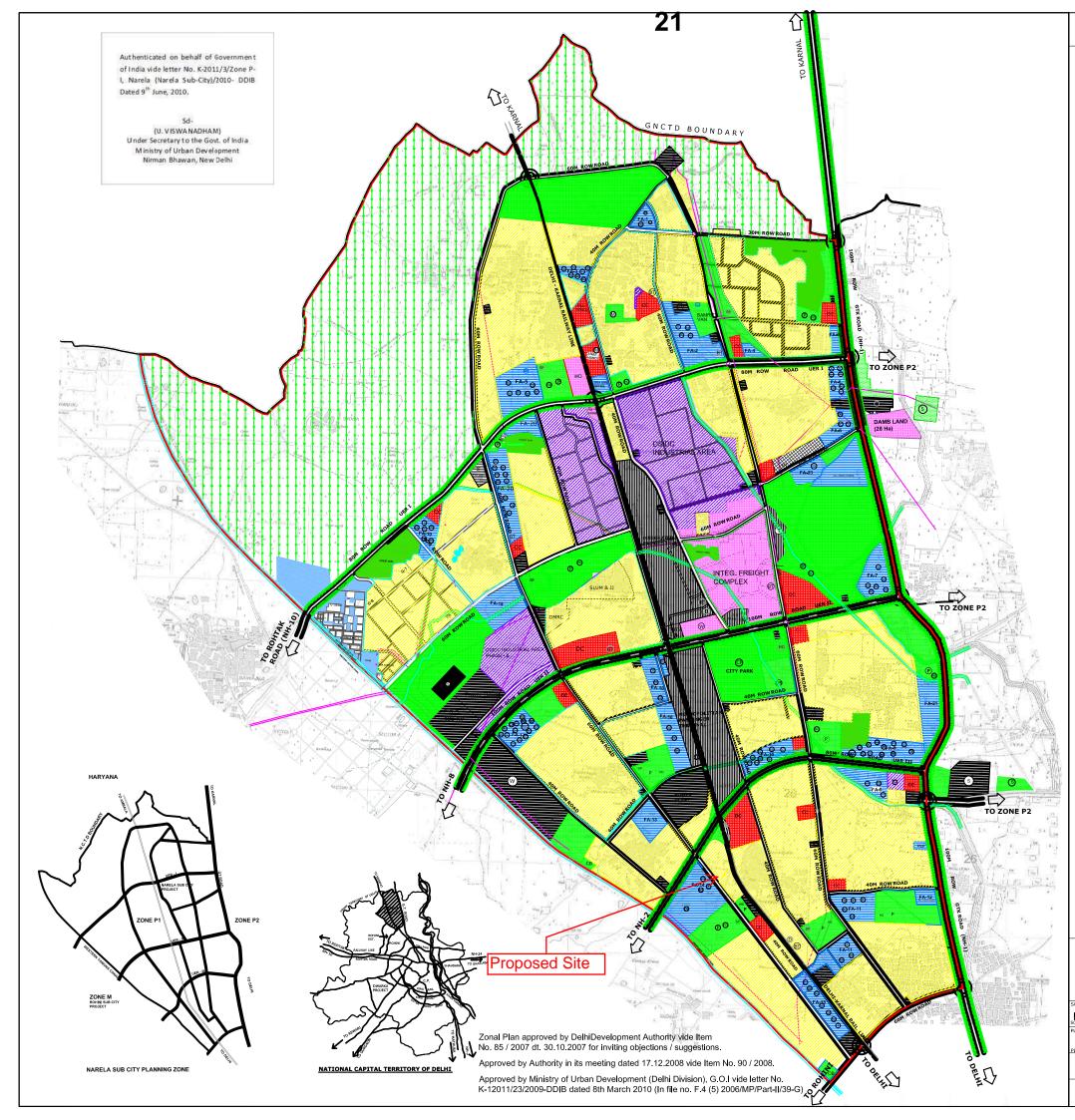
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Deponent

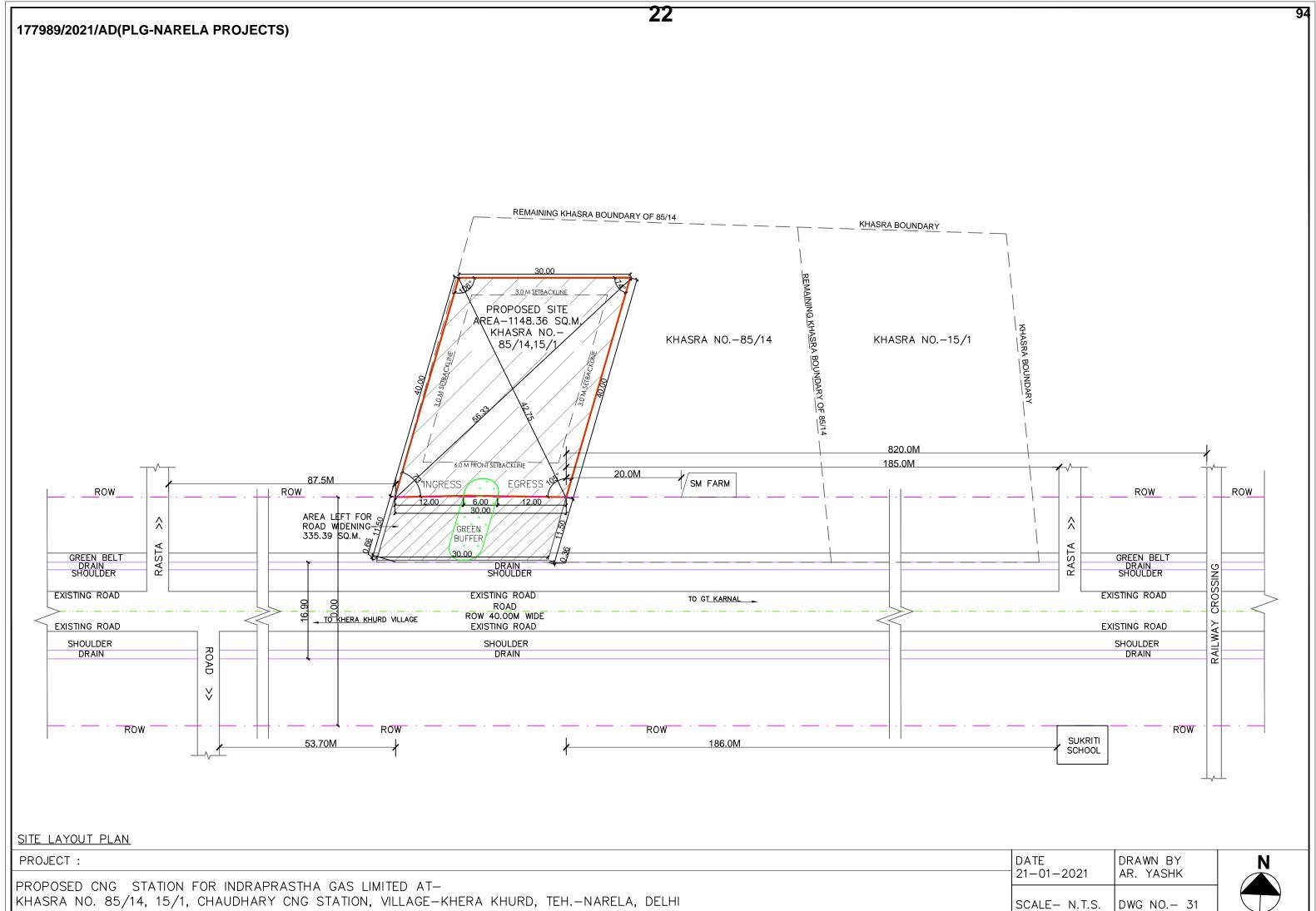
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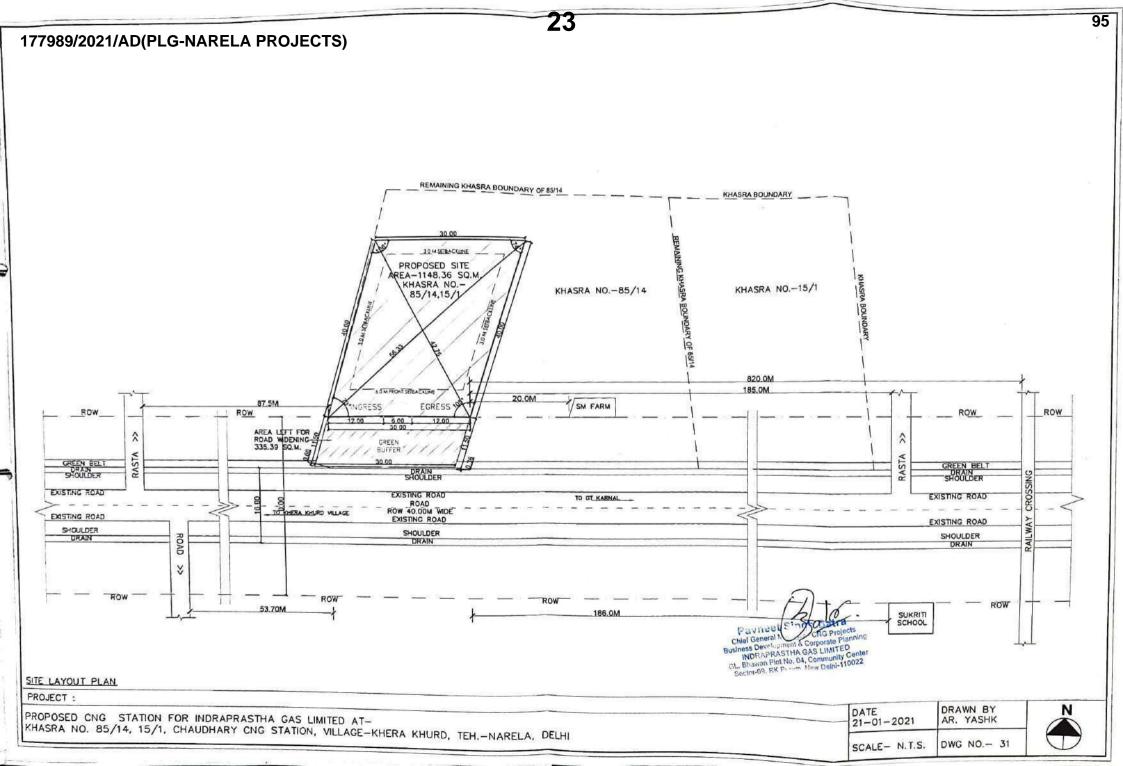


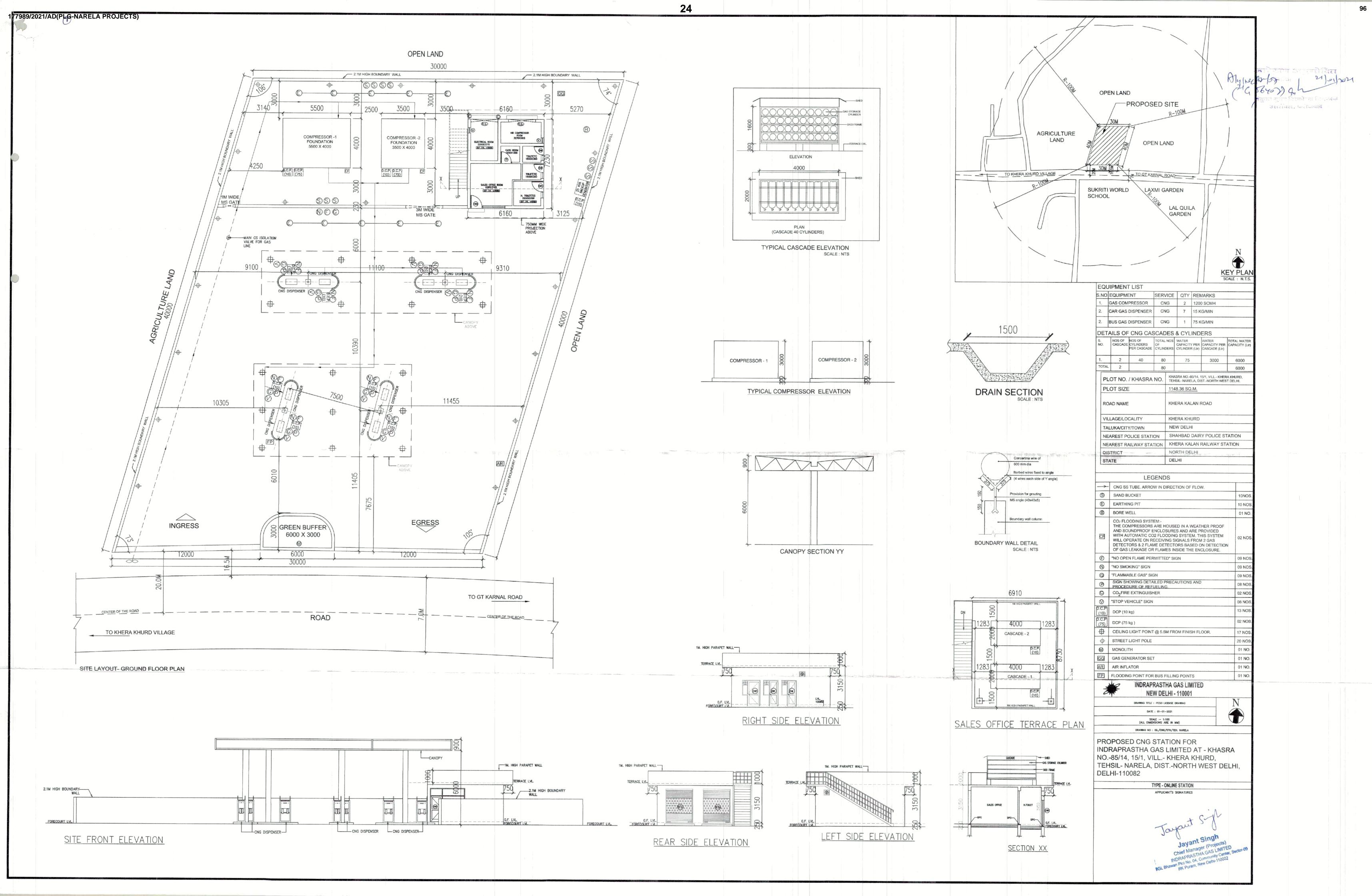
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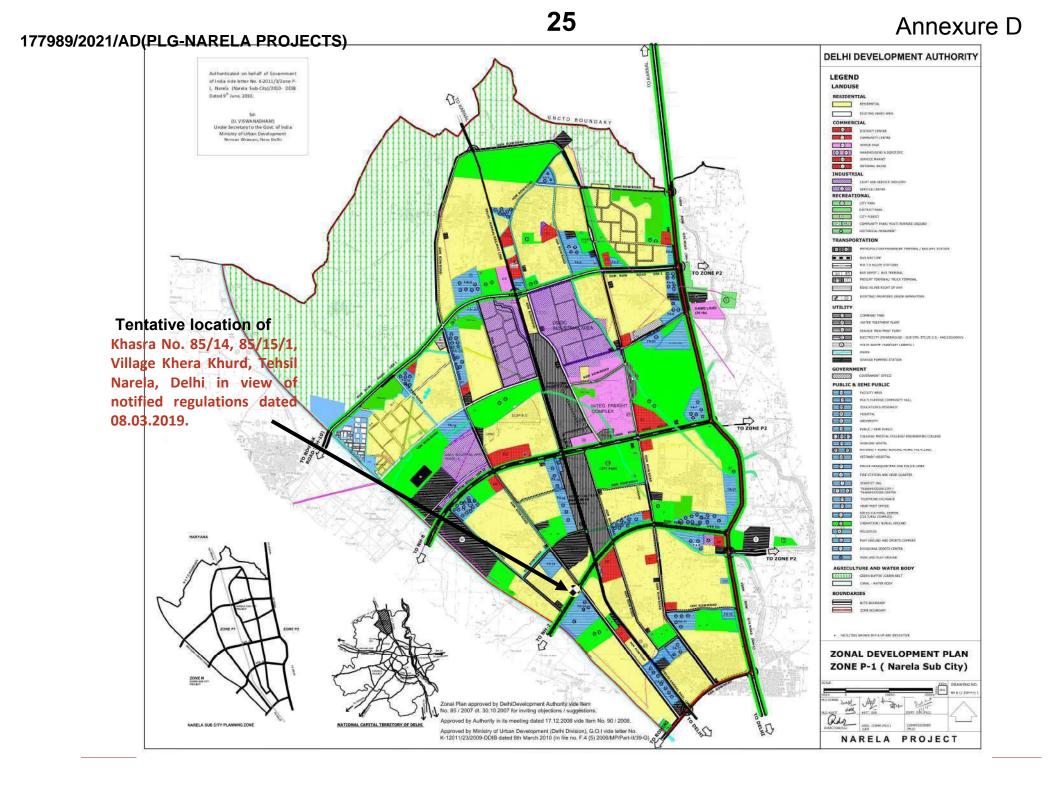


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WAY LINE
T.S. ROUTE STATIONS
DEPOT / BUS TERMINAL IGHT TERMINAL/ TRUCK TERMINAL
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STING/ PROPOSED GRADE SEPERATORS
IMAND TANK
FER TREATMENT PLANT
AGE TREATMENT PLANT
CTRICITY (POWERHOUSE - SUB STN. ETC)/E.S.S 440/220/66KV's ID WASTE (SANITARY LANDFILL)
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VERSITY
LIC / SEMI PUBLIC
LEGE/ MEDICAL COLLEGE/ ENGINEERING COLLEGE RKING HOSTEL
ERNITY HOME/ NURSING HOME/ POLYCLINIC
INARY HOSPITAL
ICE HEADQUARTERS AND POLICE LINES
STATION AND HEAD QUARTER
RTICT JAIL
NSMISSION SITE / NSMISSION CENTER
EPHONE EXCHANGE
IO CULTURAL CENTER
.TURAL COMPLEX) MATION / BURIAL GROUND
IGIOUS
GROUND AND SPORTS COMPLEX
ISIONAL SPORTS CENTER
K AND PLAY GROUND
E AND WATER BODY
EN BUFFER /GREEN BELT
AL - WATER BODY
D BOUNDARY
IE BOUNDARY









147379859/200201/CADIVIMLER QUARELAN PROJECTS)

~18 L

26

INDRAPRASTHA GAS LIMITED (A Joint Venture of GAIL (India) Ltd., BPCL & Govt. of NCT of Delhi) AMENDMENT TO LOI ISSUED

IGL/MKTG/CNG/LOI/02-2019/7

23rd November, 2019

8

M/s Chaudhary CNG Station

H.No. 91, Pole No. 17, Bakkarwala

Near Harijan Chowpal Bakkarwala

West Delhi, Delhi- 110041

Sud: LOI for setting up of CNG/LCNG/ Electrical Charging station under DODO model.

With reference to LOI dated 22/02/2019, for setting up LOI for setting up of CNG/LCNG/Electrical Charging station on Dealer owned Dealer operated (DODO) basis for following location:

Khasra No. 85/14, 15/1, Village Khera Khurd, Tehsil- Narela, District- North West Delhi, Delhi-110082

We are pleased to inform you that based upon your request and subject to fulfillment of conditions enumerated hereinafter, IGL is accepting your request for extending your LOI for 6 months from the date of Gazette notification i.e. 18/09/19 for setting up of fuel station on privately owned lands in NCT of Delhi i.e. upto 18/03/2020.

All other terms and conditions of the LOI remain unaltered.

Kindly acknowledge the receipt of this Amendment of LOI duly signed by you as token of your acceptance to the terms and conditions hereof, to enable us to take further steps in the matter. We wish you all the best.

For Indragrastha Gas Limited,

[Pavneet Singh Batra]

GM (CNG Projects & BD)

IGL Bhawan, Plot No. 4, Community Centre, R.K. Puram, Sector - 9, New Delhi-110 022 Phone : 46074607 Fax : 26171863 Website : www.iglonline.net CIN : L23201DL1998PLC097614 An ISO 9001:2008, ISO 14001 : 2004, OHSAS 18001 : 2007 Certified Organisation

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- : DEEPAK KUMAR
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 - (One Hundred only)

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FOR E- Undertaking in DDA NGHA NGHNC 0 App. By G.N.C.T. of Delhi 4 E E Reg. No. 073/2006

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to be submitted

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 The onus of checking the legitimacy is on the users of the certificate.
- In case of any discrepancy please inform the Competent Authority.

E-Undertaking

I, Deepak Kumar S/o Sh. Bijender Singh R/o H. No. 91, Pole No. 17, Village Bakkarwala, New Delhi 110041, do hereby solemnly affirm and declare as under:

- 1. That I have applied for Planning permission for setting up CNG station at Khasra No. 85/14, 85/15/1, Village- Khera Khurd, Tehsil-Narela, North West Delhi, Delhi 110082.
- 2. That the Village Khera Khurd area layout plan has not been prepared for instance in land pooling areas, green belt etc.
- 3. That I will participate in the Land Pooling process if area falls under Land pooling etc. by Delhi Development Authority.
- 4. That I agree for a temporary permission of 5, years of till the layout plan is prepared (whichever is earlier).
- 5. That in case layout plan by DDA does not incorporate/ relocate our plot then we will shift/ close the retail outlet at our own cost, Reg. No. 0

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Verification:

I/ the above named lessee(s), do hereby at New Delhi on this 18th day of June 2021, verify that contents of the above E- undertaking are true and correct to my knowledge and belief and nothing is false therein or has been concealed there from.



UBLIC

1 8 JUN 2021

Deponent

Deponent

[Agenda for Technical Committee]

ITEM NO. ____:2021

SUBJECT: Planning permission for CNG/EV Charging Station on Private Land Khasra No. 29/2 Min(1-10), Village- Nangli Poona, Tehsil- Alipur, Delhi in view of notified regulations dated 08.03.2019.

[File No.PLG/MP/0006/2021/F-7/-O/o ADDL. COMMR(PLG-PROJ MPMR)]

1.0 BACKGROUND

- 1.1 Delhi Development Authority vide S.O. 1244 (E) dated 08.03.2019 notified 'Regulations for setting up of Fuel Stations on Privately owned Lands in National Capital Territory of Delhi'.
- 1.2 An e-File bearing no. LD/CL/0038/2020/CNG/F13-COMMERCIAL LAND was received from CL branch, DDA for setting up CNG/EV Charging Station on Private land on Khasra No. 29/2 Min(1-10), Village-Nangli Poona, Tehsil-Alipur, Delhi.
- 1.3 As per office order issued by Master Plan section, Planning Department vide note dated 20.02.2020 the case has to be examined and put up. The decision of Technical Committee (T.C.) will be communicated to CL Branch for further necessary action. (Annexure-A)

2.0 EXAMINATION

- 2.1 Proposed site is situated at Khera Kalan Road on Khasra No. 29/2 Min(1-10), on 40 m ROW of as per Zonal Plan of Zone P-I (Narela Sub-city).
- 2.2 A Site Inspection and Survey was conducted to scrutinize the application on 28.06.2021 as per Gazette Notification S.O. 1244 dated 08.03.2019 as per documents received from CL branch. (Annexure-B)
- 2.3 After the scrutiny of documents, TSS report, renewed LoI, PESO approval and Undertaking w.r.t 'temporary permission of five years or till the layout plan is prepared (whichever is earlier)' to be submitted in compliance of S. No. 6 of Minutes of 4th TC dated 14.08.2020 were requested from the applicant and the same were submitted via email dated 17.06.2021. (Annexure-C)
- 2.4 Based on the above, the matter was examined and observations are as follows:

		Status			
S. No.	Planning Parameters	As per information furnished by applicant	As per examination by Planning Department, DDA	Remarks	
1	Land use Details of t	he site			
a	which the site falls	Zone P-I	Zone P-I	-	
b	Land use as per MPD- 2021/ Zonal Development Plan	Agricultural	Residential	ZDP of Zone P-I showing the location. (Annexure-D)	
С	Whether site lies in Urban area or Rural area	-	Urban	As per Delhi Gazette (Extraordinary) Department of Urban Development Notification No. F.7/79/ADLB/2016/CD- 000383132/3827-3841 dated 16.05.2017. (Annexure-E)	
d	Whether in prohibited Zone	No	No	-	
е	Whether in Green Belt	-	No	-	
f	Whether part of approved Layout plan by Government/DDA	-	No	n a constant a constan	
g	Whether Site falls in Land Pooling Zone	-	Yes	Nangli puna (Part in Zone P- I) is in the list of 95 villages zones falling under land pooling area.	
h	Name of Land Pooling Zone & Sector number	-	-		
i	Undertaking for participation in Land Policy		Yes	Submitted	
2	Plot Details- As per details approved by IGL.				
а	Category of Fuel Station – CNG/ CNG Mother Station/ Petrol/ EVC	CNG EVC LCNG	CNG	As per Lol from IGL dated 15.10.2019 (Annexure-F) As per the minutes of 7 th TC	
b	Proportion & Location of CNG & EVC earmarked in the map	1-		meeting held on 05.10.2020, "EV charging may not be considered in the proposal till the norms are formulated and notified."	

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с	Area of plot (in Sqm.)	1264 Sqm.	1264 Sqm	-
d	Plot Dimensions (in Metre) - Front - Back - Left - Right	Front- 37 m Depth- 34m	37.17 m 37.04 m 34.52 m 33.61 m	-
е	Whether Plot frontage is at least 30 m, if not what is it?	Yes	Yes	-
f	Width of land left between existing RoW& proposed RoW to be maintained as Green (except entry & exit)	3 m	7.56 m	Land between existing road and proposed ROW to be maintained as green.
g	Area of land left for Green/ parking, if Plot size is more than 1485 sq m	-	N/A	-
h	Site plan showing ingress & egress points	-	Yes	-
3	Road/ Approach deta	ils	2147.549 (
а	Whether the Site lies on National Highway	-	No	
b	Proposed RoW (as per notified ZDP)		40 m	As per Zonal Development Plan of Zone P-I (Narela Sub-city)
с	Existing road width in front of the plot	25 m	27.60 m	As per site survey report
4	Distance of site from	nearest inter	section	
а	From minor road having RoW less than 30m	-	N/A	
b	From major road having RoW more than 30m	50 m	i. 90 m ii. 100 m	 As per the initial layout plan submitted, the distance from nearest intersection was 90 m. The revised layout plan was submitted by IGL vide letter No. IGL/CID/DDA/040821/1 dated 04.08.2021 in Narela Project planning unit, wherein the egress has

				been shifted to 10 m and the front boundary wall of 10 m width has been proposed to be closed to make intersection distance as 100 m. (Annexure-G)
5	Distance of site from t	he nearest	fuel station o	
а	 <u>Divided carriageway</u> Same side of road Opposite side of road 	-	 No provision divided c Regulation More than with the 	on for same side of the road in arriageway are stipulated in as dated 08.03.2019. 500m which is in conformity provisions stipulated in as dated 08.03.2019.
b	<u>Undivided</u> <u>Carriageway</u> • Same side of road • Opposite side of road	-	N/A	-
6	Approvals/NOC taken	from other	Authorities	
а	Approval from PESO	Yes	Yes	To be verified by CL branch
b	NOC from Traffic Police	15	Not submitted	As per Minutes of the 7 th Technical Committee held on 05.10.2020, " <i>Traffic Police</i> <i>NOC may be allowed to be</i> <i>submitted before the</i> <i>issuance of final letter from</i> <i>Land Disposal Section of</i> <i>DDA</i> ".
с	Approval from NHAI (if applicable)		-	-
d	Any other approval/ NOC (if taken)			-
7	Current Status of Site		Vacant Land	As per site survey report
8	Any other information/ detail furnished	-	Submitted	Undertaking w.r.t 'temporary permission of five years or till the layout plan is prepared (whichever is earlier)' submitted in compliance of S. No. 6 of Minutes of 4th TC dated 14.08.2020. (Annexure-H)

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Page 4 of 5

3.0 PROPOSAL

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In view of Para 2.0 above, the proposal for planning permission for use of privately owned land for setting up CNG station is placed before the Technical Committee for its decision.

4.0 The proposal as contained in Para 3.0 above is placed before the Technical Committee for its decision.

Plg. Asst. (Narela Project)

Asst. Dir. (Plg.) (Narela Project)

Director (Plg.) (Narela Project)

Addl. Commr. (Plg.) Projects & MPMR

DELHI DEVELOPMENT AUTHORITY MASTER PLAN SECTION 6th Floor, VikasMinar I.P. Estate, New Delhi – 110002

No. F.7(23)67/MP/Pt-I/Vol.-II 8

Dated: 20.02.2020

Sub:- Processing of cases of fuel stations on privately owned land forwarded by Commercial land branch in planning department.

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The regulations for setting up of fuel stations on privately owned lands in Govt. of NCT of Delhi were notified vide S.O. No. 1244(E) dated 08.03.2019 under Sub-section (1) of section 57 of DD Act 1957.

In pursuance of the notification, modalities for processing of application in the form of office order was issued on 06.12.2019 under the signature of Pr. Commissioner (Land Disposal). In Para 4 & 5 of the said modalities it is mentioned that Planning Deptt. shall examine the terms of conformity of the proposed land/plot w.r.t. prescribed conditions of regulations 1, 2 & 3 of the notification and issue NOC/clearance.

In this regard, it has been decided that the cases received from C.L. branch shall be examined in planning file by the all the planning unit as per the details provided in application Performa (Annexure 'A' of modalities) and the conditions mentioned in notified regulation. In case of any deficiency, the same shall be completed by the concerned department of DDA. Thereafter, these cases shall be put up in the Technical Committee meeting for approval / planning permission and the decision of the T.C. will be communicated to C.L. Branch for further necessary action. A copy of the regulations modalities and conversion charges are enclosed for ready reference.

This issue with the approval of Commissioner (Plg.).

Encl.:- As above

(Shikha Bhargava) Dy. Director (Plg.) MP

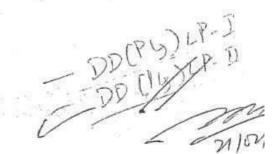
Copy to :-

1.- Addl Commr. (Plg.) I/III/II/Projects.

- 2. Director (Plg.) Land Pooling & Zone K-I/L/N
- -3. Director (Plg.)MP
- 4. Director (Plg.)UTTIPEC
- 5. Director (Plg.)AP-II
- 6. Director (Pig.AP-III
- 7. Director (Plg.)E & O
- 8. Director (Plg.) UC & Zone'J'
- 9. Director (Plg.)MPMR & NCR
- 10. Director (Plg.) Co-ordination
- Director (Building)

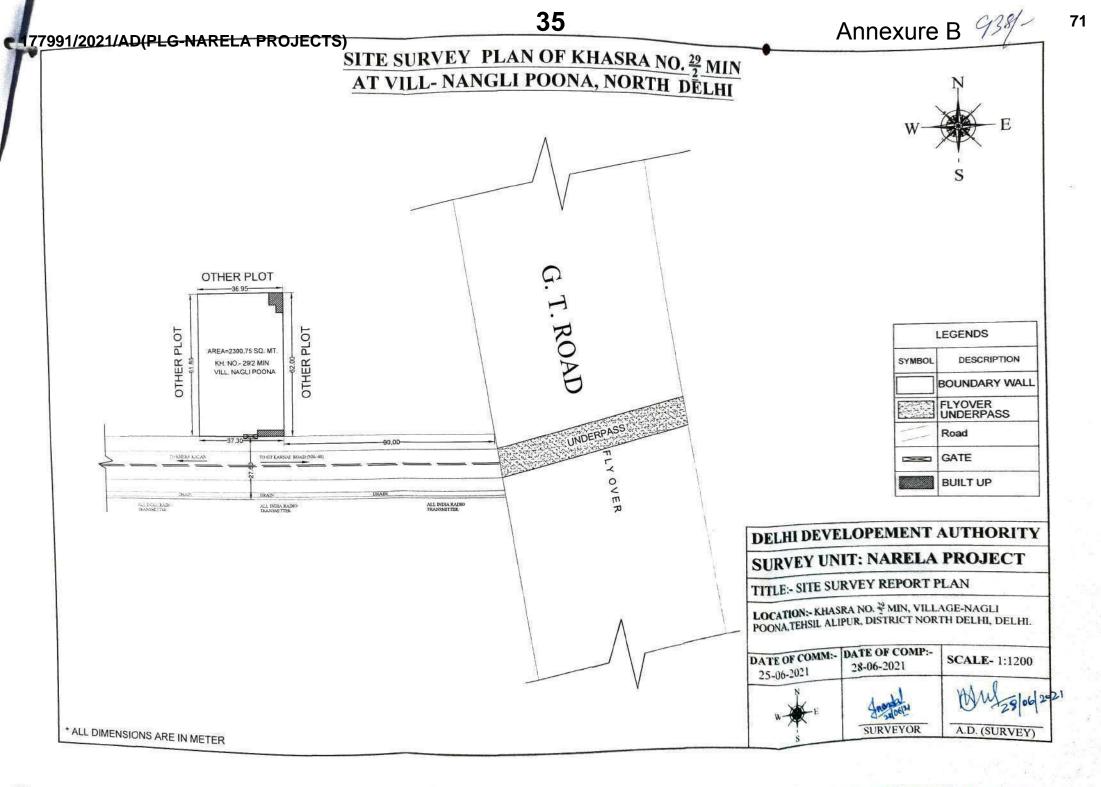
Copy for information to:-

- 1. Principal Commissioner, Land Disposal.
- 2. Addl. Chief Architect, VC office, DDA.



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Annexure A



To,

The Director (CL), Delhi Development Authority, Vikas Sadan INA, *New Delhi 110 023*

File No:	F.3(11)2019/MP/D-45

Subject:NOC for Setting up CNG station on private land at
Khasra No 29/2 Min(1-10), Village-Nangli Poona, Tehsil Alipur, Delhi.

Dear Sir,

This is in reference to letter No F.3(11)2019/MP/D-45 dated 15.06.2021 from AD Planning Narela for NOC for Setting up CNG Station on private land at Khasra No 29/2 Min(1-10), Village-Nangli Poona, Tehsil Alipur, Delhi. Please find the reply as under:

- 1. TSS report is attached herewith.
- 2. A renewed LOI will be deposited before issue of NOC from DDA.
- 3. This is a proposal of CNG station with proposed area of 1264 sq m. The minimum size of Fuel station as per Gazette and MPD is 1080 sq m hence there is no requirement of approved PESO drawing. However a true copy of PESO drawing is attached herewith.
- 4. Scan copy of Undertaking is attached herewith, the original will be deposited before NOC with Director (CL) Branch.

We request you to process our case accordingly. We are under extreme pressure to expand our CNG infrastructure in NCT of Delhi.

Thanking You,

For Indraprastha Gas Limited

Pavneet Singh Batra Chief General Manager-(CNG Projects) Mob: 9833299653 Date: 17.06.2021

Copy to: -

- 1. Assistant Director (Planning), Narela Project
- 2. Commissioner (Planning)
- 3. Additional Commissioner (Planning)



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भारत सरकार /Government of India

वाणिज्य और उचोग मंत्रालय/Ministry of Commerce & Industry पेट्रोलियम तथा विस्फोटक सुरक्षा संगठन /Petroleum & Explosives Safety Organisation (PESO) हाल संख्या 502 एवं 507, लेवल-5, ब्लाक ॥, पुराना सी.जी.ओ. काम्प्लेक्स, एन.एच.4 फरीदाबाद - 121001

Hall No. 502 & 507, Level 5, Block B, Old CGO Complex, NH-4, Faridabad - 121001

इमेल/E-mail : jtccefaridabad@explosives.gov.in दरभाष/Phone/Fax No : 0129 - 2410734, 2410732 2/Dated : 08/01/2020

WW 2020

पूर्य अनुमोदन सं/Prior Approval No : A/G/NC/DL/07/79 (G63187)

सेवा में/To,

M/s. Indraprastha Gas Limited, Indraprastha Gas Limited, IGL Bhawan, Plot No.4, New Delhi, Taluka: New Delhi, District: DELHI State: Delhi Pin : 110022

Khasra No, 29/2 MIN(1-10), KHASRA NO. 29/2 MIN(1-10), MEASURING IN THE REVENUE ESTATE OF VILLAGE विषय /Sub : NANGLI POONA, TEHSIL- ALIPUR, DISTRICT- NORTH DELHI, DELHI- 110036., Nangli Poona, New Delhi, Taluka: New Delhi, District: DELHI, State: Delhi, Pin : 110036 - में सिलेंडरों में सी.एन.जी; गैस का भरण एवं भंडारण- गैस सिलेंडर

नियम, 2016 के अंतर्गत -अनुमोदन जारी करने के बारे में/Proposed Filling cum Storage Capicity of CNG at Khasra No, 29/2 MIN(1-10), KHASRA NO. 29/2 MIN(1-10), MEASURING IN THE REVENUE ESTATE OF VILLAGE NANGLI POONA, TEHSIL- ALIPUR, DISTRICT- NORTH DELHI, DELHI- 110036., Nangli Poona, New Delhi, Taluka: New Delhi, District: DELHI, State: Delhi, Pin : 110036 - under Gas Cylinder Rules 2016 - Grant of approval regarding.

महोदय/Sir

(5),

कृपया आपके दि. 01/01/2020 के आयेदन सं. OIN434276 का संदर्भ ग्रहण करें/Please refer to your application No.OIN434276 dated 01/01/2020 .

प्रस्तावित सीएनजी भरने व भंडारण सुविधाओं का विवरण दर्शाता लेआउट आरेखण सं. IGL/CNG/VSPL/NANGLIPOONA, अनुमोदित की जाती है- अनुमोदन की शर्ते: - Conditions of the Approval:-

Following documents should be submitted at the time of grant of licence: (1)Structural adequacy with respect to the super structure with reference to static and dynamic load/vibration on full operation of all equipment along with supporting documents. (2)P&I diagram of compressor and dispenser should be submitted (3)CCE approval of compressor, pipeline, cascade and dispenser(4)Filling permission letter of cylinders attached with the cascade . (5) Risk analysis report prepared by a reputed engineering agency and its report shall be enclosed along with supporting documents. (6) Standard note to the effect that compressed gas shall be free from impurities like carbon monoxide, hydrogen sulphide and other sulphurous impurities and the moisture should be incorporated in the final drawing.

और प्रत्येक आरेखण की दो प्रतियां विधिवत पृष्ठांकित कर अनुमोदन के टोकन के रूप में अग्रेषित की जा रही है। अनुमोदित आरेखण के अनुसार सुविधाओं के पूर्ण होने पर गैस सिलेंडर नियम, 2016 के फार्म जी के अंतर्गत अनुजसि जारी करने हेत

निम्नलिखित दस्तावेज प्रस्तुत किए जाए। / The layout drawing No. IGL/CNG/VSPL/NANGLIPOONA, showing the details of the proposed CNG Filling-cum-Storage facilities is approved Conditions of the Approval:-

Following documents should be submitted at the time of grant of licence: (1)Structural adequacy with respect to the super structure with reference to static and dynamic load/vibration on full operation of all equipment along with supporting documents. (2)P&I diagram of compressor and dispenser should be submitted (3)CCE approval of compressor, pipeline, cascade and dispenser(4)Filling permission letter of cylinders attached with the cascade . (5) Risk analysis report prepared by a reputed engineering agency and its report shall be enclosed along with supporting documents. (6) Standard note to the effect that compressed gas shall be free from impurities like carbon monoxide, hydrogen sulphide and other sulphurous impurities and the moisture should be incorporated in

and two copy of each drawing is forwarded herewith duly endorsed in token of approval. After completion of the facilities as per the approved drawing, you may submit the following documents for Grant of Licence in form 'G' of Gas Cylinders Rules, 2016.

- 1. प्रत्येक गैस के कुल सिलेंडरों को दर्शाता प्ररूप 'सी' में विधियत भरा हुआ एवं हस्ताक्षरित आवेदन/ An application in form 'C' in duplicate duly filled and signed; showing total number of filling Points and CNG filled cylinders stored by you. (In triplicate)
- 2. गैस सिलेण्डर नियम, 2016 के तहत औनलाइन आवेदन पोर्टल पर उपलब्ध ई-अुगतान सुविधा के माध्यम से प्रति वर्ष रू 10000/- का लाइसेंस शुल्क ऑनलाइन जमा किया जाना है I/A license fee of Rs. 10000/- per year to be submitted online through e-
- payment facility available on online application portal under Gas Cylinders Rules, 2016. 3.
- अनुमोदित आरेखण के की 4 प्रतियां, पुनरीक्षण के पश्चात, उपरोक्त शतौं के संदर्भ में यदि अपेक्षित हो/4 copies of the replica of the approved drawings, after due revision if required in r/o of above conditions.

उक्त नियम के नियम 17 के तहत आवश्यक दस्तावेजी सबूत के साथ (तीन प्रतियों में) भरण एवं भंडारण के परिचालन हेतु जिम्मेदार संयंत्र प्रभारी, संयंत्र पर्यवेक्षक परिचालको, आदि सहित सक्षम व्यक्तियों के नाम, योग्यता और अनुभव दर्शाता बायो-डाटा।/ Bio-data indicating name, qualification and experience of the competent persons including manager, supervisors and operator responsible for filling and storage operations as required under rule 17 of the said rules with documentary evidence in

duplicate.

5. अनुमोदित आरेखण के अनुसार गोदाम का निर्माण कार्य पूर्ण हो चुका है, इस आशय का प्रमाण पत्र। / A certificate to the effect that the facilities have been constructed as per approved drawing and complying conditions imposed as above, in duplicate.

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- 6. भरण अनुमति के संदर्भों सहित प्रस्तायित सीएनजी सिलंडरों/ कास्केइस की विशिष्टियां, प्रमाण-पत्र के साथ / Particulars of CNG cylinders/cascades with certificates proposed to be filled with necessary references permitting filling thereof with certificate of cascade.(in duplicate)
- 7. मुख्य विस्फोटक नियंत्रक से क्षमता रेटिंग अनुमोदन के संदर्भों के साथ कंप्रेसरों और डिस्पेंसरों की बनावट सहित विशिष्टियां। Particulars of compressors and dispensers make, capacity rating references regarding approval from Chief Controller of Explosives with copy in duplicate.
- 8. मुख्य विस्फोटक नियंत्रक से क्षमता रेटिंग अनुमोदन के संदर्भों के साथ कंप्रेसरों और डिस्पेंसरों की बनावट सहित विशिष्टियां/ Specification and Test certificate of gas pipelines from competent engineers of your company under Gas Cylinder Rules 2016 in duplicate.
- गैस सिलेंडर नियम 2016 के नियम 48 के तहत जिला मजिस्ट्रेट प्राधिकारी/ पुलिस आयुक्त से अनापति प्रमाण पत्र के साथ उनके दारा 9 विधिवत पृष्ठांकित एक साइट प्लान(मूल + 2 जेरोक्स प्रतियां)। /NOC from the District Magistrate Authority/Commissioner of Police under Rule 48 of Gas Cylinder Rule 2016 with one site plan duly endorsed by him. (Original + 2 xerox copies)

यदि सीएनजी की सुविधाएं मौजूदा रिटेल आउटलेट में हैं, तो संशोधित लेआउट ड्राइंग में परिवर्धन एवं परिवर्तन के लिए पूर्व अनुमोदन हेत् Jt. Chief Controller of Explosives, North Circle, FARIDABAD को कृपया अलग से आवेदन करें।/ In case the CNG facilities are in an existing retail outlet, please apply to Jt. Chief Controller of Explosives, North Circle, FARIDABAD separately to seek prior approval for additions alteration in respect of the revised layout drawing.

भवदीय/Yours faithfully.

((आर.एन.मीना) (R.N.Meena)) संयुक्त मुख्य विस्फोटक नियंत्रक Jt. Chief Controller of Explosives फरीदाबाद/Faridabad

(अधिक जानकारी जैसे आवेदन की स्थिति, शुल्क तथा अन्य विवरण के लिए कृपया हमारी वेबसाइट http://peso.gov.in देखें 1)/(For more information regarding stat us, fees and other details please visit our website http://peso.gov.in)



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IN-DL41976884949683T 05-Feb-2021 02:16 PM IMPACC (IV)/ dl703103/ DELHI/ DL-DLH SUBIN-DLDL70310386049126423328T KULDEEP SINGH Article Undertaking Not Applicable 0 (Zero) KULDEEP SINGH Not Applicable KULDEEP SINGH 100 (One Hundred only)





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Undertaking

I, Kuldeep Singh S/o Sh. Magan Singh R/o 65, Tarun Vihar Society, Plot No. 3, Sector-13, Rohini, Delhi-110085, do hereby solemnly affirm and declare as under:

- 1. That We have applied for Planning permission for setting up CNG station on private land at Khasra No 29/2 min (1-10), Village Nangli Poona, Tehsil Alipur, Delhi-110036.
- 2. That the Village Nangli Poona falls under Land Pooling Area.
- 3. That We will participate in the Land Pooling process by Delhi Development Authority. 4. That We agree for a temporary permission of 5 years or till the layout plan is prepared (whichever is earlier).
- 5. That in case layout plan by DDA does not incorporate/ relocate our plot, and then we will shift/ close the retail outlet at our own cost.

Verification:

I/ the above named lessee(s), do hereby at Delhi on this day of 05.02.2021 verify that contents of the above E- undertaking are true and correct to my/ our knowledge and belief and nothing is false therein or has been concealed therefrom.



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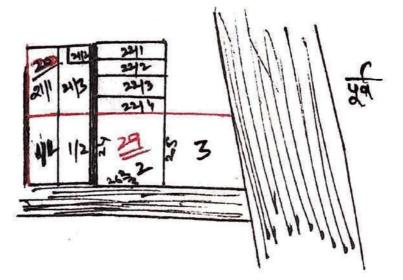


Scanned with CamScanner

177991/2021/AD(PLG-NARELA PROJECTS) तकर क्रास्त्रा जिलरा गुम नर्गली पूना त. अर्बीपुट जिला उठरी सार २०17-18)

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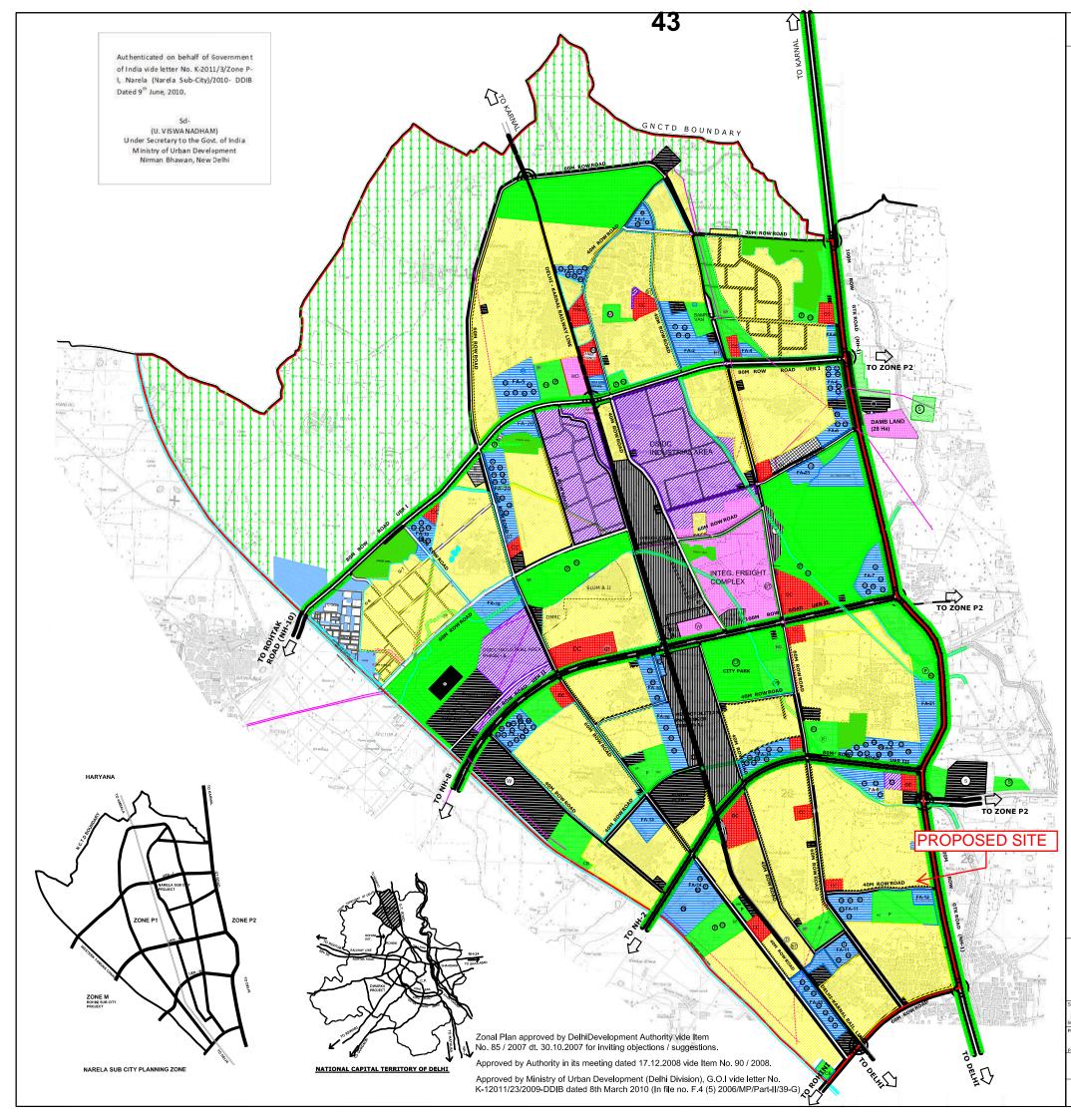


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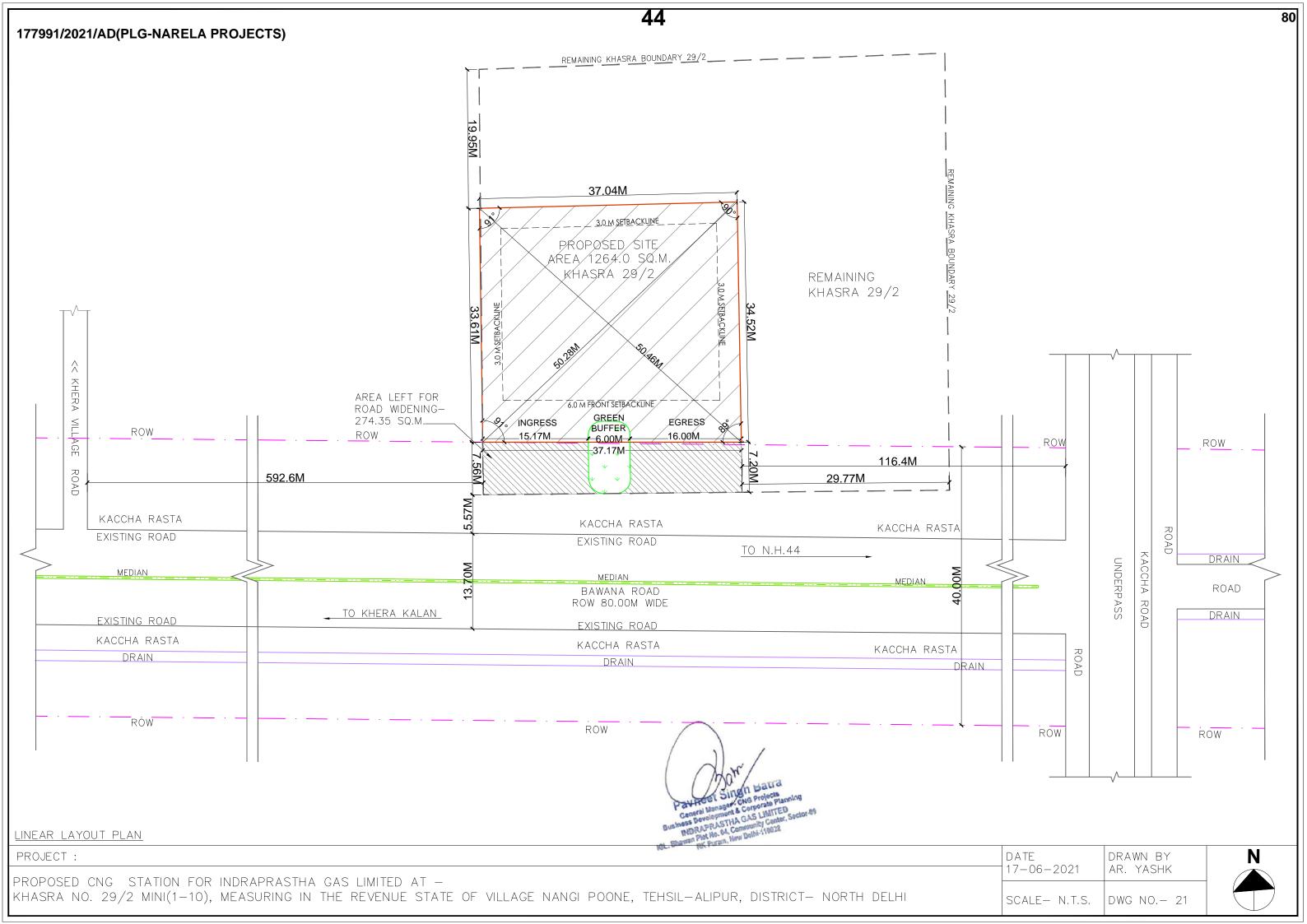
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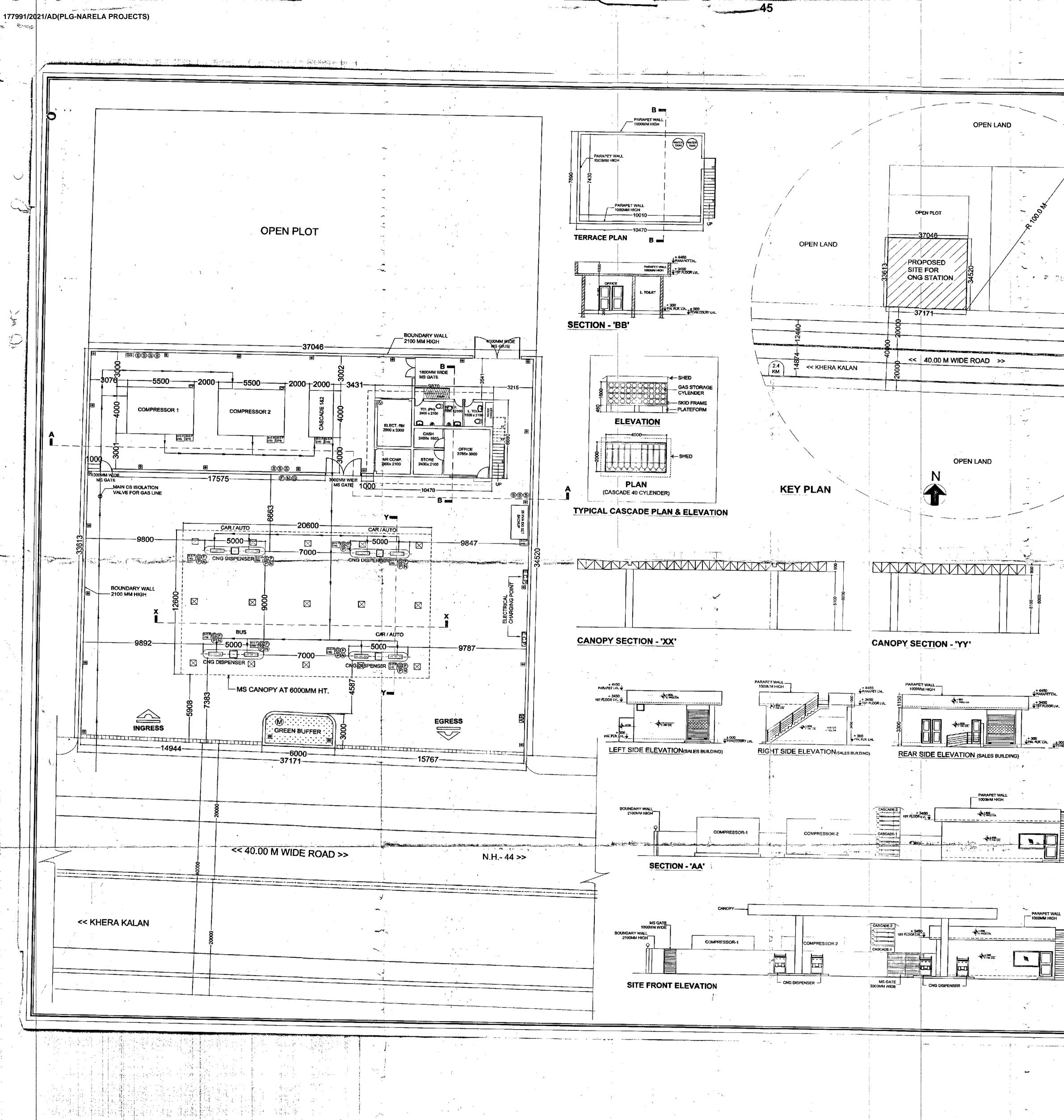
St PIRTAS नमल मुताहिन असल हैनमर कामदा प्य के साल ही ठाइ 8/02/2221

22 1/2 2633 Son Nangli Puon p E 15. -> 299 -> go magan bargh m. LO



ANDUS	_
RESIDENT	RESIDENTIAL
	EXISTING ABADI AREA
COMMERC	CIAL
60	DISTRICT CENTRE
0	COMMUNITY CENTRE WHOLE SALE
00	WAREHOUSING & DEPOT/IFC
51	SERVICE MARKET
	INFORMAL BAZAR
	LIGHT AND SERVICE INDUSTRY
RECREATI	SERVICE CENTER
	CITY PARK
G	DISTRICT PARK
0 0	COMMUNITY PARK/ MULTI PURPOSE GROUND
0	HISTORICAL MONUMENT
	RTATION
0 8	METROPOLITIAN PASSENGER TERMINAL./ RAILWAY STATION
NRTS	RAILWAY LINE M.R.T.S ROUTE STATIONS
DD	BUS DEPOT / BUS TERMINAL
fii O	FREIGHT TERMINAL/ TRUCK TERMINAL ROAD AS PER RIGHT OF WAY
	ROAD AS PER RIGHT OF WAY EXISTING/ PROPOSED GRADE SEPERATORS
	COMMAND TANK
	WATER TREATMENT PLANT
_0	SEWAGE TREATMENT PLANT ELECTRICITY (POWERHOUSE - SUB STN. ETC)/E.S.S 440/220/66KV's
0	SOLID WASTE (SANITARY LANDFILL)
<u>~~</u>	DRAIN
GOVERNM	SEWAGE PUMPING STATION
	GOVERNMENT OFFICE
PUBLIC &	SEMI PUBLIC
6) CH	FACILITY AREA MULTI PURPOSE COMMUNITY HALL
6	EDUCATION & RESEARCH
Θ	HOSPITAL
0	UNIVERSITY PUBLIC / SEMI PUBLIC
0.00.00	COLLEGE/ MEDICAL COLLEGE/ ENGINEERING COLLEGE
e An An	WORKING HOSTEL MATERNITY HOME/ NURSING HOME/ POLYCLINIC
0	VETINARY HOSPITAL
Ø	POLICE HEADQUARTERS AND POLICE LINES
F	FIRE STATION AND HEAD QUARTER
0	DISRTICT JAIL TRANSMISSION SITE /
0	TRANSMISSION CENTER TELEPHONE EXCHANGE
0	HEAD POST OFFICE
Ø	SOCIO CULTURAL CENTER (CULTURAL COMPLEX)
(B)	CREMATION / BURIAL GROUND RELIGIOUS
	PLAY GROUND AND SPORTS COMPLEX
69	DIVISIONAL SPORTS CENTER
0	PARK AND PLAY GROUND
AGRICUL	TURE AND WATER BODY
*****	GREEN BUFFER /GREEN BELT
	CANAL - WATER BODY
	NCTD BOUNDARY ZONE BOUNDARY
 FACILITIES 	S SHOWN IN P & SP ARE INDICATIVE
	L DEVELOPMENT PLAN
ONE	P-1 (Narela Sub City)
	200m DRAWING NO
0	1000m 2000m
AN Zues	Al time such
T RINK	ASTT. DIR JOINT. DIR. (PLG)
	ASTT, DIR DOINT, DIR.(PLG) ADDL. COMM.(PLG.) COMMISSIONER (PLG)



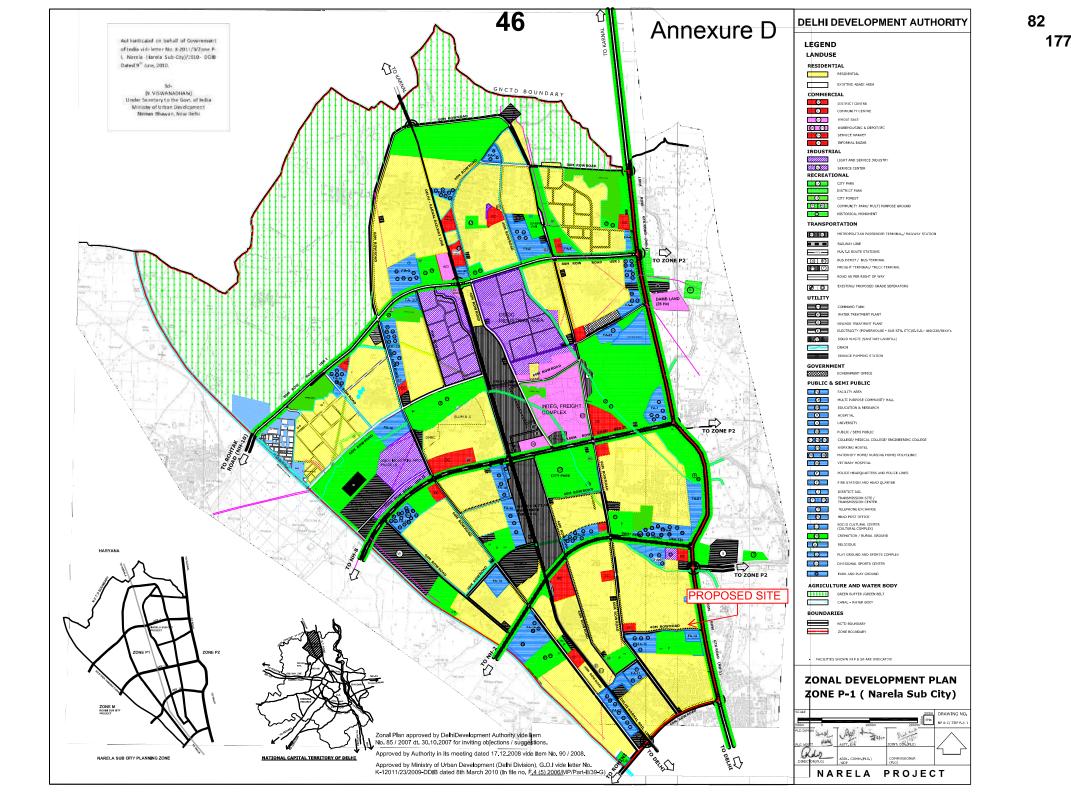


अरहेरामा अन्य 4 (18) 87 Mater REAL PROPERTY IN THE PARTY I aneide EQUIPMENT LIST S.NO. EQUIPMENT SERVICE QTY. REMARKS 1. GAS COMPRESSOR CNG 2 1200 SCMH 2. CAR DISPENSER CNG 07 | 15KG/MIN OPEN PLOT BUS DISPENSER 3. CNG 01 75KG/MIN DETAILS OF CNG CASCADES & CYLINDERS 1 and the second S.NO. NOS OF NOS OF CYLINDERS OF CASCADE CYLINDERS CYLINDERS CYLINDERS CYLINDERS CYLINDERS CYLINDERS CYLINDER(LRT.) CASCADE(LRT.) CAPACITY (LRT.) 2 40 80 75 3000 6000 5.9 KM TOTA 2 80 6000 PLOT NO./ KHASRA NO. N.H.- 44 >> KHASRA NO. 29/2 MINI(1-10) PLOT SIZE 1264 SQ.MTR. ROAD NAME BAWANA ROAD VILLAGE/LOCALITY **NANGLI POONA** TALUKA/CITY/TOWN ALIPUR NEAREST POLICE STATION BADLI NEAREST RAILWAY STATION KHERA KALAN DISTRICT NORTH DELHI STATE DELHI -110036 LEGENDS SAND BUKET (\mathbf{S}) 10 No's EARTHLING PIT (E) 10 No's BORE WELL **(B**) 01 No's CO2 FLOODING SYSTEM:-02 No's THE COMPRESSORS ARE HOUSED IN A WEATHER CF CONCERTINA WIRE OF BOOMM DIA PROOF AND SOUNDPROOF ENCLOSURES AND ARE ROVIDED WITHAUTOMATIC COL FLOODING STSTEM." BARBED WIRES FIXING TANGLE (4 WIRES EACH SIDE OL TANGLE) THIS SYSTEM WILL OPERATE ON RECEIVING SIGNALS BASED ON DETECTION OF GAS LEAKAGE OR FLAMES INSIDE THE ENCLOSURE. PROVISION FOR GROUTING MS ANGLE (40 x 40 x 5) "NO OPEN FLAME PERMITTED" SIGN 09 No's "NO SMOKING" SIGN (\mathbf{N}) 09 No's SIGN SHOWING DETAILED PRECAUTIONS AND P 08 No's PROCEDURE OF REFUELING \bigcirc CO2 FIRE EXTINGUISHER 02 No's BOUNDARY WALL DETAIL **"FLAMMABLE GAS" SIGN** 09 No's "STOP VEHICAL" SIGN 08 No's D.C.P (10) DCP (10KG) 13 No's DCP (75KG) 02 No's CEILING LIGHT POINT @ 5.5M FROM FINISH FLOOR. \boxtimes 15 No's 0 STREET LIGHT POINT 24 No's M GG MONOLITH 01 No's GAS GENERATOR SET 01 No's DRAIN SECTION AR AIR INFLATOR 01 No's FP FLOODING POINT FOR BUS FILLING POINTS 01 No's E.C.P ELECTRICAL CHARGING POINT 02 No's [®] INDRAPRASTHA GAS LIMITED -Tigl NEW DELHI -110001 BOUNDARY WALL DRG. TITLE : PESO DRAWING 2100MM HIGH DATE : 21/ 12/ 2019 W () E SCALE : 1:100 DRG. NO.: IGL/CNG/VSPL/NANGLI POONA ALL DIMENSIONS ARE IN MILLIMETER CNG FILLING STATION & EV CHARGING AT-KHASRA NO. 29/2 MINI(1-10) , MEASURING IN THE REVENUE STATE OF VILLAGE NANGLI POONE , TEHSIL - ALIPUR, DISTRICT - NORHT DELHI, DELHI 110036 BOUNDARY WALL 2100MM HIGH TYPE: ONLINE STATION APPLICANT'S SIGNATURES el el PRVIEWL GRIGHT DAL General Manager - CNG Projects Business Development & Corporate Pirm INDRAPROSTHA GAS LIMITE ISL, Bhawap Plot No. 64, Community Center RK Puran, Nov. Dolbid 1992

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- 建筑的 动力动动物





' भारत सरकार GOVERNMENT OF INDIA



EXTRAORDINARY प्राधिकार से प्रकाशित

PUBLISHED BY AUTHORITY

सं. 187]	दिल्ली, बुधवार, मई 17, 2017/वैशाख 27, 1939	[रा.रा.रा.क्षे.दि. सं. 61
No. 187]	DELHI, WEDNESDAY, MAY 17, 2017/VAISAKHA 27, 1939	[N.C.T.D. No. 61

भाग—IV

PART-IV

राष्ट्रीय राजधानी राज्य क्षेत्र दिल्ली सरकार

GOVERNMENT OF THE NATIONAL CAPITAL TERRITORY OF DELHI

शहरी विकास विभाग

अधिसूचना

दिल्ली, 16 मई, 2017

सं.फा. 7/79/एडीएलबी/2016/सीडी–000383132/3827-3841.–दिल्ली नगर निगम अधिनियम, 1957 (1957 का 66) की धारा 507 के खंड (क) द्वारा प्रदत्त शक्तियों का प्रयोग करते हुए राष्ट्रीय राजधानी क्षेत्र दिल्ली के उपराज्यपाल घोषणा करते हैं कि निम्न अनुसूची के कॉलम 3 में उल्लिखित गॉव के क्षेत्रों तथा कॉलम 1 में उल्लिखित राजस्व सम्पदा/जोन जो अब तक ग्रामीण क्षेत्रों के भाग हैं उन्हें ग्रामीण क्षेत्रों से हटाया जाएगा और अब उन्हें शहरी क्षेत्र के रूप में माना जाएगा, अर्थात् :–

योजना क्षेत्र	क्र0 सं0	गॉव का नाम	शहरीकरण के क्षेत्रफल का
		उत्तरी दिल्ली नगर निगम – 50 गॉव	विवरण
01	02	03	04
जोन के—1, 5 न0	01	कमरूद्दीन नगर	गाँवों की पुरानी आबादी के
			साथ–साथ पूरी राजस्व
			सम्पदा को शहरी घोषित
			किया जाता है ।
	02	किरारी सुलेमान नगर (भाग)	–वही–
	03	मुंडका (जोन एल में भाग और रोहिणी उप–शहर)	–वही–
	04	नांगलोई जाट (भाग)	–वही–
	05	निलोठी (भाग)	–वही–
जोन एल—1,	06	नीलवाल	—वही—
जोन 'एन' 21 न0	07	बाजिदपुर ठकरान	
	08	नांगल ठकरान	—वही—
	09	बवाना (जोन पी–। में भाग)	–वही–
	10	पुटखुर्द (जोन एम में भाग)	–वही–
	11	सुल्तानपुर डबास	

अनुसूची

3210 DG/2017

	12	सलाहपुर मांजरा	<u>—वही</u> —
	12		
	13	बुधानपुर कटेवडा	
	14	जट खोर	
	16	चाँदपुर	
	10	लाडपुर	
	17	कंझावला	
	18	कराल(जोन एम में भाग)	
	20	मदनपुर डबास(जोन एम में भाग)	
	20	मोहम्मदपुर माजरी (जोन एम में भाग)	
	21	रानी खेड़ा (जोन एम में भाग)	
	22		
	23	रसूलपुर घेवरा (जोन एल में भाग)	
	24	सावदा	
	25	दरियापुर कलां (जोन पी–1 में भाग)	
		खेड़ा खुर्द (जोन एम और जोन पी–1 में भाग)	
जोन 'पी –।।'	27	खड़ा खुद (जान २न आर जान पा−1 न नान) अकबरपुर माजरा	
जान पा — ।। 23 नं0	28	अक्वरपुर माजरा	-48I-
20 10	29	भलस्वा डेयरी / जहांगीर पुरी (जोन सी में भाग)	वही
	30	बुराड़ी (जोन ओ में भाग)	–वही–
	31	इब्राहीमपुर(जोन ओ में भाग)	–वही–
	32	झड़ोदा माजरा (जोन ओ में भाग)	–वही–
	33	जींदपुर (जोन पी 1 में भाग)	
	34	कादीपुर	
	35	कमालपुर माजरा	
	36	खामपुर (जोन पी 1 में भाग)	
	37	मोहम्मदपर रमजानपर (जोन ओ में भाग)	
	38	मोहम्मदपुर रमजानपुर (जोन ओ में भाग) मुकंदपुर (जोन सी में भाग)	
	39	मुखमेलपुर	
	40	नगलीपूना (जोन पी 1 में भाग)	–वही–
	41	सलीमपर माजरा, बराडी (जोन ओ में भाग)	–वही–
	42	सलीमपुर माजरा, बुराड़ी (जोन ओ में भाग) तीगीपुर (जोन ओ में भाग)	–वही–
	43	फतेहपर जाट (जोन ओ में भाग)	–वही–
	44	फतेहपुर जाट (जोन ओ में भाग) समयपुर (जोन सी में भाग)	–वही–
	45	लिवासपुर (जोन सी में भाग)	
	46	सिरसपुर (जोन पी–1 और जोन–सी में भाग)	–वही–
	47	बीजापुर (पी–1 में भाग)	
	48	अलीपुर (जोन पी–1 में भाग)	
	49	टिकड़ी खुर्द (मुख्यतः जोन पी–1 में, लगभग 3–5 हे0 पी–2	
		में भाग)	
	50	गढ़ी खुसरो	–वही–
		दक्षिणी दिल्ली नगर निगम–39 गाँव	2
जोन 'जे'–1 न0	51	नेवसराय	
जोन 'के'—1, 11	52	बक्करवाला	–वही–
न0			~
	53	वापरौला	<u>–वही–</u>
	54	गोयला खुर्द	<u>–वही–</u>
	55	हस्तसाल (भाग)	–वही–
	56	कुतबपुर	
	57	नगली सकरावती (जोन एल में भाग)	–वही–
	58	नवादा माजरा (भाग)	–वही–
	59	सफीपुर रनहोला	–वही–
	60	राजापुर खुर्द	–वही–
	61	ताजपुर खुर्द (जोन एल में भाग)	—वही—

177991/2021/AD(PLG-NARELA PROJECTS) PART IV] DELHI GAZETTE : EXTRAORDINARY

	62	तिलंगपुर कोटला	–वही–
जोन 'एल' 27 न0	63	असालतपुर खावद	—वही—
	64	छावला (जोन के –1 में भाग)	–वही–
	65	दरयापुर खुर्द	—वही—
	65	दौलतपुर	—वही—
	66	दिचाऊं कलां	–वही– –वही– –वही– –वही– –वही– –वही–
	67	दिनदारपुर (जोन 'के'–1 में भाग)	
	68	ळसनपुर	– वही– – वही– – वही–
	70	जाफरपुर कलां	–वही–
	71	जाफरपुर (हिरनकूदना)	—वही—
	72	झुलझुली	—वही—
	73	खड़खड़ी जाटमल	–वही– –वही– –वही– –वही– –वही–
	74	खड़खड़ी नाहर	–वही–
	75	खड़खड़ी पौंड	–वही–
	76	खेड़ा	—वही—
	77	खेड़ा डाबर	—वही— —वही—
	78	मलिकपुरजर नजफगढ़	—वही—
	79	पिंडवाला कलॉ	—वही—
	80	पपरावत	
	81	पिंडवाला खुर्द	
	82	काजीपुर	–वही–
	83	रावला खानपुर	–वही–
	84	रौशनपुरा (जॉन 'के'–1 में भाग)	–वही–
	85	सारंगपुर	
	86	समसपुर खालसा	—वही—
	87	सुरहेड़ा	–वही–
	88	शेरपुर डेयरी	–वही–
	89	उजवा	—वही—

राष्ट्रीय राजधानी क्षेत्र दिल्ली के उपराज्यपाल के आदेश से तथा उनके नाम पर,

कुलदीप पाकड़, विशेष सचिव (शहरी विकास)

DEPARTMENT OF URBAN DEVELOPMENT

NOTIFICATION

Delhi, the 16th May, 2017

No. F. 7/79/ADLB/2016/CD-000383132/3827-3841.—In exercise of the powers conferred by clause (a) of section 507 of the Delhi Municipal Corporation Act, 1957 (66 of 1957), the Lt. Governor of the National Capital Territory of Delhi is pleased to declare that the areas of villages mentioned in column 3 of the Schedule below and falling in the revenue estate / zone mentioned in column 1, hitherto part of the rural areas, shall, cease to be the rural areas and shall be deemed as Urban areas, namely:-

SCHEDULE

Planning Zone	S/No.	Name of village North DMC – 50 Villages	Particulars of the Area Urbanised
1	2	3	4
Zone 'K-I' 5	1	Kamruddin Nagar	The old abadis as well as the
No.			entire Revenue Estate of the said
			village declared as Urban

PART IV]

			1
	2	Kirari Suleman Nagar (Part)	do
	3	Mundka (Part in Zone L & Rohini Sub-City)	do
	4	Nangloi Jat (Part)	do
	5	Nilothi (Part)	do
Zone 'L' 1 No.	6	Neelwal	do
Zone 'N'	7	Bazidpur Thakran	do
21 No.	8	Nangal Thakran	do
	9	Bawana (Part in Zone P-I)	do
	10	Puath-Khurd (Part in Zone M)	do
	11	Sultanpur Dabas	do
	12	Salahpur Majra	do
	13	Budhanpur	do
	14	Katawada	do
	15	Jat Khor	do
	16	Chandpur	do
	17	Ladpur	do
	18	Kanjhawala	do
	19	Karala (Part in Zone M)	do
	20	Madanpur Dabas (Part in Zone M)	do
	21	Mohammadpur Majri (Part in Zone M)	do
	22	Rani Khera (Part in Zone M)	do
	23	Rasulpur	do
	24	Ghewra (Part in Zone L)	do
	25	Sawda	do
	26	Daryapur Kalan (Part in Zone P-I)	do
	27	Khera Khurd (Part in Zone M & Part in Zone P-I)	do
Zone 'P-II'	28	Akbarpur Majra	do
23 No.	29	Bhalsawa Dairy/Jahangirpuri (Part in Zone C)	do
	30	Burari (Part in Zone O)	do
	31	Ibrahimpur (Part in Zone O)	do
	32	Jharoda Majra (Part in Zone O)	do
	33	Jindpur (Part in Zone P-I)	do
	34	Kadipur	do
	35	Kamalpur Majra	do
	36	Khampur (Part in Zone P-I)	do
	37	Mohammadpur Ramzanpur (Part in Zone O)	do
	38	Mukandpur (Part in Zone C)	do
	39	Mukhmalpur	do
	40	Nanglipuna (Part in Zone P-I)	do
	41	Saleempur Majara, Burari (Part in Zone O)	do
	42	Tiggipur (Part in Zone O)	do
	43	Fatehpur Jat (Part in Zone O)	do
	44	Samapur (Part in Zone C)	do
	45	Libaspur (Part in Zone C)	do
	46	Seeraspur (Part in Zone C) Seeraspur (Part in Zone P-I & Part in Zone C)	do
	47	Bijapur (Part in P-I)	do
	48	Alipur (Part in Zone P-I)	do
	49	Tikri Khurd (Majorty in Zone P-I, about only	do
		3-5 Ha in P-II)	
	50	Gadi Khasro	do
		South DMC – 39 Villages	

177991/2021/AD(PLG-NARELA PROJECTS) PART IV] DELHI GAZETTE : EXTRAORDINARY

Zone 'J'	51	Neb Sarai	do
1 No. Zone 'K-I'	52	Bakkarwala	do
2011 K-1 11 No.			
11 NO.	53	Baprola	do
	54	Goela Khurd	do
	55	Hastsal (Part)	do
	56	Qutabpur	do
	57	Nangli Sakrawati (Part in Zone-L)	do
	58	Nawada Majra (Part)	do
	59	Safipur Ranhola	do
	60	Rajapur Khurd	do
	61	Tajpur Khurd (Part in Zone-L)	do
	62	Tilangpur Kotla	do
Zone 'L'	63	Asalatpur Khawad	do
27 No.	64	Chhawla (Part in Zone-K-I)	do
	65	Daryapur Khurd	do
	66	Daulatpur	do
	67	Ditchaon Kalan	do
	68	Dindarpur (Part in Zone-K-I)	do
	69	Hasanpur	do
	70	Jafarpur Kalan	do
	71	Jafarpur (Hirankunda)	do
	72	Jhuljhuli	do
	73	Kharkhari Jatmal	do
	74	Kharkhari Nahar	do
	75	Kharkhari Pond	do
	76	Khaira	do
	77	Khera Dabur	do
	78	Malikpurzer Najafgarh	do
	79	Pindwala Kalan	do
	80	Paprawat	do
	81	Pindwala Khurd	do
	82	Qazipur	do
	83	Rawla Khanpur	do
	84	Roshanpura (Part in Zone-K-I)	do
	85	Sarangpur	do
	85	Shamspur Khalsa	do
	80	Sirahisput Khaisa Surehara	do
	87		
		Sherpur Dairy	do
	89	Ujwa	do

By Order and in the Name of Lt. Governor of the National Capital Territory of Delhi,

KULDEEP PAKAD, Spl. Secy. (Urban Development)

Uploaded by Dte. of Printing at Government of India Press, Ring Road, Mayapuri, New Delhi-110064 and Published by the Controller of Publications, Delhi-110054.

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INDRAPRASTHA GAS LIMITED AMENDMENT^{(A_loint} Venture of GALL (India) Ltd., BPCL & Govt. of NCT of Delhr)

IGL/MKTG/CNG/LOI/10-2019/13.1

21st January, 2020

Mr. Kuldeep Singh

S/O Magan Singh

65, Tarun Vihar Plot No-3

Sec-13, Rohini, Rohini sec-7,

North West Delhi, Delhi-110085

Subject: LOI for setting up of CNG/LCNG/Electrical Charging station under DODO model.

With reference to LOI dated 15/10/2019, for setting up LOI for setting up of CNG/LCNG/Electrical Charging station on Dealer owned Dealer operated (DODO) basis for following location:

52

Khasra No. 29/2 Min(1-10), measuring in the revenue estate of Village Nangli Poona, Tehsil-Alipur, District- North Delhi, Delhi-110036.

We are pleased to inform you that based upon your request and subject to fulfillment of conditions enumerated hereinafter, IGL is accepting your request for extending your LOI for 6 months from the date of issuance i.e. up to 15/04/2020.

All other terms and conditions of the LOI remain unaltered.

Kindly acknowledge the receipt of this amendment of LOI duly signed by you as token of your acceptance to the terms and conditions hereof, to enable us to take further steps in the matter. We wish you all the best.

For Indraprastha Gas Limited,

[Pavneet Singh Batra]

GM (CNG Projects & BD)

11,2913

IGL Bhawan, Plot No. 4, Community Centre, R.K. Puram, Sector - 9, New Delhi-110 022 Phone : 46074607 Fax : 26171863 Website : www.iglonline.net CIN : L23201DL1998PLC097614 An ISO 9001:2008, ISO 14001 : 2004, OHSAS 18001 : 2007 Certified Organisation

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INDRAPRASTHA GAS LIMITED (A Joint Venture of GAIL (India) Ltd., BPCL & Govt. of NCT of Delhi)

IGL/MKTG/CNG/LOI/10-2019/13

Mr. Kuldeep Singh

S/O Magan Singh

1 5 OCT 2019

65, Tarun Vihar Plot No-3

Sec-13, Rohini, Rohini sec-7,

North West Delhi, Delhi-110085

Sub: LOI for setting up of CNG/LCNG/Electrical Charging station under DODO model.

We are pleased to inform you that, based upon your application dated 02.01.2019 subject to fulfillment of conditions enumerated hereinafter, IGL intends to appoint you as a Dealer of the following station on Dealer Owned Dealer Operated (DODO) basis:

Khasra No. 29/2 Min(1-10), measuring in the revenue estate of Village Nangli Poona, Tehsil-Alipur, District-North Delhi, Delhi-110036.

In case, if you fulfill all the conditions enumerated in this Letter of Intent, subject to the approval of the management of IGL, following terms and conditions may form the part of the Firm Agreement which, IGL may enter with you:

Scope of IGL:

1. Term of Agreement: IGL will enter into the agreement for a period of 15 (Fifteen) years from the date of signing of the agreement and the same may be extended for a further period of 15 years as mutually agreed in writing.

 Gas Supply: IGL shall supply the gas to the CNG/LCNG station through pipeline or through the mobile cascades.

IGL Bhawan, Plot No. 4, Community Centre, R.K. Puram, Sector - 9, New Delhi-110 022 Phone : 46074607 Fax : 26171863 Website : www.iglonline.net CIN : L23201DL1998PLC097614 An ISO 9001:2008, ISO 14001 : 2004, OHSAS 18001 : 2007 Certified Organisation

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INDRAPRASTHA GAS LIMITED

 Installation of Equipment's: The CNG/LCNG equipment's (Compressor/Cascade/Dispenser, etc.) shall be installed and commissioned by IGL. Monolith will be provided by IGL. All Fire & Safety related equipment's required as per statutory rules/ guidelines are in IGL scope. Equipment's related to Electrical Charging shall be provided by IGL.

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- Design and Specifications: The station design including that of building, canopy, signage, pylon (totem), etc. shall be provided by IGL and the dealer shall abide by the same.
- 5. Maintenance of facilities: All periodic and break down maintenance of equipment will be in the scope of IGL including operation of CNG compressors. IGL will carry out this responsibility either through in-house resources or through OEMs or hiring a third party with Comprehensive Annual Maintenance Contract including the supply of the spares for the routine and breakdown maintenance of the equipment's such as Compressors, Dispensers, UPS, SCADA, etc.

All monitoring systems (CCTV Camera etc.) and Internet connectivity will be provided by IGL.

 Power: The cost of power towards running of compressor and its accessories (Air compressor, etc.), dispenser (including the Electrical Charging Dispenser) will be reimbursed by IGL as per policy.

Supervision for safety and to carry out safety and Technical audit:

IGL shall keep the supervision on the activities carried out at Station. IGL would carry out the Safety and technical audit as per schedule and also as and when required. IGL shall have the rights to check the CCTV coverage and also take the recordings for any further investigations if required. IGL can also take live feed of CCTV coverage.

Analysis and investigation of accident: If any accident occurs in the CNG station, IGL shall investigate the reasons of the accident and shall recommend necessary remedial action.

Scope of Dealer:



Prior to the execution of Dealership Agreement, you shall arrange the CLU (Change of land Use)/permission to setup CNG Station, necessary clearance, license, permission including but not limited to necessary approvals for the area measuring 1264 Sqr. Mtrs., at your expense and cost. If by time, requirement of LCNG/Electrical Charging facility arises then the CLU for the same shall be arranged by the Dealer. You shall be under an obligation to produce copies of all such approvals to Indraprastha Gas limited (IGL) before execution of the Dealership Agreement, and to show originals of such documents/ approvals to IGL at any time is the mand.

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INDRAPRASTHA GAS LIMITED

- 2. Only upon securing the necessary approvals, a Dealership Agreement shall be executed by IGL. If you fail to secure the required permissions with regard to the subject matter of this LOI, IGL shall not execute the Dealership Agreement.
- 3. You agree that you will enter into a Lease Deed with the owner of the land containing amongst the other the following provisions:
 - a) The Lease Deed shall be for a period of thirty (30) years.
 - b) The Lessor has no objection that the said land is used for the purpose of setting up of the CNG/LCNG/Electrical Charging Station by IGL for a period of thirty (30) years.
 - c) The Lessor understands and acknowledges that the Lessee intends to enter into a Dealership Agreement with Indraprastha Gas Limited for setting up of CNG Station on the leased land and the Lessor has no objection if the land is leased for a period of thirty (30) years for commissioning of CNG/LCNG/Electrical Charging Station. Further, the Lessor agrees that it shall have no right to evict or terminate this Lease Deed for a period of thirty (30) years as it would result into enormous losses to IGL. The Lessor also undertakes not to assign or transfer the leased land to any third party for a period of thirty (30) years.
- IGL shall enter into a firm agreement with you on the acceptance of this Letter of Intent and getting all the required clearances/ NOCs from all Government authorities.
- 5. The Applicant should either be the owner of the land on which he is proposing to set up the CNG station or should have valid lease deed for the period of 30 years.
- 6. The dealer shall have name of its firm and will submit all details to IGL within 15 working days from the receipt of LOI i.e. Registration, GST details, PAN number etc.
- Bank Guarantee: You will submit a bank guarantee of value equivalent to 15% cost of compressors, dispensers, cascades, electrical charging points and LNG storage vessels (whichever is applicable) as prescribed by IGL, within 10 days of receiving NOC from all the relevant authorities for creating a CNG station at the land allocated by Land Issuing Authority.

1 5 OCT 2019

Continuation Sheet

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- 8. Security Deposit: A demand draft of equivalent to approximate 5 days CNG/LCNG/Electrical (In case of Electrical Charging Point) consumption in favour of "Indraprastha Gas Limited". This is an interest free security deposit, which is to be deposited prior to 15 days from the commencement of operations. Kindly note that based on your consumption pattern, this may be correspondingly increased as and when required. The current amount would beRs.20,97,000/-only.
- Cash Collection: Cash collection of daily sales have to be deposited in IGL designated bank account on succeeding day by 11 AM and MIS to be sent daily to IGL office by 12 noon. The cash will be collected by our authorised bankers.
- 10. Construction: All civil works such as foundations (stations and equipment), canopies, electrical rooms, trenches, driveway, boundary wall, Sales room, signage, pylon (totem), entry / exit signs, hoardings, lightings, etc. are in the scope of the Dealer. Providing and installation of RVI, Facia, Canopy are also in the scope of dealer. The technical details & design of all items shall be provided by the IGL. IGL will coordinate and extend help wherever possible in completion of the same.
- 11. Manpower: All manpower required for the smooth operation of equipment installed at the station and dispensing of CNG/LCNG/Charging to vehicles including for the security of station, housekeeping, Air inflator, etc. shall be arranged by dealer at your own cost. Uniform, shoes, etc. required as per IGL standards shall be in your scope. Dealer would indemnify IGL against all charges, claims/dues etc. arising out of disputes relating to dues and employment of personnel deployed by him. Day to Day operations of station will be in the scope of the dealer.

All the employees deployed by you at the station shall be employed as per the best industrialpractise. Under no circumstances your employees can claim any right of employment with IGL.

12. Power: Power connection up to the site main meter has to be arranged by the Dealer. All necessary permissions including deposits, cable charges, connection charges etc. as per the DERC/ State electricity board's norms for obtaining power supply shall be in the scope of the Dealer. If the transformer/ Packaged Sub Station (PSS) and other associated electrical equipment are required for supplying power, then the same shall be in the scope of the Dealer. Power cost towards illumination, AC for office, fan and all the other electrical facilities (Except Compressor and Dispenser related) of the station is in the scope of Dealer.

Power backup in case of electricity failure including procurement and installation of Generator for power backup will be under dealer scope.

1 5 OCT 2019

Continuation Sheet

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INDRAPRASTHA GAS LIMITED

- 13. Misc. Charges: All Housekeeping expenses, telephone charges, water Charges; Electrical charges for station (Other than Compressors, dispensers, air compressor and Electrical Charging Points) and horticulture expenses, etc. shall be borne by the Dealer.
- 14. Dealer would ensure the safe operation of the equipment at the station. Dealer to comply with all the Quality of Service Regulations, Technical and Safety regulations of PNGRB, PESO, etc.
- 15. Dealer shall entirely be responsible for providing Non Encumbrance Certificate issued by the patwarl (signed & stamped) with regard to the land. IGL will not provide any equipment before receipt of Non Encumbrance Certificate for the subject land.

We are sure you would take necessary steps and make efforts to fulfill all the conditions in discharging your responsibility as an IGL dealer.

This LOI shall remain valid for the period of three months and may be extended at the sole discretion of IGL depending upon the progress of the project. After acceptance of the letter of intent, dealer should submit all requisite documents to IGL within a period of one month. In case the documents as described in this LOI are not submitted within the prescribed period of one month, this LOI shall stands cancelled/revoked.

Your acceptance of this LOI shall not entail any right upon you as a dealer and IGL shall be under no obligation to enter into the Dealership Agreement merely because of issuance of this LOI.

After submission of documents as required, the dealer shall enter into a formal agreement with IGL. The terms and conditions of this LOI shall form part and parcel of the dealership agreement.

Kindly acknowledge the receipt of this LOI duly signed by you as token of your acceptance to the terms and conditions hereof, to enable us to take further steps in the matter.

Note: IGL will send you a copy of this Letter on your registered E-mail id from the Email address <u>cngproject@igl.co.in</u>. Any further progress in this case would be made, only after we had sent you a copy of this letter on your registered e-mail ID.

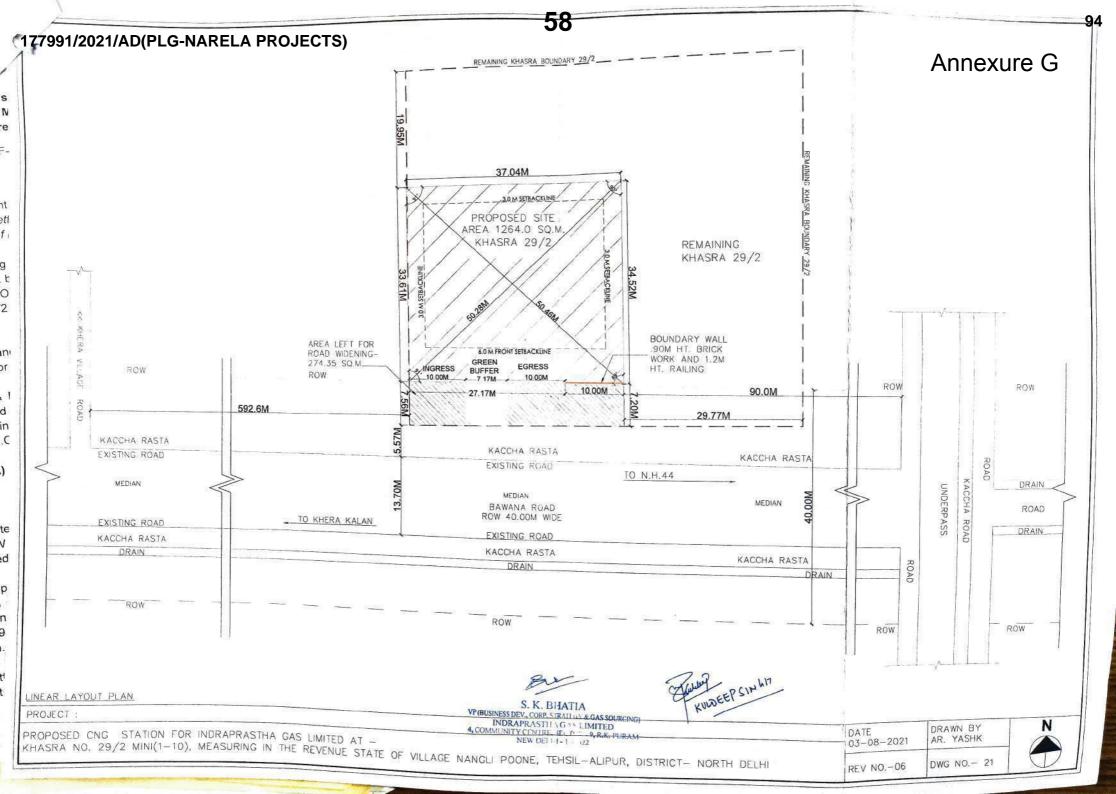
We wish you all the best

For Indraprastha Gas Limited,

[Pavneet Singh Batra] General Manager-(CNG Projects)

1 5 OCT 2019

Continuation Sheet





INDRAPRASTHA GAS LIMITED

(A Joint Venture of GAIL (India) Ltd., BPCL & Govt. of NCT of Delhi)

IGL/CID/DDA/040821/2

Dated 04.08.2021

Assistant Director (Planning) Delhi Development Authority Narela Zone Vikas Minar, <u>Delhi 110 002</u>

नरेला प्रोजेक्त हती **न**:.....

 Subject:
 Submission of documents for Planning permission for setting up CNG station

 on Private Land at Khasra no. 29/2 Min(1-10), Village Nangli Poona, Tehsil-Alipur,

 Delhi.

 File No:
 F.3(11)2019/MP/D-45

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Dear Sir,

This is in reference to Planning permission for setting up CNG station on Private Land at Khasra no. 29/2 Min(1-10), Village Nangli Poona, Tehsil-Alipur, Delhi. We are submitting herewith the site plan/ Linear layout/TSS duly authenticated by IGL and LOI holder.

Kindly process case at the earliest.

Thanking You For Indraprastha Gas Limited

Sanjeev Kumar Bhatia VP (BD, CS & GS)

Copy To: AD (CL), Vikas Sadan, New Delhi.

IGL Bhawan, Plot No. 4, Community Centre, R.K. Puram, Sector - 9, New Delhi-110 022 Phone : 46074607 Fax : 26171863 Website : www.iglonline.net CIN : L23201DL1998PLC097614 An ISO 9001:2008, ISO 14001 : 2004, OHSAS 18001 : 2007 Certified Organisation

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Government of National Capital Territory of Delhi

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मेव जयत Certificate No. Certificate Issued Date Account Reference Unique Doc. Reference Purchased by Description of Document **Property Description** Consideration Price (Rs.)

First Party Second Party Stamp Duty Paid By Stamp Duty Amount(Rs.)

IN-DL41976884949683T 05-Feb-2021 02:16 PM IMPACC (IV)/ dl703103/ DELHI/ DL-DLH SUBIN-DLDL70310386049126423328T KULDEEP SINGH Article Undertaking Not Applicable 0 (Zero) KULDEEP SINGH Not Applicable KULDEEP SINGH 100 (One Hundred only)



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The onus of checking the legitimacy is on the users of the certificate.
 In case of any discrepancy please inform the Competent Authority.

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Undertaking

I, Kuldeep Singh S/o Sh. Magan Singh R/o 65, Tarun Vihar Society, Plot No. 3, Sector-13, Rohini, Delhi-110085, do hereby solemnly affirm and declare as under:

- 1. That We have applied for Planning permission for setting up CNG station on private land at Khasra No 29/2 min (1-10), Village Nangli Poona, Tehsil Alipur, Delhi-110036.
- 2. That the Village Nangli Poona falls under Land Pooling Area.
- 3. That We will participate in the Land Pooling process by Delhi Development Authority. 4. That We agree for a temporary permission of 5 years or till the layout plan is prepared (whichever is earlier).
- 5. That in case layout plan by DDA does not incorporate/ relocate our plot, and then we will shift/ close the retail outlet at our own cost.

Verification:

I/ the above named lessee(s), do hereby at Delhi on this day of 05.02.2021 verify that contents of the above E- undertaking are true and correct to my/ our knowledge and belief and nothing is false therein or has been concealed therefrom.



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[Agenda for Technical Committee]

ITEM NO. ____:2021

SUBJECT: Planning permission for CNG/EV Charging Station on Private Land Khasra No. 52/8 min (1-13), 52//2/2 Min (0-10) & 134 Min (1-08), Village-Alipur, Tehsil-Alipur, Delhi in view of notified regulations dated 08.03.2019.

[File No.PLG/MP/0005/2021/F-7/-O/o ADDL. COMMR(PLG-PROJ MPMR)]

1.0 BACKGROUND

- 1.1 Delhi Development Authority vide S.O. 1244 (E) dated 08.03.2019 notified 'Regulations for setting up of Fuel Stations on Privately owned Lands in National Capital Territory of Delhi'.
- 1.2 An e-File bearing no. LD/CL/0019/2021/CNG/F13-COMMERCIAL LAND was received from CL branch, DDA for setting up CNG/EV Charging Station on Private land on Khasra No. 52/8 min (1-13), 52//2/2 Min (0-10) & 134 Min (1-08), Village-Alipur, Tehsil-Alipur, Delhi.
- 1.3 As per office order issued by Master Plan section, Planning Department vide note dated 20.02.2020 the case has to be examined and put up. The decision of Technical Committee (T.C.) will be communicated to CL Branch for further necessary action. (Annexure-A)

1.0 EXAMINATION

- 1.1 Proposed site is situated at old GT Road on Khasra No. 52/8 min (1-13), 52//2/2 Min (0-10) & 134 Min (1-08) on 62.86 m (25 Gatha) ROW as per Revenue department report received from CL Branch, DDA via email dated 23.07.2021. (Annexure-B)
- 1.2 A Site Inspection and Survey was conducted to scrutinize the application on 06.07.2021 as per Gazette Notification S.O. 1244 dated 08.03.2019 as per documents received from CL branch. (Annexure-C)
- 1.3 After the scrutiny of documents, TSS report, renewed LoI, ROW of road and its ownership certified by concerned agency and Undertaking w.r.t 'temporary permission of five years or till the layout plan is prepared (whichever is earlier)' to be submitted in compliance of S. No. 6 of Minutes of 4th TC dated 14.08.2020 were requested from the applicant and they were submitted via email dated 13.07.2021. (Annexure-D)
- 1.4 Based on the above, the matter was examined and observations are as follows:

63

		Status							
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 P-I	Zone P-I	-					
b	Land use as per MPD- 2021/ Zonal Development Plan	Residential	Recreational	ZDP of Zone P-I showing the location. (Annexure-E)					
с	Whether site lies in Urban area or Rural area	-	Urban	As per Delhi Gazette (Extraordinary) Department of Urban Development Notification No. F.7/79/ADLB/2016/CD- 000383132/3827-3841 dated 16.05.2017. (Annexure-F)					
d	Whether in prohibited Zone	No	No	-					
е	Whether in Green Belt	-	No						
f	Whether part of approved Layout plan by Government/DDA	-	No	-					
g	Whether Site falls in Land Pooling Zone	12	Yes	Alipur (Part in Zone P-I) is in the list of 95 villages/ zones falling under land pooling area.					
h	Name of Land Pooling Zone & Sector number	-	-	z					
I	Undertaking for participation in Land Policy	_	Not Submitted	Undertaking with respect to Land Pooling area is required to be submitted to CL Branch, DDA before issuance of final NOC from DDA.					
2	Plot Details- As per details approved by IGL.								
а	Category of Fuel Station – CNG/ CNG Mother Station/ Petrol/ EVC	CNG EVC LCNG	CNG	As per LoI extension letter from IGL dated 25.06.2021(Annexure-G)					
b	Proportion & Location of CNG & EVC earmarked in the map	-		As per the minutes of 7 th TC meeting held on 05.10.2020, "EV charging may not be considered in the proposal till the norms are formulated and notified."					

с	Area of plot (in Sqm.)	1474.07 Sqm.	1485 Sqm			
	Plot Dimensions (in Metre) - Front - Back - Left - Right	33 m 33 m 45 m 45 m	33 m 33 m 45 m 45 m	-		
e	Whether Plot frontage is at least 30 m, if not what is it?	Yes	Yes	-		
f	Width of land left between existing RoW& proposed RoW to be maintained as Green (except entry & exit)	-	25 m	Land between existing road and proposed ROW to be maintained as green.		
g	Area of land left for Green/ parking, if Plot size is more than 1485 sq. m.		N/A	-		
h	Site plan showing ingress & egress points	-	Yes	-		
3	B Road/ Approach details					
а	Whether the Site lies on National Highway	-	-	¥*		
t	Proposed RoW (as per notified ZDP)	-	Not a Master Plan / Zonal Plan existing / proposed Road. As per Report of Revenue Department, road width is mentioned as 25 Gathha i.e. 62.86m.	As per S.O. 1244(E) 3.0 i) "It shall be located on Master Plan / Zonal Plan existing / proposed roads of minimum 30-meter right of way (as per Master Plan / PWD / MCD / Revenue records)." More than 30 m which is in conformity with the provisions stipulated in Regulations dated 08.03.2019.		
	c Existing road width in front of the plot	60 m	62.86 m (25 Gathha)	As per Revenue department report received from CL Branch, DDA		

Approval from NHAI

Any other approval/ NOC (if taken)

Current Status of

(if applicable)

C

d

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Site

4	Distance of site from n	earest inter	section		<u> </u>			
а	From minor road having RoW less than 30m	8.	More than 50m	conform stipulate	nan 50m which is ir hity with the provisions ed in Regulations 8.03.2019.			
b	From major road having RoW more than 30m	-	More than 100m	More than 100m which is conformity with the provision stipulated in Regulation dated 08.03.2019.				
5	Distance of site from the nearest fuel station of same category							
а	 <u>Divided carriageway</u> Same side of road Opposite side of road 	-	N/A	ĸ				
b	Undivided Carriageway o Same side of road o Opposite side of	-	with the regulation	an 1000m which is in conformity the provisions stipulated in ons dated 08.03.2019. vision for opposite side of the undivided carriageway stipulated ations dated 08.03.2019.				
	road		road in ur	ndivided o	carriageway stipulated			
6	road Approvals/NOC taken f	rom other	road in ur in regulat	ndivided o	carriageway stipulated			
6 a	1	rom other A	road in ur in regulat	ndivided o ions date	carriageway stipulated			

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Vacant

Land

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As per site survey report

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8	Any other information/ detail furnished	×	Submitted	Undertaking w.r.t 'temporary permission of five years or till the layout plan is prepared (whichever is earlier)' submitted in compliance of S. No. 6 of Minutes of 4th TC dated 14.08.2020. (Annexure-H)
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2.0 PROPOSAL

In view of Para 2.0 above, the proposal for planning permission for use of privately owned land for setting up CNG station is placed before the Technical Committee for its consideration and approval subject to following conditions:

- i. Permission shall be given on the plot area left after leaving the portion of plot required for proposed road widening/ ROW. The land required for road widening has to be kept as Green open space.
- ii. Land if required for the 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 Government.
- iii. All the necessary clearances and NOCs from the concerned authorities shall be obtained before execution.
- iv. All conditions as laid down in Gazette Notification S.O. 1244 dated 08.03.2019 shall be mandatorily complied.
- v. The general provisions regarding proposals of fuel stations as per decision of 4th T.C. Meeting held on 20.07.2020 and 7th T.C. Meeting held on 05.10.2020 shall be adhered to.
- 3.0 The proposal as contained in Para 3.0 above is placed before the Technical Committee for its consideration and approval.

Plg. Asst. (Narela Project)

Asst. Dir. (Plg.) (Narela Project)

Director (Plg.) (Narela Project)

Addl. Commr. (Plg.) Projects & MPMR

Annexure A

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

No. F.7(23)67/MP/Pt-I/Vol.-II 8

Dated: 20.02.2020

Sub:- Processing of cases of fuel stations on privately owned land forwarded by Commercial land branch in planning department.

67

The regulations for setting up of fuel stations on privately owned lands in Govt. of NCT of Delhi were notified vide S.O. No. 1244(E) dated 08.03.2019 under Sub-section (1) of section 57 of DD Act 1957.

In pursuance of the notification, modalities for processing of application in the form of office order was issued on 06.12.2019 under the signature of Pr. Commissioner (Land Disposal). In Para 4 & 5 of the said modalities it is mentioned that Planning Deptt. shall examine the terms of conformity of the proposed land/plot w.r.t. prescribed conditions of regulations 1, 2 & 3 of the notification and issue NOC/clearance.

In this regard, it has been decided that the cases received from C.L. branch shall be examined in planning file by the all the planning unit as per the details provided in application Performa (Annexure 'A' of modalities) and the conditions mentioned in notified regulation. In case of any deficiency, the same shall be completed by the concerned department of DDA. Thereafter, these cases shall be put up in the Technical Committee meeting for approval / planning permission and the decision of the T.C. will be communicated to C.L. Branch for further necessary action. A copy of the regulations modalities and conversion charges are enclosed for ready reference.

This issue with the approval of Commissioner (Plg.).

Encl.:- As above

(Shikha Bhargava) Dy. Director (Plg.) MP

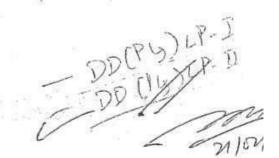
Copy to :-

1:- Addl Commr. (Plg.) I/III/II/Projects.

- 2. Director (Plg.) Land Pooling & Zone K-I/L/N
- -3. Director (Plg.)MP
- 4. Director (Plg.)UTTIPEC
- 5. Director (Plg.)AP-II
- 6. Director (Plg:AP-III
- 7. Director (Plg.)E & O
- 8. Director (Plg.) UC & Zone'J'
- 9. Director (Plg.)MPMR & NCR
- 10. Director (Plg.) Co-ordination
- 11. Director (Building)

Copy for information to:-

- 1. Principal Commissioner, Land Disposal.
- 2. Addl. Chief Architect, VC office, DDA.



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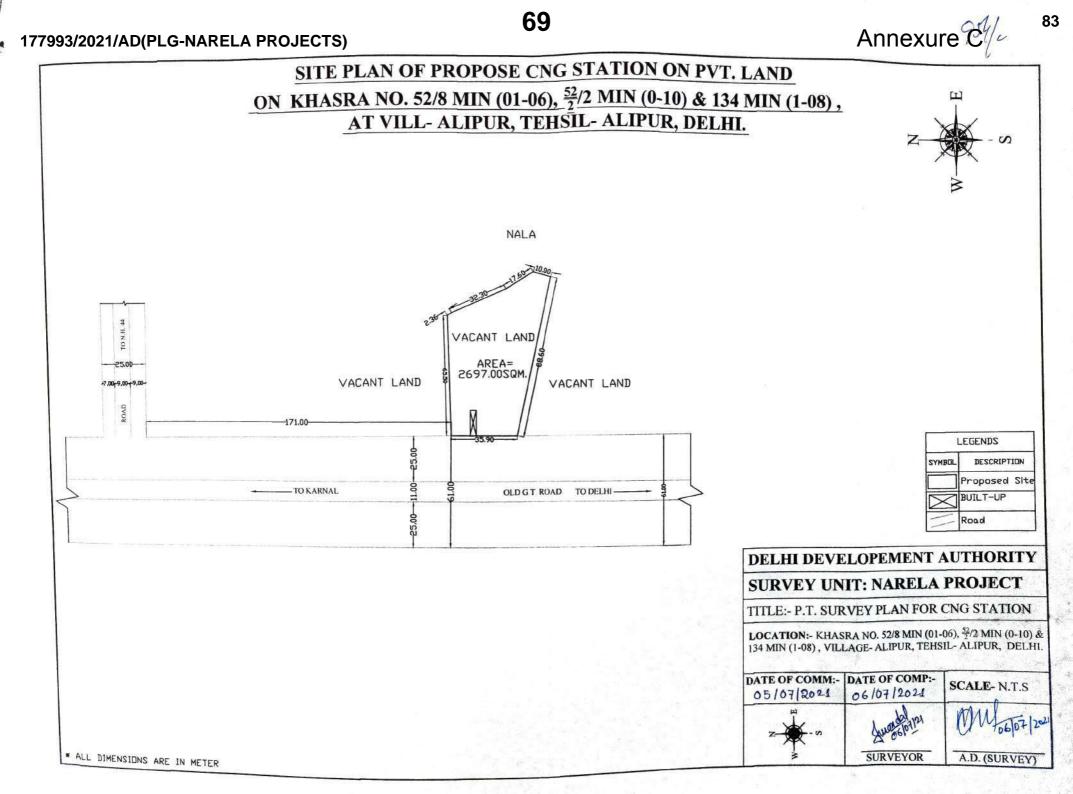
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First Party Second Party Stamp Duty Paid By Stamp Duty Amount(Rs.)

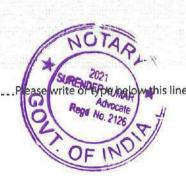
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- Not Applicable
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 - 10 (Ten only)





Susable

Statutory Alert:

The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
 The onus of checking the legitimacy is on the users of the certificate.
 In case of any discrepancy please inform the Competent Authority.

UNDERTAKING

I, SUREKHA MAAN, W/O SHRI MUKESH MAAN, R/O 1876, PAKKI CHOPAL WALI GALI, VILLAGE ALIPUR, DELHI-110036, do hereby solemnly affirm and declare as under:

1. That I have applied for Planning permission for setting up C.N.G STATION (type of fuel station) on KHASRA NO.52/8,52/2/2, AND 134 MIN, VILLAGE ALIPUR, DELHI.

2. That Village ALIPUR does not fall under Land Pooling Area / Green Belt / Low Density Residential Area.

3. That I understand that Delhi Development Authority has not prepared Layout Plan for this area.

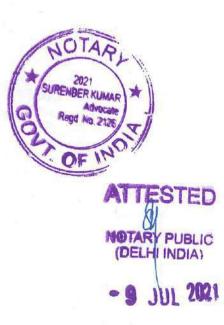
4. That I agree for a temporary permission of 5 years or till the layout plan is prepared (whichever is earlier).

5. That in case layout plan by DDA does not incorporate/ relocate our plot, then we will shift/ be close the retail outlet at our own cost.

Deponent

Verification: I/ the above-named lessee(s), do hereby at ALIPUR on this day of 09.07.2021 (Date) verify that contents of the above undertaking are true and correct to my / our knowledge have and belief and nothing is false therein or has been concealed there from.

DEPONENT





INDRAPRASTHA GAS LIMITED

(A Joint Venture of GAIL, BPCL & Govt. of NCT Delhi)

IGL/MKTG/DODO/DLH/27

Date: 25/06/2021

Ms. Surekha Maan, W/o Mukesh Maan, 20, Lotus Enclave, Pitampura, Delhi-110034 Mobile No. 9810012222 Email ID- <u>maanmukesh.mm@gmail.com/Maanpratyaksha@gmail.com</u>

Sub. Validity extension of LOI issued on 14/09/2018 for setting up of CNG/LCNG/Electrical Charging Station under DODO Model

Ref. LOI No. IGL/MKTG/CNG/LOI/09-2018/8 dated 14/09/2018

Dear Applicant,

- 1- This is in reference to the LOI issued on 14/09/2018 for setting up of CNG Station at Khasra No-134 min. Village -Alipur, Tehsil- Alipur, District- North West Delhi, Delhi-110036 and Khasra No-52/8 min. (1-13) Village- Alipur, Tehsil- Alipur, District- North West Delhi, Delhi-110036 under DODO model. As per the LOI and subsequent validity extensions, all the activities were to be completed by 31/03/2021.
- 2- Considering the recent lockdown and prevailing pandemic situation, validity of LOI dated 14/09/2018 stands extended till <u>30/09/2021</u>.
- 3- Kindly note that this is the final extension and no further extension will be granted. You are advised to complete all the activities including CLU within extended time.

Thanking You,

Yours faithfully,

For and on behalf of Indraprastha Gas Limited

Sanjeev Kumar Bhatia VP (BD, CS & GS)

IGL Bhawan, Plot No. 4, Community Centre, Sector-9, R.K. Puram, New Delhi-110 022 Tei. : 46074607 Fax : 26171863 Website : www.iglonline.net CIN : L23201DL1998PLC097614 An ISO 9001 : 2008, ISO 14001: 2004, OHSAS 18001 : 2007 Certified Organisation

other mon ralize sine matty a cromation 1 for stil 3-10 25 55) SP2 201 134 5,0005 1. Read to

Alma Jun hund & mus or war I. cr 14/2/2012 atterer

PROPOSED CNG STATION FOR 17793/2021/AD(PLG-NARELA GAS EIMITED AT -KHASRANO. 52/8 MIN (1-13), 52//2/2 MIN(0-10), AND 134 MIN(1-08) VILLAGE ALIPUR, DELHI.

> Rof 134 REMAIN KHASR 52/8

REMAINING KHASRA 134

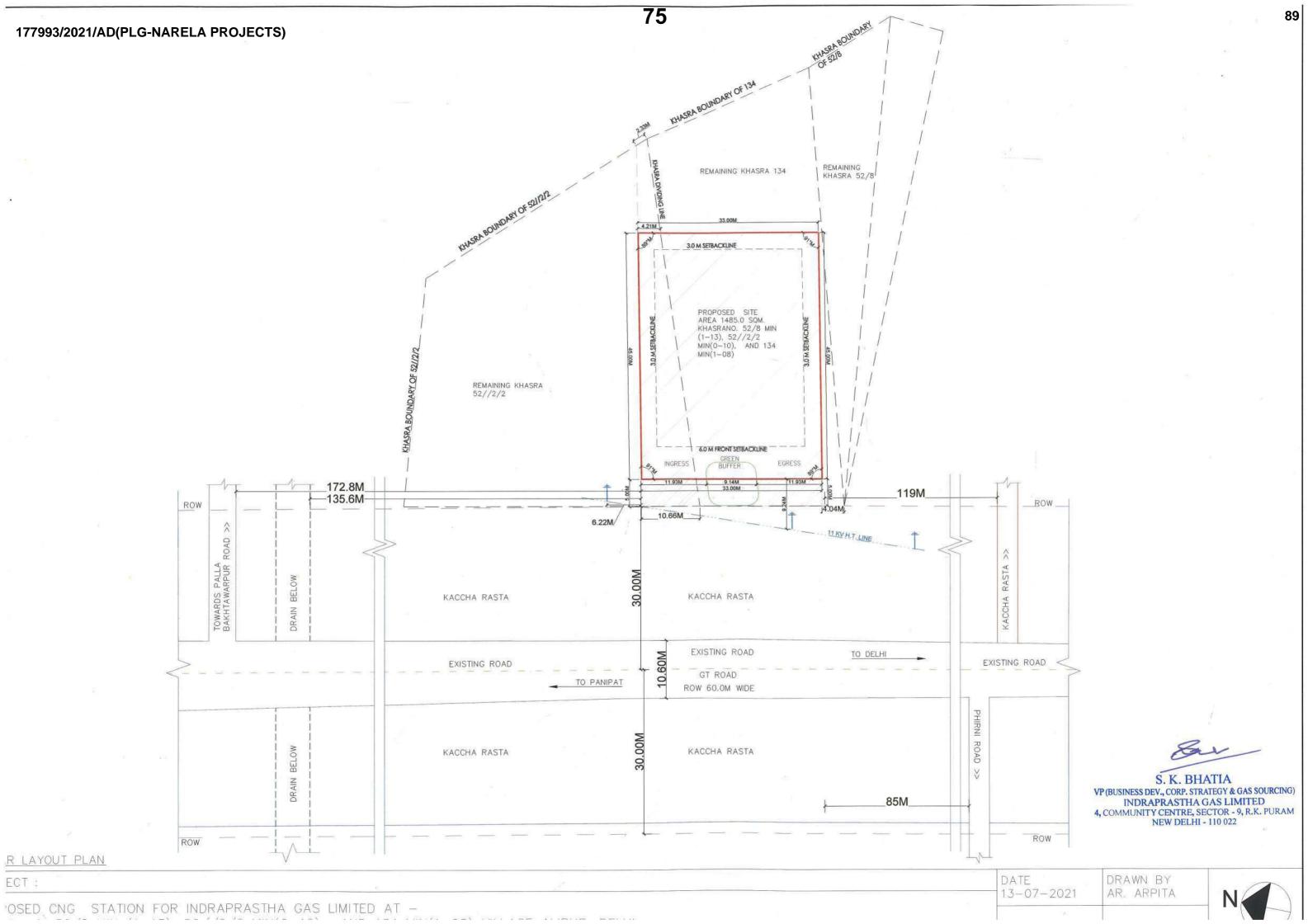
74

PROPOSED SITE

REMAINING KHASRA 52//2/2 SITE AREA 1485.0 SQM.

KHASRA LAYOUT







131 July, 2021

INDRAPRASTHA GAS LIMITED

(A Joint Venture of GAIL, BPCL & Govt. of NCT Delhi)

IGL/MKTG/CNG/130721

New Delhi-110023 Vikas Sadan, INA Delhi Development Authority, The Director (CL)

LD/CL/0057/2020/CNG/F-13/COMMERCIAL LAND :.oN slif

District- North Delhi-110036. min (1-13), 52//2/2 min (0-10) and 134 min (1-08), Village Alipur, Tehsil- Alipur, Regarding NOC for setting up CNG station on Private Land at Khasra No. 52/8 Subject:

Dear Sir,

min (1-08), Village- Alipur, Tehsil- Alipur, District- North Delhi-110036. NOC for setting up of CNG station at Khasra No. 52/8 min (1-13), 52//2/2 min (0-10) and 134 This is in reference to file no. LD/CL/0057/2020/CNG/F-13/COMMERCIAL LAND for Grant of

We would like to submit the following site layout marked on Khasra map for location clarity.

We request you to provide the CLU NOC.

Thanking You

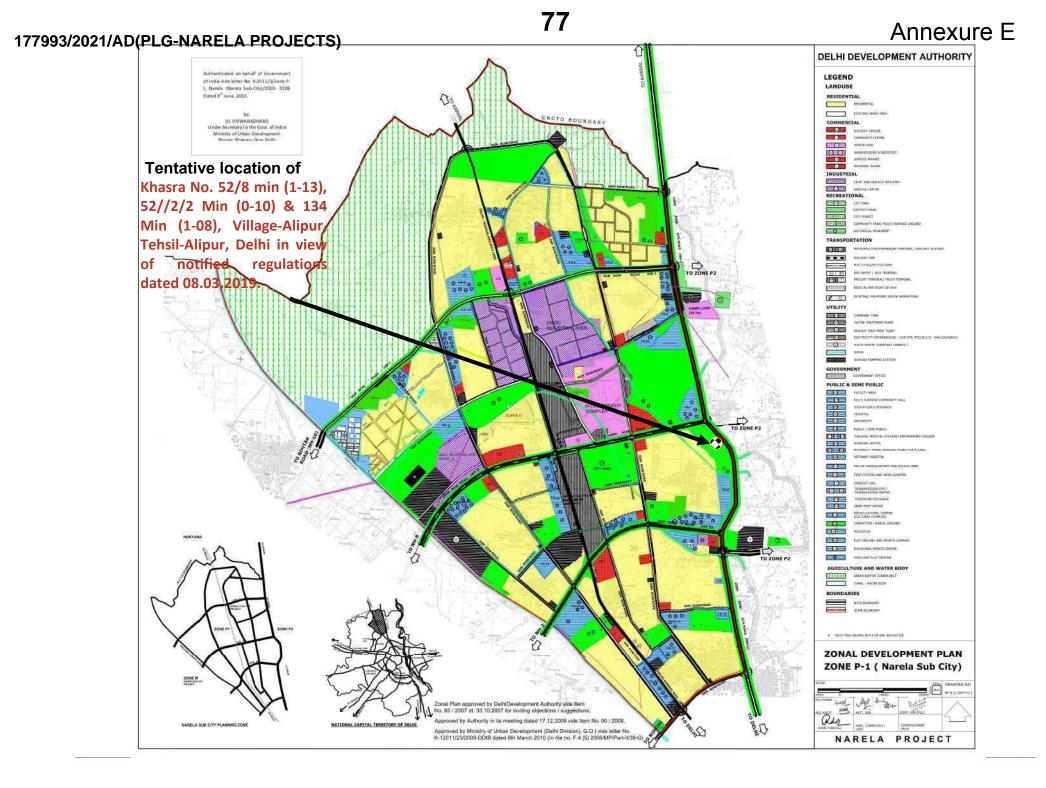
For Indraprastha Gas Limited

VP (BD, CS & GS) Sanjeev Kumar Bhatia

4, COMMUNITY CENTRE, SECTOR - 9, R.K. PURAM INDRAPRASTHA GAS LIMITED VP (BUSINESS DEV., CORP. STRATEGY & GAS SOURCING) S. K. BHATIA

CIN: L23201DL1998PLC097614 ten.enilnolgi.www:etisdeW 88817185:xs3 70847084:.leT IGL Bhawan, Plot No. 4, Community Centre, Sector-9, R.K. Puram, New Delhi-110 022

76 177993/2021/AD(PLG-NARELA PROJECTS) 1008L SASHO '2007: 1007L OSI '8002 : 1006 OSI WA



REGISTERED No. D.L.-33002/99

' भारत सरकार GOVERNMENT OF INDIA

78

Annexure F



असाधारण EXTRAORDINARY

प्राधिकार से प्रकाशित

PUBLISHED BY AUTHORITY

सं. 187]	दिल्ली, बुधवार, मई 17, 2017/वैशाख 27, 1939	[रा.रा.रा.क्षे.दि. सं. 61
No. 187]	DELHI, WEDNESDAY, MAY 17, 2017/VAISAKHA 27, 1939	[N.C.T.D. No. 61

भाग—IV

PART-IV

राष्ट्रीय राजधानी राज्य क्षेत्र दिल्ली सरकार

GOVERNMENT OF THE NATIONAL CAPITAL TERRITORY OF DELHI

शहरी विकास विभाग

अधिसूचना

दिल्ली, 16 मई, 2017

सं.फा. 7/79/एडीएलबी/2016/सीडी–000383132/3827-3841.–दिल्ली नगर निगम अधिनियम, 1957 (1957 का 66) की धारा 507 के खंड (क) द्वारा प्रदत्त शक्तियों का प्रयोग करते हुए राष्ट्रीय राजधानी क्षेत्र दिल्ली के उपराज्यपाल घोषणा करते हैं कि निम्न अनुसूची के कॉलम 3 में उल्लिखित गॉव के क्षेत्रों तथा कॉलम 1 में उल्लिखित राजस्व सम्पदा/जोन जो अब तक ग्रामीण क्षेत्रों के भाग हैं उन्हें ग्रामीण क्षेत्रों से हटाया जाएगा और अब उन्हें शहरी क्षेत्र के रूप में माना जाएगा, अर्थात् :--

योजना क्षेत्र	क्र0 सं0	गॉव का नाम	शहरीकरण के क्षेत्रफल का
		उत्तरी दिल्ली नगर निगम – 50 गॉव	विवरण
01	02	03	04
जोन के—1, 5 न0	01	कमरूद्दीन नगर	गाँवों की पुरानी आबादी के
			साथ–साथ पूरी राजस्व
			सम्पदा को शहरी घोषित
			किया जाता है ।
	02	किरारी सुलेमान नगर (भाग)	–वही–
	03	मुंडका (जोन एल में भाग और रोहिणी उप–शहर)	–वही–
	04	नांगलोई जाट (भाग)	—वही—
	05	निलोठी (भाग)	—वही—
जोन एल–1,	06	नीलवाल	—वही—
जोन 'एन' 21 न0	07	बाजिदपुर ठकरान	—वही—
	08	नांगल ठकरान	–वही–
	09	बवाना (जोन पी–। में भाग)	–वही–
	10	पुटखुर्द (जोन एम में भाग)	–वही–
	11	सुल्तानपुर डबास	—वही—

अनुसूची

PART IV]

	40	ananena misen	<u>—वही—</u>
	12	सलाहपुर मांजरा	
	13	बुधानपुर	<u>– वही–</u>
	14	कटेवड़ा	–वही–
	15	जट खोर	<u>– वही–</u>
	16	चाँदपुर	—वही— —वही—
	17	लाडपुर	
	18	कंझावला	–वही–
	19	कराला(जोन एम में भाग)	<u>–वही–</u>
	20	मदनपुर डबास(जोन एम में भाग)	–वही–
	21	मोहम्मदपुर माजरी (जोन एम में भाग) रानी खेडा (जोन एम में भाग)	–वही–
	22		<u>– वही–</u>
	23	रसूलपुर	<u>–वही–</u>
	24	घेवरा (जोन एल में भाग)	<u>–वही–</u>
	25	सावदा	–वही–
	26	दरियापुर कलां (जोन पी–1 में भाग)	–वही–
	27	खेड़ा खुर्द (जोन एम और जोन पी–1 में भाग)	<u>–वही–</u>
जोन 'पी —।।' 23 नं0	28	अकबरपुर माजरा	—वही—
	29	भलस्वा डेयरी / जहांगीर पुरी (जोन सी में भाग)	–वही–
	30	बुराड़ी (जोन ओ में भाग)	–वही–
	31	इंब्राहीमपुर(जोन ओ में भाग)	–वही–
	32	झड़ोदा माजरा (जोन ओ में भाग)	–वही–
	33	जींदपुर (जोन पी 1 में भाग)	—वही—
	34	कादीपुर	—वही—
	35	कमालपुर माजरा	—वही—
	36	खामपुर (जोन पी 1 में भाग)	—वही—
	37	मोहम्मदपुर रमजानपुर (जोन ओ में भाग)	
	38	मुकंदपुर (जोन सी में भाग)	—वही—
	39	मुखमेलपुर	—वही—
	40	नगलीपूना (जोन पी 1 में भाग)	—वही—
	41	सलीमपुर माजरा, बुराड़ी (जोन ओ में भाग)	–वही–
	42	तीगीपुर (जोन ओ में भाग)	–वही–
	43	फतेहपुर जाट (जोन ओ में भाग)	–वही–
	44	समयपुर (जोन सी में भाग)	–वही–
	45	लिवासपुर (जोन सी में भाग)	–वही–
	46	सिरसपुर (जोन पी–1 और जोन–सी में भाग)	<u>—वही</u> —
	47	बीजापुर (पी–1 में भाग)	–वही–
	48	अलीपुर (जोन पी–1 में भाग)	–वही–
	49	टिकड़ी खुर्द (मुख्यतः जोन पी–1 में, लगभग 3–5 हे0 पी–2 में भाग)	–वही–
	50	गढ़ी खुसरो	—वही—
		दक्षिणी दिल्ली नगर निगम–39 गाँव	••
जोन 'जे'—1 न0	51	नेवसराय	—वही—
जोन 'के'—1, 11 न0	52	बक्करवाला	<u>–</u> वही–
iU	53	वापरौला	
	53 54	गोयला खुर्द	
	54 55	गायला खुद हस्तसाल (भाग)	usi aह1
			—वहा— —वही—
	56	कुतबपुर नगली सकरावती (जोन एल में भाग)	
	57		aह।
	58	नवादा माजरा (भाग)	
	59	सफीपुर रनहोला	aह।
	60	राजापुर खुर्द	
	61	ताजपुर खुर्द (जोन एल में भाग)	—वही—

177993/2021/AD(PLG-NARELA PROJECTS) PART IV] DELHI GAZETTE : EXTRAORDINARY

	<u></u>	निर्नाणप कोरन	वही
<u> </u>	62	तिलंगपुर कोटला	
जोन 'एल' 27 न0	63	असालतपुर खावद छावला (जोन के –1 में भाग)	
	64		
	65	दरयापुर खुर्द	—वही—
	65	दौलतपुर	–वही–
	66	दिचाऊं कलां	
	67	दिनदारपुर (जोन 'के'—1 में ['] भाग)	—वही—
	68	ळसनपुर	
	70	जाफरपुर कलां	–वही–
	71	जाफरपुर (हिरनकूदना)	
	72	झुलझुली	—वही—
	73	खड़खड़ी जाटमल	—वही—
	74	खड़खड़ी नाहर	—वही—
	75	खड़खड़ी पौंड	
	76	खेड़ा	—वही—
	77	खेड़ा डाबर	—वही—
	78	मलिकपुरजर नजफगढ़	
	79	पिंडवाला कलाँ	—वही—
	80	पपरावत	—वही—
	81	पिंडवाला खुर्द	—वही—
	82	काजीपुर	—वही—
	83	रावला खानपुर	
	84	रौशनपुरा (जॉन 'के'–1 में भाग)	—वही—
	85	सारंगपुर	—वही—
	86	समसपुर खालसा	—वही—
	87	सुरहेड़ा	—वही—
	88	शेरपुर डेयरी	—वही—
	89	उजवा	—वही—

राष्ट्रीय राजधानी क्षेत्र दिल्ली के उपराज्यपाल के आदेश से तथा उनके नाम पर,

कुलदीप पाकड़, विशेष सचिव (शहरी विकास)

DEPARTMENT OF URBAN DEVELOPMENT

NOTIFICATION

Delhi, the 16th May, 2017

No. F. 7/79/ADLB/2016/CD-000383132/3827-3841.—In exercise of the powers conferred by clause (a) of section 507 of the Delhi Municipal Corporation Act, 1957 (66 of 1957), the Lt. Governor of the National Capital Territory of Delhi is pleased to declare that the areas of villages mentioned in column 3 of the Schedule below and falling in the revenue estate / zone mentioned in column 1, hitherto part of the rural areas, shall, cease to be the rural areas and shall be deemed as Urban areas, namely:-

SCHEDULE

Planning Zone	S/No.	Name of village North DMC – 50 Villages	Particulars of the Area Urbanised
1	2	3	4
Zone 'K-I' 5	1	Kamruddin Nagar	The old abadis as well as the
No.			entire Revenue Estate of the said
			village declared as Urban

	2	Kirari Suleman Nagar (Part)	do
	3	Č ,	
		Mundka (Part in Zone L & Rohini Sub-City)	do
	4	Nangloi Jat (Part)	do
7 (1)	5	Nilothi (Part)	do
Zone 'L' 1 No.	6	Neelwal	do
Zone 'N'	7	Bazidpur Thakran	do
21 No.	8	Nangal Thakran	do
	9	Bawana (Part in Zone P-I)	do
	10	Puath-Khurd (Part in Zone M)	do
	11	Sultanpur Dabas	do
	12	Salahpur Majra	do
	13	Budhanpur	do
	14	Katawada	do
	15	Jat Khor	do
	16	Chandpur	do
	17	Ladpur	do
	18	Kanjhawala	do
	19	Karala (Part in Zone M)	do
	20	Madanpur Dabas (Part in Zone M)	do
	21	Mohammadpur Majri (Part in Zone M)	do
	22	Rani Khera (Part in Zone M)	do
	23	Rasulpur	do
	24	Ghewra (Part in Zone L)	do
	25	Sawda	do
	26	Daryapur Kalan (Part in Zone P-I)	do
	20	Khera Khurd (Part in Zone M & Part in Zone	do
	21	P-I)	40
Zone 'P-II'	28	Akbarpur Majra	do
23 No.	29	Bhalsawa Dairy/Jahangirpuri (Part in Zone C)	do
	30	Burari (Part in Zone O)	do
	31	Ibrahimpur (Part in Zone O)	do
	32	Jharoda Majra (Part in Zone O)	do
	33	Jindpur (Part in Zone P-I)	do
	34	Kadipur	do
	35	Kamalpur Majra	do
	36	Khampur (Part in Zone P-I)	do
	37	Mohammadpur Ramzanpur (Part in Zone O)	do
	38	Mukandpur (Part in Zone C)	do
	39	Mukhmalpur	do
	40	Nanglipuna (Part in Zone P-I)	do
	40	Saleempur Majara, Burari (Part in Zone O)	do
	42	Tiggipur (Part in Zone O)	do
	43		
	43	Fatehpur Jat (Part in Zone O)	do
	44	Samapur (Part in Zone C)	do
		Libaspur (Part in Zone C)	do
	46	Seeraspur (Part in Zone P-I & Part in Zone C)	
	47	Bijapur (Part in P-I)	do
	48	Alipur (Part in Zone P-I)	do
	49	Tikri Khurd (Majorty in Zone P-I, about only 3-5 Ha in P-II)	do
	50	Gadi Khasro	do
		South DMC – 39 Villages	

177993/2021/AD(PLG-NARELA PROJECTS) PART IV] DELHI GAZETTE : EXTRAORDINARY

Zone 'J'	51	Neb Sarai	do
1 No.			
Zone 'K-I'	52	Bakkarwala	do
11 No.	53	Baprola	do
	54	Goela Khurd	do
	55	Hastsal (Part)	do
	56	Qutabpur	do
	57	Nangli Sakrawati (Part in Zone-L)	do
	58	Nawada Majra (Part)	do
	59	Safipur Ranhola	do
	60	Rajapur Khurd	do
	61	Tajpur Khurd (Part in Zone-L)	do
	62	Tilangpur Kotla	do
Zone 'L'	63	Asalatpur Khawad	do
27 No.	64	Chhawla (Part in Zone-K-I)	do
	65	Daryapur Khurd	do
	66	Daulatpur	do
	67	Ditchaon Kalan	do
	68	Dindarpur (Part in Zone-K-I)	do
	69	Hasanpur	do
	70	Jafarpur Kalan	do
	71	Jafarpur (Hirankunda)	do
	72	Jhuljhuli	do
	73	Kharkhari Jatmal	do
	74	Kharkhari Nahar	do
	75	Kharkhari Pond	do
	76	Khaira	do
	77	Khera Dabur	do
	78	Malikpurzer Najafgarh	do
	79	Pindwala Kalan	do
	80	Paprawat	do
	81	Pindwala Khurd	do
	82	Qazipur	do
	83	Rawla Khanpur	do
	84	Roshanpura (Part in Zone-K-I)	do
	85	Sarangpur	do
	86	Shamspur Khalsa	do
	87	Surehara	do
	88	Sherpur Dairy	do
	89	Ujwa	do

By Order and in the Name of Lt. Governor of the National Capital Territory of Delhi,

KULDEEP PAKAD, Spl. Secy. (Urban Development)

Uploaded by Dte. of Printing at Government of India Press, Ring Road, Mayapuri, New Delhi-110064 and Published by the Controller of Publications, Delhi-110054.



INDRAPRASTHA GAS LIMITED

(A Joint Venture of GAIL, BPCL & Govt. of NCT Delhi)

IGL/MKTG/DODO/DLH/27

Date: 25/06/2021

Ms. Surekha Maan, W/o Mukesh Maan, 20, Lotus Enclave, Pitampura, Delhi-110034 Mobile No. 9810012222 Email ID- <u>maanmukesh.mm@gmail.com/Maanpratyaksha@gmail.com</u>

Sub. Validity extension of LOI issued on 14/09/2018 for setting up of CNG/LCNG/Electrical Charging Station under DODO Model

Ref. LOI No. IGL/MKTG/CNG/LOI/09-2018/8 dated 14/09/2018

Dear Applicant,

- 1- This is in reference to the LOI issued on 14/09/2018 for setting up of CNG Station at Khasra No-134 min. Village -Alipur, Tehsil- Alipur, District- North West Delhi, Delhi-110036 and Khasra No-52/8 min. (1-13) Village- Alipur, Tehsil- Alipur, District- North West Delhi, Delhi-110036 under DODO model. As per the LOI and subsequent validity extensions, all the activities were to be completed by 31/03/2021.
- 2- Considering the recent lockdown and prevailing pandemic situation, validity of LOI dated 14/09/2018 stands extended till <u>30/09/2021</u>.
- 3- Kindly note that this is the final extension and no further extension will be granted. You are advised to complete all the activities including CLU within extended time.

Thanking You,

Yours faithfully,

For and on behalf of Indraprastha Gas Limited

Sanjeev Kumar Bhatia VP (BD, CS & GS)

IGL Bhawan, Plot No. 4, Community Centre, Sector-9, R.K. Puram, New Delhi-110 022 Tei. : 46074607 Fax : 26171863 Website : www.iglonline.net CIN : L23201DL1998PLC097614 An ISO 9001 : 2008, ISO 14001: 2004, OHSAS 18001 : 2007 Certified Organisation



Certificate No. Certificate Issued Date Account Reference Unique Doc. Reference Purchased by Description of Document **Property Description** Consideration Price (Rs.)

First Party Second Party Stamp Duty Paid By Stamp Duty Amount(Rs.)

INDIA NON JUDICIAL

84

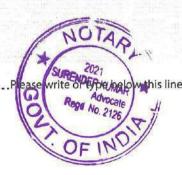
Government of National Capital Territory of Delhi

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Annexure H

e-Stamp

- IN-DL95421035936579T
- 09-Jul-2021 01:28 PM
- IMPACC (IV)/ dl1017803/ DELHI/ DL-DLH
- SUBIN-DLDL101780389152513125437T •
- SUREKHA MAAN :
- Article Undertaking •
- Not Applicable :
- 0
- (Zero)
- SUREKHA MAAN
- Not Applicable
- SUREKHA MAAN
 - 10 (Ten only)



Suzzek

Statutory Alert:

The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
 The onus of checking the legitimacy is on the users of the certificate.
 In case of any discrepancy please inform the Competent Authority.

UNDERTAKING

I, SUREKHA MAAN, W/O SHRI MUKESH MAAN, R/O 1876, PAKKI CHOPAL WALI GALI, VILLAGE ALIPUR, DELHI-110036, do hereby solemnly affirm and declare as under:

1. That I have applied for Planning permission for setting up C.N.G STATION (type of fuel station) on KHASRA NO.52/8,52/2/2, AND 134 MIN, VILLAGE ALIPUR, DELHI.

2. That Village ALIPUR does not fall under Land Pooling Area / Green Belt / Low Density Residential Area.

3. That I understand that Delhi Development Authority has not prepared Layout Plan for this area.

4. That I agree for a temporary permission of 5 years or till the layout plan is prepared (whichever is earlier).

5. That in case layout plan by DDA does not incorporate/ relocate our plot, then we will shift/ be close the retail outlet at our own cost.

Deponent

Verification: I/ the above-named lessee(s), do hereby at ALIPUR on this day of 09.07.2021 (Date) verify that contents of the above undertaking are true and correct to my / our knowledge have and belief and nothing is false therein or has been concealed there from.

DEPONENT



¹⁷⁶ Item No. - 56/2021

[Draft Agenda for Technical Committee]

ITEM NO.: /2021

Subject: Planning permission for CNG Station on Private Land Khasra no. 54/16, Village Dichaon Kalan, Delhi.

(File No. PLG/LP/0006/2021/L/FSTN-O/O DD(PLG)LANDPOOLING(ZONEK-I,L))

1. Background

- 1.1 The proposal for 'Planning permission for CNG Station on Private Land Khasra no. 54/16, Village Dichaon Kalan, Delhi' was approved vide item no. 50/2021 in the 9th Technical Committee Meeting held on 02.08.2021 for temporary permission as per general provisions approved in the 4th and 7th TC Meeting of 2020 with area of the plot measuring 1225 sq m (Agenda and Minutes of TC are annexed as **Annexure A**).
- 1.2 Accordingly, VP (BD, CS & GS) IGL, vide letter dated 04.08.2021 has submitted the revised Linear Layout Plan (duly signed by IGL and the applicant) as discussed in the TC with a request that the revised internal Layout and the PESO approval will be submitted before issue of NOC. As per revised Linear Layout Plan, area of the Site under reference measures 1126.45 sq m (Annexure B).

2. Examination

On examination of the revised Linear Layout Plan submitted by IGL, it has been observed that the area of the plot is now reduced to 1126.45 sq m from earlier approved area measuring 1225 sq m. Thus, 98.55 sq m area is less than the earlier approved area.

3. Proposal

In view of Para 2 above, proposal for planning permission for CNG station on Private Land Khasra no. 54/16, Village Dichaon Kalan for the revised area measuring 1126.45 sq m may be approved by Technical Committee subject to the following conditions:

- i. Undertaking from IGL and applicant to the effect that 'Ingress to the plot would be built at a distance of minimum 50 m from the RoW line of the nearest road intersection.'
- ii. Undertaking by IGL to the effect that 'it would ensure immediate cancellation of temporary permission granted in Land Pooling areas after 5 years or preparation of Layout Plan whichever is earlier and no claims/ compensation whatsoever would be sought on account of closure/ shifting of the CNG Station.'

Page 1 of 2

iii. Land required for future road widening, if any, 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.

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- iv. NOC from Delhi Transco Limited and permissions with respect to tree felling/ transplantation shall mandatorily be submitted by the applicant before the issuance of NOC.
- v. CL Department, DDA to verify the ownership details as submitted by the applicant; and ensure that the Site under reference is not affected by any revenue related impediments such Revenue Rasta, drain, etc.
- vi. All other conditions as laid down in Gazette Notification S.O. 1244 dated 08.03.2019 shall be mandatorily complied.

4. Recommendation

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

Assistant Director (Plg.) Zone L

Dy. Director (Plg.) Zone K-I/ L

Director (Plg.) Land Policy/ Zone K-I/ L/ N

Additional Commissioner (Plg.)- IV

88 177/37/8/2021/0/0 DIØ (PIRCE) CLIAONED (PDG) MIRCE (2000 NEK-I&L)



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

Date: 06.08.2021

E-File No.- PLG/MP/0015/2021/F-1/-0/o DY DIRECTOR (PLG)MP AND DC/449

Subject: Minutes of the 9th Technical Committee meeting of DDA for the year 2021 held on 02.08.2021.

The 9th Technical Committee Meeting of DDA for the year 2021 held under the chairmanship of Vice Chairman, DDA through online mode on 'Webex' portal on Monday, 02.08.2021 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.

Mainly

(Manju Paul) Addl. Commissioner (Plg)-J

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.)-II, DDA
- 11. Addl. Commr. (Plg.)-III, DDA
- 12. Addl. Commr. (Plg.)-IV, 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. Director, Rajya Sabha Secretariat, Parliament of India
- 2. Additional Chief Architect, V.C. Office, DDA
- 3. Director (Building), DDA
- 4. Representative from IGL

177278/2021/0/0 DID (PIRCE) CLIAONED (PDG) MIR CE (200NE K-I & L)

Item No. 47/2021

Confirmation of the Minutes of 8th Technical Committee meeting held on 30.06.2021. PLG/MP/0014/2021/F-1/-O/o DY DIRECTOR (PLG)MP AND DC/

Since no observations/comments were received, the minutes of the 8th Technical Committee held on 30.06.2021 were confirmed as circulated.

Item No. 48/2021

Part modification in the layout plan of land allotted to the Rajya Sabha Secretariat at Sector XII, R.K. Puram, New Delhi w.r.t. change of use premise. PLG/MP/0059/2021/F-3/-AD(PLG-ZONE (PT.))AP-I

The agenda was presented by representative from Rajya Sabha Secretariat, Parliament of India. After detailed deliberations, the agenda item was approved to be placed before the Authority for seeking its approval for change of use premise from 'Guest House' to 'Residential plot – Group Housing' in Public and Semi Public Use Zone under Clause 8 (2) of Chapter 17.0 Development Code in MPD 2021.

Item No. 49/2021

Proposal for planning permission for CNG station on Private Land Khasra No. 33/15, Auchandi Village, Main Auchandi Border, Bawana Road, Delhi-110039 in view of notified regulations dated 08.03.2019.

PLG/LP/0004/2021/N/FSTN-AD(PLG-LP/ZONE N)

The agenda was presented by Addl. Comm. (Plg.)- IV. After detailed deliberations, the agenda item was approved for Temporary Permission as per the General Provisions approved in the 4th and 7th Technical Committee Meeting of 2020.

Item No. 50/2021

Planning permission for CNG station on Private Land Khasra no. 54/16, Village Dichaon Kalan, Delhi.

PLG/LP/0006/2021/L/FSTN-O/o DD(PLG) LAND POOLING(ZONE K-I,L)

The agenda was presented by Addl. Comm. (Plg.)- IV. After detailed deliberations, the agenda item was approved for Temporary Permission as per the General Provisions approved in the 4th and 7th Technical Committee Meeting of 2020.

Item No. 51/2021

Construction of a new tower to construct 18 flats in Modern Co-op Group Housing Society at Plot No. 5, Sector – 15, Rohini, New Delhi as per Hon'ble Supreme Court of India Judgement dated 08.05.2019 to rehabilitate members of society evicted from their flats. PLG/MP/0079/2021/F-3/-0/o DY DIRECTOR (PLG)MP AND DC

The agenda was presented by CTP, North DMC. It was observed that the agenda did not bring out the clarity w.r.t. location of the proposed building foot print on the plot and complete directions of Hon'ble Supreme Court. The agenda item was deferred and the same be presented in the next meeting with all the details.

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

Mayn

90 1772788/2021/0/0 DD(DERGE)(LTAINED(PDG))MIRGE(200NE K-I & L)

ANNEXURE-I

List of participants of 9th Technical Committee meeting for the year 2021 dated 02.08.2021.

DELHI DEVELOPMENT AUTHORITY

- 1. Vice Chairman, DDA
- 2. Member (Admin & LM)
- 3. Commissioner (Plg.), DDA
- 4. Chief Architect, HUPW, DDA
- 5. Addl. Commissioner (Plg.) -I
- 6. Addl. Chief Architect, VC Office
- 7. Addl. Commissioner (Plg.)-II
- 8. Addl. Commissioner (Plg.)-III
- 9. Addl. Commissioner (Plg.)-IV
- 10. Director (Building), DDA
- 11. Dy. Director (Plg), Land Pooling

Representatives of the following Organizations has also attended the meeting:

- 1. L&DO
- 2. TCPO
- 3. East Delhi Municipal Corporation
- 4. North Delhi Municipal Corporation
- 5. South Delhi Municipal Corporation
- 6. Ms Renu Bhutani, Sr. Architect, CPWD
- 7. Delhi Fire Service
- 8. Rajya Sabha Secretariat
- 9. IGL
- 10. Traffic Police

Majn

[Draft Agenda for Technical Committee]

ITEM NO.: /2021

Subject: Planning permission for CNG Station on Private Land Khasra no. 54/16, Village Dichaon Kalan, Delhi.

(File No. PLG/LP/0006/2021/L/FSTN-O/O DD(PLG)LANDPOOLING(ZONEK-I,L))

- 1. Background
- 1.1 An E- Office file bearing number LD/CL/0001/2021/CNG/F13-COMMERCIAL LAND was received from Director (CL), DDA vide which application of Mr. Balwan Singh Sharma for grant of NOC for setting up CNG Station on private land at Khasra No. 54/16, Village Dichaon Kalan, Delhi was forwarded with the request to examine the case as per policy.
- 1.2 DDA 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 put up in the Technical Committee (TC) Meeting for approval/ planning permission. The decision of TC will be communicated to CL Branch for further necessary action.
- 1.5 Director (CL) vide note bearing no. PS/Dir(CL)/DDA/2020/01 dated 16.07.2020 mentioned that while reviewing progress, VC- DDA desired that the case be examined quickly on merit and those found in conformity with policy guidelines of DDA be placed before Screening Committee for consideration without any delay.
- 1.6 The 4th TC Meeting (held on 20.07.2020), vide Minutes dated 14.08.2020 made some general observations regarding proposals for Planning permission for Fuel Stations.
- 1.7 The 7th TC 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.
- 1.8 Applicant Shri Balwan Singh Sharma, vide letter dated 28.07.2021 informed that 'the proposed Site ingress has been shifted 9 m from the edge of plot boundary to fulfill the minimum distance 50 m from edge of the road. It is also mentioned that one similar proposal has been approved in DDA vide Item No. 52/2020 of 10th TC Meeting held on 23.12.2020.

2. Examination

2.1 Indraprastha Gas Limited (IGL) vide letter dated 16.06.2021 submitted documents such as attested Site cum Linear Layout Plan and PESO approval (along with the approved drawing) with respect to the case under reference. Accordingly, a Joint Site Inspection was conducted on 29.06.2021 by Planning Department along with representative from IGL in order to scrutinize the application submitted by the

applicant as per planning parameters laid down in Gazette Notification S.O. 1244 dated 08.03.2019.

- 2.2 Further, amended linear layout plan (Annexure A), undertaking and fresh Lol were resubmitted by IGL on 19.07.2021.
- 2.3 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 visà-vis planning parameters:

	a-vis planning parameter	and the second se	tatus	all of the state
S.No.	Planning Parameters	As per information furnished by applicant	As per examination by Planning Department, DDA	Remarks
1	- 20	Land Use De	tails 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 (ZDP)	Agricultural	Built- up Residential (as per notified ZDP)	Location of Site u/r on ZDP is placed at Annexure B.
c	Whether site lies in Urban area or Rural area	2 (CL & H-1) Io ce) ceedo - 1 fuel e 3 - 66 ro-1 - 66	Urban	Village Dichaon Kalan declared 'Urban' vide Gazette notification no. F. 7/79/ADLB/ 2016/CD- 000383132/3827- 3841 dt. 16.05.2017.
d	Whether in prohibited Zone	No	No	and charlent texts Total strength
е	Whether in Green Belt	peo un esturno 	No	5575 Ha 201
f	Whether part of approved Layout plan by Government/ DDA	No	No	2000 - 20
g	Whether Site falls in Land Pooling Zone	Yes	Yes	Site u/r falls in Village Dichaon Kalan which is a land pooling village.
h	Name of Land Pooling Zone & Sector number	1 anti 11 - 1430 140 - 45 <u>1</u> - 51,53 150 - 50	Zone L, Sector 06	evento municipalita en la construcción de l
i	Undertaking for participation in Land Pooling Policy	_	Submitted	Submitted by IGL on 19.07.2021. Not signed by original land owner.
2	only be senior of Sub-	Plot	Details	
а	Category of Fuel Station-CNG/ CNG Mother Station/ Petrol/ EVC	CNG/ EVC Station	CNG Station	Application is submitted for CNG/ EVC Station whereas PESO approval is for

		100 March 100 Ma	Status	
S.No	Planning Parameters	As per information furnished by applicant	As per examination by Planning Department, DDA	Remarks
b	Proportion & Location of CNG& EVC earmarked in the map	No	Not required	CNG Station only However as per Minutes of 7 th TC: '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 a later stage on need basis as per the Policy'.
с	Area of plot (in sq m)	1225 sq m	1225 sq m (as per submitted drawing)	As per notified Regulations: Minimum size of plot= 30m x 36m i.e1080 sq m Maximum size of plot= 33m x45m i.e 1485 sq m
d	Plot Dimensions (in Metre)* - Front - Back - Left - Right	Front 35 m Back 35 m Left 42.47 m Right 34.90 m (as per submitted drawing)	Front – 35 m Back – 35 m Left – 42.47 m Right – 34.90 m (as per submitted drawing)	
е	Whether Plot frontage is at least 30 m, if not what is it?*	35 m	Yes, 35 m	As per submitted drawing and Site survey
f	Width of land left between existing RoW & proposed RoW to be maintained as Green (except entry & exit)		Width varies between 3.23 m to 3.33 m. Area left for road widening is 97.84 sq m.	As per drawing submitted by IGL on 19.07.2021
g	Area of land left for Green/parking, if Plot size > 1485 sq m	Biowi energia	Not applicable	Area of plot is less than 1485 sq m
h	Site plan showing ingress & egress points	Yes	Yes	Submitted by IGL on 19.07.2021

		St	atus		
S.No.	Planning Parameters	As per information furnished by applicant	As per examination by Planning Department, DDA	Remarks	
3	citt.	Road/ App	roach Details		
а	Whether the Site lies on National Highway	No	No	88 <u>-</u>	
b	Proposed RoW (as per notified ZDP)	30 m	30 m	3	
с	Existing road width in front of the plot*		24.30 m	As per submitted drawing and Site survey	
4	Dis	tance of Site fro	m nearest intersect		
a	From minor road having RoW less than 30 m*	41.6 m (as per submitted drawing)	40.8 m approximately as per Site Survey Report dt 30.06.2021	A 7.10 m wide road forms an intersection at a distance of 40.8 m from RoW line of road intersection which does not conform to Para 3(vii)a of Regulations dated 08.03.2019. The road u/r provides access to two Unauthorized Colonies namely Vinoba Enclave Ext & Sainik Enclave (Vinoba Enclave) Block A, B, C (refer	
b	From major road having RoW more than 30 m	ne serves	300 m approximately	Map at Annexure C). More than 100 m, conforms to Para 3(vii)b of Regulations dated 08.03.2019	
5	Distance of S	ite from the near	rest fuel station of s		
а	Divided carriageway - Same side of road - Opposite side of road	No	Para 3(viii)a 08.03.2019. - More than 500	m which is conforms to of Regulations dated m which is conforms to of Regulations dated	
b	Undivided Carriageway - Same side of road - Opposite side of road	NA	Not applicable		

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Page 4 of 6

	· · · · · · · · · · · · · · · · · · ·	100 C 100 C 100	Status	
S.N	o. Planning Parameters	As per information furnished b applicant	As per examination by Planning Department, DDA	Remarks
6	Арј	provals/ NOC ta	ken from other Auth	lorities
а	Approval from PESO	Yes	Submitted	Submitted vide lette dated 16.06.2021.
b	NOC from Traffic Police		Not submitted	As per Minutes of the 7 th TC held on 05.10.2020, Item no. 39/2020, Para a(i) '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)	_	Not applicable	
d	Any other approval/ NOC (if taken)	-	-	
7	Current Status of Site*		inspection. An over ground 11 the Site Frontage. the frontage (with	ce is vacant and being re as on date of Site kV HT Line runs along Also, three trees along in the plot) and four ide of the road are
i	Any other information/ detail furnished	Renewed Lol from IGL	_ []	ol valid up to 30.09.2021 submitted on 19.07.2021

2.4 As per amended Linear Layout Plan submitted by IGL on 19.07.2021, distance of ingress from the nearest intersection is shown as 50.6 m. However, as per Para 3(vii) of Regulations dated 08.03.2019, 'the minimum distance of plot from the RoW line of road intersections shall be as follows:

- a. For minor roads having less than 30m R/W- 50m
- b. For major roads having R/W of 30m or more- 100m

c. Frontage of the plot should not be less than 30m'

3. PROPOSAL

In view of S. No. 4(a) of the table and Para 2.4 above, since the planning parameters as stipulated in the notified regulations dated 08.03.2020 and as per observations made in 4th

TC of 2020 are not being fulfilled, the proposal for planning permission for CNG Station on Private Land Khasra no. 54/16, Village Dichaon Kalan is being put up for consideration and deliberation of the TC.

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

Dy. Director (Plg.) Assistant Zone K-I/ L Director (Plg.) Zone L

Director (Plg.) Land Policy/

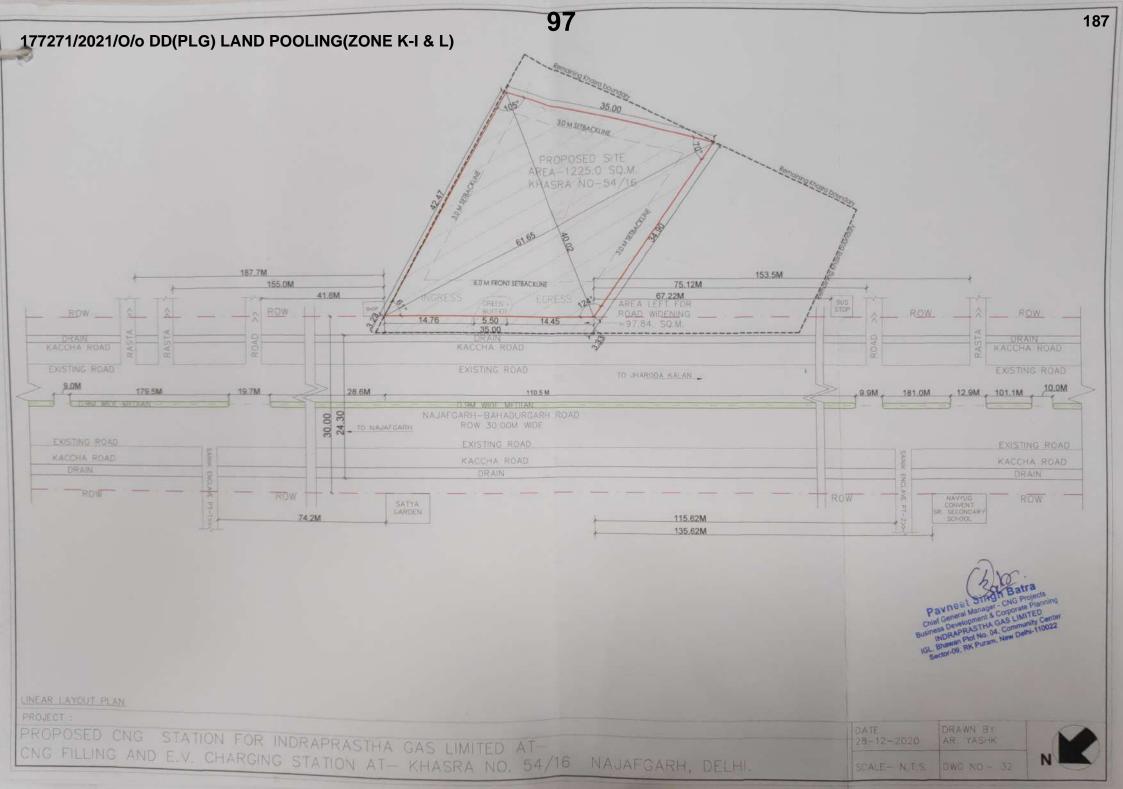
Zone K-I/ L/ N

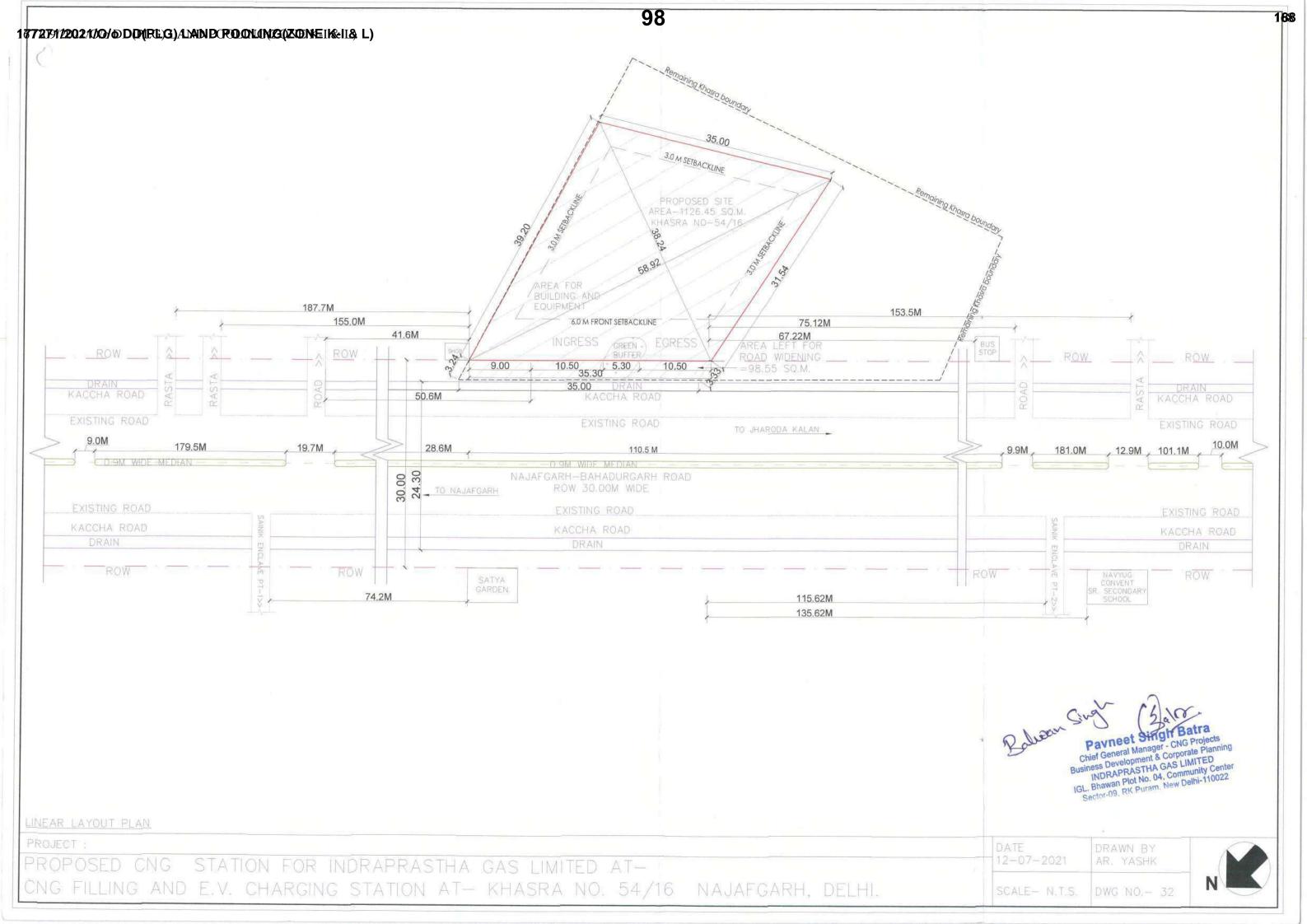
Additiona

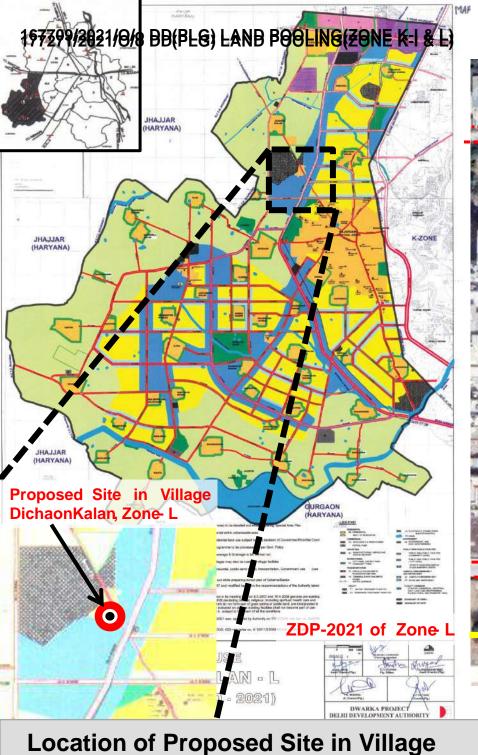
Commissioner (Plg.)-IV

Site under reference is variant into being used for agriculture as on initial of sit inspector An over prouch 11 by HT time mini atorp the site montage viteo lifetra were hold the formées (while the plot) and four these along the side of the lead ini-	
Line and the lot	

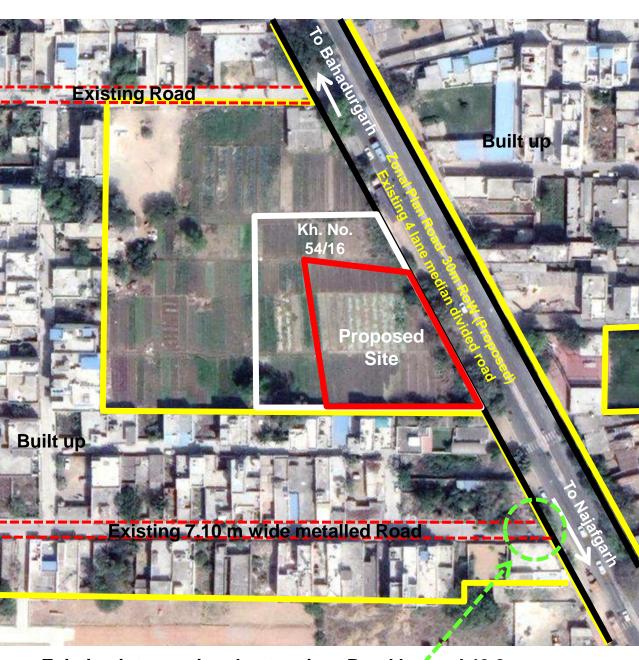
2 title per amonded Linear Layout Plan submitten by 151 cm 12 (tr 2021, instance there is the realist minaector is shown as 66.6 m. However, sa part







Dichaon Kalan on ZDP- 2021



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Existing intersection due to minor Road located 40.8 m away

Location of Khasra & Proposed Site in Village Dichaon Kalan on Satellite Imagery



6727912202100/0 DOMREGAMIN DOROONINGOZONEIK:118 L



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ite

54/16

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Source: E Jeer Con Site Context wrt the minor intersection & access to UCs 177 & 495

Annexure B 194



(A Joint Venture of GAIL (India) Ltd., BPCL & Govt. of NCT of Delhi)

IGL/CID/DDA/040821/3

72711202140(& DD(PLG) PANDIROO

Assistant Director (Planning) Delhi Development Authority Land Pooling (Zone L) Vikas Minar, Delhi 110 002

Dated 04.08.2021

Receipt Central Dy. No. 4459 Deted. 96/08/202/ RED Section: Vikas Minar Dethi Development Authority Desime Acet

 Subject:
 Submission of documents for Planning permission for setting up CNG station

 on Private Land at Khasra no. 54/16, Village Dichaon Kalan, Najafgarh, Delhi.

101

202

NIG(ZONE K-I & L)

File No: F13(09)2019/NOC/PVT Land/DDA

Dear Sir,

This is in reference to Planning permission for setting up CNG station on Private Land at Khasra no. 54/16, Village Dichaon Kalan, Najafgarh, Delhi. The case was approved in 9th TC meeting held on 02.08.2021 vide item No 50/2021.

We are submitting herewith the Plans/Linear layout authenticated by IGL and owner for your approval incorporating the required changes as discussed in the TC. Revised internal layout accordingly and PESO approval will be deposited before issue of final NOC as discussed in the TC.

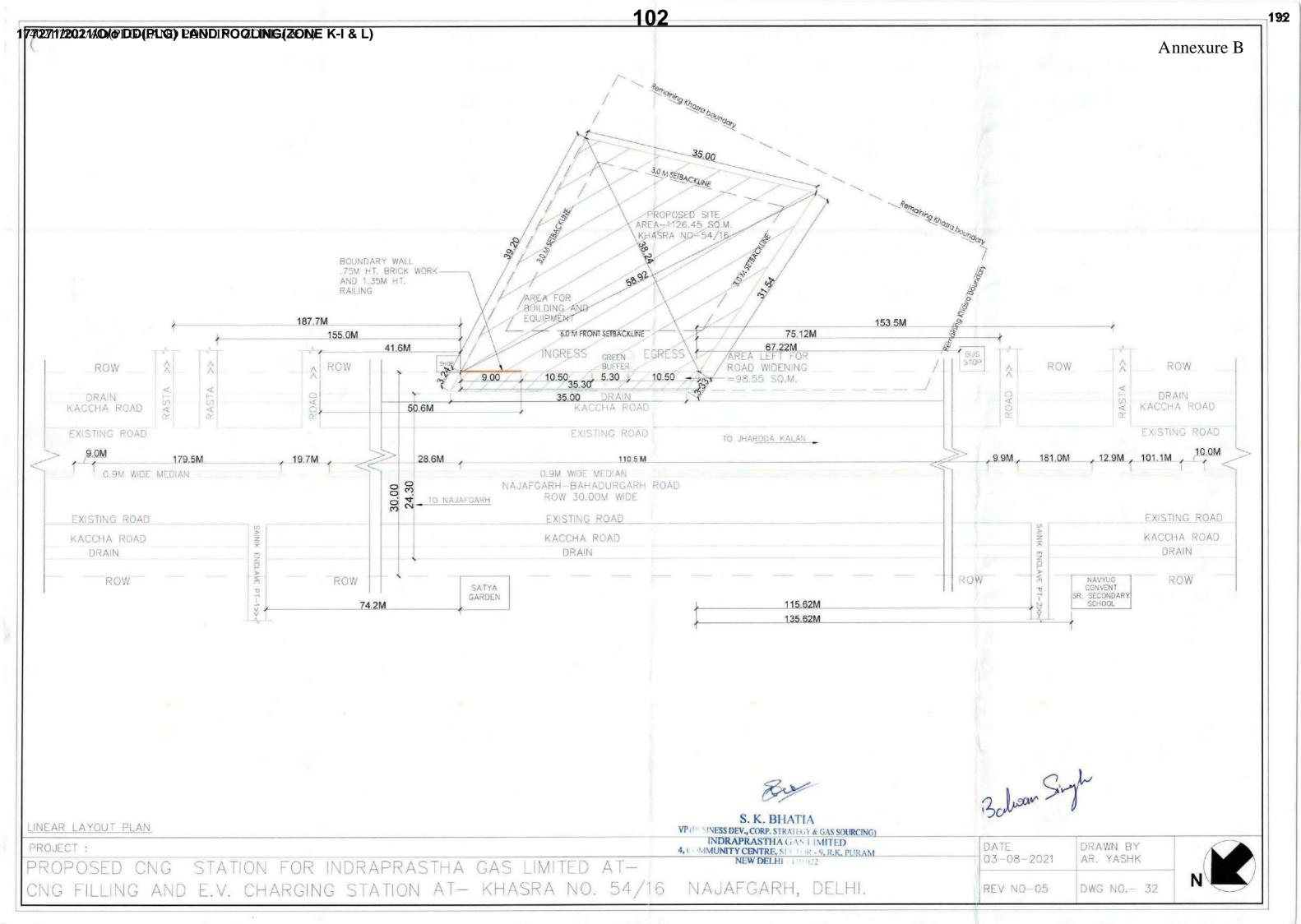
Kindly process case at the earliest.

Thanking You For Indraprastha Gas Limited

Sanjeev Kumar Bhatia VP (BD, CS & GS)

Copy To: AD (CL), Vikas Sadan, New Delhi.

IGL Bhawan, Plot No. 4, Community Centre, R.K. Puram, Sector - 9, New Delhi-110 022 Phone : 46074607 Fax : 26171863 Website : www.iglonline.net CIN : L23201DL1998PLC097614 An ISO 9001:2008, ISO 14001 : 2004, OHSAS 18001 : 2007 Certified Organisation



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[Draft Agenda for Technical Committee]

ITEM NO.: /2021

Subject: Proposal for planning permission for CNG/EV Charging station on Private Land Khasra Number 20//5/2/2 (1-17¹/₂), Village –Jharoda Majra Burari, Delhi-110084 in view of notified regulations dated 08.03.2019

File No. PLG/LP/00012021/P-II/FS

1. BACKGROUND

- 1.1 CL Department, vide file bearing number E-file LD/CL/0090/2020/CNG/F13 -COMMERCIAL LAND has forwarded the request received from Nishit Kumar Goel for grant of NOC for setting up CNG Station on private land at Khasra No. 20//5/2/2 (1-17¹/₂), Village –Jharoda Majra Burari 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 dt. 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 dt. 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 (TC) meeting for approval/ planning permission. The decision of the TC will communicated to CL Branch for further necessary action.
- 1.5 In the 4th TC 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 TC 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 Dept. on 10.03.2021 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 an existing fuel station already exists within the proposed khasra. In addition, 2 operational fuel stations with CNG facility are also located adjoining the khasra on the same side of the road.

- 2.2 In compliance with the decisions taken in the 4th TC meeting of DDA held on 20.07.2020 and submitted documents of the proposal vide IGL letter 22.3.2021, requisite documents/clarifications w.r.t deficiencies observed in attested linear layout plan, exact location of the site on the Aks shazra map were sought from IGL on 7.4.2021, 12.4.2021, 14.6.2021, 4.8.2021. In response, Chief General Manager (CNG Projects) vide letters dt. 08.04.2021, 28.6.2021, 13.7.2021, 13.8.2021 submitted documents/clarifications on the proposal under consideration.
- 2.3 With respect to the observations of the revenue officials regarding subdivision documents / titama shazra map required of subdivision of khasra 20/5/2 into 20/5/2/1 and 20/5/2/2 to ascertain the location/dimensions of proposed Khasra, IGL/applicant vide letters dt. 8.4.2021, 13.07.2021 and 13.8.2021 has submitted/clarified the following
 - In 1970 vide award No. 10, 5 biswa land was acquired for road widening from Khasra no. 20/5/2 hence the acquired part was 20/5/2/1 and un-acquired part was 20/5/2/2 where the proposal for setting up CNG is proposed.
 - No titama shazra map indicating the subdivision of khasra 20/5/2 into 20/5/2/1 and 20/5/2/2 has been provided. However, report of Patwari, GNCTD dt. 6.8.2021 providing the Nazri Naksha of the site along with dimensions in Gatha has been provided vide letter dt. 13.8.2021.
- 2.4 A Joint Site Inspection/survey was conducted on 6.8.2021 by officials of Planning, IGL, Survey and revenue for ascertaining the fulfillment of the site w.r.t plot details as submitted in the Linear layout plan dated 13.7.2021. During the site visit it was observed that the dimensions in the linear layout and aks shizra map did not match the site on the ground. Based on the site visit, a revised linear layout plan on 19.8.2021 submitted by IGL is annexed as **Annexure B**

3. EXAMINATION

- 3.1 As per the ZDP, Zone P-II the site (Khasra No. $20/(5/2/2 (1-17^{1}/_{2}))$ of Jharoda Majra Burari, is located along the proposed ZDP road having 60 meter ROW. The tentative location of the proposed site as per ZDP Zone P-II 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/ criteria laid down in regulations dt. 08.03.2019 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. Planning Parameters Status Remarks	
---------------------------------------	--

No.		As per information	As per examination by	
		furnished by	Planning	
		applicant	Department, DDA	
1	Land use Details of the sit	e		
а	Planning Zone in which the site falls	Zone P-II	Planning Zone P- II	_
b	Land use as per MPD- 2021/ Zonal Development Plan	Rural Area	Commercial as per ZDP, Zone P- II	Tentative Site Location marked on ZDP, Zone N (refer Annexure A)
с	Whether site lies in Urban area or Rural area	Urbanizable village	Urban	Village Jharoda Majra Burari is declared 'Urban' vide Gazette notification No.F.7/79/ADLB/2016/C D-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	N/A	No	_
g	Whether Site falls in Land Pooling Zone	_	Yes	The site falls in Land Pooling Sector 15, Zone
h	Name of Land Pooling Zone & Sector number	_	Sector 15, Zone P-II	P-II.
i	Undertaking for participation in Land Pooling Policy As per submission	Yes	Yes	The applicant is owner of the site u/r. The applicant vide IGL letter dated 08.04.2021 has submitted the Undertaking.
2	PLOT DETAILS (Linear Lay	out Plan- Annexu	re 1)	
а	Category of Fuel Station – CNG/ CNG Mother Station/ Petrol/ EVC	CNG / EV	CNG	As per Minutes of the 7 th 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) *	1269.60 sq m (as per submitted linear layout dt 19.08.21)	1269.60 sq. mt. (as per submitted linear layout dt 19.08.21)		
с	Plot Dimensions (in m) * - Front - Back - Left - Right	Front – 39.99 m Back – 39.93 m Left – 34.80 m Right – 28.92 m (as per submitted linear layout dt. 19.08.2021)	Front – 40.05m Back – 40.05 m Left – 35.0 m Right – 28.75 m (as per survey report dt. 13.08.2021)	The variation in site dimensions is minor in nature.	
d	Whether Plot frontage is at least 30 m, if not what is it? *	YES	YES 40.05 mt. (as per survey report dt. 13.08.2021)		
e	Width of land left b/w existing & proposed RoW to be maintained as Green for future expansion of road widening (except entry & exit)*	LHS- 4.98 RHS-10.79 mt. From front Area-314.43 sq.mt.	LHS- 4.95 mt. RHS-10.50 mt. From front side (as per survey report dt. 13.08.2021)	The variation in dimensions is minor in nature.	
f	Excess Area of land left for Green/ parking, if Plot size > 1485 sq m	-	N/A	Not required as area of the plot is less than 1485 Sq.m	
g	Site plan showing ingress & egress points	YES	YES		
3	ROAD/ APPROACH DETAILS				
а	Whether the Site lies on National Highway	No	No	_	
b	Proposed RoW (as per notified ZDP)	Proposed RoW- 60m	Proposed RoW- 60m (as per ZDP)	_	
с	Existing road width in front of the plot *	23.94 m	28.7 m approx. (as survey report dt. 13.08.2021)		

4	DISTANCE OF SITE FROM	I NEAREST INTERSE	CTION	
а	From minor road having RoW less than 30m	125m (As per linear layout plan)	More than 50m	In conformity as per provisions stipulated in Regulations dated
b	From major road having RoW more than 30m	306 (as per Linear Layout)	More than 100m	Regulations dated 08.03.2019
5	DISTANCE OF SITE FROM	THE NEAREST FUE	L STATION OF SAME	CATEGORY
а	Divided carriageway - Same side of road	i)HP Petrol Pump on Left side ii)Indian oil petrol pump on right side	i)HP Petrol Pump with CNG facility adjoining on the left side within the same khasra. Two operational fuel stations (Indian oil/BPCL) with CNG facility are also located adjoining the khasra on the same side of the road.	 The fuel station policy on privately owned lands in NCT of Delhi Notified vide S.O. 1244(E) dt. 08.03.2019 is silent w.r.t Minimum distance between 2 fuel stations on the same side of the road with divided carriageway. Whether Petrol
	-Opposite side of road	More than 500 m	More than 500 m	cum CNG and CNG cum EV station can be construed as fuel stations of different categories.
b	Undivided Carriageway - Same side of road - Opposite side of road	_	N/A	
6	APPROVALS/ NOC TAKE	N FROM OTHER AU	THORITIES	
а	PESO approved Drawing	Submitted	Submitted	-
b	Approval from PESO	Submitted	Submitted	
с	LOI	Submitted	LOI submitted was valid upto	Extended LOI to be submitted

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			06.09.2020	
d	NOC from Traffic Police	Not submitted	Not submitted	As per Minutes of the 7 th 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)	N/A	N/A	-
f	Division of Site in 80:20 ratio for CNG and EV respectively	-	N/A	As per Minutes of the 7 th 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	-		The site is vacant and 3 operational Petrol/CNG Stations are present on the adjoining sides

- 3.3 Presently, 2 petrol pumps with CNG facility is located on either side of the proposed site and 1 petrol pump with CNG facility is located at a distance 40 m from the proposed site on the same side of the road (with divided carriageway and without breaks in median).
- 3.4 The Regulations do not explicitly specify Petrol cum CNG and CNG cum EV station as fuel stations of different categories. However, as per notification dt. 18.9.2019, conversion fee for setting up of fuel station has been provided under note (i) and (ii), wherein it differentiates between the CNG cum EV station and petrol pump cum CNG station.

- 3.5 Further, as per Clause 3 (viii) of the notified regulation dt. 08.03.2019, to avoid clustering of fuel station and to facilitate uniform distribution of the fuel stations, the minimum distance between two fuel stations of similar category should be as follows:
 - *i.* Not less than 1000 m on the same side of the road (without divided carriageway)
 - *ii.* Not less than 500 m on the other side of the road (with divided carriageway and without breaks in median)

As per above clause, the minimum distance to be maintained between multiple fuel stations on the same side of the road (with divided carriageway) is not provided, but no restriction is specified for citing of fuel stations on the same side of divided carriageway. **However, to avoid clustering of fuel station and to facilitate uniform distribution of the fuel stations, the proposal may not be desirable from planning point of view.**

4. PROPOSAL

In view of examination at Para 3 and considering Para 3.5 above, since the remaining planning parameters as stipulated in the notified regulations dated 08.03.2020 and as per observations made in 4 and & 7 Technical Committee Meeting held on 20.07.2020 and 05.10.2020 respectively are being fulfilled, the proposal for planning permission for CNG Station on Private Land Khasra Number $20/(5/2/2 (1-17^{1}/_{2}))$, Village –Jharoda Majra Burari may be considered by the Technical Committee subject to the following conditions:

- i. Since the site is abutting 60 mt. ROW proposed ZDP road, 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.
- All necessary clearances from the concerned authorities, particularly, Delhi Traffic Police, etc. shall be obtained before execution/issuance of final letter from Land Disposal Section of DDA.
- iii. 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. Removal of existing watch and ward structure affecting the frontage of proposed site.
- v. Before issuing NOC to the applicant, CL Department of DDA may verify the ownership documents as submitted by the applicant; and ensure that the site under reference is not affected by any revenue related impediments such as revenue rasta, drain etc

5. RECOMMENDATION

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

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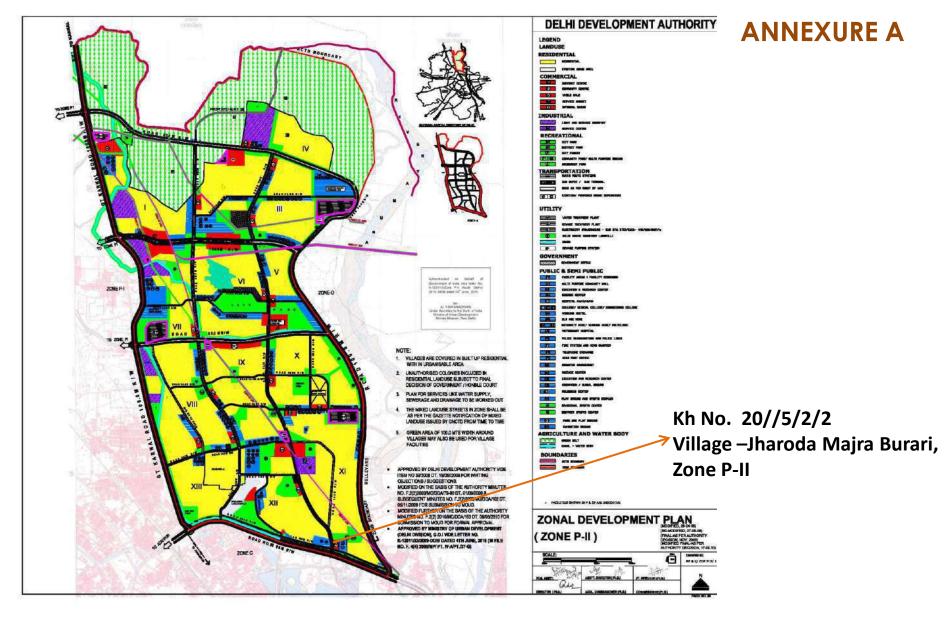
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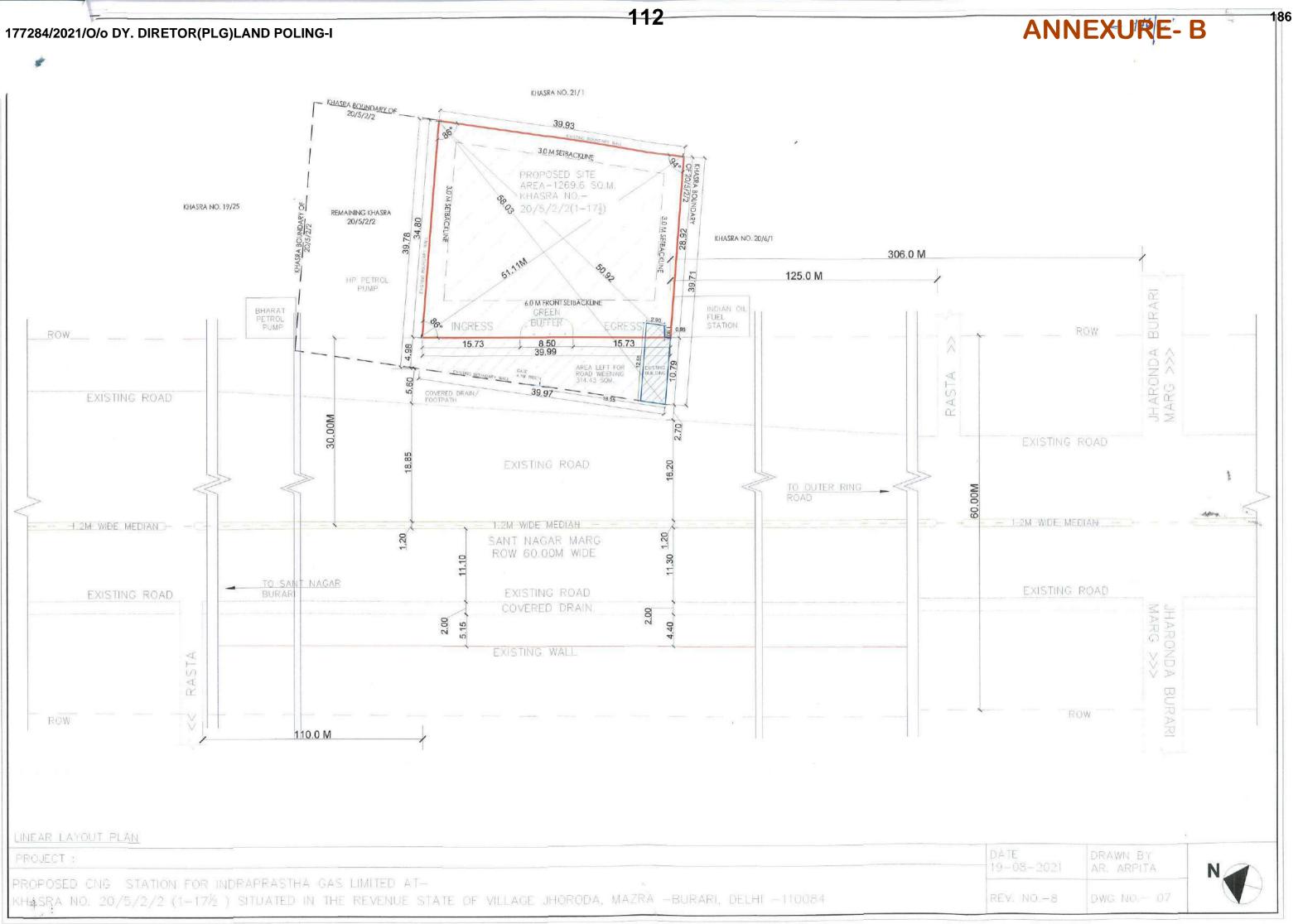
Asstt. Director (Plg.), Zone P-I & P-II

Dy. Director (Plg.) Land Policy/Zone N & P-II

Director (Plg.) Land Pooling

Addl. Commissioner (Plg.)-IV Land Pooling







ITEM NO.: /2021

Subject: Proposal for planning permission for CNG station on Private Land Khasra No. 154/547, Pooth Khurd Village, Tehsil Narela, Delhi 110039 in view of notified regulations dated 08.03.2019 (File No. PLG/LP/0005/2021/N/FSTN)

1. BACKGROUND

- 1.1. An e-file bearing number LD/CL/0076/2020/CNG/F13-COMMERCIAL LAND was received in this office from Director (CL), DDA. Vide the file, PUC received from Mrs. Sudesh & Mrs. Ritu for grant of NOC for setting up CNG Station on private land at Khasra No.154/547, Pooth Khurd Village in Delhi has been forwarded by CL Deptt, DDA to Planning Deptt, DDA 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. Central Govt. 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. CL 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. MP&DC Section, Planning Deptt. 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 TC meeting for approval/ planning permission. The decision of the TC will communicated to CL Branch for further necessary action.
- 1.5. In the 4th TC 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 TC Meetings held on 05.10.2020 and 04.12.2020 for streamlining the processing of fuel stations.

2. FOLLOW-UP ACTION

2.1A Joint Site Inspection was held by Planning Deptt. on 16.07.2020 along with representatives of IGL, revenue officers of LPC and Survey for ground verification of the khasra & dimensions of the linear layout, 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 dimensions in the linear layout and aks shizra map did not match the site on ground.

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177273/2021/AD(PLG-LP/ZONE N) 22Based on the findings from the site visit, IGL in its response submitted revised linear layout and aks shizra vide letter dt 30.07.2021 and the Linear layout was verified by survey held on 06.08.2021.

3. EXAMINATION

- 3.1 As per the ZDP, Zone N the proposed site is located in the Extended Abadi area of village Pooth Khurd. The tentative location of the proposed 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/ criteria laid down in regulations dt. 08.03.2020 and the requirements / guidelines conveyed for examining proposals for grant of NOC by TC in its meetings is as under:

S.	Planning	Status		Remarks
No	Parameters	As per information furnished by applicant	As per examination by Planning Department, DDA	2
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	Tentative Site Location marked on ZDP, Zone N (refer Annexure A)
С	Whether site lies in Urban area or Rural area	Rural	Urban	
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 Pooling Zone	-	Yes	-
h	Name of Land Pooling Zone & Sector number	-	Sector 20, Zone N	

1121	3/2021/AD(PLG-LP/ZON			
i	Undertaking for participation in Land Pooling Policy		Not Submitted	The site falls in Abadi Area of Land Pooling sector 20, Zone N. As per Regulations dt. 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 any undertaking in this regard.
2	PLOT DETAILS (Line	ear Layout Plan-	Annexure B)	
а	Category of Fuel Station – CNG/ CNG Mother Station/ Petrol/ EVC	CNG /EV Station	CNG	As per Minutes of the 7 th TC 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)	999.10 sqm	999.10 sqm (as per submitted linear layout)	The plot area is less than the minimum size (i.e. 1080 sqm)as stipulated in the notified regulations dt 08.03.2019. Approval from PESO and PESO drawing is to be submitted by the applicant before issuance of NOC by DDA
с	Plot Dimensions (in m) - Front - Back - Left - Right	Front –34.95 m Back – 37.54m Left – 21.0m Right – 36.22m (As per Linear Layout	Front –35.00 m Back – 37.65m Left – 21.03m Right – 36.15m (As per Survey report dt.	The variation in site dimensions are minor in nature

		11	6	1
727	3/2021/AD(PLG-LP/ZON	N) submitted vide letter dated 30.07.2021)	10.08.2021)	
d	Whether Plot frontage is at least 30 m, if not what is it?	YES	YES	Plot frontage is in conformity with Regulations dated 08.03.2019.
е	Width of land left b/w existing & proposed RoW to be maintained as Green for future expansion of road widening (except entry & exit)	Left: 4.23m Right: 1.88m (Area – 95.96 sqm) (As per Linear Layout submitted vide letter dated 30.07.2021)	Left: 4.23m Right: 1.88m (As per Survey report <i>dt.</i> 10.08.2021)	
f	Excess Area of land left for Green/ parking, if Plot size > 1485 sq m	N/A	N/A	
g	Site plan showing ingress & egress points	YES	Submitted	
3	ROAD/ APPROACH	DETAILS		
а	Whether the Site lies on National Highway	No	No	-
b	Proposed RoW (as per notified ZDP)	30m	30m	
С	Existing road width in front of the plot	As per Linear Layout submitted vide letter dated 30.07.2021 AB - 23.44m CD-24.78m	(As per Survey Report dt. 10.08.2021) AB-23.90 m CD-26.95 m	Dimensions are measured at different reference points.
4	DISTANCE OF SITE			
-	DISTANCE OF SITE		INTERSECTION	_
а	From minor road having RoW less	150 mts.	More than 50m	In conformity as per provisions stipulated

273/	than 30m 2021/AD(PLG-LP/ZONE	117 N)		in Regulations dated
b	From major road having RoW more than 30m	277.6 mts.	More than 100m	in Regulations dated 08.03.2019.
5	DISTANCE OF SITE CATEGORY	FROM THE NEA	REST FUEL STATIO	ON OF SAME
а	Divided carriageway - Same side of road - Opposite side of road	More than 1000 m More than 500 m	More than1000m More than 500m	In conformity as perprovisions stipulated in Regulations dated 08.03.2019
b	Undivided Carriageway - Opposite side of road	-	Not applicable	
6	APPROVALS/ NOC	TAKEN FROM OT	HER AUTHORITIE	S
а	PESO Approved Drawing	Not Submitted	Not Submitted	PESO Drawing and approval for revised
b	Approval from PESO	Not Submitted	Not Submitted	Linear Layout d 30.07.2021 yet to be submitted
С	LOI	YES	LOI dt. 04.10.2019	Extended LOI is to be submitted
d	NOC from Traffic Police			As per Minutes of the 7 th TC held or 05.10.2020, Item no 39/2020, Para a) (ii 'Traffic Police NOC may be allowed to be submitted before the issuance of fina letter from Land Disposal Section of DDA'.
е	Approval from NHAI (if applicable)	-	N/A	
f	Division of Site in 80:20 ratio for CNG and EV respectively		N/A	As per Minutes of the 7 th TC held or 05.10.2020, Item no 39/2020, Para a) (i 'EV charging station may not be

177273/2021/AD(PLG-LP/ZONE N)

				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)	_	-	Applicant to submit necessary NOC from DTL as ingress & egress may impact the existing transformer.
7	Current Status of Site	-	Site is vacant	

- 3.3 The site is located in Abadi Area of village Pooth Khurd which falls in Land Pooling Sector 20, Zone N. As per para 1.0 of Regulations for setting up of fuel stations on privately owned lands in NCT of Delhi, notified vide S.O. 1244(E) dt. 08.03.2019, "Fuel stations will be permitted on privately owned lands falling in all use zones of urban areas (including Urban Extension Areas) and in agriculture areas,green belt except on land parcels falling in Zone 'O', ridge, regional park, reserved forest area, developed district/city/community parks, monument regulated zone, Unauthorised colonies and disputed land parcels wherein the land acquisition proceedings are pending/matter is sub-judice. However, CNG stations may be permitted in undeveloped re-creational areas(with the exception of ridge/regional park) subject all statutory clearances."
- 3.4 As per Clause 3.(c) of the notified Land Pooling Regulations dt. 24.10.2018, the Abadi areas are excluded from the applicability of Land Pooling Policy.
- 3.5 The plot size is less than the minimum size i.e. 1080 sqm. as stipulated in Clause 3.0 (iv) the notified regulations dated 08.03.2019.

4. PROPOSAL

In view of examination at **para 3** above and as per Modalities issued by CL Branch, the planning parameters **except minimum plot size (Clause 3.0 (iv))** 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 on Private Land may be considered and deliberated by the T.C., subject to the following conditions:

i. Since the plot size is less than the minimum size as stipulated in the notified regulations dated 08.03.2019, PESO approval and drawing for the

177273/2021/AD(PLG-LP/ZONE N) proposed site to be obtained by the applicant and submitted before issuance of NOC from the Land Disposal Section of DDA.

- Since the site is abutting 30 mt. ROW proposed ZDP road, any land ii. 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.
- Since the ingress and egress of the site are likely to be affected by iii. transformer and tress, necessary NOC/clearance/shifting (if required) from concerned shall be submitted by the applicant before issuance of final letter from Land Disposal Section, DDA.
- All necessary clearances from the concerned authorities, particularly, Delhi iv. Traffic Police, etc. 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 ٧. various TC decisions shall be mandatorily complied.
- The Revenue records of Village Pooth Khurd are under the process of vi. consolidation. The decision of GNCTD shall be abided by the applicant and in case of change of ownership of the site under reference; the permission of Fuel Station shall be withdrawn.
- Before issuing NOC to the applicant, CL Department of DDA may verify the vii. ownership documents as submitted by the applicant; and ensure that the site under reference is not affected by any revenue related impediments such as revenue rasta, drain etc

RECOMMENDATION 5.

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

Automa

Asstt. Director (Plg.), LP/Zone N

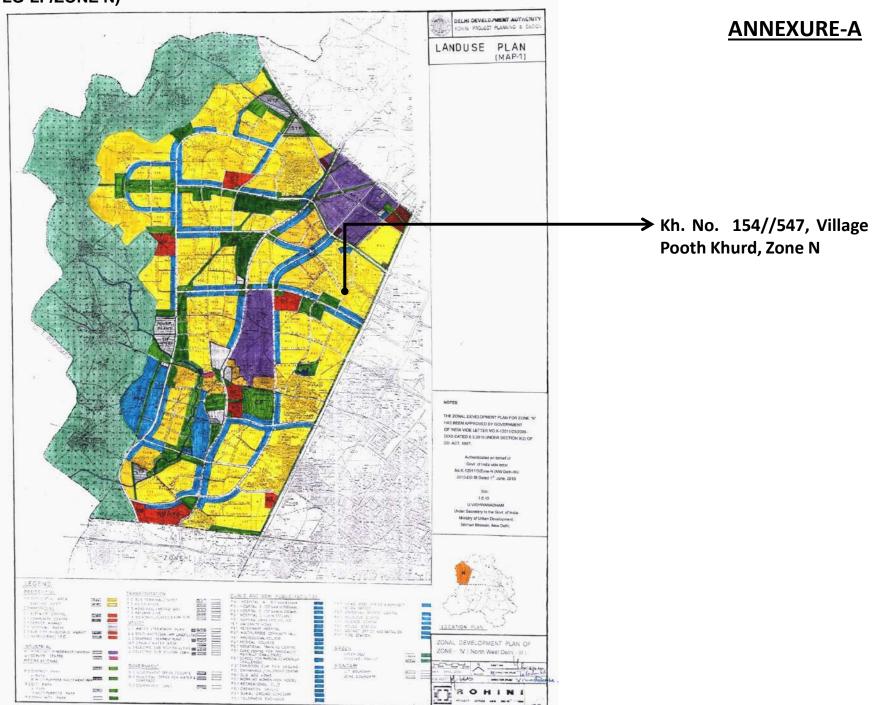
Dy. Director (Plg.) LP/Zone N & P-II

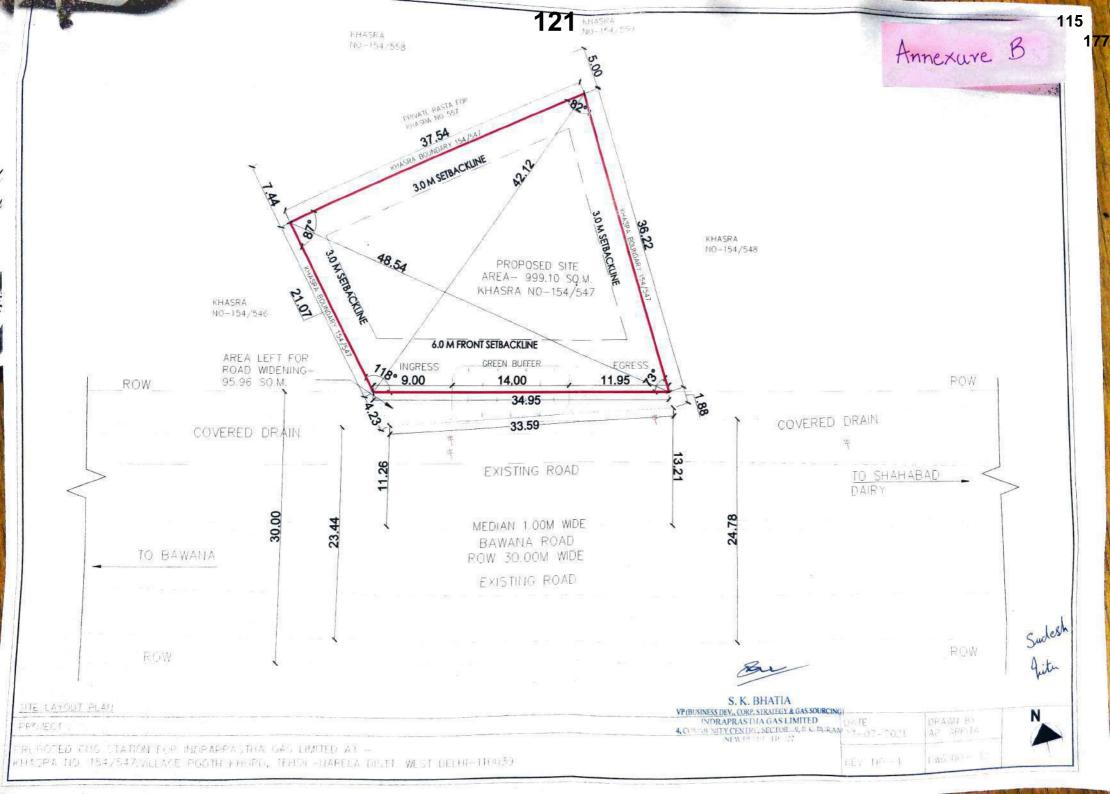
Director (Plg.)

Land Pooling

Addl. Commissioner (Plg.)-IV Land Pooling

177273/2021/AD(PLG-LP/ZONE N)





Item No

AGENDA FOR THE TECHNICAL COMMITTEE MEETING

Sub: Inclusion of Multi-Storied Flats along Baba Kharak Singh Marg and Pt. Pant Marg, near G.P.O., New Delhi (measuring an area of 4.15 Ha.) under Redevelopment area in Zonal Development Plan of Zone-D for construction of Multi Storied Flats for Hon'ble Members of Parliament (Lok Sabha).

1.0 Background

- 1. A project has been assigned to CPWD for meeting the requirements of accommodation for Hon'ble Member of Parliament's on Baba Kharak Singh Marg, where 243 staff quarter of Type-II & Type-III are existing. These flats/ quarters were built between 1984-1986.
- 2. As per the 5th Meeting of Hon'ble House Committee of Lok Sabha held on 12th March, 2020 at Parliament Annexe, New Delhi, the proposal was considered vide Memorandum No.-19 for 'Redevelopment at Baba Kharak Singh Marg (BKS Marg) for a plot measuring an area of 26194.0 sq.m.' under the Chairman & Members of Hon'ble House Committee of Lok Sabha where officers from Lok Sabha Secretariat, Ministry of Housing & Urban Affairs (MoHUA), Directorate of Estate (DoE) and CPWD at the level of Joint Secretary and D.G. CPWD were also present. The agenda was to address the shortage of accommodation for Hon'ble Members of Parliament (Lok Sabha) in New Delhi.
- 3. Accordingly, CPWD has requested DDA to put the matter before Technical Committee of DDA to include the Multi-Storied Flats along Baba Kharak Singh Marg and Pt. Pant Marg, near G.P.O., New Delhi under Redevelopment area in Zonal Development Plan of Zone-D.

2.0 Examination

- 1. The site under reference is located along the Baba Kharak Singh Marg and Pt. Pant Marg, near G.P.O., New Delhi and falls outside Lutyens' Bungalow Zone (LBZ).
- 2. The land use of the said site is 'Residential' as per MPD-2021 and Zonal Development Plan of Zone-D, prepared under MPD-2001. (Refer **Annexure-I**)
- 3. The land owning agency is Land and Development Office (L&DO). The layout plan of L&DO Drwg. No. -628 (Sheet No. 2) showing the site u/r is enclosed at **Annexure-II**.
- L&DO vide letter dated 24.08.2021 has forwarded the 'No Objection Certificate' to include the land parcel admeasuring 415353.97 sq.m. under redevelopment provision of MPD-2021 to construct accommodation for Hon'ble Members of Parliament (Lok Sabha. (Refer Annexure –III)
- 5. The Total Station Survey (TSS) of the site u/r is enclosed at Annexure-IV.
- 6. The site u/r is not identified as 'Redevelopment Area' in Zonal Development Plan of Zone-D, prepared under MPD-2001. However, the Zonal Development Plan of Zone D- 2021 is yet to be notified.
- 7. As per Clause 3.3.1.1.B titled 'Re-densification of low density areas' of MPD-2021, following is stated: (Refer Annexure- V)

"B. Re-densification of low-density areas

There is a large proportion of underused land with a number of vacant sites as well as dilapidated built-up areas lying vacant in the city. Many of such areas are owned by Government of India. Such areas are recommended to be planned for redevelopment with higher density in order to make optimum use of land resource as per the prescribed norms."

- 8. Further, as per para 3.3.2 (v) titled, 'Policy For Redevelopment Schemes', it is stated that 'to incentivise the redevelopment a maximum overall FAR of 50% over and above the existing permissible FAR on individual." (Refer Annexure-VI)
- 9. As per Clause 3.3.2.iii.(a) of MPD-2021, an area of 4.0 Ha. is required to prepare the redevelopment scheme and minimum area for a Group Housing plot to be redeveloped is 3000 sq.m. In this case, the scheme for 4.15 Ha. has been proposed but redevelopment shall be done on 26194.0 sq.m.
- 10. The site u/r falls in a 'Triangular Pocket' bounded by Baba Kharak Singh Marg, Pandit Pant Marg and Talkatora Road. The land use of the said pocket is 'Residential', which comprises majorly of M.P. flats and Bungalows.

Sl.	Information as sought by	Reply
No.	MOUD, GOI vide letter dated	
	07.04.2015	
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 behalf of Lok Sabha (Secretariat) by the Central Public Works Department (CPWD).
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 and observation are as follows: 1. The site is accessible from Baba Kharak Singh Marg (45 M R/W) and Pandit Pant Marg (36.58 M R/W). 2. At present, site is having G+3 residential quarters, temple, Mother dairy & CPWD Nursery and two (2) Multi storied flats namely Gomti and Sindhu Apartments. 3. Fully grown up trees exist on site.
4.	What is the public purpose proposed to be served by modification of MPD and/or change of land use?	The proposed modification will serve the public purpose of construction of residential accommodation for Hon'ble Members of Parliament.

3.0 Information as per MoHUA, GoI letter dated 07.04.2015 and 04.09.2015

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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?	is required in Zonal Development Plan of Zone-D under section 11-A of DD Act, 1957.
6.	What will be the proposal's impact/implications on the general public e.g. Law & order etc?	There will be no implication on the general public.
7.	Whether any court cases ongoing on the land mentioned in the proposal? The full details are to be attached.	No.
Sl.	Information as sought by	Reply
No.	MOUD, GOI vide letter dated	
	04.09.2015	
1.	Background note indicating current situation/provisions.	 A project has been assigned to CPWD for meeting the requirements of accommodation for Hon'ble Member of Parliament's on the site on Baba Kharak Singh Marg, where 243 staff quarter of Type-II & Type-III are existing. These flats/ quarters were built between 1984-1986. As per the 5th Meeting of Hon'ble House Committee of Lok Sabha held on 12th March, 2020 at Parliament Annexe, New Delhi, the proposal was considered vide Memorandum No19 for 'Redevelopment at Baba Kharak Singh Marg (BKS Marg) for a plot measuring an area of 26194.0 sq.m.' under the Chairman & Members of Hon'ble House Committee of Lok Sabha where officers from Lok Sabha Secretariat, Ministry of Housing & Urban Affairs (MoHUA), Directorate of Estate (DoE) and CPWD at the level of Joint Secretary and D.G. CPWD were also present. The agenda was to address the shortage of accommodation for Hon'ble Members of Parliament (Lok Sabha) in New Delhi. Accordingly, CPWD has requested DDA to put the matter before Technical Committee of DDA to include the Multi-Storied Flats along Baba Kharak Singh Marg and Pt. Pant

		Marg, near G.P.O., New Delhi under Redevelopment areas in Zonal Development Plan of Zone-D.
2.	Whether similar proposal has earlier been considered by DDA/Ministry and/or disposed of and if yes, when and how?	No such proposal was considered earlier by DDA.
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 the recommendation of Authority.
4.	How and why the proposal was initiated?	The proposed land for Multi Storied flats along BKS Marg, New Delhi belongs to L&DO. The proposal has been initiated with the intention of Redevelopment of this Plot/Land for the construction of Residential Accommodation for Hon'ble Members of Parliament (Lok Sabha M.P.'s).
5.	What are the pros and cons of the proposal whether they have been carefully examined and if yes, the outcomes thereof?	The proposed modification in Residential land use category will enable construction of sufficient and required housing needs of Hon'ble M.P.'s for smooth discharge of their duties for the benefit and good of public at large.
6.	What are the expected short term and long term outcomes if the proposal is approved and implemented?	The proposed residential accommodation and amenities shall facilitate better housing accommodation for Hon'ble Members of Parliament (Lok Sabha) and proximity to the Parliament shall save time. At the same time with Redevelopment norms optimum utilization of land could be done.
7.	How the Proposal will benefit in the development and economic growth of the city?	By Redevelopment of the said plot, the old dilapidated structures will pave way for state of art housing for Members of Parliament (Lok Sabha) and will help in smoothen the functioning of government and the proposed construction will boost employment and economy with a greater thrust to construction industry.

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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?	
9.	What will be the public purpose served by the modification?	The site will provide enhanced accommodation for the Hon'ble Members of Parliament (Lok Sabha), who are people's representative and thus the general public interest will be served better.
10.	What is the number of people/family/households likely to get affected by the proposed policy?	No person / family / household will get affected. Furthermore general public interest will be served.
11.	Where the proposal is in consonance with the existing plans, laws, by-laws, rules, etc?	Yes, the proposal for Redevelopment for Group Housing is in consonance with the intended aim of densification and redevelopment of housing stock as envisaged in Clause 3.3.1.1.B. of MPD-2021. However, the site u/r needs to be included under the redevelopment areas identified in Zonal Development Plan of Zone-D.
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?	
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 the Ministry. The proposal is moved here under by CPWD in pursuance of their commitment for construction of Housing requirement for Hon'ble M.P.'s as per recommendations of the Hon'ble House Committee of Lok Sabha with due recommendation of all.
14.	Whether the Relevant guidelines/orders of DOPT, ministry of finance and other nodal ministries/ department were	The issue is not related to any guidelines / orders of DoPT, Ministry of Finance and other nodal Ministries / Departments.

	taken into account while preparing and examining the proposal?	
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.	Sh. Ashok Kumar Sharma Chief Architect (Region Delhi) Central Public Works Department (CPWD). Phone- 011-20861073 Mob 9958175100

Proposal 4.0

In order to incentivized the redevelopment as stated in the Clause 3.3.1.1.B of MPD-2021, the following site under reference is to be included in para 15.0 of Zonal Development Plan of Zone D-2001. This will require processing under Section 11- A of Delhi Development Act, 1957.

Clause 15.0 REDEVELOPMENT AND URBAN RENEWAL AREAS							
Existing Provision	Proposed Amendments / Modifications						
 15.0 Redevelopment and Urban Renewal Areas a) The following areas are identified for redevelopment in the Zonal development plan: Mata Sundari Area (D-2) Aliganj & Lodhi Colony (D-15 & 16) iii. Laxmi Bai Nagar (D-14) iv. Sarojini Nagar (D-21) v. Netaji Nagar (D-21) vi. Kidwai Nagar (D-20) vii. Moti Bagh (D-13 & 21) 	 15.0 Redevelopment and Urban Renewal Areas a) The following areas are identified for redevelopment in the zonal development plan: Mata Sundari Area (D-2) Aliganj & Lodhi Colony (D-15 & 16) Laxmi Bai Nagar(D-14) Sarojini Nagar (D-21) Netaji Nagar (D-21) Kidwai Nagar (D-20) Moti Bagh (D-13 & 21) viii. Multi-Storied Flats along Baba Kharak Singh Marg and Pt. Pant Marg, near G.P.O. (D-4) 						

(The location plan of the site under reference is annexed at Annexure- 11)

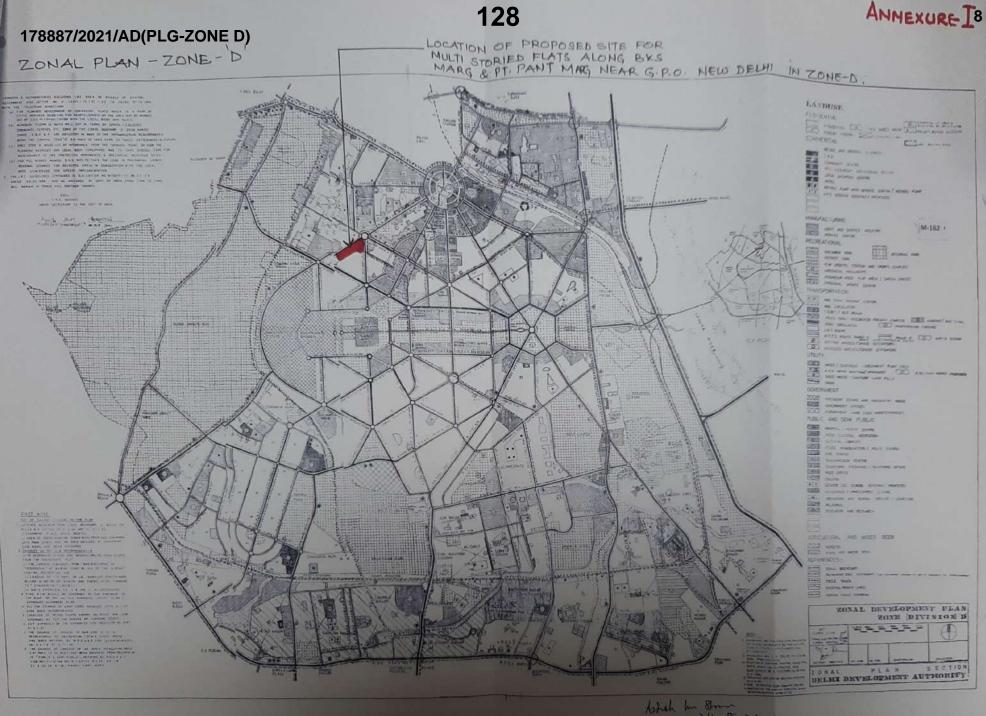
Recommendation 5.0

The proposal at Para 4.0 is placed before the Technical Committee for the consideration and for further processing under Section 11-A of DD Act, 1957.

Ashoh m Shan 24-8-21

Chief Architect (RD), CPWD अशोक कुमार शर्मा कुमारे राग ASHOK KUMAR SHARMAG of 6 ज्य वास्तुक (शे.दि.) / Chiel Arc लो.नि.विभाग, ईस्ट ब्लॉक-1, लेवल-2 C.P.W.D., East Block-1, Level-II आर.के.पुरम, नई दिल्ली / R. K. Puram, New Delhi-66

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अवसोक प्रमार रामा ASHOK KUMAAR SHARMA प्रच प्रपष्ठ (ARU) / Cast Acchast (J.D.) के से Pellant, free with-1, तीयत-2 C.P.M.D. East Sinch - 1, तीयत-2 C.P.M.D. East Sinch - 1, Land-1 बारले पुत्र, मई दिन्ही / B. E Para, New Date &

L&DO/L-IIA/1(1994)/2021/259 Government of India Ministry of Housing & Urban Affairs Land & Development Office

Nirman Bhawan, New Delhi Dated 24 August, 2021

To,

Shri Ashok Kumar Sharma, Chief Architect (RD), CPWD, East Block-1, Level -2, R.K. Puram, New Delhi-110066.

Sub: Redevelopment of GPRA Colony, Baba Kharak Singh Marg, New Delhi for construction of proposed additional accommodation for Hon'ble Members of Parliament (Lok Sabha) - regarding

Sir,

I am directed to refer to your letter dated 23.08.2021 on the above mentioned subject and to inform that this office has no objection to the proposed inclusion of the land parcel admeasuring 41535.97 Sq. m. (as shown in the enclosed layout) for construction of additional accommodation for Hon'ble Members of Parliament (Lok Sabha) as an agenda by DDA as per applicable development control norms where GPRA colony for Central Government Employees at Baba Kharak Singh Marg on the roundabout of GPO, New Delhi is currently situated. DDA may examine the same and take further necessary action in the matter.

2. This issues with the approval of Land and Development Officer.

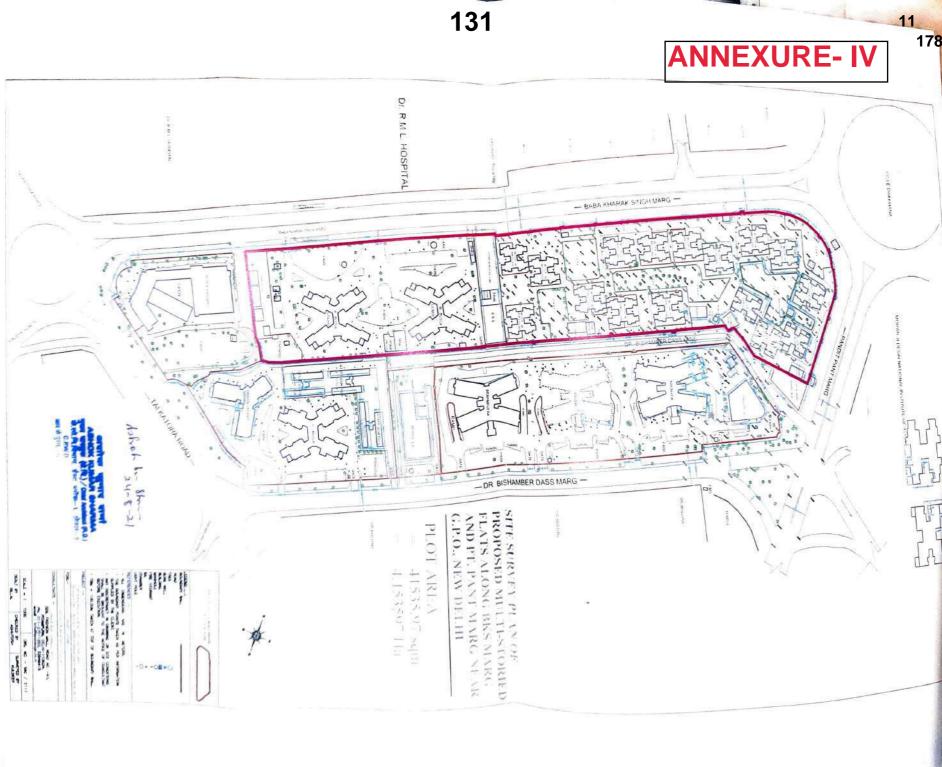
Yours faithfully,

(Satish Kumar Singh) Dy. Land and Development Officer-IV Ph. 011-23061448

Ashoh Im Sham 24-8-21

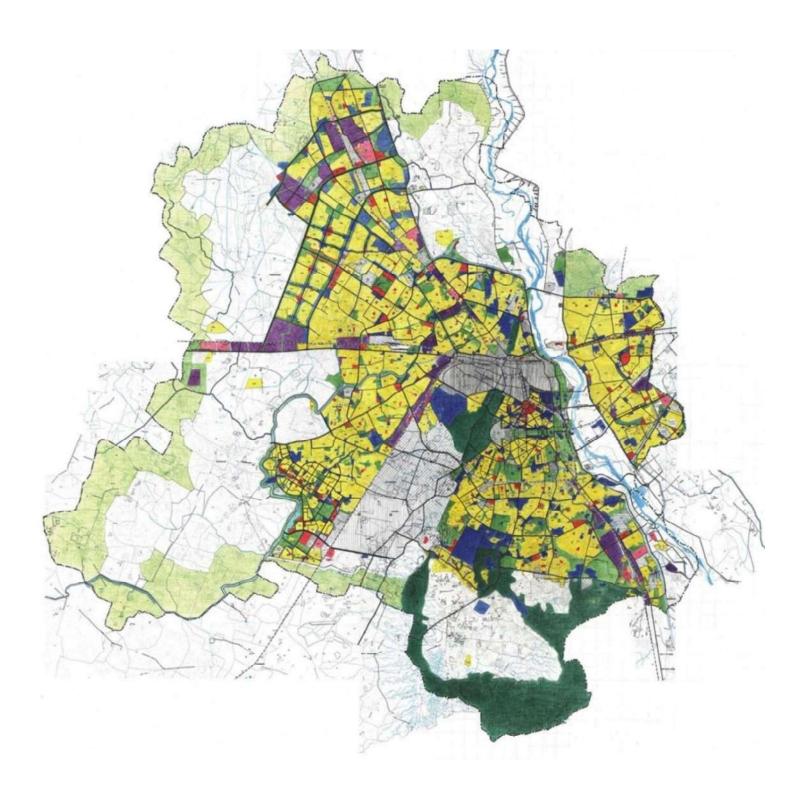
अशोक कुमार राम ABHOK KUMAR SHARMA नुवन गालुक (बे.पि.) / Case Actimot (PLD.) के.सी.(मि.पिभाग, ईस्ट ब्लॉक-1, लेवल-2 C.P.W.D., East Block-1, Lavel-II जार से.पुरम, नई दिल्ली / R.K. Puram, New Defui-66





Master Plan for Delhi-2021 (Incorporating modifications up to 31st March, 2021)

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DELHI DEVELOPMENT AUTHORITY

Draft compilation for reference only

MPD-2021 modified upto 31/03/2021

3.3 REDEVELOPMENT OF EXISTING URBAN AREA

The scope for development of urban extensions on a large scale is restricted due to limitations of buildable / urbanizable land in Delhi. Therefore, the option of redevelopment through a process of reorganisation and utilisation of the land already developed will be a major element of the overall city development plan.

A redevelopment strategy for accommodating more population in a planned manner is to be taken up on priority in all use zones for efficient and optimum utilization of the existing urban land, both in planned and unplanned areas. This would have to be based on provision of infrastructure viz. water supply, sewerage, road network, open spaces and the essential social infrastructure.

To encourage the growth impulse for regeneration in the target redevelopment areas, the possible incentives and modalities recommended include grant of planning permission at the scheme level with permission to reorganize / pool properties for planning purposes, provision of social infrastructure through Transferable Development Rights or Accommodation Reservation and reduced space standards for unplanned areas, enhanced FAR for specified redevelopment areas and application of flexible concept of mix-use zones in Special Area & Villages on scheme basis.

3.3.1 REDEVELOPMENT STRATEGY

The target areas for redevelopment will have to be identified on the basis of their need for up-gradation and potential for development. Redevelopment Schemes will be prepared by the respective local body / land owners / residents. The concerned local body should promote private land owners to take up assembly and redevelopment of ¹[land as per the criteria below]. Some of the areas identified are:

3.3.1.1 Planned Areas

A. Influence Zone along MRTS²[...] Corridor

³[The] growth of Delhi has ²[...] over the years has been on the ring and radial pattern with reliance on road based public transport. The development envisaged by the previous Plans was poly nodal with ³[a] hierarchy of Commercial Centres located either on ring or radial roads. The proposed MRTS network will bring sizable urban area within walking distance from the proposed stations. This will have an impact on the existing structure of the city and consequently its development. This changed scenario provides opportunities for city restructuring and optimum utilization of the land

¹ Modified vide S.O. 1914(E) dated 14-07-2015

² Deleted vide S.O. 1914(E) dated 14-07-2015

³ Added vide S.O. 1914(E) dated 14-07-2015



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MPD-2021 modified upto 31/03/2021

along the MRTS corridors. In this process, a sizable proportion of the additional population with requisite facilities and employment can be absorbed along these corridors.

Influence Zone along MRTS corridor is envisaged as intensive development zone. ¹[The concept of Transit Oriented Development shall be adopted for development within the Influence Zone, such that maximum number of people can live, work or find means of recreation within walking / cycling distance of the MRTS corridors / stations.] The scheme for ¹[Development /] Redevelopment of Influence Zone shall be prepared ²[as per Chapter 20.0 Transit Oriented Development.]

B. Re-densification of low-density areas

There is a large proportion of underused land with a number of vacant sites as well as dilapidated built-up areas lying vacant in the city. Many of such areas are owned by Government of India. Such areas are recommended to be planned for redevelopment with higher density in order to make optimum use of land resource as per the prescribed norms.

C. Redevelopment of Other Developed areas

In Delhi, including New Delhi (NDMC area), a large number of housing, commercial and industrial areas are old and characterized by poor structural condition, sub-optimal utilisation of land, congestion, poor urban form, inadequate infrastructure services, lack of community facilities, etc. These are to be redeveloped as per the prescribed norms and development controls and with the initiative / consultation with the Residents' society / RWA / Traders' Associations.

3.3.1.2 Special Area

The Special Area as defined in the Plan has been divided into three separate parts, namely (i) Walled City (ii) Walled City and Extension and (iii) Karol Bagh. These are characterized by a mix of different land uses and have similarities in compact built form, narrow circulation space and low-rise high-density developments, mainly accommodating residential, commercial - both retail or wholesale and industrial uses. Therefore, it is important that the areas, which are already established with identified uses, continue

¹ Modified vide S.O. 1914(E) dated 14-07-2015

² Modified as S.O. 4614 (E) dated 24-12-2019

MPD-2021 modified upto 31/03/2021

through redevelopment by ensuring participation of the inhabitants.

B. Villages

The villages in Delhi have undergone significant physical and functional transformation related with their specific location. Villages are characterized by a mix of different land uses and have similarities in compact built form, narrow circulation space and low-rise high-density developments. These mainly accommodate residential, commercial and industrial uses and function as a mix. It is important that these areas, which are already established with identified uses, continue to play an active economic role.

Comprehensive schemes for the development of villages should be prepared by the concerned local bodies with the aim of provision of optimal facilities and services within the abadis and integration with the surrounding areas. Towards the latter objective, development along the peripheries of the villages should be carefully planned, wherever necessary for the provision of services and green / open areas, circulation, etc. This aspect should also be kept in view while preparing layout plans for urban extension areas.

For provision of social and educational facilities, reduced space standards shall be adopted. The facilities like community hall, dispensary etc. may be grouped together depending on the availability land. Small shops shall be permissible in residential plots on ground floor as per provisions of Mixed Use Regulations in village abadi including rural (para 15.6.3).

3.3.2 1[POLICY] FOR REDEVELOPMENT SCHEMES

The basic objective of redevelopment is to upgrade the area by implementing specific schemes on the basis of existing physical and socioeconomic conditions in the following way:

i) Influence Zone along MRTS Corridor and the Sub-Zones for redevelopment and renewal should be identified on the basis of physical features such as metro, roads, drains, high tension lines and control zones of Monuments / Heritage areas, etc. ²[and designated as

¹ Modified vide S.O. 1914(E) dated 14-07-2015

² Added vide S.O. 1914(E) dated 14-07-2015

MPD-2021 modified upto 31/03/2021



TOD **1**{Node} Zone with additional norms applicable as per **1**{Chapter 20.0 Transit Oriented Development.}]

ii) The residents / cooperative societies / private developers should get the layout and services plan prepared in consultation with the concerned authority for approval.

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- iii) Within the overall Redevelopment / Regularisation plans, building plan approval shall be at following two stages:
 - a) Planning Permission for an area of around 4 Ha. ²[However, in ¹{Influence Zone of TOD Node, TOD} schemes shall be ¹{as per Chapter 20.0 Transit Oriented Development.}] This permission may not be required in case an approved layout / Redevelopment / Regularisation plan exists.
 - b)
- 1. Cluster Block ²[approval may be given to DE] for a minimum area of 3000 sq.m. ²[only if an approved influence zone plan or integrated scheme for the area exists.] The owners should pool together and reorganise their individual properties so as to provide minimum 30% of area as common green / soft parking besides circulation areas and common facilities.
 - 3**[...]**
- 2. Individual buildings shall be given sanction by the concerned authority within the framework of cluster block ²[approval ¹{as per applicable policy.}]
- c) The norms of Group Housing with respect to ground coverage, basement, parking, setbacks etc. (except FAR) shall be applicable ¹[in all areas except TOD Zone where TOD norms shall be applicable.]
- iv) Amalgamation and reconstitution of the plots for planning purpose will be permitted.
- v) To incentivise the redevelopment a maximum overall FAR of 50% over and above the existing permissible FAR on individual plots subject to a maximum of 400 shall be permissible. Higher FAR shall however not be permissible in redevelopment of Lutyens Bungalow Zone, Civil Lines Bungalows Area and Monument regulated Zone. ⁴[In case of residential premises, wherever dwelling units are proposed, the number of dwelling units may increase in same proportion as FAR]

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¹ Modified as S.O. 4614 (E) dated 24-12-2019

² Modified vide S.O. 1914(E) dated 14-07-2015

³ Deleted vide S.O. 4614 (E) dated 24-12-2019

⁴ Added vide S.O. 2690 (E) dated 11-08-2016



भारत सरकार

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Government of India

कार्यालय - मुख्य वास्तुक (क्षेत्र दिल्ली)

Office of the Chief Architect (Region Delhi) कें. लो. नि.वि., ईस्ट ब्लॉक - 1, लैवल-2, आर के पुरम, नई दिल्ली-110066 CPWD, East Block-1, Level-2, R.K Puram, New Delhi -110066. Email: delca-prd@cpwd.gov.in Tel. No. 011-20861073, 011-26109324



(By Speed Post & Email)

No. - 23(31)/CA(RD)/2021/332

To.

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

Date - 24 .08.2021

आयुक्त (योजना) कार्यालय डायरी सं 1-1033 Gito 25.82021

Sub.- Inclusion of Multi-Storied Flats along Baba Kharak Singh Marg and Pt. Pant Marg, near G.P.O., New Delhi (measuring an area of 4.15 Ha.) under Redevelopment area in Zonal Development Plan of Zone-D for construction of Multi Storied Flats for Hon'ble Members of Parliament (Lok Sabha). - regarding.

Ref.- (1) This office letter No.23(31)/CA(RD)/2021/246 dated 09.07.2021 addressed to yourself.

(2) Discussion held in your office on 13.08.2021 by the undersigned.

Madam.

This has reference to our letter of even number dated 09.07.2021 (at Ref.-1 above) addressed to your good office and subsequent discussion held by the undersigned with yourself on 13.08.2021. Accordingly, as per the discussion enclose herewith please find an agenda proposal for the above subject matter with the request to place the Agenda Proposal before the Technical Committee of DDA at an early date.

Copies of the relevant layout plan, Site Survey Plan, location plan, NOC from L&DO and relevant text portions of MPD-2021 to substantiate our proposal are also enclosed along with the Agenda Draft.

Encl. - Draft of the Agenda Item Proposal.

Ashoh hun Sham 24-8-2 (Ashok Kumar Sharma)

Chief Architect (RD)

Copy to -

1. Additional Secretary, Lok Sabha Secretariat (M.S. Branch), Parliament House Annexe, New Delhi-01.

2. A.D.G. (PRD), CPWD, Sewa Bhawan, New Delhi-110066 for favor of information please.

3.CE & ED, NDPZ, CPWD, Vidhut Bhawan New Delhi -110002 for information please.

4. Guard File

), Vidhut Bhawan Under M' Zorel 2410 M' Zorel 2410 Jon 2010 2410 Jon 2410 Jon (Ashok Kumar Sharma) Chief Architect (RD) AD (P/P) 2000 'D!

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10th Technical Committee Meeting to be held on 26.08.2021

1. 52/2021 Confirmation of the Minutes of 9th Technical Committee meeting held on 02.08.2021. 1-3 2. 52/2021 PLG/MP/00015/2021/F-1/-0/o DY DIRECTOR (PLG)MP AND DC/ 1-3 2. 53/2021 Planning permission for CNG/EV Charging Station on Private Land Khasra No. 85/14, 85/15/1, Village Khera Khurd, Tehsil Narela, Delhi in view of notified regulations dated 08.03.2019. 4-28 3. PLG/MP/0007/2021/F-7/-O/o ADDL. COMMR(PLG-PROJ MPMR) 29/2 Min(1-10), Village-Nangi Poona, Tehsil- Alipur, Delhi in view of notified regulations dated 08.03.2019. 29-61 4. 54/2021 Planning permission for CNG/EV Charging Station on Private Land Khasra No. 29/2 Min(1-13), S2/2/2 Min (0-10) & 134 Min (1-08), Village Alipur, Tehsil-Alipur, Delhi in view of notified regulations dated 08.03.2019. 29-61 4. 55/2021 Planning permission for CNG/EV Charging Station on Private Land Khasra No. 52/8 min (1-13), S2/2/2 Min (0-10) & 134 Min (1-08), Village Alipur, Tehsil-Alipur, Delhi in view of notified regulations dated 08.03.2019. 62-85 5. 56/2021 Planning permission for CNG Kation on Private Land Khasra no. 54/16, Village Dichaon Kalan, Delhi. 86-102 6. 57/2021 Planning permission for CNG/EV Charging station on Private Land Khasra No. 154/547, Pooth Khurd Village, Tehsil Narela, Delhi 110039 in view of notified regulations dated 08.03.2019 103-112 7. 58/2021 Proposal for planning p	Sl. No.	Item No.	Subject	Page No.		
2. 53/2021 Planning permission for CNG/EV Charging Station on Private Land Khasra No. 85/14, 85/15/1, Village Khera Khurd, Tehsil Narela, Delhi in view of notified regulations dated 08:03:2019. 4-28 3. PLG/MP/0007/2021/F-7/-0/o ADDL. COMMR(PLG-PROJ MPMR) 4-28 9 Planning permission for CNG/EV Charging Station on Private Land Khasra No. 29/2 Min(1-10), Village-Nangli Poona, Tehsil- Alipur, Delhi in view of notified regulations dated 08:03:2019. 29-61 4. 55/2021 Planning permission for CNG/EV Charging Station on Private Land Khasra No. 52/8 min (1-13), 52/2/2 Min (0-10) & 134 Min (1-08), Village Alipur, Tehsil-Alipur, Delhi in view of notified regulations dated 08:03:2019. 62-85 9 Planning permission for CNG/EV Charging Station on Private Land Khasra No. 52/8 min (1-13), 52/2/2 Min (0-10) & 134 Min (1-08), Village Alipur, Tehsil-Alipur, Delhi in view of notified regulations dated 08:03:2019. 62-85 9 Planning permission for CNG/EV Charging station on Private Land Khasra No. 54/16, Village Dichaon Kalan, Delhi. 86-102 9 FlcG/LP/0006/2021/F-7I-0/o ADD(ECMR(PLG-PROJ MPMR) 103-112 9 PlcG/LP/0006/2021/F-STN-0/o DD(PLG) LAND POOLING(ZONE K-I,L) 103-112 9 60/2021 Proposal for planning permission for CNG/EV Charging station on Private Land Khasra No. 154/547, Pooth Khurd Village, Tehsil Narela, Delhi 110039 in view of notified regulations dated 08:03:2019 103-112 9 P	1.	52/2021	Confirmation of the Minutes of 9 th Technical Committee meeting held on 02.08.2021.	_		
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9.60/2021"International Sports Complex" in Sector – 19 (I), Dwarka with Development Control Norms.138-172		ADDITIONAL AGENDA				
ENGG/CESP/0003/2021/F1/DWK-O/o CHIEF ENGINEER (SPORTS)	9.	60/2021	"International Sports Complex" in Sector – 19 (I), Dwarka with Development	138-172		
			ENGG/CESP/0003/2021/F1/DWK-O/o CHIEF ENGINEER (SPORTS)			

Draft Agenda for Technical Committee Item No. –

Sub:- Modification in the Nomenclature for plot earmarked as "Sports Complex" to "International Sports Complex" in Sector-19 (I), Dwarka with Development Control Norms.

1. Background:

- 1.1. Expression of Interest was invited for development and operations of Integrated Sports Complex at Sector-19 (I), Dwarka to select a suitable Private entity and encourage applicants to submit their suggestions on project Structure and sustainable business model under PPP framework.
- 1.2. Further, based on suggestions of applicants and further discussions during the meeting held at Office of Vice Chairman, DDA the following was agreed:
 - 1.2.1. To develop World Class Stadium with multipurpose facilities including Cricket, Football and other Indoor arenas and other commercial development through real estate development like Hotels, Retail, Convention Centre, Residential etc.
 - 1.2.2. To create specific development guidelines for this project site as a "Special Project" keeping project viability in mind.
 - 1.2.3. Commence process for appointment of the Transaction Advisor for the project to:
 - a) Prepare financial viability model along with demand assessment study to list down changes in MPD-2021 suggested by Applicants.
 - b) Ascertain project cost based on financial model to define minimum development obligation for Concessionaire.
 - c) Determine right mix of commercial and mandatory sports infrastructure development for Project viability and sustainable model to encourage bidders.
- 1.3. Subsequently, Transaction advisor. M/s Knight Frank was appointed to conduct the market and financial feasibility of the project Four different development options were submitted which are as under:

Option 1	Option 2	Option 3	Option 3a				
	Commercial FAR	Subdivide and Change the land use of 18 acres to Commercial use	acre is changed to commercial use				

25% for the total for the total built up and commercial plot freehold and built up area area is freehold operation of stadium for 30 years Property NPV Property NPV Property NPV Property NPV @17%: @17% @17% @17% Multi- Arena and Multi- Arena and Multi- Arena and Multi- Arena and Commercial Commercial project Commercial project Commercial project - INR 109 INR 80 INR 167 project - INR 167 cr.(negative cr.(negative figure) cr.(positive figure) cr.(positive figure) figure) Revenue Revenue escalation Since the land is freehold, hence the escalation of 5.0% of 5.0% per annum. developer takes an exit from the property per annum. when the rental income from the property Total revenues over stabilizes. Hence, with a construction Total revenues the project life for 60 period of 4 years we have assumed that over the project year is estimated as the developer will take an exit from the life for 60 year is INR 16.717 cr. property in year 15 including the period estimated as INR of construction. 11,941 cr. Fixed Annuity Fixed Annuity Grant Option 1: Upfront Option 1: Grant of INR of INR 13.6 crore for Premium of INR 167 Upfront 18.53 crore for a Premium of INR a period of 60 years crores. 165 crores. period of 60 years (Viability gap Option 2: A 15-year (Viability gap funding) will have to Option 2: A 15annuity of INR 32.8 funding) will have be given by DDA to year annuity of crores per annum for INR 32.4 crores to be given by PPP operator next 15 years per annum for DDA to PPP Or translating into a total next 15 years operator premium of 328 crore translating into a Variable annuity of Or total premium of (NPV: 205 crores in INR 10.2 crore with 324 cr (NPV: the hands of DDA Variable annuity an escalation of 203 cr in the considering discount of INR 13.9 crore 10% every three hands of DDA rate of 9.5%), with an escalation considering year for a period of of 10% every discount rate of 60 years (VGF) will three year for a 9.5%), have to be given by period of 60 years DDA to PPP (VGF) will have to operator be given by DDA to PPP operator Viability Viability gap funding gap The project is The project is funding of INR of INR 80 cr financially viable financially 109 cr required to required to make viable

the project viable

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make the	project	and one of the particular	12 July Dervice - State Land	and the second
viable				

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- 1.4 The said options were discussed and deliberated in the meeting held under VC,DDA and it was agreed that the Case 2 (i.e. 40 FAR remains intact, and 35% of permissible FAR for sports complex to be used as commercial) is a preferred as it is optimal mix. This amounts to 3.5 lakh sqft (32515sqm) of commercial development and 6.5 Lac sqft(60,385sqm). built up space for Multi Sports Arena. Option 3 and 3a were not found viable as it would require modification in the Zonal Development Plan and concentration of commercial activity at one place may not serve the purpose of the comprehensive planning and design of Sports Complex.
- 1.5 Examination w.r.t MPD provisions: As per MPD 2021, clause 13.3.2 suitable area of 200 HA shall be reserved for the development of International Sports Events wherever possible. However, there are no specific norms defined for International Sports Complex. Presently development of Sports facilities with maximum 40 FAR is permissible and 5% of the total FAR for sports related commercial Component.
- 1.6 After due examination by Sports Wing, the proposal for allowing the commercial component from 5% to 35% in this particular case was forwarded to Planning for special relaxation.
- 1.7 The proposal for designating the Sports Complex as International Sports Complex alongwith development control norms was approved in the 8th Technical Committee in its meeting held on dated 30.06.2021 vide Item No. 44/2021 (copy of Agenda & Minutes enclosed as Annexure-I)

2.0 Decision of Technical Committee:

It was informed that the need for designating the Complex as International Sports Complex and proposing separate and special norms has arisen keeping in view of the following

- *i)* The complex is being developed as first of its kind keeping up with the international standards.
- ii) The commercial component permitted in District Sports Centre is 5% of total FAR (sports related) in MPD-2021. As per the report of Transaction Advisor-Knight Frank, a self-contained facility is the changing trend for hosting International Sports events, Therefore, there is a requirement to provide supplementing facilities like hotel, food courts etc. This will also make the project more attractive."

After detailed deliberations, it was recommended for placing before the Authority for its approval under Clause 8(3) sub-note 1 of Chapter 17.0 Development Code of Master Plan for Delhi – 2021 with the observation "35% of the permissible FAR in the

sports complex may be utilized for commercial development"."

3.0 Observations of Hon'ble LG on Draft Agenda for Authority:

3.1 The Draft Agenda for Modification in the Nomenclature for plot earmarked as "Sports Complex" to "International Sports Complex" in Sector-19 (I), Dwarka alongwith relaxation in the Development Control Norms was put up for consideration of the Authority under Clause 8(3) - Regulations for Building Controls within Use Premises – General Notes (1).

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- 3.2 The draft agenda was perused by Hon'ble LG, Delhi and it was desired that a presentation be made vide note dated 15.07.2021 (Annexure-II),
- 3.3 A presentation was made to Hon'ble LG on 28.7.2021, and the proposed modifications were presented alongwith the utilization of sports complex for activities other than sports like concert facilities, educational programs, conventions etc. for a maximum period of 25 days in a year for optimum utilisation and maintenance of the sports complex.
- 3.4 It was directed that Traffic Impact Assessment and infrastructure study be conducted for the project taking into consideration the impact of development in the surroundings and increased Commercial component in the project.
- 3.5 Accordingly, the Traffic Study was conducted by M/s Collage Design through Sports Wing DDA. The copy of Feasibility study report is annexed as (Annexure- III),
- 3.6 The traffic Consultant concluded the following:

As per IRC 92-1985, an interchange is justified when an at grade inter-section fails to handle the volume of traffic resulting in serious congestion and frequent choking of the inter-section. This situation arises when the total traffic of all the arms of the intersection is in excess of 10,000 PCU's per hour. So it is obvious from the traffic data that an interchange is needed in future at the T intersection near DDA Jal Board to handle the huge traffic to be generated due to the development of the football stadium. Therefore, it is recommended that the proposed Trumpet can be developed.

4 Proposal:

Ratification of the proposal in view of the traffic study and infrastructure study:

4.1 Modification in the Nomenclature for plot earmarked as "Sports Complex" to "International Sports Complex" in Sector-19 (I), Dwarka (Modified LOP is annexed as Annexure-IV).

4.2 Development Control Norms

The development control norms for 'International Sports Complex are not defined. Accordingly, the comprehensive Development Control Norms for this particular site only which is proposed as 'International Sports Complex' are as under:

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Maximum ground coverage	20% including amenity structures							
Max. FAR	40							
Height	NR (Subject to clearance from AAI, Fire							
	Dept. and other statutory bodies).							
Parking	2 ECS/ 100 sqm of FAR area.							
Other:	Special provision for viability of the project							

- i) 35% of the permissible FAR in the sports complex may be utilized for commercial development
- 4.3 Sports complex may be utilized for activities other than sports like concert facilities, educational programs, conventions etc. for a maximum period of 25 days in a year.
- 4.4 Proposed Trumpet to be developed at the site earmarked.
- 4.5 Since, there are no development control norms specified for the said 'International Sports Complex', hence after approval of the Technical Committee, the proposal will be placed for consideration of Authority as per Sub/Clause 8(3) Regulations for building controls within use premises i.e. "Where development controls are not stipulated for any use premise, the same can be formulated by the Authority".

5 Recommendation:

The proposal as given in Para 4.0 is put up for consideration of the Technical Committee.

(Anu Punj) Asstt. Dir.(Plg.)/Dwk

(Neetu Randhawa) Dy. Dir.(Plg.)/Dwk

(Vikas Verma) Director(Plg.)/Dwk

- Sub:- Modification in the Nomenclature for plot earmarked as "Sports Complex" to "International Sports Complex" in Sector-19 (I), Dwarka with Development Control Norms.
- 1. Background:
 - 1.1. Sports wing invited Expression of Interest for development and operations of Integrated Sports Complex at Sector-19 (I), Dwarka to select a suitable Private entity and encourage applicants to submit their suggestions on project Structure and sustainable business model under PPP framework. (Annexure – I)
 - 1.2. Further, based on suggestions of applicants and further discussions during the **meeting held at Office of Vice Chairman, DDA** the following was submitted:
 - 1.2.1. To develop World class Stadium with multipurpose facilities including Cricket, Football and other Indoor arenas and other commercial development through real estate development like Hotels, Retail, Convention Centre, Residential etc.
 - 1.2.2. It was proposed to create specific development guidelines for this project site as a "Special Project" to allow maximum commercial development for project viability.
 - 1.2.3. Commence process for appointment of the **Transaction Advisor** for the project to ascertain following points:
 - a. Prepare financial viability model along with demand assessment study to list down changes in MPD-2021 suggested by Applicants.
 - b. Ascertain project cost based on financial model to define minimum development obligation for Concessionaire.
 - c. Determine right mix of commercial and mandatory sports infrastructure development for Project viability and sustainable model to encourage bidders.
 - 1.3. Subsequently, the Sports Wing conducted the market and financial feasibility of the project through **Transaction advisor i.e M/s Knight Frank.** Based on the report submitted by Knight Frank, different development scenario were presented.
 - 1.4. The Transaction advisor submitted various options and after due examination by Sports wing, the Sports wing submitted their finalized proposal to Member (Admin & LM) for allowing the commercial component from 5% to 35% in this particular case as a special relaxation.
 - 1.5. Member (Admin & LM) vide note dated 10.05.2021 requested Planning Department to process for amendment/ relaxation to allow 35% of the builtup space in the sports complex be utilized for commercial development. (Annexure – II)

- 1.6. Subsequently, the matter was forwarded to Master Plan Section. The brief of the observations of Additional Commissioner (Master Plan) vide her note dated 24.05.2021 (Annexure-III) as under:
 - 1.6.1. The Master Plan in its Chapter 17, Clause 8(3) under General Notes provides the following:
 - 1.6.1.1. Where Development Controls are not Stipulated for any use premise, the same can be formulated by the Authority.
 - 1.6.1.2. The Project under reference is a special project being developed with state-of-the-art international level and facilities which will cater to the city as well as have the capability of hosting international sports events.
 - 1.6.1.3. In case the sports complex is classified under clause 13.3.2 of MPD 2021-International Sports Events, specific Development control norms may be formulated for the complex with approval of the Authority.
- 1.7. The matter was then forwarded by Member (Admin) and Chief Engineer (Sports) to Planning Department, for *"ratification in the Dwarka Zonal Plan as a special project and to further process for the approval of the Authority."*
- 1.8. The observation of Dwarka Planning office is as under:
 - 1. **Sports Complex in MPD-2021 -** The site under reference is earmarked as 'Sports Complex' in approved ZDP of Zone K-II (Page- 120/C) and approved layout plan of Sector-19, Ph.-I, Dwarka measuring 25 Ha(approx.).

As per Clause 13.3.1, Table 13.7, following are the planning norms and standards for sports facilities:

SI. No.	Category	Pop. / Unit (Approx.)	Plot Area (Ha.)*
1	Divisional Sports Centre / Golf Course	10 lakh	10 to 30 & above
2	District Sports [Complex]	5 lakh	3 to 10
3	Community Sports Centre	1 lakh	1 to 3
4	Neighborhood Play area	10,000	0.5 to 1
5	Housing Area Play Ground	5,000	0.5

In view of the size of the proposed sports complex, the same shall fall under category of "Divisional Sports Centre / Golf Course" as the area of the site is 25 Ha approx. It is also worth stating here that the site is proposed as 'Sports Complex' in ZDP, Zone-KII and respective 145

1.9. Thereafter, Master Plan section stated:

"It may be seen that no new nomenclature as "Special Project" has been proposed. It has only been mentioned that the nature of facilities which are to be developed in the current project are state of the art facilities and shall be capable of hosting International sports events and hence the said complex can be designated as International Sports Complex. The Master plan mentions that about 200 Ha area may be reserved wherever possible in Urban Extension for developing an International Sports complex. Considering the paucity of land and also the future acquisition models / development proposals, it may not be feasible to have such a large chunk of land in one place to develop the said facility.

Further, the Technical / Screening Committee shall be required to designate the site u/r for International Sports Events and accordingly **the Development Control norms can be proposed for firming up by the Authority**."

1.10. Accordingly, the Agenda is placed for deliberation of Technical Committee.

2. Examination:

- 2.1. As per Zonal Development Plan of Zone K-II, "Sports Complex" is located in Sector 19 Phase I, Dwarka (Annexure IV).
- 2.2. The site is bounded by 30 m ROW road towards North side, Oil Pipeline towards South, 60 m ROW road towards East and 30 m ROW road in the West direction.
- 2.3. The site under reference is earmarked as 'Sports Complex' in approved ZDP of Zone K-II and approved layout plan of Sector-19, Ph.-II, Dwarka measuring 23 Ha (approx.). (Annexure V)
- 2.4. As per Clause 13.3.1, Table 13.7 (Annexure VI), the site is similar to category of "Divisional Sports Centre / Golf Course" as the area of the site is 23 Ha approx. Hence the norms for "Divisional Sports Centre / Golf Course" as specified in MPD-2021, may be followed with relaxed norms for Commercial utilization as 35% of the built-up space in the sports complex be utilized for commercial development as per report given by Transaction advisor to make project viable.
- 2.5. The Sub/Clause 8(3) Regulations for building controls within use premises of MPD-2021 (Annexure- VII) i.e. "Where development controls are not stipulated for any use premise, the same can be formulated by the Authority". As there are no development control norms specified for International Sports Complex, hence the proposed new norms as suggested by

transaction advisor for the site under reference may be taken up only after approval of Authority.

3. Proposal:

- 3.1. Based on the above examination, approval of relaxed norms to be adopted for 'Commercial' activity in the proposed sports complex may specifically be considered for this particular site for **Modification in the Nomenclature for plot earmarked as "Sports Complex" to "International Sports Complex" in Sector-19 (I), Dwarka with Development Control Norms is prepared for deliberations. (Modified LOP is annexed as Annexure-VIII).**
- 3.2. The Development Control Norms for 'International Sports Complex' are not defined in MPD-2021. Accordingly, the comprehensive Development Control Norms for this particular site only which is proposed as 'International Sports Complex' are as under:

Maximum ground coverage	20% including amenity structures
Max. FAR	40
Height	NR (Subject to clearance from AAI, Fire
	Dept. and other statutory bodies).
Parking	2 ECS/ 100 sqm of floor area.
Other:	Special provision for feasibility of the project

- i) 35% of the built-up space in the sports complex be utilized for commercial development
- 3.3. Since, there are no such development norms specified for the said 'International Sports Complex', hence after approval of the Technical Committee, the proposal will be placed for consideration of Authority as per Sub/Clause 8(3) Regulations for building controls within use premises i.e. **"Where development controls are not stipulated for any use premise, the same can be formulated by the Authority".**

4. Recommendation:

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

-sd-	-sd-	-sd-
(Anu Punj)	(Neetu Randhawa)	(Vikas Verma)
Asstt. Dir.(Plg.)/Dwk	Dy. Dir.(Plg.)/Dwk	Director(Plg.)/Dwk



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

E-File No.- PLG/MP/0014/2021/F-1/-0/o DY DIRECTOR (PLG)MP AND DC/ 383

Date: 03.07.2021

Subject: Minutes of the 8th Technical Committee meeting of DDA for the year 2021 held on 30.06.2021.

The 8th Technical Committee Meeting of DDA for the year 2021 held under the chairmanship of Vice Chairman, DDA through online mode on 'Webex' portal on Wednesday, **30.06.2021 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.

Marju Paul

(Manju Paul) Addl. Commissioner (Plg)-1

To:

- 1. Vice Chairman, DDA
- 2. Engineer Member, DDA
- 3. Member (Admin. & LM), DDA
- 4. Commissioner (Plg.),DDA
- 5. Chief Planner, TCPO
- 6. Chief Architect, HUPW, DDA
- 7. Chief Architect, NDMC
- 8. Chief Engineer (Property Development), DMRC
- 9. Chief Engineer (Elect.),DDA
- 10. Addl. Commr. (Plg.)-II, DDA
- 11. Addl. Commr. (Plg.)-III, DDA
- 12. Addl. Commr. (Plg.)-IV, 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
- 2. Director (Plg), Zone D
- 3. Shri Deepak Dhaundiyal, Commandant, 55 Bn, CRPF
- 4. Shri Udeep K. Singhal, Chief General Manager, NHAI

Item No. 42/2021

Confirmation of the Minutes of 7th Technical Committee meeting held on 14.06.2021. PLG/MP/0013/2021/F-1/-O/o DY DIRECTOR (PLG)MP AND DC/

Since no observations/comments were received, the minutes of the 7th Technical Committee held on 14.06.2021 were confirmed as circulated.

Item No. 43/2021

Proposed change of land use of an area measuring 1.94 acre(7850.90sq.m.) from 'Recreational (District Park)' to Public & Semi-Public Facilities' PS1 (Police Camp) allotted to Ministry of Home Affairs for construction of Transit Camp for CRPF in the vicinity of New Delhi Railway Station, New Delhi. PLG/MP/0023/2021/F-20/-AD(PLG-ZONE D) J

The agenda was presented by Director (Plg), Zone D. After detailed deliberations, the agenda item was recommended for further processing under Section- 11A of DD Act, 1957.

Item No. 44/2021

Modification in the Nomenclature for plot earmarked as "Sports Complex" to "International Sports Complex" in Sector-19(I), Dwarka with Development Control Norms.

ENGG/CESP/0003/2021/F1/DWK-O/o CHIEF ENGINEER(SPORTS)

The agenda was presented by Addl. Comm. (Plg.)- II. It was informed that the need for designating the Complex as International Sports Complex and proposing separate and special norms has arisen keeping in view of the following:

- The complex is being developed as first of its kind keeping up with the international standards.
- ii) The commercial component permitted in District Sports Centre is 5% of total FAR (sports related) in MPD-2021. As per the report of Transaction Advisor-Knight Frank, a self contained facility is the changing trend for hosting International Sports events,. Therefore there is a requirement to provide supplementing facilities like hotel, food courts etc. This will also make the project more attractive.

After detailed deliberations, it was recommended for placing before the Authority for its approval under Clause 8(3) sub-note 1 of Chapter 17.0 Development Code of Master Plan for Delhi – 2021 with the observation "35% of the permissible FAR in the sports complex may be utilized for commercial development".

Item No. 45/2021

Planning permission for CNG Station on Private Land Khasra No. 10/10 South]01 – 18], Village – Singhola, Tehsil – Alipur, Delhi in view of notified regulations dated 08.03.2019.

PLG/MP/0004/2021/F-7/-O/oADDL. COMMR(PLG-PROJ MPMR)

The agenda was presented by Addl. Comm. (Plg.)- II. After detailed deliberations, the agenda item was approved for Temporary Permission as per the General Provisions approved in the 4th and 7th Technical Committee Meeting of 2020. However, in view of the observations made

Page 2 of 4

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139690/2021/00 (PLYCED RIVER TRUE) DAWARKA

by the officer of National Highway Authority of India, the NOC be obtained from NHAI / Highway Administrator and updated Letter of Intent be submitted to DDA by the applicant before the release of final Permission Letter.

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Item No. 46/2021 Planning permission for Petrol Pump & CNG on Private Land Khasra No. 36/19, 36/22/1, 36/22/2, Village -Mamurpur, Narela, Delhi in view of notified regulations dated 08.03.2019. PLG/MP/0003/2021/F-7/-O/o ADDL. COMMR(PLG-PROJ MPMR)

The agenda was presented by Addl. Comm. (Plg.)- II. After detailed deliberations, the agenda item was recommended for Temporary Permission as per the General Provisions approved in the 4th and 7th Technical Committee Meeting of 2020.

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

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ANNEXURE-I

List of participants of 8th Technical Committee meeting for the year 2021 dated 30.06.2021.

DELHI DEVELOPMENT AUTHORITY

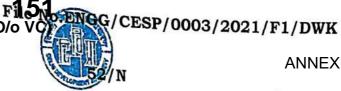
- 1. Vice Chairman, DDA
- 2. Engineer Member, DDA
- 3. Member (Admin. & LM),DDA
- 4. Commissioner (Plg.), DDA
- 5. Chief Architect, HUPW, DDA
- 6. Addl. Commissioner (Plg.) -I
- 7. Addl. Chief Architect, VC Office
- 8. Addl. Commissioner (Plg.)-II
- 9. Addl. Commissioner (Plg.)-IV
- 10. Director (Plg), Zone D

Representatives of the following Organizations has also attended the meeting:

- 1. TCPO
- 2. East Delhi Municipal Corporation
- 3. North Delhi Municipal Corporation
- 4. South Delhi Municipal Corporation
- 5. Ms Renu Bhutani, Sr. Architect, CPWD
- 6. Delhi Fire Service
- 7. Delhi Urban Arts Commission
- 8. CRPF
- 9. NHAI

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ANNEXURE-II

From pre page:

Hon'ble Lt. Governor has perused the draft agenda titled Modification in the Nomenclature for plot earmarked as "Sports Complex" to "International Sports Complex" in Sector-19 (I), Dwarka with Development Control Norms and desired that a presentation on the proposed project may be made.

File is accordingly returned for doing the needful.

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(Sakshi Mittal)

AD THE PARTY OF A DECK

Spl. Secretary to Lt. Governor

Vice Chairman, DDA M(ALLA)

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Delhi Development Authority

Traffic Study for the Proposed Integrated Sports Complex @ Sector 19, Dwarka



December, 2020 COLLAGE design



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Traffic Study for Proposed Football Stadium in Sector 19, Dwarka

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Appendix



1. Introduction

National Capital's first international football stadium along with a gymkhana club and an outdoor sports complex are expected to be coming up in Dwarka sub-city. In an effort to provide a sports and recreation destination for the entire city, the project is being undertaken by the Delhi Development Authority (DDA) on a 50.6acre site in Sector 19, Dwarka. It is designed as multi-purpose Sports Complex for hosting major events like international/national football matches with a seating capacity of 18000 spectators with the ability to expand to 35000 spectators. The stadium is next to the All India Football Federation (AIFF) and can be approached from Sector 9 and 10 Metro stations of Dwarka and is opposite Bharat Vandana.

1.1 Location of the Proposed Stadium

The 50.6 Acre site for the Football Stadium Complex is located at Sector 19 of the Dwarka Sub City in the south western part of Delhi NCR, 1.5 km from the nearest Metro Station (Sector 10) of blue line of Delhi Metro which further connects to Indira Gandhi International (IGI) Airport by Delhi Airport Metro Express (DAME). Location of the proposed Stadium in Dwarka has been presented in Figure 1.

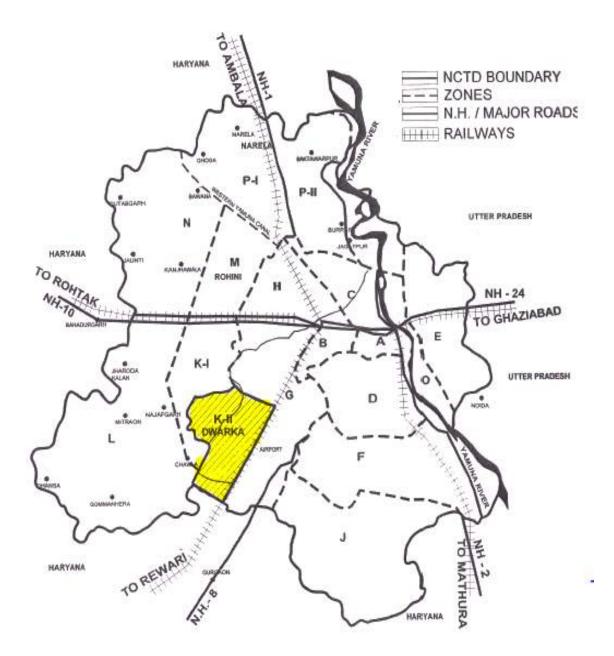


Figure 1: Location of the International Football Stadium at Sector 19, Dwarka



1.2 Master Plan for Delhi- 2021

As per Master Plan for Delhi 2021, notified on 7.2.2007 under the Delhi Development Act-1957, National Capital Territory of Delhi is divided in to 15 zones, out of which 8 zones (A to H) are falling within urban area and the rest of the 6 zones (zone J to P except Zone I) are in the urbanisable area of MPD 2021. The planning zone K-II with an area of 5924 Ha. includes the Dwarka Sub-city and the area in between Bijwasan road and the National Capital Territory of Delhi boundary. The planning zones as per MPD 2021 are presented in Map 1.

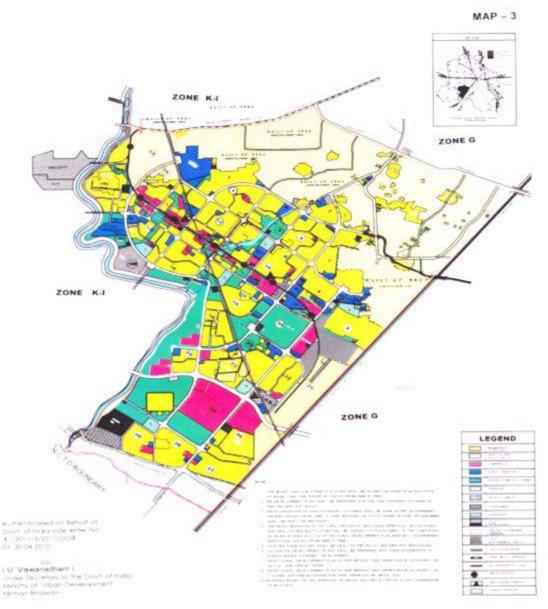






1.3 Dwarka - A sub city for the 21st Century

Dwarka is bounded in East by Delhi Rewari Railway Line, on the South by National Capital Territory of Delhi boundary in the West by Najafgarh Drain and in the North by Najafgarh road and Pankha Road. Dwarka is a fast-growing neighborhood of South West Delhi. The sub-city is located in the vicinity of Gurgaon and international airport. It is one of the most sought-after residential areas in the city because of it's well-planned neighborhood with robust infrastructure and several urban amenities. As per MPD-2021, the holding capacity of Zone K-II, has been proposed for a population of 13 lakh. The land use zonal development plan for the Zone K-II has been presented in Map 2.







1.4 Accessibility of Dwarka Sub-City

Dwarka has a robust and well connected road network in each of its sectors and adjoining areas.

- The sub city is well connected by metro rail with the city center and other major parts of the city by MRTS.
 - There are a total of 10 metro stations in Dwarka which is connected to Indira Gandhi International Airport Terminal 3 via Sector 21 Station interchange with the Airport Express Line.
 - The sub city is also connected through metro rail to Noida (UP) and Anand Vihar.

• The sub city is connected to the mother city by 4 major roads from all directions.

- Northern Approach A 45 m wide road connecting Pankha road partly by covering Palam drain.
- ✤ Western Approach A 60 m wide road connecting Najafgarh road.
- Eastern Approach A 45 m wide road through Cantonment area with a flyover near Palam.
- ✤ South Eastern Approach- A 60 m wide road from NH-8 (with a rail underpass).

1.5 Proposed Transport Infrastructure for Dwarka Sub-City

Road Network

Dwarka sub-city requires a highly efficient mass transportation system for enhancement of intercity and intracity movement. Therefore, a multi-mode transport system has been envisaged which consists of a hierarchy of road network supported with railway corridor.

The hierarchies of road systems adopted in Dwarka sub-city are as under:

- (i) Primary Arterial Roads -100 m ROW. & 80 m ROW
- (ii) Other Primary Arterial Roads 60 m ROW & 45 m ROW
- (iii) Primary Sub-Arterial (Collector) 30 mts
- (iv) Secondary Sub-Arterial (Collector) 18 mts



MRTS corridor

New corridors shall be developed starting from Sector 21 connecting Dwarka with Sohna Road in the south and Qutab Minar & Badarpur in the east. Dwarka-Najafgarh is another corridor in the pipeline.

Integrated Metropolitan Passenger Terminal

An Integrated Metropolitan Passenger Terminal has been proposed in sector 21 with an area of about 140 ha. to be utilized by Northern Railway and DMRC as a Passenger Interchange Point. It will provide accommodation facilities for regional and international commuters to experience seamless travel. These terminals will also contain commercial hubs.

I.S.B.T.

An ISBT with an area of about 10 ha in sector 22 has been proposed which is on the 100m road connecting Dwarka with NH-8 and NH- 10.

2. Traffic Movement near Proposed Integrated Sports Complex

The proposed football stadium at Sector 19, Dwarka will be located at the intersection of Radha Swami Road coming from south west and an approach road coming from sector 22, south east of the proposed site. The layout of the proposed stadium has been presented in Figure 2.



Figure 2: Layout of the Proposed Stadium at Sector 19, Dwarka

2.1 Need for Traffic Study

Huge crowd and vehicular traffic will be attracted to the Stadium not only on event days but also on regular days as it will have other sports facilities along with a Gymkhana club. Thus, in considering a development proposal, it is important to evaluate potential transportation-related impacts including additional infrastructure requirements and increased traffic congestion. Traffic survey has been conducted in and around the study area to understand the existing traffic pattern of the area. Turning movement count locations has been presented in Figure 3.



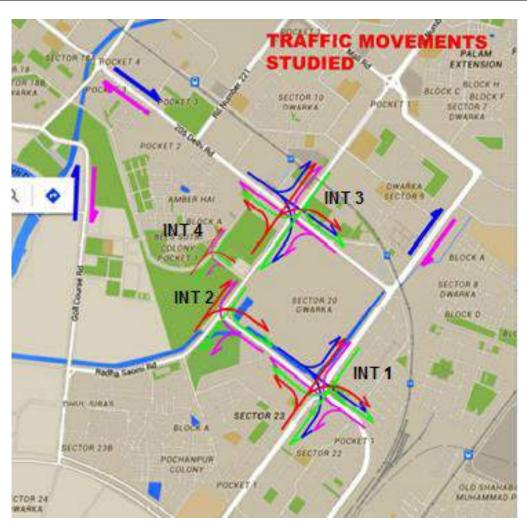


Figure 3: Locations of Intersection Turning Movement Count

2.2 Traffic Data Analysis

Turning Movement Counts were carried out at major intersections in the study area in December 2020. A summary of analyzed tuning movement count data for the major intersections are presented in Table 1.

SI No.	Location Name	Peak Hour Traffic (PCU)	Peak Hour	Peak Hour Share (%)		
1	Sector 22,23 Crossing	10,191	9.00-10.00	9.38%		
2	Near DDA Jal Board	3,937	9.00-10.00	9.10%		
3	Sector 19,20 Crossing	6,697	8.00-9.00	8.81%		



Traffic movement during peak hours at various intersections around the study area have been presented in Figure 4, 5 and 6.

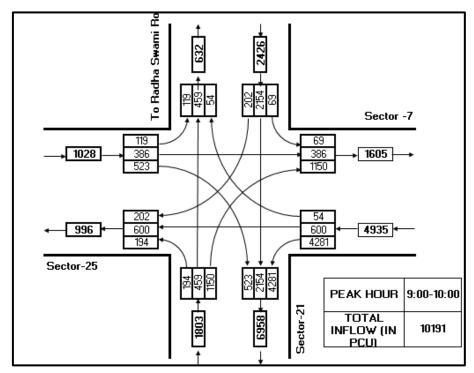


Figure 4: Traffic Movement during Peak hour at Sector 22, 23 Crossing

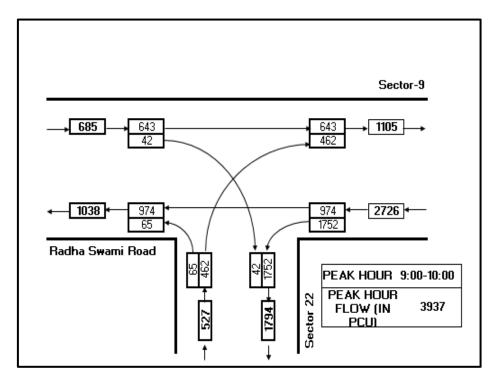


Figure 5: Traffic Movement during Peak hour near DDA Jal Board at 'T' intersection



Traffic Study for Proposed Football Stadium in Sector 19, Dwarka

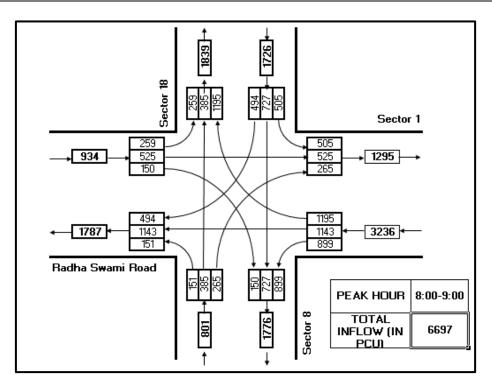


Figure 6: Traffic Movement during Peak hour at Sector 19, 20 Crossing

Turning movement count summary for all three intersections mentioned above are presented in the Appendix.

2.3 Projected Traffic

Projected Traffic-No Development Scenario

The projected peak hour traffic at the intersection alone will reach 5836 PCU in 2021 considering vehicle population growth projected by Economics Survey of Delhi (2019-20).

Trip generation due to Proposed Development of Wave City Center

The trip generation process provides an estimate of the number of trips that will be generated due to the new development. Traffic will be generated due to the development of the Football stadium apart from the trips made by the adjoining residential areas which are still on developing phase. More than 35000 additional trips can be attracted/ generated on the event days at a certain time period. Vehicle trip generation rate can be presented as Person Trip Generation rate/Vehicle Occupancy rate.



TG_v=TG_p / VO

Where TG_v =Vehicle trip generation rate

TG_p =Person trip generation rate

VO = Vehicle occupancy rate

Considering Vehicle occupancy factors as mentioned in "Transport Demand Forecast Study and Development of an Integrated Road cum Multi-modal Public Transport Network for NCT of Delhi-2010" and assuming modal split of traffic based on

- modal split of existing traffic survey
- balanced Public Transit mode share in 2021
- reduction in car usage assuming all the proposed development projects are implemented in Dwarka

the peak hour vehicular generated traffic at the intersection near proposed site will be 8899 PCU considering seating capacity of 35,000 spectators in the stadium.

Projected Traffic-With Development Scenario

The projected peak hour traffic at the intersection near DDA Jal Board will be 14735 PCU considering that the normal peak hour traffic and the peak hour of traffic generated due to event at football stadium clashes with each other. Existing and projected traffic are presented in Table 2.

Location	Existing	Projected	Generated	Total Peak Hour							
	Peak Hour	Peak Hour	Peak Hour	Traffic in 2021							
	Traffic	Traffic 2021	Traffic	(With Development)							
	2015	(No Development)	2021								
Intersection 2											
Near DDA Jal	3937	5836	8899	14735							
Board											

Table 2: Total Peak Hour Projected Traffic at the T intersection nearStadium in 2021



3. Requirement of Interchange at Project Site

Intersection traffic volumes nearing 10,000 PCU (source: IRC SP90-2010) usually result in very inefficient and hazardous traffic conditions and it is at this level of traffic the provision of interchange becomes necessary. An interchange may be justified when an at grade inter-section fails to handle the volume of traffic resulting in serious congestion and frequent choking of the inter-section. This situation may arise when the total traffic of all the arms of the intersection is in excess of 10,000 pcu's per hour (Source: IRC 92-1985). So it is obvious from the traffic data that an interchange is needed in future at the T intersection near DDA Jal Board to handle the huge traffic to be generated due to the development of the football stadium.

Interchanges, in general, are expensive to construct and a major factor influencing the cost is the type of arrangement made for the various traffic movements. The arrangement may range from separating only one traffic movement from other to the complete separation of each traffic movement from every other movement so that only merging and diverging movements remain. Similarly, the vehicle operating cost will vary depending on the type of ramp arrangement, from direct conflict—free connections to indirect connections involving extra travel distance. As interchanges are custom designed to suit the prevailing conditions, it will be necessary to carry out cost-benefit study taking into account the total transportation cost, i.e. the cost of construction, maintenance and vehicle operation, to evaluate the techno-economic merits of the individual cases before a final decision is taken.

3.1 Type of Interchanges

Interchanges are generally described by the pattern of the various turning roadways or ramps which determine their geometric configuration. The common geometric configurations of interchanges are the trumpet, diamond, cloverleaf, rotary and directional.



3.2 Trumpet Interchange (Underground / Overhead)

This is the simplest interchange form adaptable to "T" or "V" intersections. A trumpet interchange is a 3-leg interchange. Of the two right turning movements, one is negotiated by a loop while the other is by a semi-direct connection. Diagonal ramps are provided for left turning movements. Several variations of the design are possible depending on the type of connection provided. The type of connection provided for the right turning movements should be based on traffic volumes. The ramps catering to heavy traffic volumes should preferably be provided with direct connections.

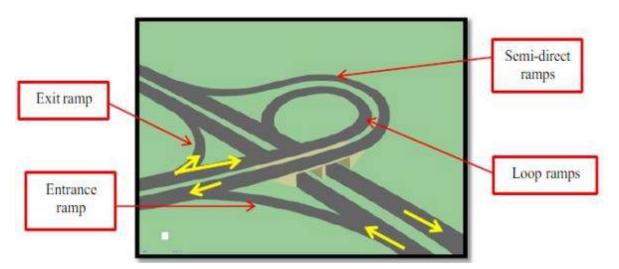


Figure 7: Typical Geometric Configuration of Trumpet Interchange

Therefore, a trumpet interchange which is most suitable for the location has been proposed by the consultant for the 'T' intersection near DDA Jal Board. The proposed area for trumpet interchange within the site limit has been presented in Figure 8.

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Traffic Study for Proposed Football Stadium in Sector 19, Dwarka



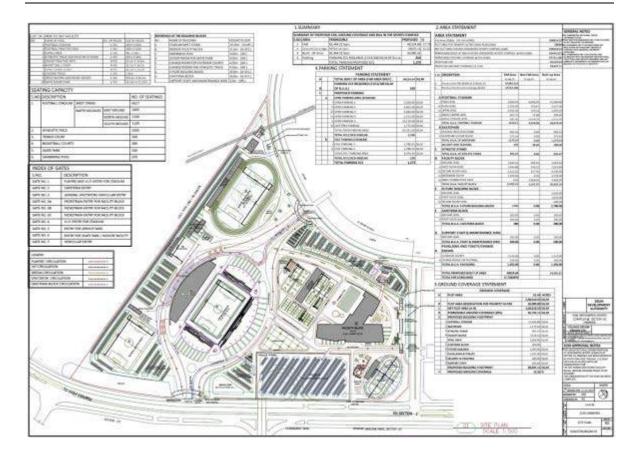
Figure 8: Proposed Trumpet of 20,000 Sq.m

The Proposed Trumpet can also be considered as an Underground Exchange for development of the Land above to provide Landscape, Parking & Sports Fields. This has been proposed as an alternative to the Overhead Exchange.

3.3 Conclusion

Extension of Metro line Dwarka is expected to be fully or partially implemented in next few years. A more balanced Public Transit mode share and a reduction in car usage are expected once all the proposed development projects are implemented in Dwarka. Intersection improvement at the T intersection near DDA Jal Board has been identified to maintain uninterrupted traffic flow in the study area road network. Figure 9 represents intersection improvement as proposed by the Consultant as well as prepared by Housing & Urban Project Wing, DDA for the T intersection near the proposed football stadium in Sector 19, Dwarka.





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Figure 9: Site Plan of the Proposed Stadium along with Trumpet

Appendix

CLASSIFIED TRAFFIC VOLUME COUNT AT INTERSECTION

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Name of Intersection: Direction : Sector 22,23 Crossing All Directions Location No.: INT-1 Date; 22/12/2020 (Tuesday)

Time	Fast Moving Passenger Vehicles						Fast Moving Goods Vehicles			Slow Moving Vehicle				Motorized	Non Motorized	Grand	Grand
Time	Car.				Mini	School	Truck	LCV/	MAV	Animal Cycles Rickshaw Others				Witten	Wittenized	Total	Total
	Jeep/Van	2-Whlr.	Auto	Bus	Bus	Bus		Tempo		Drawn	5					(Nos.)	(PCU's)
6:00-7:00	889	990	65	61	20	0	30	36	22	0	55	15	12	2113	82	2195	2303
7:00-8:00	3052	2256	169	136	57	0	41	59	29	0	113	48	23	5799	184	5983	6118
8:00-9:00	5403	3964	225	151	65	0	67	85	29	0	179	93	21	9989	293	10282	10170
9:00-10:00	5708	3963	276	117	50	0	50	70	23	0	154	53	12	10257	219	10476	10191
10:00-11:00	4705	2879	191	73	39	0	56	61	23	0	81	29	13	8027	123	8150	7990
11:00-12:00	3684	2264	151	49	48	0	63	65	19	0	48	29	19	6343	96	6439	6385
12:00-13:00	2771	1919	110	50	45	0	45	53	24	0	48	40	16	5017	104	5121	5118
13:00-14:00	2407	1879	126	66	56	0	39	67	27	0	57	32	10	4667	99	4766	4789
14:00-15:00	2863	1840	109	120	91	0	44	68	29	0	74	36	14	5164	124	5288	5464
15:00-16:00	2825	1845	112	104	71	0	51	91	22	0	45	34	9	5121	88	5209	5333
16:00-17:00	2669	2327	125	71	71	0	55	88	24	0	41	37	12	5430	90	5520	5510
17:00-18:00	4823	3095	221	96	79	0	60	77	29	0	77	60	9	8480	146	8626	8548
18:00-19:00	5476	3497	291	115	67	0	55	65	32	0	173	66	13	9598	252	9850	9708
19:00-20:00	5048	4011	258	131	57	0	35	59	25	0	163	54	18	9624	235	9859	9593
20:00-21:00	3813	3244	156	86	43	0	35	42	23	0	93	31	20	7442	144	7586	7360
21:00-22:00	2013	1650	112	61	38	0	28	45	23	0	41	27	16	3970	84	4054	4087
Total	58149	41623	2697	1487	897	0	754	1031	403	0	1442	684	237	107041	2363	109404	108665
Comp.(%)	53.15	38.05	2.47	1.36	0.82	0.00	0.69	0.94	0.37	0.00	1.32	0.63	0.22	97.84	2.16	100.00	

Comp.(%)

53.67

32.93

1.91

1.78

0.52

0.00

0.92

1.77

0.54

0.00

4.01

1.62

0.33

94.04

5.96

100.00

CLASSIFIED TRAFFIC VOLUME COUNT AT INTERSECTION

Name of Intersection:At Proposed Stadium near DDA Jal BoardDirection :All Directions

Time	Fast Moving Passenger Vehicles					Fast Moving Goods Vehicles				Slow Mo	oving Vehicl	e	Motorized	Non	Grand	Grand	
	Car, Jeep/Van	2-Whlr.	Auto	Bus	Mini Bus	School Bus	Truck	LCV/ Tempo	MAV	Animal Drawn	Cycles	Rickshaw	Others		Motorized	Total (Nos.)	Total (PCU's)
6:00-7:00	280	201	19	30	18	0	14	17	14	0	51	11	8	593	70	663	783
7:00-8:00	1007	609	33	60	24	0	16	10	21	0	71	33	7	1780	111	1891	2028
8:00-9:00	1926	1504	75	93	11	0	31	19	15	0	213	63	9	3674	285	3959	3952
9:00-10:00	2113	1353	91	67	14	0	27	17	12	0	275	58	4	3694	337	4031	3937
10:00-11:00	1915	1108	54	30	3	0	29	28	10	0	116	49	10	3177	175	3352	3313
11:00-12:00	1465	748	46	29	9	0	37	48	14	0	61	40	7	2396	108	2504	2578
12:00-13:00	1133	606	38	39	22	0	19	49	16	0	67	45	6	1922	118	2040	2151
13:00-14:00	1276	723	43	54	11	0	19	61	14	0	62	49	10	2201	121	2322	2455
14:00-15:00	1434	884	47	96	29	0	30	92	18	0	160	46	13	2630	219	2849	3045
15:00-16:00	1177	688	43	85	3	0	28	88	11	0	53	31	4	2123	88	2211	2388
16:00-17:00	1042	662	38	41	10	0	17	69	10	0	103	60	11	1889	174	2063	2162
17:00-18:00	1887	950	60	28	9	0	29	64	18	0	118	68	11	3045	197	3242	3302
18:00-19:00	1898	1064	91	31	22	0	36	64	16	0	141	59	9	3222	209	3431	3461
19:00-20:00	1756	1046	76	27	11	0	29	52	14	0	109	40	11	3011	160	3171	3170
20:00-21:00	1538	1186	33	24	11	0	20	39	14	0	69	21	11	2865	101	2966	2906
21:00-22:00	856	596	22	19	11	0	10	32	10	0	26	14	9	1556	49	1605	1629
Total	22703	13928	809	753	218	0	371	749	227	0	1695	687	140	39778	2522	42300	43259

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Location No.: INT-2 Date;

23/12/2020 (Wednesday)

CLASSIFIED TRAFFIC VOLUME COUNT AT INTERSECTION

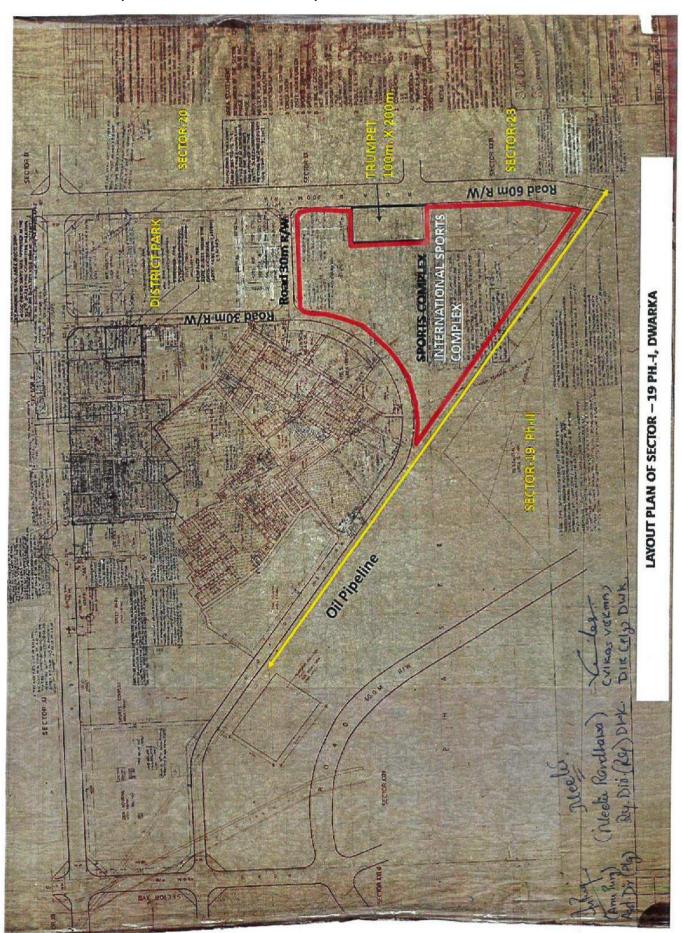
170

Location No.: INT-3

Name of Intersection: Direction : Sector 19, 20 Crossing All Directions

Date; 24/12/2020 (Thursday)

Time	Fast Moving Passenger Vehicles						Fast Moving Goods Vehicles			Slow Moving Vehicle				Motorized	Non Motorized	Grand	Grand
	Car,	2-	A	Due	Mini	School	Truck	LCV/	MAV	Animal	Cycles	Ricshaw	Others			Total	Total
	Jeep/Van	Whlr.	Auto	Bus	Bus	Bus		Tempo		Drawn	-					(Nos.)	(PCU's)
6:00-7:00	806	535	69	78	39	0	23	26	20	0	88	25	14	1596	127	1723	1946
7:00-8:00	2098	1149	127	147	67	0	27	45	20	0	165	54	18	3680	237	3917	4200
8:00-9:00	3512	2189	202	136	98	0	28	54	22	0	226	87	24	6241	337	6578	6697
9:00-10:00	2899	1947	189	112	49	0	20	46	17	0	218	96	14	5279	328	5607	5646
10:00-11:00	2249	1443	156	70	42	0	23	23	23	0	84	47	27	4029	158	4187	4310
11:00-12:00	2098	1316	133	33	46	0	19	40	17	0	54	39	12	3702	105	3807	3816
12:00-13:00	1684	1111	74	30	49	0	25	38	12	0	48	27	11	3023	86	3109	3119
13:00-14:00	1702	1101	80	36	45	0	18	57	14	0	50	29	15	3053	94	3147	3193
14:00-15:00	1731	1092	116	76	42	0	15	36	14	0	42	36	10	3122	88	3210	3323
15:00-16:00	1794	1148	106	72	50	0	19	53	12	0	57	32	18	3254	107	3361	3479
16:00-17:00	1835	1143	102	64	41	0	27	45	12	0	60	39	15	3269	114	3383	3482
17:00-18:00	2119	1373	114	49	44	0	26	40	11	0	67	28	22	3776	117	3893	3922
18:00-19:00	2934	1860	142	59	62	0	18	56	24	0	99	56	12	5155	167	5322	5310
19:00-20:00	2786	1668	124	56	45	0	19	49	12	0	81	38	18	4759	137	4896	4872
20:00-21:00	2404	1423	110	48	38	0	27	40	17	0	102	28	15	4107	145	4252	4246
21:00-22:00	1249	788	64	35	30	0	39	54	18	0	69	25	22	2277	116	2393	2538
Total	33900	21286	1908	1101	787	0	373	702	265	0	1510	686	267	60322	2463	62785	64097
Comp.(%)	53.99	33.90	3.04	1.75	1.25	0.00	0.59	1.12	0.42	0.00	2.41	1.09	0.43	96.08	3.92	100.00	



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ANNEXURE-IV