




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

E-File No.- PLG/MP/0027/2021/F-1/590

Date : 08.12.2021

Sub: Minutes of the 12th Technical Committee meeting of DDA for the year 2021 held on 29.11.2021.

The 12th 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, 29.11.2021 at 10:30 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.


(Manju Paul)
Addl. Commissioner (Plg) - I 8/12/2021

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, 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 from IGL

Item No. 68/2021

**Confirmation of the Minutes of 11th Technical Committee meeting held on 08.10.2021.
PLG/MP/00019/2021/F-1/-O/o DY DIRECTOR (PLG)MP AND DC**

Since no observations/comments were received, the minutes of the 11th Technical Committee held on 08.10.2021 were confirmed as circulated.

Item No. 69/2021

**Standard Operating Procedure for Review of Master Plan / Zonal Plan Roads affected by
Unauthorized Colonies
PLG/MP/0002/2021/F-22/Part (1)**

The agenda was presented by Director (Plg) Zone J & UC. After detailed deliberations, the agenda item was deferred for further discussion.

Item No. 70/2021

**Proposed Change of Land Use of an area measuring 10236.69 sqm from 'Recreational' to
'Utility' for construction of RSS/ESS at Kashmere Gate in Zone-'O' for DMRC Project Phase -III
F21 (5)2013/MP**

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

Item No. 71/2021

**Planning permission for CNG Station on Private Land Khasra no. 91//6, Village Jharoda
Kalan, Delhi
PLG/LP/0009/2021/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. 72/2021

**Planning permission for CNG Station on Private Land Khasra no. 43//16 & 441/20/2,
Village Bakargarh, Delhi.
PLG/LP/0008/2021/L/FSTN-O/o DD(PLG) LAND POOLING(ZONE K-I,L)-Part(1)**

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. 73/2021

**Rectification in Item No. 43/2020 of 8th Technical Committee minutes, w.r.t status of Village
'Bijwasan' falling in Planning Zone J.
PLG/MP/0001/2020/F-7/-O/o DY DIRECTOR (PLG)MP AND DC**

The agenda was presented by Addl. Comm. (Plg.)- I. After detailed deliberations, the committee noted that in view of the letter received from UD, depts, Directorate of Local Bodies the site falls in rural area and not Urban as mentioned in the Agenda tabled in 8th Technical Committee meeting dated 02.11.2020. However, whether the village falls under the category "urbanisable" and the issue of rates leviable for setting up Fuel stations on privately owned lands in Urbanisable areas shall be examined separately.

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



ANNEXURE-I

**List of participants of 12th Technical Committee meeting for the year 2021-
dated 29.11.2021**

DELHI DEVELOPMENT AUTHORITY

1. Vice Chairman, DDA
2. Member (Admin & LM)
3. Engineer Member, 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.)-III
10. Addl. Commissioner (Plg.)-IV
11. Addl. Commr. (Landscape), DDA
12. Director (Plg), Zone J and UC
13. Director (Plg), Zone E & O
14. Director (Plg), Land Pooling

Representatives of the following Organizations has also attended the meeting:

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



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

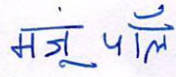
E-File No.- PLG/MP/0027/2021/F-1/582

Date : 26.11.2021

MEETING NOTICE

The 12th Technical Committee Meeting of DDA for the year 2021 will be held under the Chairmanship of Vice Chairman, DDA through online mode on 'Webex' portal on **Monday, 29.11.2021 at 10:30 AM**. The ID for the same is **2516 248 9949** and the password is **12345**.

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


(Manju Paul) 24/11/2021
Addittional 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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DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
 6th Floor, Vikas Minar
 I.P. Estate, New Delhi - 110002

E-File No.- PLG/MP/0019/2021/F-1/-O/o
DY DIRECTOR (PLG)MP AND DC/553

Date : 12.10.2021

Subject: Minutes of the 11th Technical Committee meeting of DDA for the year 2021 held on 08.10.2021.

The 11th Technical Committee Meeting of DDA for the year 2021 held under the chairmanship of Vice Chairman, DDA through online mode on 'Webex' portal on **Friday, 08.10.2021 at 11:00 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.

Manju Paul

(Manju Paul)

Additional Commissioner (Plg) - I

12/10/2021

To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Member (Admin. & LM), DDA
4. Commissioner (Plg.), DDA
5. Chief Planner, TCPO
6. Chief Architect, HUPW, DDA
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12. Addl. Commr. (Plg.)-IV, DDA
13. Addl. Commr. (Landscape), DDA
14. Secretary, DUAC
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16. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
17. Dy. Commr. of Police (Traffic), Delhi
18. Land & Development Officer, (L&DO)
19. Director, Fire Service, GNCTD

Special Invitees:

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

Item No. 61/2021

**Confirmation of the Minutes of 10th Technical Committee meeting held on 26.08.2021.
PLG/MP/0016/2021/F-1/-O/o DY DIRECTOR (PLG)MP AND DC/**

Since no observations/comments were received, the minutes of the 10th Technical Committee held on 26.08.2021 were confirmed as circulated.

Item No. 62/2021

**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/-O/o DY DIRECTOR (PLG)MP AND DC**

The agenda was presented by CTP, North DMC. After detailed deliberations, the agenda item was approved.

Item No. 63/2021

**Proposal regarding Change of Land Use of an area measuring 10,000 sq.m. from 'Commercial' to 'Residential' located at Community centre, Anand Vihar, falling in Zone - E.
F.20(1)2019-MP**

The agenda was presented by Addl. Comm. (Plg.)- III. After detailed deliberations, the agenda item was approved for putting up to the Authority for approval. Suitable justifications for converting the Commercial area to Residential use, as sought by the Office of Hon'ble LG, be incorporated in the agenda before forwarding it to the Authority.

Item No. 64/2021

**Planning permission for Petrol Pump/CNG station on Private Land Khasra No. 65/11/2(0-12), 12/2(3-19), (65/11/2 & 65/12/2), village Bakhtawarpur, Taluka - Alipur, District North, Delhi in view of notified regulations dated 08.03.2019.
PLG/MP/0002/2021/F-7/-O/o ADDL. COMM(RPLG-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. 65/2021

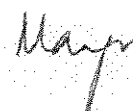
**Planning permission for CNG/EV Charging Station on Private Land Khasra No. 85/14, 85/15/1, Village Khara Khurd, Tehsil Narela, Delhi in view of notified regulations dated 08.03.2019.
PLG/MP/0007/2021/F-7/-O/o ADDL. COMM(RPLG-PROJ MPMR)**

The agenda was presented by Addl. Comm. (Plg.)- II. After detailed deliberations, the agenda item was deferred with the recommendation to resubmit the agenda incorporating the clarifications by IGL.

Item No. 66/2021

**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 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.

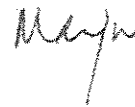


Item No. 67/2021

**Proposal for planning permission for CNG station on Private Land Khasra No. 12//18, Village Mungeshpur, Delhi in view of notified regulations dated 08.03.2019.
PLG/LP/0007/2021/N/FSTN-AD(PLG-LP/ZONE N)**

The agenda was presented by Addl. Comm. (Plg.)- IV. After detailed deliberations, the agenda item was deferred with the recommendation to resubmit the agenda incorporating the clarifications by IGL.

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



ANNEXURE-I

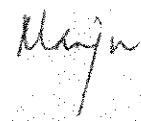
List of participants of 11th Technical Committee meeting for the year 2021-dated 08.10.2021

DELHI DEVELOPMENT AUTHORITY

1. Vice Chairman, DDA
2. Member (Admin & LM)
3. Engineer Member, 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.)-III
10. Addl. Commissioner (Plg.)-IV
11. Addl. Commr. (Landscape), DDA
12. Director (Plg), Zone D
13. 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. South Delhi Municipal Corporation
6. CPWD
7. Delhi Fire Service
8. IGL
9. Traffic Police



दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY

AGENDA FOR TECHNICAL COMMITTEE MEETING

Subject: Standard Operating Procedure for Review of Master Plan / Zonal Plan Roads affected by Unauthorized Colonies

E-File No.: PLG/MP/0002/2021/F-22/Part (1)

1.0 BACKGROUND

- 1.1 National Capital Territory of Delhi (Recognition of Property Rights of Residents in Unauthorised Colonies) Regulations, 2019 was notified by MoHUA, GoI vide G.S.R. 814(E) dated 29.10.2019. Under the Clause 7 sub-clause (a) of these Regulations the following is stipulated:
" **7. Exclusion.** – Under these regulations, no rights shall be conferred or recognised-
(a) over prohibited land, that is, land falling in reserved or notified forests, land identified as protected or prohibited area by the Ancient Monuments and Archaeological Sites and Remains Act, 1958 (24 of 1958), land falling in Zone-O, Yamuna Flood Plain, **land falling in right of way of existing roads and Master Plan Roads**, land under right of way of high tension lines, land falling in ridge area of Delhi and land reserved or protected under any other law for the time being in force;"
- 1.2 While dealing with the above Regulations, it has been observed by PM-UDAY Cell, DDA that significant numbers of PM-UDAY applications are being rejected as the plot falls on Master Plan Roads. Accordingly, it was requested vide letter dated 16.02.2021 to review the current status of Master Plan Roads for effective implementation of the PM-UDAY Scheme.
- 1.3 In view of above, a committee was constituted under the chairpersonship of Commissioner (Plg.), DDA with members from DDA and the three MCDs for reviewing the status of Master Plan/ Zonal Plan Roads affected by Unauthorised Colonies.
- 1.4 First meeting of the committee was held on 17.06.2021 to discuss the actions to be taken by the Committee and responsibilities of each department for providing required inputs & assistance in the matter. During the meeting, Committee had preliminary discussion on the existing scenario of

Unauthorised colonies falling in Planning Zone-J and G (UE) of DDA (South Delhi) w.r.t. proposed MP / ZDP roads.

2.0 EXAMINATION.

- 2.1 As a follow-up action of the Committee's decision, a draft Standard Operating Procedure for the process of review of Master Plan/Zonal Plan Roads affected by unauthorised colonies was prepared and circulated for inputs/ comments.
- 2.2 Inputs/Comments received from East DMC, North DMC, EE (Mon.), DDA and Planning Zone E&O, DDA have been incorporated in the SOP.
- 2.3 An exercise has been carried out by the Planning Units of DDA to identify the Unauthorised Colonies in their respective Zones which are being affected by MP / ZDP Roads. In addition to above, the status of the Unauthorised Colonies was also obtained from PM-UDAY Cell. The following is the summary of the exercise done:
 - 2.3.1 PM-UDAY Cell provided shape files of 1292 Unauthorised Colonies to Planning Department. About 549 Unauthorised Colonies were identified to be affected by MP/ ZDP Roads. *(The examination is still under process)*
 - 2.3.2 The criteria to identify the provision of removing / considering the MP / ZDP Roads are as follows:
 - (i) Road not existing on ground
 - (ii) Part stretches of road existing on ground
 - (iii) Existing on ground but needs road widening to achieve the proposed RoW as per ZDP
 - (iv) Road constructed on either side of unauthorized colony and obstructed due to unauthorized construction.
- 2.4 A discussion was held under the chairmanship of VC, DDA on 17.09.2021 on the actions taken by the Committee where the officers / officials from the LM Deptt., DDA, PM-UDAY Cell, DDA, Engg. Deptt, DDA and representatives of all MCDs were present. As per detailed deliberation during the meeting, following actions are to be taken:
 - 2.4.1 A comprehensive status of 1797 UCs (as identified & listed in the regulations dated 29.10.2019) to be prepared in coordination with PM-UDAY Cell w.r.t. eligibility for registration under PM-UDAY Scheme, land ownership (Govt. or Private land) etc.
 - 2.4.2 All Planning Units of DDA are carrying out detailed exercise of identification of UCs falling in each Zone on the GIS platform showing

MP / ZDP Roads and the existing land uses of each Unauthorised Colony.

- 2.5 The matter was further deliberated with the senior officers and it was opined that the decision for any modification/ amendment in the MP/ ZDP roads shall be taken up by the respective Planning units/ concerned departments as per the Standard operating procedure finalized by the committee.

3.0 PROPOSAL

Based on the above examination, the draft Standard Operating Procedure for Review of Master Plan / Zonal Plan Roads affected by Unauthorized Colonies is annexed as **Annexure A**.

4.0 RECOMMENDATIONS

Proposal as contained in Para 3.0 above is placed before the Technical Committee for consideration/ approval. Thereafter, the Standard Operating Procedure shall be circulated to all the departments for necessary action.

Sd/-	Sd/-	Sd/-	Sd/-
_____ Addl. Commissioner (Plg.)- II	_____ Director (Plg.) Zone-J, G(UE) & UC	_____ Asstt. Director (Plg.) UC&J	_____ Plg. Assistant UC&J

Standard Operating Procedure for Review of Master Plan/ Zonal Plan Roads affected by Unauthorized Colonies

Step No.	Actions required	Concerned departments/ Agencies
PRELIMINARY EXAMINATION		
1.	<p>All the Unauthorized Colonies causing hindrance to the Master Plan/ Zonal Plan Roads in NCT of Delhi shall be identified.</p> <ol style="list-style-type: none"> 1. The categorization of roads shall be as follows: <ol style="list-style-type: none"> a. National Highways b. Master Plan roads (MP) c. Zonal Development Plan (ZDP) roads 2. MP and ZDP roads shall have the following sub categorization: <ol style="list-style-type: none"> a. Not existing on ground. b. Part stretches of road existing on ground. c. Existing on ground but need road widening to achieve the proposed RoW as per ZDP d. Constructed on either side of unauthorized colony and obstructed due to unauthorized construction. 	Planning Deptt., DDA
2.	Master Plan/Zonal Plan Roads to be superimposed on the GIS based maps/satellite image with boundaries of the Unauthorized Colonies identified by PM UDAY Cell of DDA.	Planning Deptt., DDA
3.	Reconnaissance survey shall be carried out for identifying the approximate Nos. and type of built-up properties falling under the Master Plan/Zonal Plan Roads.	Engineering Deptt., DDA/ Local bodies
4.	Land ownership details (whether Govt. or private) of the land pockets under Master Plan/Zonal Plan roads in unauthorized colonies to be provided.	Local bodies / Land Management Deptt., DDA/ Revenue Deptt., GNCTD
ASSESSMENT & IDENTIFICATION OF FEASIBLE OPTIONS		
5.	In case of major National Highways / Major Arterial roads vital for regional connectivity, the proposed RoW & alignment shall be retained.	
6.	If the proposed road is not existing on ground , requirement and feasibility of the road need to be	Engineering Deptt., DDA / PM- UDAY

Step No.	Actions required	Concerned departments/ Agencies
	<p>assessed based on following:</p> <p>a) Whether the road is required w.r.t. traffic movement and existing / proposed road network in the area.</p> <p>b) If major portion of the road is hindered by built up structures and the road is not required as per Para 5 a), the proposed road may be dropped.</p> <p>c) Feasibility of any alternative alignment or diversion route by-passing the Unauthorized Colonies.</p> <p>d) In case of possible diversions/underpass/over bridge as per Para 5 c), the alternative road alignment to be proposed.</p> <p>(TSS to be carried out in case of realignment of road)</p>	Cell, DDA/ LM Deptt, DDA/ Local Bodies/
7.	<p>If part stretches of the proposed road are existing on ground:</p> <p>a) Feasibility of alternative alignment or diversion route by-passing the Unauthorized Colonies shall be assessed.</p> <p>b) In case of non-availability of any alternative alignment, the feasibility for implementation of the road may be considered by following assessment:</p> <p>i. Acquisition of the land (<i>by demolishing of the existing structure falling on the Master Plan/ Zonal Plan Roads</i>)</p> <p>ii. The cost of displacement of the project affected people.</p> <p>c) The proposed road may be dropped, if it is not financially viable.</p> <p>(TSS to be carried out in case of realignment of road)</p>	LM Deptt, DDA/ Road Owning Agency / Engineering Deptt., DDA/PM- UDAY Cell, DDA
8.	<p>If the proposed road is existing on ground but needs road widening to achieve the proposed RoW as per ZDP, the following shall be assessed:</p> <p>a) Whether the proposed RoW can be reduced w.r.t. traffic movement and existing / proposed road network in the area.</p> <p>b) Feasibility of any alternative alignment or diversion route by-passing the Unauthorized Colonies.</p> <p>c) Feasibility of widening need to be accessed as follows:</p> <p>i. Acquisition of the land (<i>by demolishing of the existing structure falling of the Master Plan/ Zonal Plan Roads</i>)</p> <p>ii. The cost of displacement of the <i>project</i> affected people.</p>	LM Deptt, DDA/ Road Owning Agency / Engineering Deptt., DDA/ PM- UDAY Cell, DDA / Local Bodies / PWD, GNCTD / NHAI

Step No.	Actions required	Concerned departments/ Agencies
	(TSS to be carried out in case of realignment of road)	
DECISION		
9.	As per above assessment, the matter shall be processed for modification in MPD/ZDP under Section 11A of DD Act 1957.	To be decided in the Technical Committee of DDA /Authority

AGENDA FOR THE TECHNICAL COMMITTEE MEETING

Sub:- Proposed Change of Land Use of an area measuring 10236.69 sqm from 'Recreational' to 'Utility' for construction of RSS/ESS at Kashmere Gate in Zone-'O' for DMRC Project Phase -III

(File No.F21 (5)2013/MP)

1. BACKGROUND:

- 1.1. DMRC vide letter dated 14.03.2012 had requested for the land measuring **6010.73 sqm** on permanent basis for Construction of Relay Sub Station(RSS) at Kashmere Gate for Central Secretariat – Kashmere Gate Corridor (Line – 6 Ext.) of Delhi MRTS project, Phase-III (**Annexure 'A'**).
- 1.2. The matter was discussed in the meeting held on 17.12.12 under the Chairmanship of VC, DDA, wherein *"DMRC clarified that the land is required for substation which is to be augmented with the existing electrical substation"* and *"Planning Deptt. was directed to process the case for allotment of land to DMRC subject to taking all requisite clearances from Yamuna Standing Committee & Central Water Commission"* (**Annexure 'B'**).
- 1.3. Subsequently, DMRC vide letter No.DMRC/Land/15/DDA/CS-KG/1311/323 dated 05.06.2013 submitted the **modified proposal for requirement of an area measuring 10236.69 sqm on permanent basis for construction of Electric Sub Station (ESS)/ Relay Sub Station(RSS) at Kashmere Gate** for Central Secretariat – Kashmere Gate Corridor (Line – 6 Ext.) of Delhi MRTS project, Phase-III (**Annexure 'C'**).
- 1.4. The matter of change of land use for area measuring 10236.69 sq.m was placed in the 7th Technical Committee Meeting of the year 2013 vide item no-42/13 dated 01.10.2013 and it **agreed to the proposal for processing of change of land use with subject to clearances from- i) Yamuna Standing Committee/Central Water Commission. ii)EIA clearance from Ministry of environments and Forest (MOFE), Gol (Annexure 'D')**.
- 1.5. Further, the matter of Change of Land use cases w.r.t DMRC in Zone –O was discussed in 3rd T.C. meeting of the year 2016 held on 02.03.2016 vide item No 13/2016 and the minutes of the meeting states that *"the same could not be processed further due to non-availability of the information /NOC from various statutory bodies. DMRC to be requested to provide all the information along with justification as per Ministry of Urban Development directives vide letters dated 07.04.2015 and 04.09.2015 for processing the matter further in the T.C"* (**Annexure 'E'**).
- 1.6. In view of above, DMRC Submitted the response vide letter no. DMRC/Land/15/JP-BG/1441/1150 dated 29.09.2017 as follows(**Annexure 'F'**):

1. ***“According to EIA Notification dated 14.09.2006 the Metro Projects do not fall in the list of Projects which require Environment Clearance.***
 2. ***Yamuna Standing Committee in its 84th Meeting under item no.84.2.2 dated 04.07.2014 has already accorded it's no objection to the proposal of construction of RSS/ESS at Kashmere Gate as the area is considered beyond the Flood Embankments of River Yamuna.***
 3. ***The construction of RSS/ESS at Kashmere Gate commenced on June 2013 and substantially completed before Hon'ble NGT order of 2015.”***
- 1.7. Letter dated 06.03.2018 was sent to DMRC regarding the order of Hon'ble National Green Tribunal (NGT) dated 13-01-2015 and requested that DMRC may take the matter with Principal Committee constituted by Hon'ble NGT for obtaining necessary clearances. **(Annexure 'G')**.
- 1.8. DMRC approached Principal Committee constituted by Hon'ble NGT in the 10th meeting held on 30.09.2019 and it was suggested that ***“as working permission on the 5 lands pockets was given by DDA to DMRC prior to constitution of Principal Committee, therefore the issue may be decided by DDA”*** (Annexure 'H').
- 1.9. As IL Department, DDA vide letter dated 28.11.2013 granted working permission for pre –construction activities to DMRC (Annexure 'J'), Planning Department vide note in IL file no. F.34(40)12/IL dated 16.12.2019 requested IL Department to provide approval from Competent Authority for processing the matter further w.r.t to the above mentioned order of Principal Committee constituted by Hon'ble NGT. Worthy VC, DDA has approved the same on 17.01.2020 as mentioned in the IL File No.F.34(69)11/1L note dated 03.02.2020.
- 1.10.DMRC vide letter dated 07.01.2021 requested Planning Department to expedite the Phase III MRTS project cases so that formal allotment can be made to DMRC by Land Disposal Department, DDA. **(Annexure 'K')**

2. EXAMINATION:

- 2.1. As per MPD-2021 and Zonal Development Plan of Zone-'O', the land use of the site under reference is **'Recreational' (P2- City Park, District Park, Community Park)** **(Annexure 'L')**
- 2.2. Layout Plan for site under reference is unavailable as per the records of Planning Zone O.
- 2.3. A joint site inspection was conducted by Planning Zone –O on 01.10.2020 where it was observed that the ESS is already constructed and functional at the site **(Annexure 'M')**.
- 2.4. The said land is adjacent to an existing electric substation already in possession of DMRC vide letter dated 14.06.2000**(Annexure 'N')** and is also shown as 'Utilities (U3: Electricity)' in the ZDP of Zone O notified on 10.08.2010 **(Annexure 'L')**. As

clarified by DMRC, “the land is required for Electric Sub Station (ESS)/ Relay Sub Station(RSS) which will be augmented with the existing electrical substation” (Annexure ‘B’).

2.5. The said site is also adjacent to the Restoration & Rejuvenation project of Landscape Department, DDA (Annexure ‘O’).

2.6. The site under reference is free from litigation as per the information received from LM Department, DDA on 12.08.2021 (Annexure ‘P’).

2.7. As per the TSS received in this unit from EE/EMD -8, DDA on 13.09.2021, area of the site under reference is 10236.69 sq.m (Annexure ‘Q’).

2.8. It is also to mention that, the site under reference is marked as ‘Utilities (Electricity)’ in the Draft Base Map for MPD 2041 which was approved vide item 34/2021 in the Authority meeting held on 13.04.2021 and has been placed in the public domain (Annexure ‘R’).

2.9. DMRC vide letter dated 20.09.2021 submitted the justification as per Ministry of Urban Development directives vide letters dated 07.04.2015 and 04.09.2015 along with the clarification that MRTS Project is not included in the list of activities for which environment clearance is required as per the notification published in the Gazette of India, Extraordinary, Part-II and Section-3, Sub Section (ii), MoEF dated 14th September 2006 (Annexure ‘S’).

3. INFORMATION REQUIRED AS PER THE MOUD, GOI LETTERS DATED 07.04.2015 AND 04.09.2015

The point wise information required as per the MoUD, GOI letters dated 07.04.2015 and 04.09.2015 is as below:

Sr. No	Point	Information
1	Whether the land is government or private and who is the land owning agency?	Govt. Land & owned by DDA
2	On whose request the change of land use case or modification to MPD-2021 has been initiated?	Delhi Metro Rail Corporation
3	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	Officials from DDA inspected the site on 01.10.2020. Copy of Joint Site Inspection is enclosed as Annexure N.

4	What is the public purpose proposed to be served by modification of MPD and /or change of land use?	RSS will provide electric supply to the transportation system. Area will get modern public transport facility and it will improve economic and living condition of people of surrounding area.
5	What will be impact of proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans and policies?	No negative impact is envisaged.
6	What will be proposal's impact/implications on general public e.g. Law & order etc. ?	No law and order issue anticipated as per the knowledge of DMRC.
7	Whether any court cases are ongoing on the land mentioned in proposal? Full details be attached.	No court case is pending on the land mentioned in proposal.
8	Background note indicating the current situation/provisions.	As requested by DMRC, working permission on the land measuring 10236.69Sqm was granted by DDA dated 28.11.2013 and DMRC constructed RSS and it is fully functional.
9	Whether similar proposals have earlier been considered by DDA/Ministry and/or disposed, and if yes, when and how.	In general, cases related to Change of Land use from 'Recreational' to 'Utility' have been considered earlier by DDA.
10	What were the specific recommendations of the Authority with regard to the proposal	The matter to be placed before the Authority after the approval of Technical Committee
11	How and why the proposal was initiated?	As requested by DMRC, working permission on the land measuring 10236.69Sqm was granted by DDA dated 28.11.2013 and DMRC constructed RSS and it is fully functional.
12	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof	There is no negative impact envisaged as the subject land is used for ESS/RSS. People surrounding the locality will get modern and environment friendly transportation system.
13	What are the expected short-term and long-term outcomes if the proposal is approved and implemented?	Short term – local residents got employment during the project period. Long term – Residents of Kashmere Gate area will get eco friendly transportation facilities.

14	How the proposal will benefit in the development and economic growth of the city.	Effective and eco-friendly public transport will uplift economic activity and living standard of people.
15	What are the provisions corresponding to the proposed policy/changes in other metropolitan cities in India and other countries, and if those provisions differ from the proposal then why are they not considered appropriate of Delhi	Similar provisions may be followed in other metropolitan cities
16	What will be the public purpose served by the proposed modification.	ESS/RSS is a part of MRTS project of DMRC for which change of land use is proposed is a public purpose project which will provide electric supply to the transportation system.
17	What is the number of people/families/households likely to be affected by the proposed policy.	NIL
18	Whether the proposal is in consonance with the existing plans, laws, by-law, rules, etc.	Yes
19	Whether the implementation of the proposal will require changes in certain rules, provisions of Master Plan, etc., and if yes, what action has been taken to bring about such changes.	The proposal is as per the procedure laid down in DDA Act, 1957.
20	Whether the departments/organizations/Ministries related with the proposal have been consulted and if yes, what were their views and how they were disposed.	The proposal has been requested by DMRC and to be discussed in Technical Committee of DDA in which representatives of Public and other organization are members.
21	Whether the relevant guidelines/orders of DOP&T, Ministry of Finance and other nodal Ministry/Departments were taken into account while preparing and examining the proposal.	N/A
22	The name, designation and contact information of an officer of level of Director or above who will be the nodal officer to be contacted by the ministry regarding the proposal.	Dr. Sanjeev Kr. Garg Chief Project Manager – 8 Delhi Metro Rail Corporation Ltd. Mobile No. 9319567940

4. PROPOSAL:

In view of the above, it is proposed to change the land use of an area measuring 10236.69 sqm for RSS/ESS at Kashmere Gate in Zone-‘O’ from ‘Recreational’ to ‘Utility’ under Section 11A of DD Act, 1957. The boundary description of the site is as follows (**Annexure ‘T’**):

Location	Area as per TSS (Sq.m)	Land use as per MPD-2021& ZDP of Zone-O	Land use Changed to	Boundaries
Site at Kashmere Gate in Zone-‘O’	10236.69 Sqm	Recreational (P2 - City Park, District Park, Community Park.)	Utility (U3 – Electricity (Power House, Sub-Station etc.)	North: Electric Sub Station as per ZDP of Zone ‘O’ South: Recreational site as per ZDP of Zone ‘O’ East: Recreational site as per ZDP of Zone ‘O’ West: Ring Road as per ZDP of Zone ‘O’

5. RECOMMENDATIONS:

The proposal at para 4 above is placed before the Technical Committee for processing under Section 11A of DD Act 1957 for consideration of the Authority.

Addl. Comm. (Plg)-III

Director (Plg.) Zone E & O

Asst. Dir (Plg.) Zone O



दिल्ली मेट्रो रेल कॉर्पोरेशन लि० DELHI METRO RAIL CORPORATION LTD.

(भारत सरकार एवं दिल्ली सरकार का संयुक्त उपक्रम)
(A JOINT VENTURE OF GOVERNMENT OF INDIA AND GOVT. OF DELHI)

No. DMRC/Land/15/DDA/CS-KG/1311/ 208

14.03.2012

Deputy Director (IL)
Delhi Development Authority
Vikas Sadan, INA
New Delhi 110023

निदेशक (भूमि) कार्यालय 15
भिसिल डायरी संख्या 633
दिनांक 19/3/12

10626

(L-1)

15-3-12

Subject : Requirement of 2 pockets DDA land at Kashmere Gate on permanent basis for construction of Central Sectt. - Kashmere Gate corridor (Line 6 extn.) of Delhi MRTS Project Phase III

Ref. : Our letter no. DMRC/Land/15/DDA/CS-KG/1311/692 dated 16.12.2011

Sir,

A requisition was sent for allotment of 6639.39 sqm land on permanent basis vide letter referred above. During joint survey it was felt that plan requires some modification for approach to RSS. Accordingly DMRC has optimized the plan and modified land requirement by deleting the pocket A-2. Final requirement of 6010.73 sqm permanent land at Ring Road - Karnal Bypass Pocket A is as under, as per the enclosed revised plan :

Sl. No.	Location of land	Previous requirement (in sqm)	Present requirement (in sqm)	Basis	Purpose
1	Ring Road Karnal Bypass Pkt. A.1	6010.73	6010.73	Permanent	RSS
2	Ring Road Karnal Bypass Pkt.A.2	628.64	-	Permanent	For approach to RSS
Total		6639.37	6010.73		

You are requested to take necessary action for allotment of land on permanent basis at the earliest.

Thanking you,

Yours faithfully,

Encl.: as above

(P S Chauhan)
Chief Engineer/Gen.

Copy for information & necessary action to :

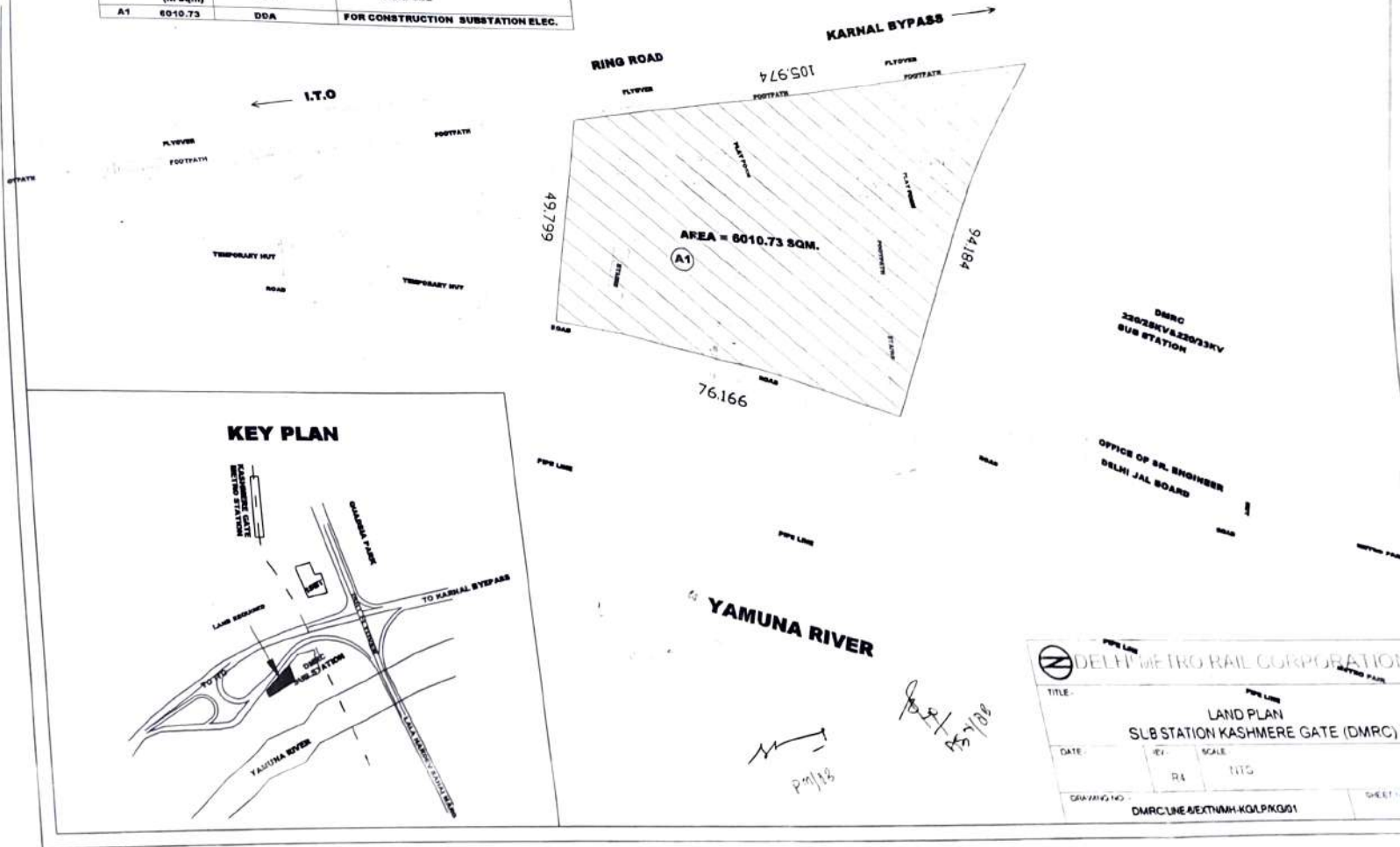
- ✓ Commissioner (LD), DDA, Vikas Sadan, INA, New Delhi 110023
2. Commissioner (Planning), DDA, Vikas Minar, I P Estate, New Delhi 110002
3. Commissioner (LM), DDA, Vikas Sadan, INA, New Delhi 110023
4. Dy. Commissioner (MRTS), Transport Department, GNCTD, Delhi 110054

Chief Engineer/Gen.

(मेट्रो भवन, फायर ब्रिगेड लेन, बाराखम्बा रोड, नई दिल्ली-110001)
Metro Bhawan, Fire Brigade Lane, Barakhamba Road, New Delhi-110001

14 - 2376

S.NO	AREA (In aqm)	LAND	PURPOSE
A1	6010.73	DDA	FOR CONSTRUCTION SUBSTATION ELEC.



DELHI DEVELOPMENT AUTHORITY
(EM's OFFICE)

No.EM3(05)2005/Vol.2/DDA/83

Dated: 16/1/13

MINUTES OF THE MEETING

Subject : Land allotment from DDA for Delhi MRTS Project, Phase III

A meeting was held under the chairmanship of Vice-chairman, DDA in the VC's Conference Hall at First Floor, Vikas Sadan on 17.12.2012 at 04.30 p.m. to resolve the issues related to allotment of land (Permanent and Temporary) for Delhi MRTS Project, Phase III. The list of participants is enclosed as Annexure- 'A'.

At the outset, VC welcomed Shri D.K.Saini, Director, Projects, DMRC and other officers of DMRC & DDA. Director Project, DMRC apprised that several meetings were held earlier under the chairmanship of Engineer Member, DDA for making the land available for the project wherein most of the issues were resolved and there was in principal agreement on allotment of land required by DMRC. However, the progress on land allotment/granting working permission is taking long time which is delaying the commencing of civil works of Phase III. Vice-chairman, DDA assured DMRC that DDA shall make all efforts to expedite the land transfers. Thereafter, individual land pockets listed in the agenda were discussed and decisions taken are as under :-

(A) Permanent allotment cases :

1. **Shalimar Place, Sector 18, Rohini (23222.87 sqm) F.34(9)11/IL**

DDA has issued working permission and accordingly DMRC commenced project work on 5 out of 8 Pkts.. However, Engg. Wing of DDA is not allowing DMRC to commence work for construction of viaduct passing through DDA store near GT Karnal Road. CE (Project), DDA informed that the issue was referred to Director (Lands) and no communication has been received by the Engineering Wing from IL Branch. Director (Planning), 'C' Zone, DDA informed that there is a land requirement for cluster bus service at the same location in addition to the requirement of DMRC. DMRC requires land only for elevated viaduct and land below the viaduct can be used for cluster bus service for traffic circulation after completion of viaduct. VC, DDA desired that DMRC should be allowed to go ahead with the construction of viaduct.

Action: Commr.(LD) & CE(Project)

Pl send to all Director to no / 17R

PS

Dir (P.D.O.)

21/1/13

Director

50/4

2. **Ring Road, Karnal By Pass near ISBT (66010.73 sqm) F.34(69)11/IL**
 Dy. Director (Planning), E & O Zone informed that the land pocket falls in 'O' Zone for which clearance is required from Yamuna Standing Committee, and Central Water Commission. DMRC clarified that the land is required for sub-station which is to be augmented with the existing electrical sub-station. DMRC assured that if required, DMRC will approach Yamuna Standing Committee and Central Water Commission for clearance. They requested that the land may be allotted subject to the condition that DMRC will obtain clearance from Yamuna Standing Committee and Central Water Commission. Planning Department was directed to process the case for allotment of land to DMRC subject to taking all requisite clearances from Yamuna Standing Committee & Central Water Commission.

Dd(E-1)

Action: Commr.(Plg.), Commr.(LD) & DMRC.

3. **Mukundpur Depot (96091.80 sqm) F.34(14)12/IL**
 During discussions DMRC apprised that as per decision taken in previous meeting land requirement has been re-examined and minimum net required land will be around 26,000 sqm against the earlier requirement of 96,091 sqm. and they are submitting revised plan to DDA. DDA agreed to consider allotment of the land for the revised requirement.

Action: DMRC, Commr(LD).

4. **Netaji Subhash Place (18452.00 sqm) F.34(95)11/IL**
 Additional Commissioner (Landscape), DDA apprised that the land pocket has already been identified and earmarked for landscaping purpose and requested DMRC to consider construction of under-ground station leaving the ground area for landscaping. DMRC apprised that the level of the station has been designed considering the gradient matching with the subsequent elevated stretch and it is not possible to take the complete station underground. DDA requested Director (Projects), DMRC to again review the requirement considering the issues raised by Landscape Branch and intimate DDA. Dir.(Projects) DMRC agreed to review the requirement.

Action: DMRC.

5. **Dhaura Kuan (12232.00 sqm) F.34(54)11/IL**
 Director (Planning), DDA informed that change in land use is required and the case shall be put in the next Technical Committee Meeting scheduled to be held

Dd(P-11)

219544/2021/AD(PLG-ZONE E)

on 20.12.2012. Land allotment can be made to DMRC subject to DMRC taking all statutory clearances.

Action: Commr.(Plg.), Commr.(LD).

6. Near Naraina Flyover (1342.50 sqm) F.34(23)12/IL

Director (Land) informed that a court case is pending for this land pocket. DMRC requested DDA to allot the land to DMRC on '*as is where is basis*' so that DMRC can also become a party and assist DDA to get the case decided in the court. VC, DDA agreed to the proposal of DMRC.

Action: Commr.(LD), DMRC.

7. Netaji Subhash Place (1291.40 sqm) F.34(37)12/IL

Sr. Architect, DDA informed that proposed ramp wall will restrict the entry/exit of District Centre from Ring Road, and DMRC should take the tunnel further south, so that entry/exit of the District Centre is not affected. DMRC informed that the level of the station and tunnel has been designed considering the fact that next station at Shakurpur is elevated and certain height/gradient is to be maintained. In case the tunnel is extended further and semi underground station at Netaji Subhash Place is lowered down it will affect the stretch for further 3-4 Kms., requiring elevated structure to be taken underground 3-4 Kms. further. This will increase the cost of project enormously. However, the concern of DDA shall be addressed by some modification in location of entry/exit of District Centre and the same will be shown to DDA. VC, DDA requested Director (Project), DMRC to review the requirement considering the issues raised by Landscape Branch and Architectural Wing and inform DDA. Director (Project)DMRC agreed to review the requirement.

Action: DMRC, Chief Arch, Addl.Commr.(LS).

8. Netaji Subhash Place (2068.40 sqm) F.34(41)12/IL

The matter already discussed in previous para..

9. Naraina Vihar (1534.00 sqm) F.34(55)11/IL

Director (Land) informed that a court case is pending pertaining to this land pocket. DMRC requested DDA to allot the land to DMRC on '*as is where is basis*' so that DMRC can also become a party and assist DDA to get the case decided in the court. VC, DDA agreed to the proposal of DMRC.

Action: Commr.(LD) & DMRC.

10. **Sarai Kale Khan (3030.00 sqm) F.3440)12/IL**

DMRC informed that they have revised their requirement in view of the decision taken in previous meeting chaired by EM, DDA. Now this land is required urgently as work is held up. V.C., DDA agreed to the land allotment in principle and requested Landscape Branch, Horticulture Wing & Land Branch to process the case for allotment on priority.

Action: Addl.Commr.(LS), Dir.(Hort.)/S-E, & Dir.(Lands).

11. **Trilokpuri (7486.97 sqm) F.34(22)11/IL**

The area falls in the commercial centre being developed by DDA. As agreed in the earlier meeting held under the chairmanship of Engineer Member, DDA, DMRC is required to make conceptual plan for the development of the area considering requirement of DDA and metro station/viaduct.

Action: DMRC, Chief Arch.

12. **Vinod Nagar (2030.11 sqm) F.34(33)11/IL**
(Mayur Vihar Ph.II)

The case will be put up to the Screening Committee to be held on 20.12.2012 by Chief Architect. Working permission shall be issued immediately thereafter..

Action: Commr.(LD), Chief Architect.

13. **Mayur Vihar DDA Mkt. (1722.80 sqm) F.34(18)12/IL**

Sr. Architect (EZ) to process the case on priority for granting working permission.

Action: Sr.Architect (EZ).

14. **Indraprastha Park (3316.00 sqm) F.34(32)11/IL**
(Yamuna Khader)

Director (Planning), E & O Zone informed that the land falls in 'O' Zone and this will require clearance from Yamuna Standing Committee and Central Water Commission. DMRC informed that the ramp is part of approach of the Yamuna Bridge being constructed downstream of Nizamuddin Bridge for which clearance from Yamuna Standing Committee has already been obtained. Copy of the same was also handed over by DMRC in the meeting. VC, DDA directed Director (Planning) to process the case for allotment subject to DMRC taking all requisite clearances.

Action: Dir.(Plg.) E& O Zone.

15. NH-24 IOC Petrol Pump (592.27 sqm) F.34(12)12/IL

DMRC intimated that efforts have been made to accommodate the viaduct over the petrol pump land without seriously affecting operations of petrol pump, by shifting the existing facilities like underground oil tank, oil dispensers, etc. But it has not been found feasible to accommodate the requisite facilities in the remaining area and land transfer is unavoidable. VC, DDA directed Land Branch to issue notice for shifting of Petrol Pump and to identify alternate land to be allotted to IOCL for re-location of the petrol pump at any other location.

Action: Dir.(Lands).

16. I P Extn. (in front of National Victor School) (3119.46 sqm)
F.34(15)12/IL

The case will be put up in the next Screening Committee meeting to be held on 20.12.2012 by Director (Plg) E&O Zone. Working permission shall be issued immediately thereafter.

Action: Dir.(Plg.)E & O Zone.

17. Between Jafrabad & Welcome Metro Station. (517.02 sqm)
F.34(20)12/IL

Director (Land), DDA to process the case for allotment of land on priority.

Action: Dir.(Lands.).

18. Near Yamuna Vihar (8116.65 sqm) F.34(19)12/IL
Ambedkar College.

Director (Planning), East Zone requested that area required by DMRC be marked in the lay out plan of DDA. Director (Planning), East Zone also informed that the case shall be put up in the next Screening Committee meeting.

Action: DMRC & Dir.(Plg.) E&O Zone.

19. Near Gokulpuri Govt. School (1070.00 sqm) F.34(21)12/IL

Director (Planning), E Zone informed that the case will be put up to the Screening Committee Meeting to be held on 20.12.2012. Working permission shall be issued immediately thereafter.

Action: Dir.(Plg.)E&O Zone., Dir.(Lands).

20. Janakpuri (6762.24 sqm) F.34(49)11/IL

The case will be put up in the next Screening Committee meeting to be held on 20.12.2012. Working permission shall be issued immediately thereafter.

Action: Addl.Commr.(LS), Dir.(Lands)..

21. Dasrathpuri (3821.76 sqm) F.34(41)11/IL

DMRC clarified that the area is bare minimum requirement for construction of metro station. It has been decided that the case shall be processed for allotment on priority by Addl. Commr.(LS) & Chief Architect.

Action: Chief Arch., Addl.Commr.(LS).

22. Dabri Mor DDA Park (7757.40 sqm) F.34(01)12/IL

Dir.(Plg.) G&C Zone informed that change in land use is required for which he will put up the case in the next Technical Committee Meeting.

Action: Dir.(Plg.) C & G Zone.

23. Along Dwarka Road at Palam (2637.40sqm) F.34(35)12/IL

CE (Project), DDA informed that a strip of land is within the 45 m of right of way of Dwarka Road and they do not have any objection for allotment of the land strip for MRTS project. It has been decided to hand over the land to DMRC. Dir.(Lands) to take urgent action.

Action: Dir.(Lands).

24. Chirag Delhi (7382.00 sqm) F.34(20)11/IL

Additional Commissioner (Landscape) pointed out that the land requested by DMRC pertains to Chirag Nursery and requested that efforts should be made to avoid vacating the nursery. DMRC clarified that it is not feasible to shift the underground station on either side, as in this particular location the Chirag Delhi Flyover exists. DMRC also clarified that most of the land area shall be restored after completion of the station and only 7382 sqm of land shall be retained for construction of permanent structures like station, entry/exit, ancillary building, shaft, etc. VC, DDA agreed for allotment and directed Landscaping and Land Branch to process the case for allotment on priority.

Action: Commr.(LD), Addl.Commr.(LS).

219544/2021/AD(PLG-ZONE E)

25. Kalkaji (2712.00 sqm) F.34(16)11/IL

Additional Commissioner (Landscape) requested that DMRC should discuss the matter again along with plans. DMRC agreed to explain the requirement and construction plan to Additional Commissioner (Landscape) within 2-3 days.

Action: DMRC, Addl.Commr.(LS).

26. Nehru Place (4489.00 sqm) F.34(29)11/IL

Landscape Branch informed that the file has already been sent to IL Branch for further processing of land allotment. Dir.(Lands) to take further action on priority.

Action: Dir.(Lands.).

27. Nehru Place (255.00 sqm) F.34(04)12/IL

The land is required for entry/exit of the metro station and the same should be processed for allotment at the earliest by Dir.(Lands.).

Action: Dir.(Lands.).

28. Vasant Vihar (700.00 sqm) F.34(03)12/IL

Director (Planning), 'F' Zone informed that joint survey has been fixed for 19.12.2012 and the case shall be put up thereafter.

Action: DMRC & Dir.(Plg.) f Zone. ✓

29. Panchsheel Park (2983.00 sqm) F.34(23)11/IL

DDA requested DMRC to give copy of MoU entered with IOCL so that this may be kept in record and land allotment is processed accordingly. DMRC intimated that they have already revised the requirement excluding Petrol Pump land and they shall also give copy of MoU to DDA. Dir.(Lands) to process the case for allotment on priority.

Action: Dir.(Lands.)

30. Astha Kunj Park (1025.86 sqm) F.34(32)12/IL

The case to be discussed with Addl. Commissioner (LS) separately by DMRC.

Action: DMRC & Addl.Commr.(LS).

31. **Jasola Vihar (476.12 sqm) F.34(47)11/IL**

Director (Lands) informed that a tube well and pump house is existing at site which needs to be shifted prior to allotment of land. DMRC agreed to shift the tube well and pump house as desired by DDA. Dir.(Lands) to issue working permission/allotment lands subject to shifting of tubewell and Pump House.

Action: DMRC & Dir.(Lands).

32. **Kalindi Kunj Metro Station (13363.73sqm) F.34(46)11/IL**

DMRC intimated that clearance from Yamuna Standing Committee has already been obtained. Allotment is now to be processed by DDA. Landscape and Land Branches to process the case for allotment accordingly, subject to DMRC getting all required clearances.

Action: Commr.(Plg.), Addl.Commr.(LS), Dir.(Lands.).

33. **Near Sarita Vihar (100.00 sqm) F.34(36)12 /IL**

DMRC intimated that requirement is only for erection of transmission towers. Land Deptt. to process the case at the earliest.

Action: Dir.(Lands.).

34. **Sarai Julena (55.73 sqm) F.34(39)12/IL**

Director (Planning), 'F' Zone informed that the case has not been received by him. However, the land plan was shown to Director (Planning), 'F' Zone, thereafter Director (Planning) confirmed that there should not be any problem in allotment of the land. DMRC will provide one more copy of plan to Director (Planning) for processing the case.

Action: DMRC, Dir.(Plg.) F Zone.

(B) Temporary Allotment.

1. **Netaji Subhash Place for station (4882.50 sqm) F.34(05)11/IL**

Issue discussed at Sl. No.4 of Permanent Allotment.

2. **Wazirpur Industrial Area for cut & cover tunnel (1104.40 sqm) F.34(27)12/IL**

Dir.(Lands) informed that a SLP is pending in the Supreme Court. DMRC requested that DDA should allot the land to DMRC on '*as is where is basis*' so that DMRC can also become a party and assist DDA to get the case decided in the Court. The proposal of DMRC was agreed.

Action: Dir.(Lands.)

3. Naraina (833.83 sqm) F.34(31)12/IL

Clearance has already been given by Planning Wing on 14.12.2012. IL Branch to process the case for allotment.

Action: Dir.(Lands.).

4. Shivaji Park (1210.90 sqm) F.34(03)11/IL

The case shall be put in the next Screening Committee meeting to be held on 20.12.2012 by Addl. Commr.(LS). Working permission shall be issued immediately thereafter.

Action: Addl.Commr.(LS), Dir.(Lands).

5. Netaji Subhash Place for cut & cover tunnel (1502.00 sqm) F.34(38)12/IL

Issue discussed at Sl. No.7 of Permanent Allotment.

6. Shivaji College Raja Garden (1626.90 sqm) F.34(05)11/IL

Director (Planning) informed that clearance has already been conveyed and the case has been sent to IL Branch. Director (Land) informed that the file is yet to be received and shall be processed for allotment after receipt of the file.

Action: Dir.(Plg.) & Dir.(Lands).

7. Sarai Kale Khan (9636.00 sqm) F.34(40)12/IL

Item discussed at item No. 10 of permanent allotment. Land Wing to process the case for allotment/working permission on priority.

Action: Dir.(Lands).

8. Vinod Nagar (12804.30 sqm) F.34(33)11/IL

Sr. Architect (EZ) to place the matter in the next Screening Committee Meeting.

Action: Sr.Arch.(EZ).

9. Vinod Nagar East (3533.82 sqm) F.34(33)11/IL/ F.34(13)12/IL
Sr.Arch.(EZ) to place the matter in the next Screening Committee Meeting.
Action: Sr.Arch.(EZ).
10. I P Extn. (near Technology Aptt.) (3528.81 sqm) F.34(39)11/IL
Sr.Arch (EZ) to place the matter in the next Screening Committee Meeting.
Action: Sr.Arch.(EZ).
11. Patparganj Indl. Area (2286.26 sqm) F.34(33)12/IL
Dir.(Hort)EZ to send the report to Dir.(Lands) for granting working permission/allotment.
Action: Dir.(Hort.)S-E.
12. Dabri Mor DDA Park (5255.25 sqm) F.34(01)12/IL
Director (Planning) C&G Zone to give NOC within 2-3 days. IL Branch will process the allotment thereafter.
Action: Dir.(Plg.) C&G Zone & Dir.(Lands.).
13. Dasrathpuri (127.18 sqm) F.34(09)11/IL
Director (Land) informed that land allotment is in process.
Action: Dir.(Lands.).
14. Janakpuri (11538.96 sqm) F.34(49)11/IL
Case will be put up to the Screening Committee meeting to be held on 20.12.2012 by Addl. Commr.(LS) and Land Section to process the case for allotment immediately thereafter.
Action: Addl.Commr.(LS), Dir.(Lands.).
15. Dasrathpuri (2413.57 sqm) F.34(41)11/IL
Chief Architect, DDA to send the file to Dir.(Lands.) who will process the case on priority.
Action: Chief Arch.,Dir.(Lands.).
16. Chirag Delhi (20654.00 sqm) F.34(20)11/IL
This has already been discussed under Item No.24 above in (A) section – Permanent Allotment..

219544/2021/AD(PLG-ZONE E)

17. Sarai Julena (229.46 sqm) F.34(44)11/IL

Chief Engineer EZ), DDA to give his comments and thereafter IL Branch will process for allotment.

Action: CE(EZ), Dir.(Lands).

18. Ishwar Nagar Colony (1368.31 sqm) F.34(43)11/IL

This land pertains to PWD.

19. Astha Kunj (1981.51 sqm) F.34(32)12/IL

DMRC to discuss the case with Addl. Commissioner (Landscape).

Action: Addl.Commr(LS), DMRC.

ADDITIONAL ISSUES.

1. A separate meeting will be held to discuss issues pertaining to allotment of lands for property development.
2. DMRC requested DDA to allot land for plantation in lieu of Forest land. They were advised to approach Forest Deptt. for allotment of land for forest plantation as DDA does not have earmarked land for the purpose.

The meeting ended with vote of thanks to the Chair.

This issues with the approval of Vice-Chairman, DDA.

(Signature) 16/11/2013
(JAWAHAR YADAV)
EO-II to EM

All Concerned.

Copy to :

1. OSD to Hon'ble L.G. for kind information of the latter.
2. OSD to VC – for kind information of the latter.
3. AD to EM – for kind information of the latter.
4. PS to FM – for kind information of the latter.
5. MD, DMRC.
6. Director (Project)/DMRC.
7. PC (LD)/DDA
8. PC(LM)/DDA.
9. Commr.(LD)/(LM)/(Plg.)/DDA
10. Chief Architect.
11. Chief Engineer (EZ),(Project),(NZ),(SZ),(RZ).
12. Sh. P.S. Chauhan, Chief Engineer (DMRC).
13. Addl.Commr.(LS).
14. Director (Hort.)/S-E & N-W.

(Signature) 16/11/2013
EO-II to EM.

ANNEXURE 'A'

LIST OF PARTICIPANTS.

Subject : Land allotment from DDA for Delhi MRTS Project, Phase III
Meeting held on 17.12.12 under chairmanship of VC, DDA.

P R E S E N T.

S/Shri			In Chair
1.	S.K. Srivastava	Vice-Chairman	
2.	P.R.Acharya	Finance Member,/DDA.	
3.	D.K.Saini.	Director (Project)/DMRC.	
4.	B.K.Misra.	Commr.(LM)/DDA.	
5.	P.S.Chauhan.	CE(Gen.)/DMRC.	
6.	H.S.Dharamsattu.	CE (EZ)/DDA.	
7.	P.K.Vats.	CE(Project)/DDA.	
8.	P.M.Parate.	AC(Plg.)TB&C/DDA.	
9.	S.P.Pathak.	AC(Plg.), MPR/DDA	
10.	Mrs. Savita Bhandari	Addl. Comm.(Landscape)/DDA	
11.	Ashok Ghooreshwar	Addl. Chief Architect-II /DDA	
12.	S.Hoque.	Dy.CE(Gen.)/DMRC.	
13.	A.K.Roy.	Dy.CE(Gen.)/DMRC	
14.	P.D.Meena.	Sr. Architect (NZ)/DDA	
15.	A.K.Gupta.	.Sr. Architect (SZ)/DDA	
16.	A.K.Manna.	Dir.(Plg.)/DDA.	
17.	Promod Behra	Dir.(Plg.)/DDA.	
18.	Poonam Dewan.	Dir.(LS)/DDA.	
19.	S.K.Jha.	Dir.(Lands)/DDA	
20.	Tapan Jha.	Dy.Dir.(IL)/DDA.	
21.	Brij Lal.	Dy.Dir.(Hort.)-IX/DDA	
22.	Jawahar Yadav	E.O.II to E.M.	

दिल्ली मेट्रो रेल कॉर्पोरेशन लि०

DELHI METRO RAIL CORPORATION LTD.

(भारत सरकार एवं दिल्ली सरकार का संयुक्त उपक्रम)
(A JOINT VENTURE OF GOVERNMENT OF INDIA AND GOVT. OF DELHI)

No. DMRC/Land/15/DDA/CS-KG/1311/ 323

05/06/2013

Dy. Director (IL),
Delhi Development Authority,
Vikas Sadan, INA,
New Delhi-110023.

Sub : Requirement of 1 Pkt DDA Land at Kashmere Gate on Permanent Basis for construction of CS- KG corridor (Line - 6 Extn.) of Delhi MRTS Project, Phase-III .

Ref : Our Letter No.DMRC/LAND/15/DDA/CS-KG/1311/208 dated 14.03.12.

Sir,

A requisition was sent for 6,010.73 sqm of land on Permanent Basis vide letter referred above for RSS/ESS. The revised requirement for Pocket - A-1, as per enclosed plan is given below.

Sl. No.	Location of land	Previous requirement (in sqm)	Present requirement (in sqm)	Basis	Purpose
1	A-1	6,010.73	10,236.69	Permanent	RSS/ESS

It is requested to take necessary action for allotment of land on Permanent Basis, at the earliest.

Thanking you,

Yours faithfully

(P.S.Chauhan)

Chief Engineer/Gen.

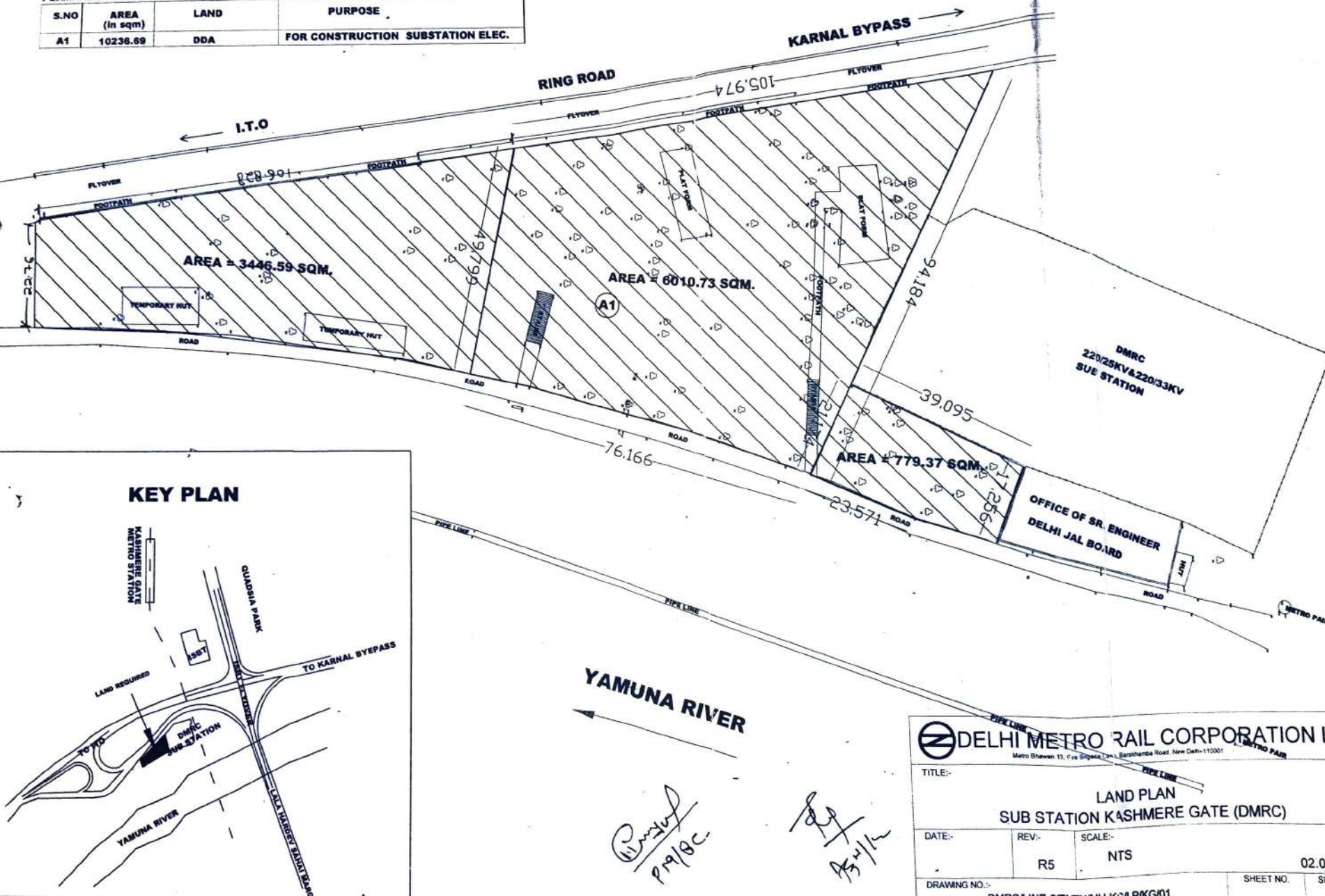
Copy for information & necessary action :

1. Commissioner (LD), DDA , Vikas Sadan, INA, NEW Delhi 110023.
2. Commissioner (Planning), DDA , Vikas Minar, NEW Delhi 110023.
3. Commissioner (LM), DDA , Vikas Sadan, INA, NEW Delhi 110023.
4. Dy. Commissioner (MRTS), DDA , Transport Department, GNCTD, Delhi.

Chief Engineer/Gen.

(मेट्रो भवन, फायर ब्रिगेड लेन, बाराखम्बा रोड, नई दिल्ली-1100011)

PERMANENT LAND REQUIREMENT			PURPOSE
S.NO	AREA (In sqm)	LAND	
A1	10236.69	DDA	FOR CONSTRUCTION SUBSTATION ELEC.



 DELHI METRO RAIL CORPORATION LTD. Metro Bhawan 12, Connaught Place, Bankimba Road, New Delhi-110001					
TITLE:-					
LAND PLAN SUB STATION KASHMERE GATE (DMRC)					
DATE:-	REV:-	SCALE:-		02.05.2013	
	R5	NTS			
DRAWING NO.:- DMRC/LINE-6/EXTN/MH-K-3/LP/KG/01				SHEET NO.	SHEET SIZE

Minutes of the Technical Committee
Held on 1-10-2013

No. P.21(5)/2013-MR

Sub:- Proposed change of landuse of an area 10236.69 sqm for construction of RSS/ESS at Kashmere Gate in Zone-'O' from 'Recreational' to 'Utility'(U3 - Substation).

1.0 BACKGROUND:

1.0 DMRC vide letter No.DMRC/Land/15/DDA/CS-KG/1311/208 dated 14.03.2012 has requested for the land measuring 6010.73 sqm on permanent basis for Construction of Relay Sub Station(RSS) at Kashmere Gate for CS - KG Corridor (Line - 6 Ext.) of Delhi MRTS project, Phase-III.

1.1 Subsequently, DMRC vide letter No.DMRC/Land/15/DDA/CS-KG/1311/323 dated 05.06.2013 submitted the modified proposal for requirement of an area measuring 10236.69 sqm on **permanent basis** for Construction of Electric Sub Station (ESS)/ Relay Sub Station(RSS) at Kashmere Gate for CS - KG Corridor (Line - 6 Ext.) of Delhi MRTS project, Phase-III (**Annexure - I**).

1.2 The matter was discussed in the meeting held on 17.12.12 under the chairmanship of VC,DDA. In which Planning Dept. was directed to process the case for allotment of land to DMRC subject to taking all requisite clearance from Yamuna Standing Committee & Central Water Commission. (**Annexure - II**).

2.0 EXAMINATION:

2.0 The proposed site is opposite to ISBT, Kasmere gate falling in Zone 'O'. The proposal will reduce recreational further.

2.1 As per MPD-2021 and Zonal Development Plan of Zone-'O' the landuse of the land under reference is 'Recreational' (District Park).

2.2 Directions/ recommendations in r/o Zone -'O' are:-

2.2.1 Pr. Secretary to L.G. vide letter dt. 23.8.2007 has intimated that L.G. has directed that till a detailed hydrological and other required studies of the River Yamuna bed is carried out **there should be complete embargo on any new construction** other than CWG village etc. being undertaken on river bed within the flood plains(**Annexure - III**).

2.2.2 OSD to LG vide U.No. No.12(1)/RM/2013/1371 dated 29.01.2013 intimated that complete flood plain of both sides of the river Yamuna comprising of a total 46 KM is to be developed and **maintained as Biodiversity Zone except for some habitable colonies abutting the flood plains**, which have in existence since long (**Annexure - IV**).

item no 42/13
Sudhakar
27/09/2013
AD (MP-I)

- 2.2.3 High Power Committee of YRDA under the chairmanship of Hon'ble L.G. had submitted a report to Govt. of India. The Committee recommended for preparation of Bio-Diversity Park along the river Yamuna by the DDA, which is under examination/ preparation by Landscape Deptt., DDA.

Planning observation:-

- 2.3 The proposal under reference require following clearances -
- Clearance from YSC of CWC.
 - Clearance from Ministry of Environment and Forest (MoEF).
- 2.4 The present proposal for RSS/ESS (measuring 10236.69 sqm) is proposed adjacent to another existing DMRC RSS /ESS (of 220/25 KV and 220/33 KV) of MRTS line phase-I.
- 2.5 Ownership, court cases (if any) and feasibility of land at site may be verified /confirmed at the time of demarcation by Lands Department (LD and LM), Engineering (EZ) Department of DDA and DMRC jointly.
- 2.6 The Landuse of site being 'Recreational' and RSS/ESS being in the category of 'Utility (U3)' use - zone as per MPD-2021, Change of Landuse from 'Recreational' to 'Utility' is required.

3.0 PROPOSAL:

The proposed Change of Landuse of an area 10236.69 sqm for construction of RSS/ESS at Kashmere Gate for CS - KG Corridor (Line - 6 Ext.) of Delhi MRTS project, Phase-III in Zone-'O' from 'Recreational' to 'Utility'(U3 - Sub station).The area is bounded by (Annexure - V)

NORTH	:	Recreational site as per ZDP of Zone 'O'
SOUTH	:	Recreational site as per ZDP of Zone 'O'
EAST	:	Recreational site as per ZDP of Zone 'O'
WEST	:	G T Karnal Road.

4.0 RECOMMENDATION:

In view of the above the examination at para 2.0 and proposal mentioned at para 3 is placed before T.C. for consideration subject to compliance of required clearances mentioned in Para-2.3.

Asstt. Dir. (AP) Zone-'O'

Dy. Dir. (AP) Zone-'E&O'

Dir (AP) 'E&O'

DECISION

The Item was presented by Director (Plg.) Zone E&O. After detailed deliberations the Technical Committee agreed to the proposal for processing of Change of Land Use of area measuring 10236.69 sqmt from 'Recreational' to 'Utility (U3-S/STN)' for construction of RSS/ESS at Kashmire Gate for CS - KG Corridor (Line- 6 Ext.) of Delhi MRTS Project.- Phase - III in Zone - 'O' under Section 11-A of DD Act 1957 subject to the following clearances from:

- Yamuna Standing Committee / Central Water Commission.
- EIA clearance from Ministry of environment and Forest (MOEF), GoI

DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION

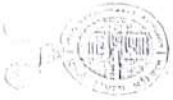
VERIFIED

This Proposal was Considered in the 7th Technical Committee Meeting held on 11.11.2012. Vide Item No. 4213.

Sd/- 11/11/2012
Asstt. Director

Dy Director
Master Plan

Annexure -'E'



ITEM No. 16/2016/12
 DELHI DEVELOPMENT AUTHORITY
 MASTER PLAN SECTION
 6TH FLOOR, VIKAS MINAR
 I.P. ESTATE, NEW DELHI

F.I (3)/2016/MP/90

Date: 02.03.2016

Subject: Minutes of the 3rd Technical Committee meeting of DDA for the year 2016 held on 02.03.2016

The 3rd Technical Committee meeting of DDA for the year 2016 was held under the chairmanship of V.C., DDA on Wednesday 02.03.2016. The list of the participants is enclosed as Annexure-I. Please find enclosed herewith a copy of the minutes for further necessary action.

The meeting ended with thanks to the Chair.

Dy. Director (MP)

To:

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

Agenda Item No.	Issue	Discussion/ Recommendations	Remarks
11/2016	Confirmation of the 2 nd Technical Committee meeting held on 03.02.2016, F1(2)/2016/MP	Since no observations/ comments were received, the minutes of the 2 nd Technical Committee meeting held on 03.02.2016 were confirmed as circulated.	
12/2016	Action Taken Report of the decisions taken during the previous T.C. meetings.	The Action Taken Report of the decisions taken during the previous T.C. meetings were noted	Action: All concerned units
13/2016	List of all the cases of Change in Land Use (CLU) for which the request has been received in DDA from various sources along with the current status.	The status of the various cases forwarded by Municipal Bodies were discussed. Based on the discussion, the following decisions were taken by the T.C.	Action: Concerned Local Bodies
		<p>i. The cases for the change of land use where the land owned by MCD's (not private) were not in conformity with the Masterplan/Zonal Plan but are existing as per the approved layout plan/ schemes. All such cases which were not forwarded by the concerned Local Bodies, while preparing the Zonal Development Plan, shall be compiled by the concerned Municipal Bodies, which shall be processed further together as per provision under DD Act, 1957.</p> <p>ii. It was observed that in some of the cases the municipal bodies has recommended CLU of large areas which may have impact on the adjoining areas w.r.t. provisions of Infrastructure, Facilities, and Security etc. Such cases may be sent to DDA with proper detailed justification, impact study etc. In this regard, Ministry of Urban Development, Govt. of India, issued directives vide letters dated 08.03.2010, 07.04.2015</p>	Action: Concerned Local Bodies

163/c

- 210/c -

- 3 -

		and 04/09.2015 which needs to be followed by the Concerned Municipal Bodies before sending any such proposal to DDA for necessary action. The concerned local bodies shall ensure that only the C.L.U. cases where land is under possession of Govt. / Urban Local Bodies (ULBs) and free from any legal cases/stay etc. to be processed.	
		iii. It was decided that Master Plan Section, DDA will prepare a handbook containing guidelines and format for processing the C.L.U. cases within the provision of MPD-2021 & D.D. Act 1957, which will be circulated to all ULBs for necessary action before the next Technical committee meeting.	Action: Director (Plg.) M.P.
		iv. The Change of Landuse cases w.r.t. to DMRC in Zone-0 were discussed in the meetings of T.C. from time to time and the same could not be processed further due to non-availability of the information/ NOC from various statutory bodies. DMRC to be requested to provide all the information along with justification as per Ministry of Urban Development directives vide letters dated 07.04.2015 and 04.09.2015 for processing the matter further in the T.C.	Action: Director (Plg.) Zone-0
14/2016	Carving out of site for CNG station along G.T. Road (N.H.-1) In Revenue Estates Of Village Singhola in Zone P-II.	The proposal was presented by Director (Plg.) LP & NP. After detailed deliberation, the proposal was approved by the Technical Committee with the following conditions: 1. By company owned & company operated only. It shall not be sub-	Action: Director (Plg.) LP & NP

		<p>leased / transferred to any private individual / agency.</p> <p>2. IGL will take all necessary approvals and NOCs from the concerned agencies.</p> <p>3. Operational area to be restricted within CNG Station site as mentioned in agenda. The remaining area (NH road R/W and Green Buffer) to be maintained as without any structure, parking, etc. Exit and entry for approaching CNG station to be permitted as mentioned in the agenda.</p> <p>4. Land will be surrendered by IGL as and when required for widening of G.T. road and development of green buffer along G.T. road</p>	
15/2016	<p>Proposed change of Land Use from 'Commercial' (C-2) to 'Public and Semi Public' facilities for DDA land located behind DMRC Sarita Vihar Depot, Mathura Road, Zone - F.</p>	<p>The proposal was presented by Director (Plg.) Zone-F. After detailed deliberation, the proposal as contained in para 3.0 of the agenda was recommended by the Technical Committee for further processing under Section- 11A of DD Act, 1957.</p>	<p>Action: Director (Plg.) Zone - F</p>

As the post of Commissioner (LM) is lying vacant, Technical Committee directed that Pr. Commissioner (LM) shall be requested to attend the meeting. The Technical Committee placed on record appreciation for the contribution made in various meetings by Sh. S.B. Khodankar in his capacity as Director (Plg.) MP&DC on account of his superannuation on 31.03.2016.

- 208/c

161/c

- 5 -

ANNEXURE

List of participants of 3rd meeting for the year 2016 of Technical Committee on
02.03.2016

DELHI DEVELOPMENT AUTHORITY

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Commissioner(LD), DDA
4. Commissioner (Plg), DDA
5. Addl. Commr. (Land Scape) DDA
6. Addl. Chief Architect-I, HUPW/DDA
7. Addl. Commissioner (Plg.) AP& Building, DDA
8. Director (Plg.) MP, DDA
9. Director (Plg.) Area Plg., DDA
10. Director (LM) DDA
11. Director (Bldg.) DDA
12. Director (Plg.) NP/LP, DDA
13. Senior Architect, VC Sect., DDA
14. Dy. Director(Plg) DDA, Zone-F
15. Dy. Director(Plg) DDA Zone-G
16. Dy. Director(Plg), DDA Zone A&B

OTHER ORGANIZATION

1. Sh. Udit Ratna, Chief Town Planner, SDMC
2. Sh. P. Dinesh, Sr. Town Planner, North DMC
3. Sh. Rajeev Gupta, Architect, NDMC
4. Sh. Sunder Lal, A.T.P., North, DMC

219544/2021/AD(PLG-ZONE E)

Annexure -'F'

CIN No. U74899DL 199501068150

 भाष Tel. : 23417910/12
 फक्स Fax : 23417921

दिल्ली मेट्रो रेल कॉर्पोरेशन लि०

DELHI METRO RAIL CORPORATION LTD.

 (भारत सरकार एवं दिल्ली सरकार का संयुक्त उपक्रम)
 (A JOINT VENTURE OF GOVERNMENT OF INDIA AND GOVT. OF DELHI)

No. DMRC/Land/15/JP-BG/1441/1150

Date: 29.09.2017

 Dy. Director (AP) E&O
 Delhi Development Authority,
 3rd Floor, Vikas Minar,
 IP Estate, New Delhi - 110002

 Sub: Land use change in respect of 10,236.69 sqm land for construction of
 RSS/ESS at Kashmere Gate for DMRC Project Phase-III

 Ref: 1. NO. 34(69)11/IL/3321 dated 02.05.2017
 2. NO. 34(69)11/IL/3923 dated 08.08.2017

Sir,

 Kindly refer to your letter cited above, following is submitted in response to three
 points mentioned by you:-

1. EIA notification 2006 dated 14.09.2006 enlists projects which require environment clearance. Metro Projects do not fall in the list of projects which require environment clearance. Construction of RSS/ESS at Kashmere Gate is an integral part of Metro construction under Phase-III.
2. Yamuna Standing Committee in its 84th meeting under item No. 84.2.2 alongwith sub committee report dated 04.07.2014, has already accorded its no objection to the proposal of construction of RSS/ESS at Kashmere Gate as the area is considered beyond the flood embankments of the river Yamuna.
3. Para 6 of NGT order dated 13.02.2015 restricts new constructions. However, construction of RSS/ESS at Kashmere Gate commenced on June, 2013 and substantially completed before the NGT order of 2015.

In view of above, clearance from Principal Committee/NGT is not required.

Thanking you,

Yours faithfully,

(Atul Gadgil)

Chief Engineer/General

SH JOSTHI (P.A.)

 The file bearing No. F21(5)2013/MP regarding
 The above subject is not in the second POC may kindly
 be forwarded to M.P. Section for put up the case in file No. F21(5)2013/MP
 AD(PLG) Zone-0 (महानगर प्रभाग ब्रिगेड लेन, बाराखम्बा रोड, नई दिल्ली-110001)
 Metro Bhawan, Fire Brigade Lane, Barakhamba Road, New Delhi-110001
 01.10.17

 उप निदेशक (प्लान) एम० पी०
 डा० सी०
 दिनांक 16/10/17

 Pl. provide file
 liability
 16/10/17
 Dy. Dir. (P.G.) MP

16/10/17

AD(PLG) Zone-0

05/10/17

 13/10/17
 P.O.



DELHI DEVELOPMENT AUTHORITY
Planning Wing, Zone E & O
3rd Floor, Vikas Minar I.P. Estate,
New Delhi-110001
☎. 23370932

F. 21(05)2013/MP/ 56

dt. 06-03-18

To,

Chief Engineer/General,
 Delhi Metro Rail Corporation Ltd.,
 Metro Bhawan, Fire Brigade Lane,
 Barakhamba Road, New Delhi-110001.

Sub: Land use change in respect of 10236.69 sqm land for construction of RSS/ESS at Kashmere Gate for DMRC Project Phase-III.

Ref: DMRC/Land/15/JP-BG/1441/1150 dt. 03-10-2017

Sir,

This is with reference to the above referred letter dt. 03-10-17. Accordingly, it is informed that the matter of change of landuse of an area 10236.69 sqm for construction of RSS/ESS at Kashmere Gate in Zone-'O' from 'Recreational' to 'Utility' (U3 – Substation) was put up in Technical Committee Meeting held on 01.10.2013 vide item no-42/2013 the decision of T.C. meeting is reproduce below:-

"The Technical Committee agreed to the proposal for processing of change of landuse of an area measuring 10236.69sqmts from 'Recreational' to 'Utility' (U3-S/STN) for construction of RSS/ESS at Kashmere Gate for CS-KG Corridor (Line-6 Ext.) of Delhi MRTS Project –Phase-III in Zone-'O' under section 11-A of DD Act 1957 subject to the following clearances from:

- i. Yamuna Standing Committee/ Central Water Commission
- ii. EIA clearance from Ministry of Environment and Forest(MOEF) Govt.

The above decision taken by the Technical Committee on dated 01.10.2013, prior to the NGT orders for flood plain of River Yamuna in court order in case No-OA-06/2012 & OA No.300/2013 dated. 13-01-2015.

Hon'ble National Green Tribunal (NGT) has passed various orders regarding flood plain of River Yamuna in its court order in case No-OA-06/2012 & OA No 300/2013 dated. 13-01-2015 and directed the following:

para.50(6),

"Construction of barrages and roads, railway and metro bridges and embankments and bunds should not be permitted in exceptional cases, a critical assessment of their potential impacts on flood aggravation and environmental clearances should be made mandatory." (Relevant page of the order enclosed)

Para-94 v.

(a) *Having given our considered view to the various reports placed on record, submissions made by the Learned Counsel appearing for the parties and the Experts, we are of the opinion that presently the flood plain should be identified for the flood of once in 25 years in the interest of ecology, bio diversity and the river flow. Thus, we direct accordingly and also direct that the DDA shall prepare a map in this regard and would physically demarcate the entire flood plain. Above interim prescription of the flood plain is not final, but is subject to change, in the event any of the public authorities, including the MOEF, mention the Tribunal based upon data or reports, or on any other specific information in that regard.*

(b) *We direct and prohibit carrying on of any construction activity in the demarcated flood plain henceforth. We further direct the Principal Committee to identify or cause to be identified, all existing structures as of today which fall on the so identified and demarcated flood plain. Upon identification, the Principal Committee shall make its recommendations as to which of the*

- 115/c

structures ought or ought not to be demolished, in the interest of environment and ecology, particularly, if such structures have been raised in an unauthorised and illegal manner.

- c) The Principal Committee may keep in mind that certain structures need to be protected, amongst other reasons, for their historical, mythological and heritage importance and/or are protected structures. The Committee shall clearly spell out the regulatory regime that should be provided for dealing with such existing structure in the flood plain.
- (d) We direct all the concerned authorities including the DDA, Municipal Corporations and the NCT of Delhi, to take immediate and effective steps for repossessing the Flood Plain area under the unauthorized and illegal occupation of any person and/or any other body. This direction is also necessitated for the reason that as per the records before the Tribunal, out of total area of 9700 hectares for River Front Development ('O' Zone), only 1452 hectare is presently available with the DDA for development and the remaining area is occupied in an unauthorised manner and is under agriculture activity for which leases had been granted by the DDA or even otherwise. (Relevant page of the order enclosed)

Further it is submitted that the 'Principle Committee' have been constituted by Hon'ble NGT vide its order dt. 13-01-15 where more or less all concerned departments are represented or individual Department like DDA, NCT of Delhi, Department of Irrigation, DJB, corporations and any other body or authority responsible for executing the work or any part thereof would be answerable and work under the direct supervision of the 'Principle Committee'.

As per Para-94(v)(b) Principle Committee to identify or cause to be identified, all existing structures as of today which fall on the so identified and demarcated flood plain. Upon identification, the Principle Committee shall make its recommendations as to which of the structures ought or ought not to be demolished, in the interest of environment and ecology, particularly, if such structures have been raised in an unauthorized and illegal manner.

In view of above examination, the case cannot be processed further till clearance from 'Principle Committee'. DMRC may take the matter with 'Principle Committee' constituted by Hon'ble NGT.

Encl: As above

(P-105/c to-112/c-)

07/c

Kakoli
06/03/2018

(Kakoli Maiti)

Dy. Director (AP) D, E & O



दिल्ली मेट्रो रेल कॉर्पोरेशन लि०

DELHI METRO RAIL CORPORATION LTD.

(भारत सरकार एवं दिल्ली सरकार का संयुक्त उपक्रम)
(A JOINT VENTURE OF GOVERNMENT OF INDIA AND GOVT. OF DELHI)

No. DMRC/Land/15/1311/265

Dated: 24.10.2019

The Dy. Director (IL)
A-216, 2nd Floor,
Vikas Sadan, INA
New Delhi - 110023

Sub: Requirement of land measuring 10236.69 Sqm on permanent basis for construction of RSS/ESS at Kashmere Gate for DMRC Project Phase-III.

- Ref:**
1. 34(69)/11/IL/3321 dated 02.05.2017
 2. 34(69)/11/IL/3923 dated 08.08.2017
 3. DMRC/Land/15/JP-BG/1441/1150 dated 03.10.2017
 4. 21(05)/2013/MP/56 dated 06.03.2018
 5. T-03/2016-17/534/NMCG/Phase-II/Vol-II dated 10.10.2019 (Copy enclosed)

Sir,

Kindly refer to the correspondence in the subjected matter in which, the DMRC was advised to approach to 'Principal Committee' constituted by Hon'ble NGT for clearance to process the case for allotment of land.

DMRC approached to 'Principal Committee' constituted by Hon'ble NGT for clearance on the matters related to construction in O Zone across Yamuna.

Find enclosed herewith the copy of minutes of meeting (referred at Sl. No. 5. Above) held on 30.09.2019 at 3:00 PM alongwith relevant pages of the order. As per minutes the 'Principal Committee' noted that "DDA has already given working permission to DMRC for carrying out construction activities and infrastructure has already been created against the permission. Accordingly, DDA may have to decide on the issue."

The Principal Committee further suggested that "as the working permission on the five land pockets were provided by DDA to DMRC prior to constitution of the 'Principal Committee' therefore the issue may be decided by DDA.

In view of above, it is clarified that the permission of the Principal Committee constituted under NGT is not required as the working permission was issued prior to the constitution of the committee and construction by DMRC has already been completed. It is therefore requested again to process allotment of 10236.69 Sqm land on permanent basis at Kashmere Gate in favour of DMRC.

Thanking you,

Yours faithfully

(M.K. Shukla)
General Manager/Land

Copy to: CEE/RS for information please

General Manager/Land

(मेट्रो भवन, फायर ब्रिगेड लेन, बाराखम्बा रोड, नई दिल्ली-110001)
Metro Bhawan, Fire Brigade Lane, Barakhamba Road, New Delhi-110001

-153/c

97

T-03/2016-17/534/NMCG/Phase-II/Vol.II
National Mission for Clean Ganga
Ministry of Jal Shakti, Government of India

1st Floor,
 Major Dhyan Chand National Stadium
 India Gate, New Delhi-110002
 Dated: 10th October, 2019

OFFICE MEMORANDUM

Subject: Minutes of 10th Meeting of the re-constituted Principal Committee in the matter O.A. No. 06 of 2012 — Manoj Mishra Vs Union of India & Ors held on 30.09.2019 at 03.00 PM

A copy of Minutes of Meeting of Principal Committee held at Conference Room, Ministry of Jal Shakti on 30.09.2019 at 03.00 PM under the Chairmanship of Secretary, DoWR, RD&GR, Ministry of Jal Shakti is forwarded herewith for information/ necessary action.



(D. P. Mathuria)

Executive Director (Technical)
 Member Secretary, Principal Committee

Encl: As above.

To:

1. Shri Shashi Shekhar, Expert Member, C - II/155, Satya Marg, Chanakyapuri, New Delhi - 110021
2. Additional Secretary, Ministry of Environment, Forest and Climate Change, Indira Paryavaran Bhavan, Jorbagh Road, New Delhi - 110032
3. Joint Secretary, Ministry of Water Resources, RD&GR Shram Shakti Bhavan, Rafi Marg, Sansad Marg Area, New Delhi, Delhi 110001
4. Chief Secretary, GNCTD, Delhi Secretariat, IP Estate, Near Indira Gandhi Indoor Stadium, Delhi - 110002
5. Secretary, Irrigation Department, Govt. of Haryana, Haryana Civil Secretariat, Sector-1, Chandigarh, Haryana
6. Secretary, Irrigation Department, Govt. of Himachal Pradesh, H.P. Secretariat, Shimla-171002
7. Secretary, (UP) Irrigation Department, Babu Bhawan Sachivalya, Government of UP, Lucknow - 226 001
8. Secretary, Irrigation Department, Govt. of Uttarakhand, 4 Subhash Road, Secretariat, Forth Floor, New Building Dehradun, Pin code-248001
9. Secretary, Department of Environment, Govt. of NCT of Delhi, 6th Floor, Delhi Secretariat, IP Estate, New Delhi (Fax - 011 23392034)
10. Secretary, Department of Irrigation & Flood Control, Varunalaya Complex (Phase-II), Karol Bagh, New Delhi-110005

11. CEO, Delhi Jal Board, Delhi Jal Board, Varunalaya Complex (Phase-II), Karol Bagh, New Delhi-110005
12. Dr. A. K. Gosain, Professor of Civil Engineering, Indian Institute of Technology Delhi Hauz Khas, New Delhi - 110 016
13. Dr. C. R. Babu, Centre for Environmental Management of Degraded Ecosystems, School of Environment Studies, University of Delhi-110007.
14. Dr. A. A. Kazmi, Civil Engineering Department, Indian Institute of Technology Roorkee, Roorkee, Uttarakhand 247667
15. Shri.U.W.Hood, Group General Manager (Projects), National Capital Region Transport Corporation (NCRTC), 7/6, Siri Fort Institutional Area, August Kranti Marg, New Delhi -110049
16. Shri. S. A. Verma, General Manager (Environment), Delhi Metro Rail Corporation Limited
17. Chief Engineer, Zone-I, Department of Irrigation & Flood Control, Varunalaya Complex (Phase-II), Karol Bagh, New Delhi-110005
18. Chairman, Central Pollution Control Board, Parivesh Bhawan, East Arjun Nagar, Delhi-110032
19. Vice Chairman, Delhi Development Authority, Vice-Chairman Office B- Block, 1st Floor Vikas Sadan, New Delhi-110023.
20. Director, National Institute of Hydrology, Roorkee - 247667, Uttarakhand,
21. Principal Secretary, Department of Environment, U.P., Room No. 601, Bapu Bhawan Secretariat, Vidhan Sabha Marg, Lucknow - 226001.
22. Principal Secretary, Urban Development Department, 824, Bapu Bhawan Lucknow, Uttar Pradesh - 226001
23. Member Secretary, Delhi Pollution Control Committee, Government of N.C.T. Delhi, 4th Floor, ISBT Building, Kashmere Gate, Delhi-110006
24. Chief Engineer (Yamuna), Department of Irrigation UP
25. The Chief Administrator, Haryana Shehri Vikas Pradhikaran (HSVP/HUDA), Sector 6, Panchkula, Haryana
26. The Director, Urban Local Body, Bays No 11-14, Sector 4, Panchkula, Haryana
27. The Engineer-In-Chief, Public Health Engineering Department, Haryana, bays no 13-18, sector 4, Panchkula, Haryana
28. The Engineer-In-Chief, Irrigation & Water Resources Department, Haryana, Sichai Bhawan, Sector 5, Panchkula, Haryana
29. The Member Secretary, Haryana State Pollution Control Board, C-11, Sector 6, Panchkula, Haryana 134109

Copy for kind information to:

1. PPS to Secretary, Department of Water Resources, RD&GR, Ministry of Jal Shakti,
2. Members, Monitoring Committee (Yamuna)
3. Director General, NMCG
4. PS to ED (Projects/ Finance/Admin), NMCG

Agenda 2: Delhi Metro Rail Corporation Limited's proposal for "construction of bridge across the river Yamuna and construction of viaduct in the floodplain".

Official from DMRC informed that under Delhi Metro's Phase IV project, a new corridor is proposed, Mukundpur-Maujpur corridor, consisting of 12.54 km and having 6 elevated stations, which will connect East Delhi with North-West Delhi, via a bridge of 560m length across the River Yamuna and 780m elevated viaduct section in the Yamuna floodplain. The bridge has been proposed between the existing two bridges viz., Signature Bridge which is approx. 200 m on the downstream side and Wazirabad barrage which is approx. 450m on the upstream side (presentation at **Annexure-III**). After completion of proposed corridor, operational Delhi Metro Line No. 7 (Pink Line), will be complete and form a ring to cover important parts of Delhi, as well as provide connectivity to highly inhabited parts of Delhi (such as Sonia Vihar).

Further it was informed that the alignment of the bridge from Sonia Vihar to Surghat has been finalized considering the existing sites such as Wazirabad Barrage on upstream of Proposed Bridge, Signature Bridge on downstream, Surghat station located at Ring Road, orientation of Surghat station governed by Heritage structure of Shah Alam Tomb, Geo-Tech Study along Bridge alignment, Tree Survey and CWPRS Study. Details of mitigation measures proposed to be adopted during construction and operational phase was informed, such as:

- i. No polluting vehicles, construction machinery & plants allowed
- ii. Use of RMC (Ready mixed concrete) for concreting
- iii. Disposal of Construction & Demolition (C&D) Waste at recycling plant at Burari and using recycled material such as paver blocks in the project
- iv. Use of non-polluting polymer in pile foundation
- v. No use of hazardous material which can contaminate water/ soil
- vi. DMRC follows a policy of plantation of 10 saplings for every tree felled. 118 trees required to be felled on east side near Sonia Vihar –Safeda, Jungli Jalebi, Shisham, Kikar, Jamun, Peepal. 09 trees to be felled on west bank – Jungli Jalebi, Kikar. Above trees shall be felled with prior permission from and under the guidance of forest department. Special care shall be exercised for protection of other trees and shrubs against injury from equipment, excavation, dumping of materials/wastes
- vii. No harm to aquatic flora and fauna
- viii. Vehicles carrying construction material and debris shall also be covered

- 158/c -
- 95
- ix. Construction material stored on the site shall be fully covered to avoid dispersal of dust in air
 - x. At entry/exit gates of all construction sites, wheel washing system is provided for cleaning of tyres to eliminate pollution of public road
 - xi. Water sprinkling on unpaved roads
 - xii. Sweeping of paved roads
 - xiii. Bio-toilet at Construction site
 - xiv. Barricading of site to protect public from injury, safeguard equipments and workers and also to avoid exposure of dust and noise from the site
 - xv. Environment quality monitoring at site.

Prof. C.R.Babu informed that such projects will increase the sediment load in River Yamuna.

Prof. A.K.Gosain enquired about the afflux being generated by the project on the river and also informed that the afflux estimated by the CWPRS is specific to this project only. The cumulative afflux generated by such projects may be on higher side. Further, it was also highlighted that with prevailing climate change conditions, such projects may also affect the flooding pattern in Delhi.

After detailed deliberation by the Principal Committee on the merits and de-merits of the project, the Committee recommended the proposal for approval of Hon'ble NGT, subjected to fulfillment of following conditions by DMRC:

- i. All the construction activities should be carried out with minimum effect on the floodplains
- ii. Restoration of the floodplain that may be impacted adversely or otherwise by the construction of bridge alignment in the Yamuna flood plain/ pillars.
- iii. The muck/ debris generated should be disposed off scientifically and no dumping shall be allowed on the floodplains.
- iv. Compensation of the trees to be cut during construction/ operational phase of the project to be carried out by DMRC without fail.
- v. Failure to abide by any conditions thereof will lead to withdrawal of permissions.

In order to have a better understanding, Principal Committee recommended that Department of Water Resources, RD&GR, Ministry of Jal Shakti may be requested to carry out an integrated morphological study of River Yamuna in Delhi stretch, for evaluating the impact

created by the existing bridge/ metro/ railway projects and the proposed ~~project~~ ally as well as cumulatively on afflux created and its impact on food levels.

Further, Member Convener PC informed that DMRC's another proposal requesting permission for allotment of five land pockets - Kashmere Gate, Sarai Kale Khan, Kalindi Kunj Station, Kalind Kunj Depot and Kalindi Kunj Feeder Bus Depot, in O-Zone from DDA was discussed in the 8th meeting of the Principal Committee held on 25.06.2019. It was suggested that the proposal may be discussed in the next meeting of the Committee in the presence of expert members of Principal Committee.

General Manager DMRC informed that DMRC during the period 2011-2013 had obtained working permission from DDA for construction of receiving sub-station, station, depot, ramp and feeder bus depot at the 5 land pockets. These structures have been constructed and operationalized. The construction at these 5 locations started prior to the NGT order of 13.01.2015, hence clearance of Principal Committee was not required at the time of obtaining working permission from DDA. However, when DMRC approached DDA in 2016 for allotment of these 5 land pockets, DDA informed that these 5 locations are falling under floodplain zone of River Yamuna and directed DMRC to obtain clearance from Principal Committee.

It was informed to the PC that certain activities were categorized as prohibitive activities in the O zone as per Delhi Master Plan-2011 and 2021 as well. DDA has already given working permission to DMRC for carrying out construction activities and infrastructure has already been created against the permission. Accordingly, DDA may have to decide on the issue.

After detailed discussions, Principal Committee suggested that as the working permission on the 5 land pockets was provided by DDA to DMRC prior to constitution of the Principal Committee, therefore the issue may be decided by DDA.

Agenda 3: Irrigation and Flood Control Department, GNCTD's proposal for "Development of the existing Chhath Ghat at ITO on the Right Bank of River Yamuna"

Official from WAPCOS, Consultant for the project, informed the Committee that the proposal aims at re-development of the already existing Chhath Ghat at a total cost of Rs. 1.99 Crore (presentation at Annexure - IV). The existing Chhath Ghat of 2750 m² was built by PWD Delhi in 2010 and was later allotted to Chhath Puja Samiti. The site is primarily used for Chhath Puja. It was informed that a total of 1 hectare area is proposed to be



DELHI DEVELOPMENT AUTHORITY
INSTITUTIONAL LAND BRANCH

No. F.34 (Misc)2012/IL /2617

Dated 28/11/13

To,

The Chief Engineer (Gen.)
Delhi Metro Rail Corporation Ltd.
Metro Bhawan,
Fire Brigade Lane,
Barakhamba Road,
New Delhi-110001

Sub: Granting of Working Permission for pre-construction activities for DMRC
Project Phase-III.

Sir,

This has reference to your letter No. DMRC/Land/15/DDA/1201/590 dated 17.10.2013 on the subject cited above.

VC, DDA has pleased to accord the approval for working permission for pre-construction activities in the following cases subject to condition mentioned as below:

S.No.	Scheme/Location	Purpose	Permanent (Area in Sqm)	Remarks
1	Kalkaji	Ramp	2,712.00	
2	Nehru Place (NP-3 NP-4)	Entry/Exit & Ancillary Bldg.	4,137.00	
3	Kalindi Kunj	Station	10,000.00	
4	Sarai Kale Khan	Ramp	3,030.00	✓
5	Mukundpur, Depot	Viaduct, Washing Plant	7,464.75	
6	Near Yamuna vihar (Ambedkar College)	RSS	3,900.00	✓
7	Vasant Vihar	Entry/Exit	475.00	
8	Asthakunj, Near NSIC	RSS	4,080.00	✓
9	Ring Road, Karnal Bye-Pass (Ashminagar)	RSS	10,236.00	✓
10	Netaji Subhash Place	Station, Entry/Exit		Area to be proposed for change of land use in Technical Committee/ Screening Committee by Planning Wing.

The working permission for pre-construction activities is purely as is where is basis on the request of DMRC.

The pre-construction activities are valid for the area/location proposed by concerned Planning Wing for approval of Screening Committee/Technical Committee. The DMRC will obtain the approved/proposed plan from the concerned Planning Wing before execution of the work.

The DMRC may furnish an undertaking to enquire about pending Court cases from Land Management Wing before execution of the work.

Copy forwarded to CPM/1, CPM/2, CPM/3, CPM/4, CPM/6, CPM/7, CGM(E)/PS-2 for information and immediate N/A. DW, DE for kind information please. 28/11/13

62

Dy. Director (IL)

13, 15, 14, 9, 5
14, 18, 18, 15

CIN No U74899DL 1995GOI068150

दूरभाष Tel.: 23417910/12

फैक्स Fax: 23417921

दिल्ली मेट्रो रेल कॉर्पोरेशन लिमिटेड

DELHI METRO RAIL CORPORATION LTD.

(भारत सरकार एवं दिल्ली सरकार का संयुक्त उपक्रम)
(A JOINT VENTURE OF GOVT. OF INDIA AND GOVT. OF NCT DELHI)

No. DMRC/Land/15/DDA/1201/3446

Dated: 07.01.2021

Commissioner (Planning)
Delhi Development Authority
Vikas Minar, New Delhi-110002

निदेशक (योजना)

जोन ई एंड ओ

शहरी संख्या

दिनांक

440

23.09.2021

18/10/2021

Sub: Regarding pendency of files Phase-III MRTS Project
Ref: DMRC/Land/15/DDA/1201/3136 dated 27.07.2020

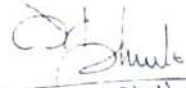
Madam,

With the above reference, it is to be informed that Phase-III MRTS work started in 2011 has been completed and commissioned long back. However the land for which working permission were granted by DDA are yet to be formally allotted in favour of DMRC. It is understood that proposal for allotment have been initiated by the IL Department and they are lying in Planning Department/Architecture Department for comments/observation. Copy of list of proposals is being enclosed for reference please.

It is once again requested to look in to the matter and advice the concerned official to expedite the cases further so that formal allotment can be made

Thanking you,

Yours faithfully



(M.K. Shukla)

General Manager/Land

- Copy to: 1. Pr. Commissioner (LD), DDA, Vikas Sadan, INA, New Delhi-110023
2. Pr. Commissioner (LS), DDA, Vikas Sadan, INA, New Delhi-110023
3. Commissioner (LM), DDA, Vikas Sadan, INA, New Delhi-110023
4. Chief Architect, DDA, Vikas Minar, New Delhi-110002

General Manager/Land

(मेट्रो भवन, फायर ब्रिगेड लेन, बारखम्बा रोड, नई दिल्ली-110001)

Metro Bhawan, Fire Brigade Lane, Barakhamba Road, New Delhi-110001

Pendency Cases Files - DDA Land (Phase-III)

Sl. No.	File No.	Location	Area Required (Sqm.)	Purpose
1	F34(9)11/IL	Shalimar Place (5 Pkts. C1,C2,C3,C4,C5)	26,475.63	Station Viaduct & Road
2	F34(69)11/IL	Ring Road Karnal By - Pass, Kashmere Gate (1 Pkt. - A1)	10,236.69	RSS
3	F34(38)11/IL	Parmeshwari Wala Bagh, Azadpur (1 Pkt. - 2E)	4,723.15	Road
4	F34(38)11/IL	Parmeshwari Wala Bagh, Azadpur (3 Pkts. - 2C,2D,2F)	3,352.29	Ancillary STP, Skylight & Road
5	F34(27)12/IL	Near Ashok Vihar Chowk Ring Road, Shalimar Bagh (3 Pkts.)	1,724.97 (5,811.67-4,086.70)	Entry/Exit, Ancillary Building, Drive Way, Footpath & parking For ROW Parking for PD Floor Under Construction
6	F34(05)11/IL	Netaji Subhash Place	2,562.00	Entry/Exit, Ancillary Building, Drive Way, Footpath & parking For ROW Parking for PD Floor Under Construction
7	F34(06)12/IL	Vinoba Puri (3 Pkts. - 20A, Q1, Q)	1,197.00 (1,388.00-191.00)	Entry/Exit, Ancillary Building, Drive Way, Footpath & parking For ROW Parking for PD Floor Under Construction
8		Ashram Chowk (1 Pkt. - S-14)	47.00	TVS
9	F34(40)11/IL	Sarai Kale Khan, Across Ring Road (1 Pkt. - X)	3,030.00	Ramp, Ancillary Building, Entry/Exit & Shaft
10	F34(37)11/IL	Karkardooma (1 Pkt. - D1)	7,220.80	MMI & Parking
11		Netaji Subhash Place (1 Pkt. - C)	1,291.40	Ramp
12	F34(05)11/IL	Netaji Subhash Place	460.00	Pedestrian Subway
13		Shakurpur (1 Pkt. - A)	285.89	Service Road
14		Punjabi Bagh	42.00	Sub-Structure & Super-Structure of Half Platform
15	F34(08)14/IL	District Centre, Janakpuri (1 Pkt. - 1)	815.98 (2,698.98-1,883.00)	Ancillary Building & Entry/Exit
16	F34(19)18/IL	Palam (2 Pkt. - A,B)	3,196.00	Two & Four Wheeler Parking
17	F34(30)11/IL	Hauz Khas (3 Pkts. - HK-2,4,7)	5,970.00	Entry/Exit/Shaft & Ancillary Building
18	F34(26)11/IL	Panchsheel Park (1 Pkt.)	1,157.00	Developed for Auto-Drop Off
19	F34(20)11/IL	Chirag Delhi (8 Pkts. - B1,2,3,A1,2,3,4,5)	3,444.59	External Development of Station
20	F34(20)11/IL	Chirag Delhi	1,329.00	For MMI
21	F34(19)11/IL	Chirag Delhi	605.00	For MMI
22		Nehru Place (1 Pkt. - NP-2)	573.00	
23	F34(29)11/IL	Nehru Place (2 Pkts. - TNP-3,4)	1,626.00	Entry/Exit & Station Box
24	F34(15)11/IL	Kalkaji (1 Pkt. - KJ-1)	27,511.00	Entry/Exit, Ancillary Building & Station Box with PD
25	F34(46)11/IL	Kalindi Kunj (2 Pkts. - A,B)	3,363.73 (13,363.73-10,000)	Feeder Bus Depot
26	F34(8)11/IL	Kalindi Kunj (5 Pkts. - A,B,I,II,III)	227,978.52	Maintenance Depot
27	F34(15)11/IL	Astha Kunj, Kalkaji (1 Pkt. - A)	1,025.86	Ramp/Viaduct

DDA
दिविप्रा

LANDUSE

RESIDENTIAL

RD RESIDENTIAL

COMMERCIAL

C-1 GENERAL BUSINESS & COMMERCE

C-2 WAREHOUSING

C-3 HOTEL

INDUSTRIAL

M1 MANUFACTURING

RECREATIONAL

P2 DISTRICT PARK, CITY PARK, COMMUNITY PARK

P3 HISTORICAL MONUMENTS

MULTIPURPOSE GROUND

FOREST

TRANSPORTATION

T2 TERMINAL/DEPOT-MRTS

T3 PARKING

T3 CIRCULATION

RAILWAY LINE

MRTS

100 M R/W

90 M R/W

60 - 64 M R/W

45 M R/W

30 - 36 M R/W

UTILITIES

U1 WATER TREATMENT PLANT ETC.

U2 SEWERAGE (TREATMENT PLANT, PUMPING STN. ETC.)

U3 ELECTRICITY (POWER HOUSE, SUB-STATION ETC.)

U5 DRAIN

GOVERNMENT

G2 GOVERNMENT OFFICES

PUBLIC & SEMI-PUBLIC

PS1 PUBLIC & SEMI-PUBLIC FACILITIES

POLICE STATION/POLICE LINES/FACILITY CENTRE

CREMATION /BURIAL GROUND

BATHING GHAT

PS3 SPORTS FACILITIES/STADIUM

DISTRIBUTIVE SERVICES

PETROL PUMP/CNG STATION/GAS GODOWN

AGRICULTURE & WATER BODY

A3 RIVER & WATER BODY (PONDAGE)

BOUNDARIES

ZONAL BOUNDARIES

NCTD BOUNDARIES

भूमी उपयोग

आवासीय

आवासीय क्षेत्र

व्यावसायिक

सामान्य व्यापार एवं वाणिज्य

गाम्भीर्य

होटल

औद्योगिक

निर्माण

मनोरंजन

विश्रिष्ट पार्क, पार्क, सार्वजनिक पार्क

ऐतिहासिक स्मारक

बहुउद्देशीय मैदान

वन

परिवहन

टर्मिनल / टिकट-मार्ग, टिकट-मार्ग

पार्किंग

परिवहन

रेल लाइन

एन.ए.टी.एस.

100 मी. मार्गचिह्न

90 मी. मार्गचिह्न

60 - 64 मी. मार्गचिह्न

45 मी. मार्गचिह्न

30 - 36 मी. मार्गचिह्न

उपयोगिता सेवाएं

जल उपचार संयंत्र आदि

नगर-जल (टिकट-मार्ग, टिकट-मार्ग)

विद्युत (घर, हाउस, सब-स्टेशन आदि)

नाले

सरकारी उपयोग

सरकारी कार्यालय

सार्वजनिक एवं अर्ध-सार्वजनिक

सार्वजनिक एवं अर्ध-सार्वजनिक सुविधाएं

पुलिस स्टेशन / पुलिस लाइन / सुविधा केंद्र

कremation भूमि / कब्रगाह

स्नान घाट

खेल सुविधाएं / स्टेडियम

वितरण सेवाएं

पेट्रोल पंप / सी.एन.जी. स्टेशन / गैस गोदाम

कृषि और जल संग्रह

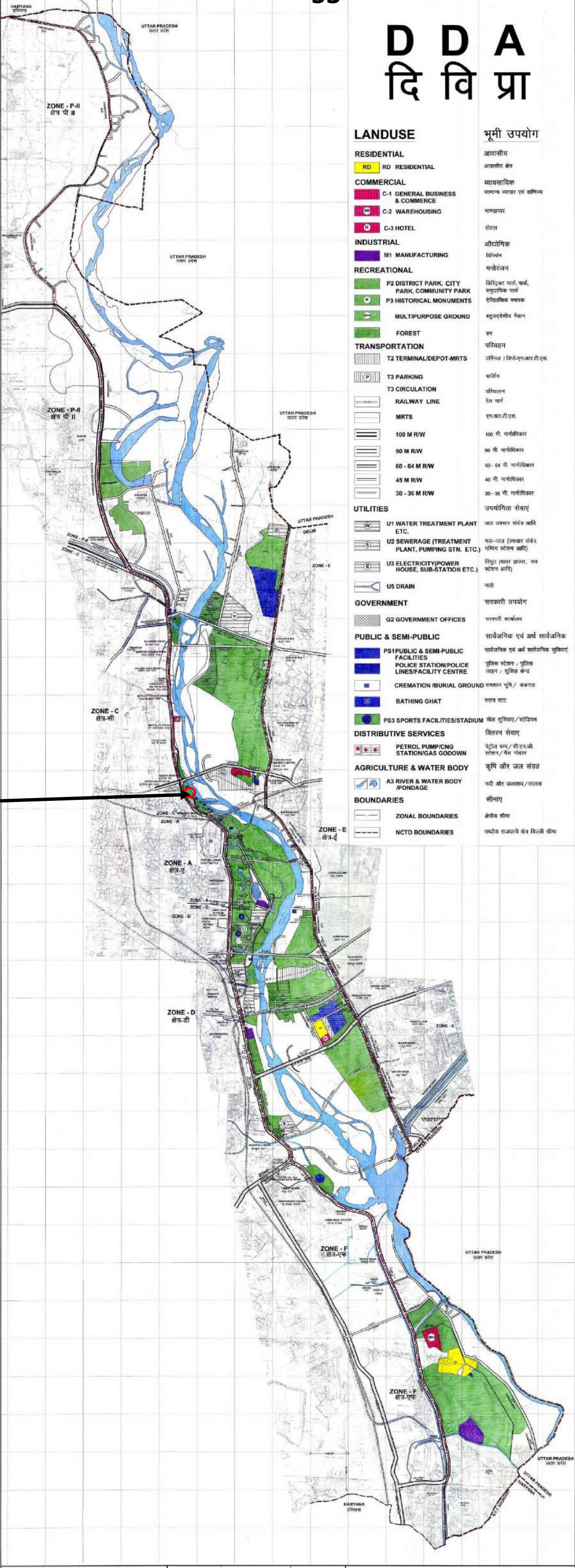
नदी और जलसंधि / तालाब

सीमाएं

क्षेत्रीय सीमा

राष्ट्रीय राजधानी क्षेत्र दिल्ली सीमा

Site
Under Reference



NOTE: APPROVED BY MOUD, GOVT. OF INDIA, VIDE LETTER No. K-12011/23/2005-DOB DATED 08.03.2010
AUTHENTICATED ON BEHALF OF GOVERNMENT OF INDIA VIDE LETTER NO. K-12011/23/2005-DOB DATED 08.03.2010
Sd/- V. VERMA (Joint Secretary to the Govt. of India, Ministry of Urban Development, New Delhi)
NOTIFIED UNDER SECTION 11 BY DDA ON 10.08.2010

[Signature]
PLG ASSISTANT

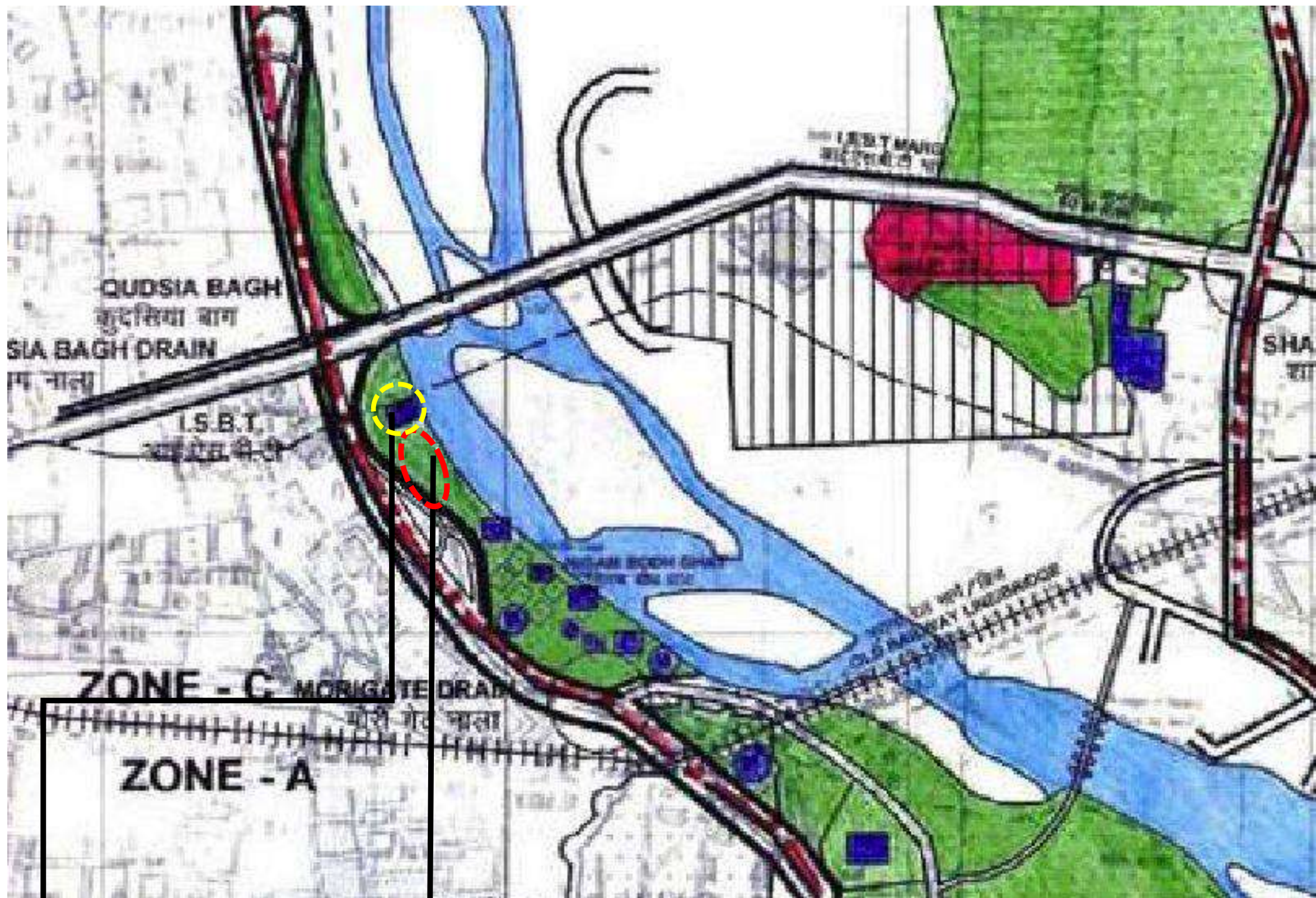
[Signature]
ASST. DIRECTOR (PLG.)

[Signature]
DIRECTOR (PLG.)

[Signature]
ADOL COMMISSIONER (PLG.)

[Signature]
COMMISSIONER (PLG.)

ZONAL DEVELOPMENT PLAN
Zone 'O' (River Yamuna / River Front)
क्षेत्रीय विकास योजना
जोन - 'ओ' (रिवर यमुना / रिवर फ्रंट)
SCALE: 1:50,000
DELHI DEVELOPMENT AUTHORITY
दिल्ली विकास प्राधिकरण



Site Under Reference

Existing ESS/RSS

***Note:**

* Existing as well as Proposed ESS/RSS is along the Ring road and there is no green space in between as per Ground reality.

JOINT SITE INSPECTION REPORT

- 245/c.

Annexure - 'M'

1st October 2020

11:00 am

- 2020

Joint Site Inspection report in respect of change of Landuse from 'Recreational' to 'Utility' of land measuring 10,236.69 sqm at Kashmere Gate in Zone-10 for construction of RSS/ESS.

The said site inspection has been carried out in the presence of DD (Hort. Div-II) DDA, Executive Eng. DMRC (Metro Bhanu), AEE (EMD-8) DDA and Plg. Deptt Zone - 'O'. The officials from S.E (HQ) North Zone, LM-I & II, Lands and Survey were not present at the site.

The observation of the present Departments are as under:

1. DD (Hort. Div-II) DDA:

There is no cost cash in this matter of the subject and litigation at site and under 24(2) Rule. The controlling thin Area is Hort Div II.

2. Ex Engr (DMRE) (Manga) Land Cell Metro Bhanu.

The TSS is available. Shall be provided as & when required. The R.S.S. is functional & operational.

AEE (EMD-8):

3. This area doesn't come under EMD-8. It comes under the jurisdiction of Chief Engineer (North Zone).

4. Planning Dept (AD(Plg) Zone - 'O') : The RSS/ESS is already constructed at the site and is functional at present.

Shreeta
01/10/2020

(SHRETA MANGLA)
AD(Plg) Zone - O
(9911892852)

~ 24A/C

SALEKHCHAND
SHARMA

Wormy
1-10-20

DD(H)/2

9810999845

Dubey
01/10/2020

(Paramjeet Kumar Dubey)
AEE, EMD-8
(9102930358)

Santant
1/10/2020

(SANTANT RAM)
Manager/Land
DMRC
9968668895

Saurabh Pandey

1/10/2020
(Saurabh Pandey)

AM/E/RS

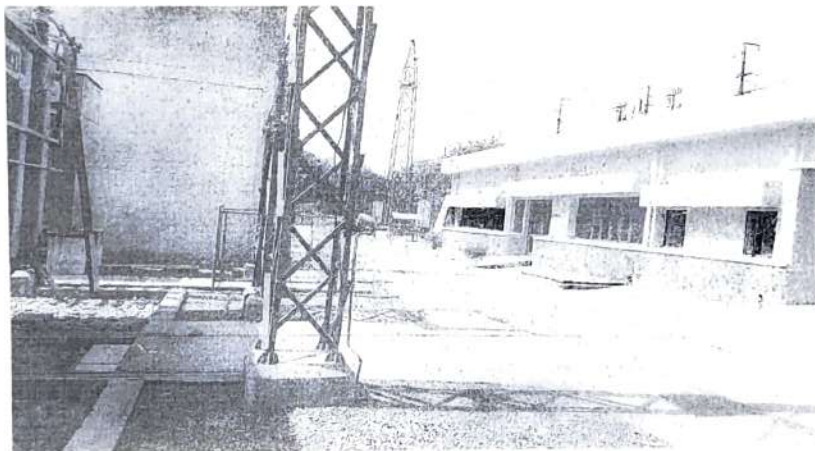
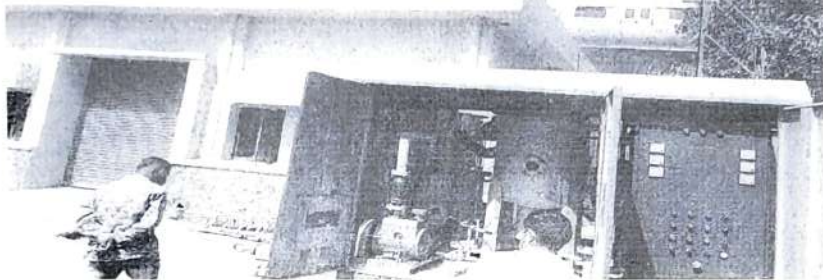
DMRC

9599831117

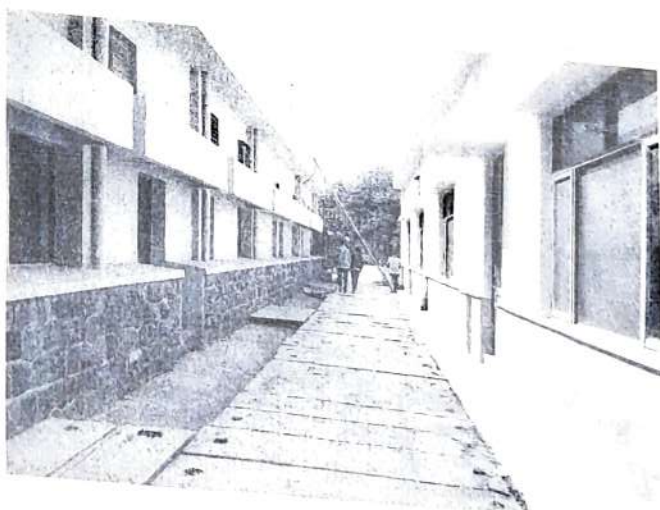
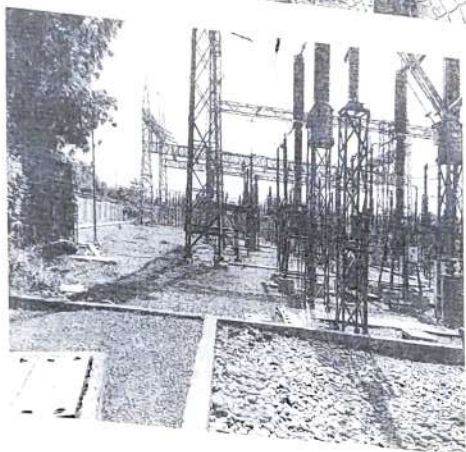
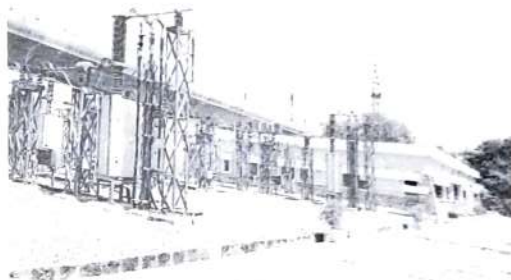
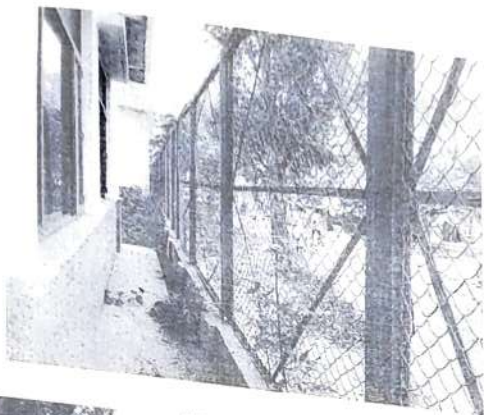
M.K. Jolhi

(M.K. Jolhi)
Hq ASEA Zone-O
981067084

219544/2021/AD(PLG-ZONE E)



— 247/c —



निदेशक (योगना)

जोन ई एंड ओ

हाथी संख्या

दिनांक

450

29/9/21

आवाज कोषावली

आवाज कोषावली दिनांक 11.6.2020 कोषावली दिनांक 11.6.2020

दिनांक 6.6.2020 पर संख्या F 3(15) T&NP Part II 165-68 के
 संदर्भ में जोता जेला स्टेशन से 1.5 RT के नजदीक स्थित 1.5 हेक्टेयर
 भूमि (लगभग 1.5 RT के "उपान" 2005) के अन्तर्गत में 2.14 अन्तर्गत भूमि की
 आवाज कोषावली के लिए दाखिल की
 तबले से जो नीचा लगी Ex Land के जो अन्तर्गत आवाज कोषावली की 11.6.2020
 दिनांक पर उपान 2005 की तबले से जो अन्तर्गत 1.5 RT के नजदीक स्थित 1.5 हेक्टेयर
 जो अन्तर्गत 1.5 RT के नजदीक स्थित 1.5 हेक्टेयर के जो अन्तर्गत 1.5 RT के नजदीक स्थित 1.5 हेक्टेयर
 आवाज कोषावली के लिए दाखिल की तबले से जो अन्तर्गत 1.5 RT के नजदीक स्थित 1.5 हेक्टेयर
 (TPT) दिल्ली सरकार की तरफ से जो अन्तर्गत 1.5 RT के नजदीक स्थित 1.5 हेक्टेयर
 जोता पर पूर्व निर्धारित कोषावली के अनुसार उपोक्त 1.5 हेक्टेयर
 जोता अन्तर्गत 1.5 RT के नजदीक स्थित 1.5 हेक्टेयर के अनुसार उपोक्त 1.5 हेक्टेयर
 के अनुसार उपोक्त 1.5 RT के नजदीक स्थित 1.5 हेक्टेयर के अनुसार उपोक्त 1.5 हेक्टेयर
 भूमि का आवाज कोषावली के लिए दाखिल की तबले से जो अन्तर्गत 1.5 RT के नजदीक स्थित 1.5 हेक्टेयर
 अन्तर्गत 1.5 RT के नजदीक स्थित 1.5 हेक्टेयर के अनुसार उपोक्त 1.5 हेक्टेयर
 अन्तर्गत 1.5 RT के नजदीक स्थित 1.5 हेक्टेयर के अनुसार उपोक्त 1.5 हेक्टेयर
 अन्तर्गत 1.5 RT के नजदीक स्थित 1.5 हेक्टेयर के अनुसार उपोक्त 1.5 हेक्टेयर

आवाज कोषावली

Ex Land

(जो अन्तर्गत 1.5 RT के नजदीक स्थित 1.5 हेक्टेयर)

आवाज कोषावली दिनांक

आवाज कोषावली

Chandauli

11.6.2020

(जो अन्तर्गत 1.5 RT के नजदीक स्थित 1.5 हेक्टेयर)

आवाज कोषावली दिनांक

दिल्ली सरकार

उपोक्त कोषावली दिनांक

(जो अन्तर्गत 1.5 RT के नजदीक स्थित 1.5 हेक्टेयर)

आवाज कोषावली दिनांक

(जो अन्तर्गत 1.5 RT के नजदीक स्थित 1.5 हेक्टेयर)

आवाज कोषावली दिनांक

(जो अन्तर्गत 1.5 RT के नजदीक स्थित 1.5 हेक्टेयर)

आवाज कोषावली दिनांक

(जो अन्तर्गत 1.5 RT के नजदीक स्थित 1.5 हेक्टेयर)

आवाज कोषावली दिनांक

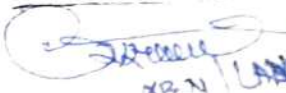
कब्जा कोषवाही

आज रोज दिनांक 14-6-2000 को श्री ए.एस. खुल्लव (अतिरिक्त निर्देशक (TPT) दिल्ली सरकार के आदेशानुसार मेजा केला इस्टेट 15BT के नजदीक 2.14 अकड़ भूमि का कब्जा जो कि 14-6-2000 को दि.वि.पा. से लिया वह आपके आदेशानुसार श्री ए.एस. लागी EX(Land) को शगती सप से कब्जा दिया गया

कब्जा देने वाला


Chandrabul
14-6-2000 ST

कब्जा लेने वाला

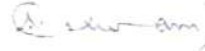
 14/6/00
XEN/LAND

उपरोक्त भूमि 2.14 अकड़ जिसका कब्जा M.R.T.S (TPT) दिल्ली सरकार के श्री चन्दन सिंह (जानकारी से लिया गया का हवायी कब्जा श्री अनिल आरवानी AEN (RC) को दिया गया

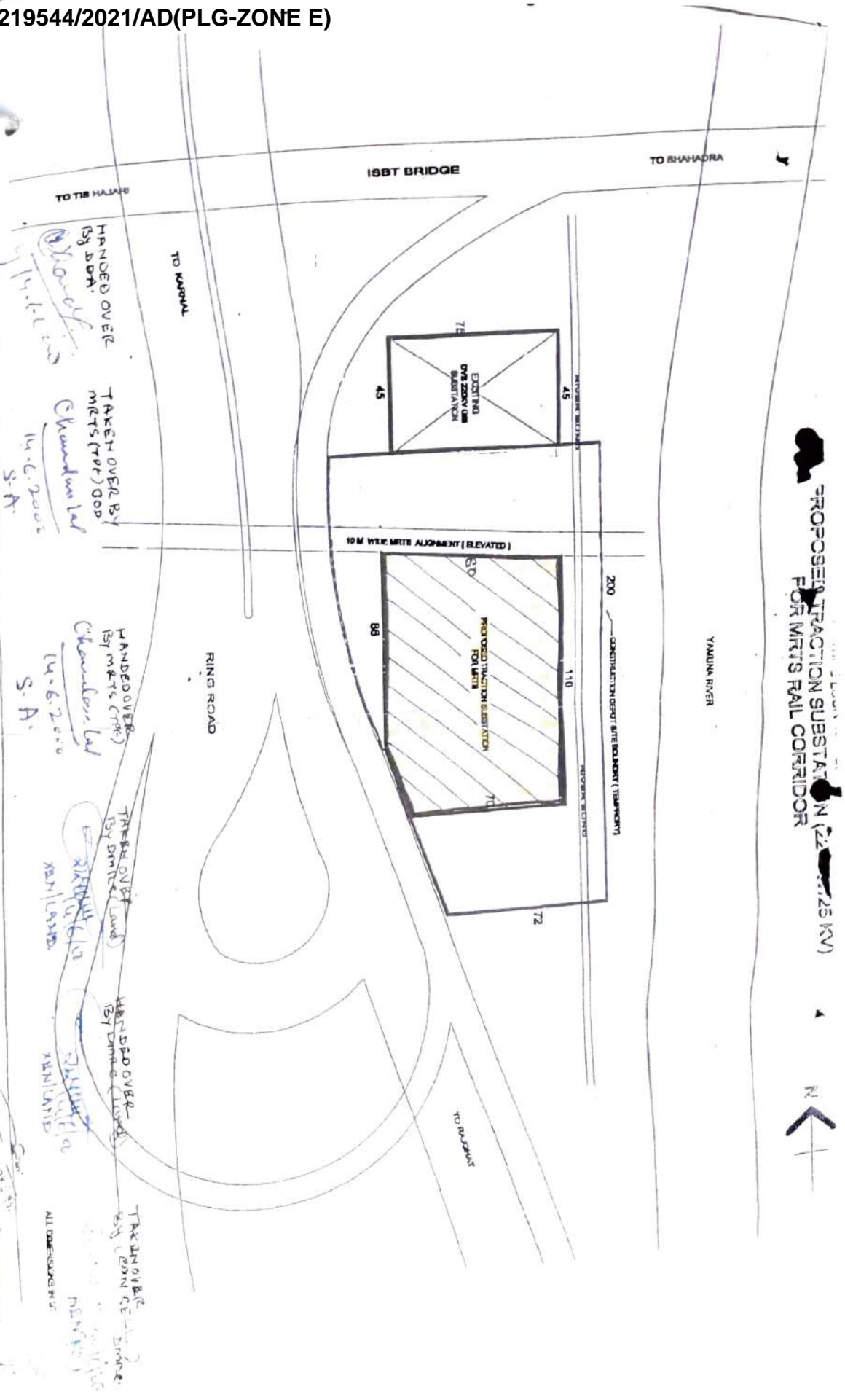
कब्जा देने वाला

 14/6
XEN/LAND

कब्जा लेने वाला

 14/6/00
AEN/RC

PROPOSED TRACTION SUBSTATION (22,000 KV)
FOR MRTS RAIL CORRIDOR



KASHMIRI GATE - R.S.S.



A.R.N. 299... 5.500
 Passed for Rs. 34,24,000/-
 Less Deductions... 24,24,000/-
 Net Payment... 10,00,000/-

Delhi Development Authority
 DEEMED DEVELOPMENT AUTHORITY

No.3(15)/90/MP/Part-II

dated 27-4-2006

From: SHAMIM AHMED
 DIRECTOR (LM) HQ.

D.M.R.C. Ltd.

A.R.N. 299... 5.500
 Passed for Rs. 34,24,000/-

To

Less Deductions...
 Net Payment...

Shri H.K. Srivastava,
 Chief Engineer (Gen.),
 D.M.R.C., N.B.C.C. Place,
 Pragati Vihar,
 New Delhi

Accounts Officer

Sub: Regarding allotment of land for setting up of 66 KV,
 grid sub-station for MRTS Rail Corridor at I.S.B.T.

Sir,

Kindly refer to the letter no.6(21)99-MP/532 dt.
 6.4.2000 from the J.D. (MP) DDA addressed to this office
 and copy to you along with the Plan and approval of the
 Ministry of Urban Development vide no. K-13011/6/2000/DDIB
 dt. 8.3.2000 for allotment of land 80 M. x 110 M. at ISBT
 for C/o 66 KV grid sub-station for MRTS Rail Corridor. In
 this connection, I am directed to inform you, since the
 proposal has already been approved by the Ministry of UD
 and Planning Unit of DDA for allotment of 2.14 acres
 (0.869 Hec.) of land at I.S.B.T. to D.M.R.C. at the provi-
 sional rates of Rs. 16.00 lacs per acre.

You are requested to deposit a sum of Rs. 34,24,000/-
 (Rupees Thirty four lakhs twenty four thousand only) within
 fifteen days from the date of issue of this letter so that
 action for handing over the land could be taken.

You are further requested to furnish a legal under-
 taking to the effect that DMRC would pay the difference be-
 tween the final rates and the provisional rates. You may also
 favour us with the land utilisation details to enable
 final fixation of rates.

The other terms and conditions of the allotment will
 follow.

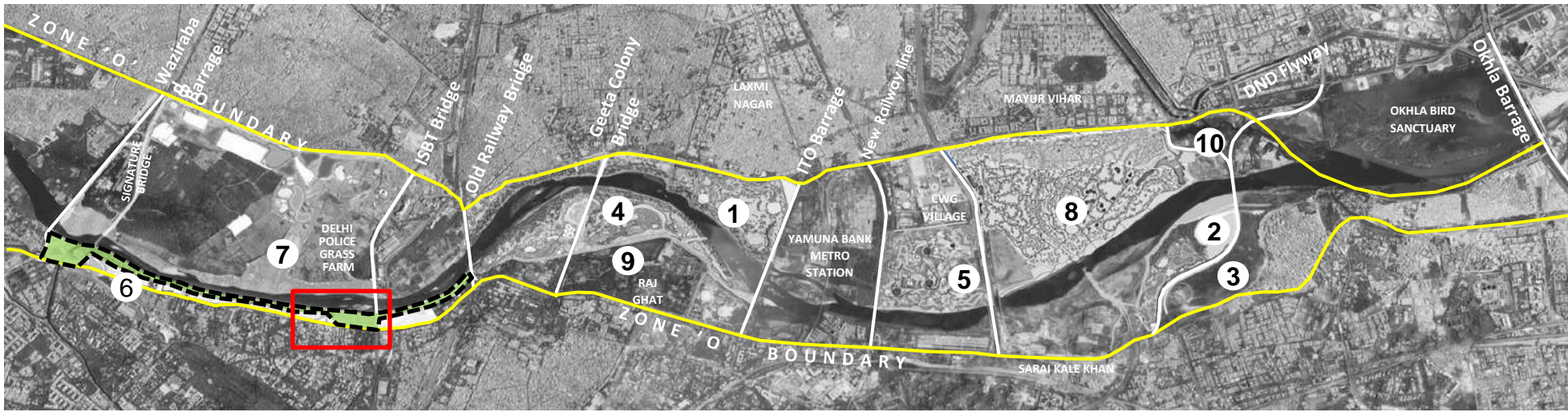
Yours faithfully,

(SHAMIM AHMED)
 DIRECTOR (LM) HQ.

Dy. Secy I
 28.4

Copy for... TR

OK



PROPOSAL

SITE AREA: 16 Hectares

Existing site conditions

- LEGEND**
- 1 Proposed Entrance
 - 2 Vehicular Parking
 - 3 Kaccha cycle track
 - 4 Kaccha pedestrian track
 - 5 Proposed Baradari
 - 6 Proposed Chattri
 - 7 Bathing Ghats
 - 8 Existing remains of Ghats
- ADJOINING FLOODPLAIN AREAS**
- A Yamuna Aarti Sthal
 - B Ladakh Buddhist Vihara
 - C Akhada
 - D Fountain Park
 - E Delhi TRANSCO
 - F DMRC Sub station



DESIGN INTENT

- Qudsia ghat will be restored and its historic and cultural connection revived with Qudsia Bagh with specific regulations for permitted activities.
- To revive historic riverfront of Delhi and develop it into an ecologically sensitive heritage zone in coordination with INTACH, the existing built-up area of Sur Ghat will be naturalized by reducing the hardscape as per the recommendation of principal committee constituted by Hon'ble NGT.
- The existing forest patch downstream of Majnu ka Tila will be utilized for provision of forest walk through kaccha pathways.
- Historical 32 Ghats of Yamuna Bazaar will be restored to their original state.

DELHI DEVELOPMENT AUTHORITY
O/o Dy. Director (LM) Central Zone
A-Block, Ground Floor, Vikas Sadan
New Delhi-110023

Annexure -'P'

निदेशक (योजना)

जोन ई एंड ओ

दफ्तरी संख्या

दिनांक

366

16/08/21

No. TN. 2(15)/2021/DD/CZ/377

Dated: 2 August, 2021

To,

The Asstt. Director (Plg.)
Area Planning Zone 'E' & 'O',
DDA, 3rd Floor, Vikas Minar,
New Delhi-110002

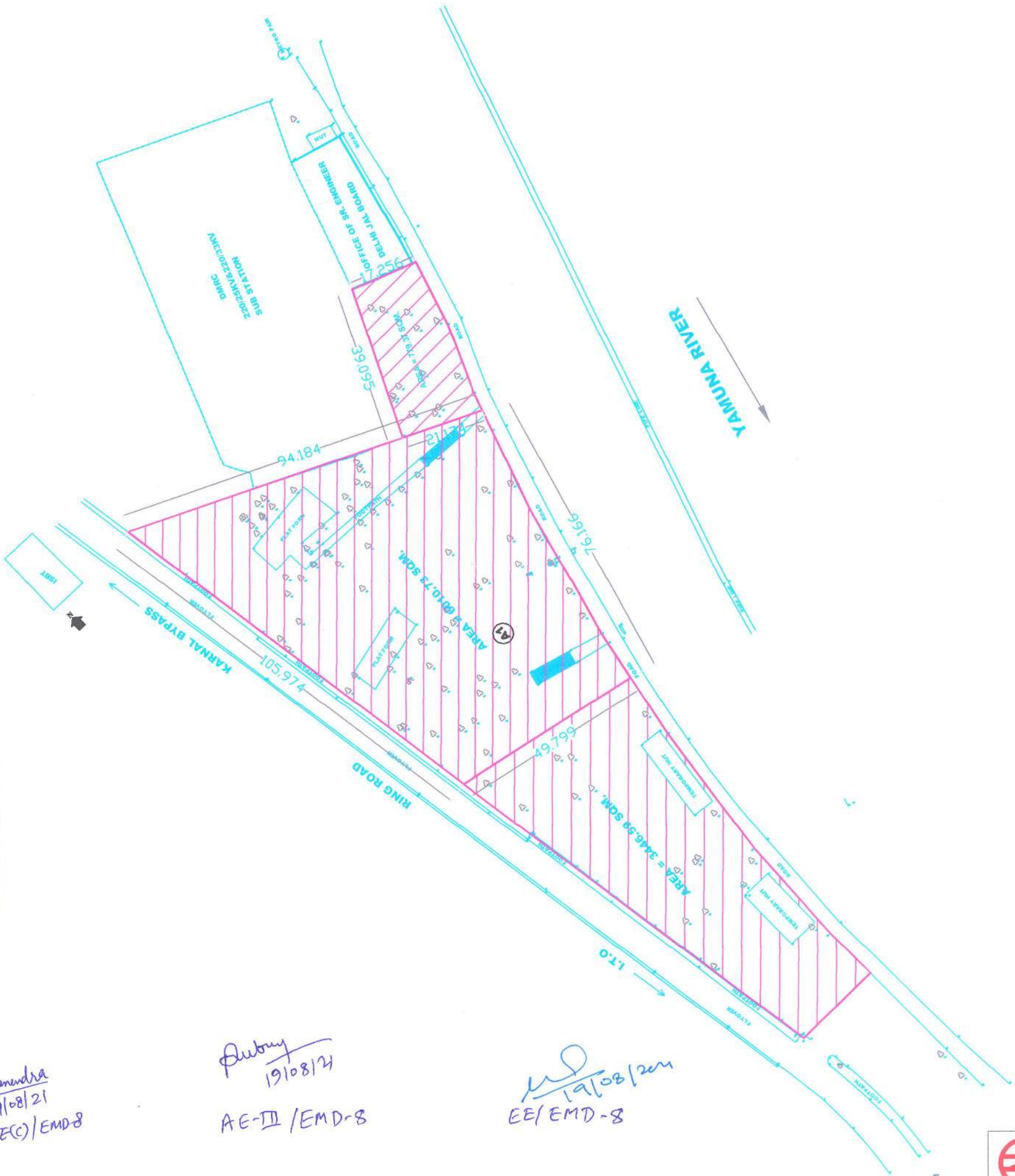
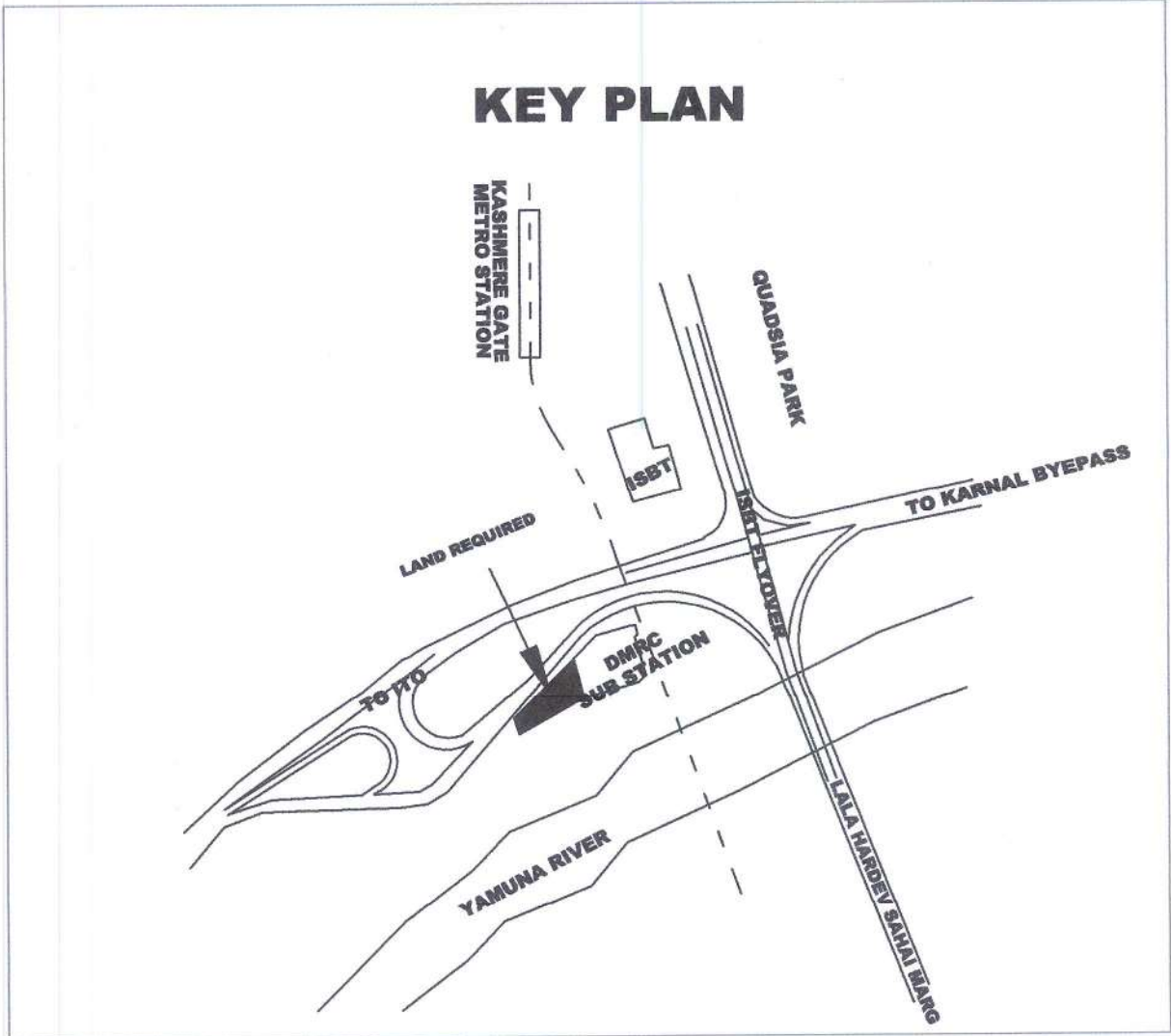
Sub: Change of Land use from 'Recreational' to 'Utility' of land measuring 10,236.69 sqm. at Kashmiri Gate in Zone 'O' for construction of RSS/ESS.

Please refer to your letter No. F. 21(4)2013-MP/D0317 dated 26.07.2021, vide which status of land and litigation with respect to the land marked in the Plan has been sought far.

In this regard, it is stated that the land in question falls in Khasra No. 35 Min. of Revenue Estate Bela, which is Govt. land and placed at the disposal of DDA vide Nazul Agreement, 1937. As per record available in this office no litigation is pending on the land under reference in any court.

Dy. Dir./LM(Central)

Annexure -'Q'



Ghanendra
19/08/21
JEC/EMD-8

Suby
19/08/21
AE-III/EMD-8

19/08/21
EE/EMD-8

B. N. Chaturvedi
Project Manager-8B
Delhi Metro Rail Corporation Ltd.

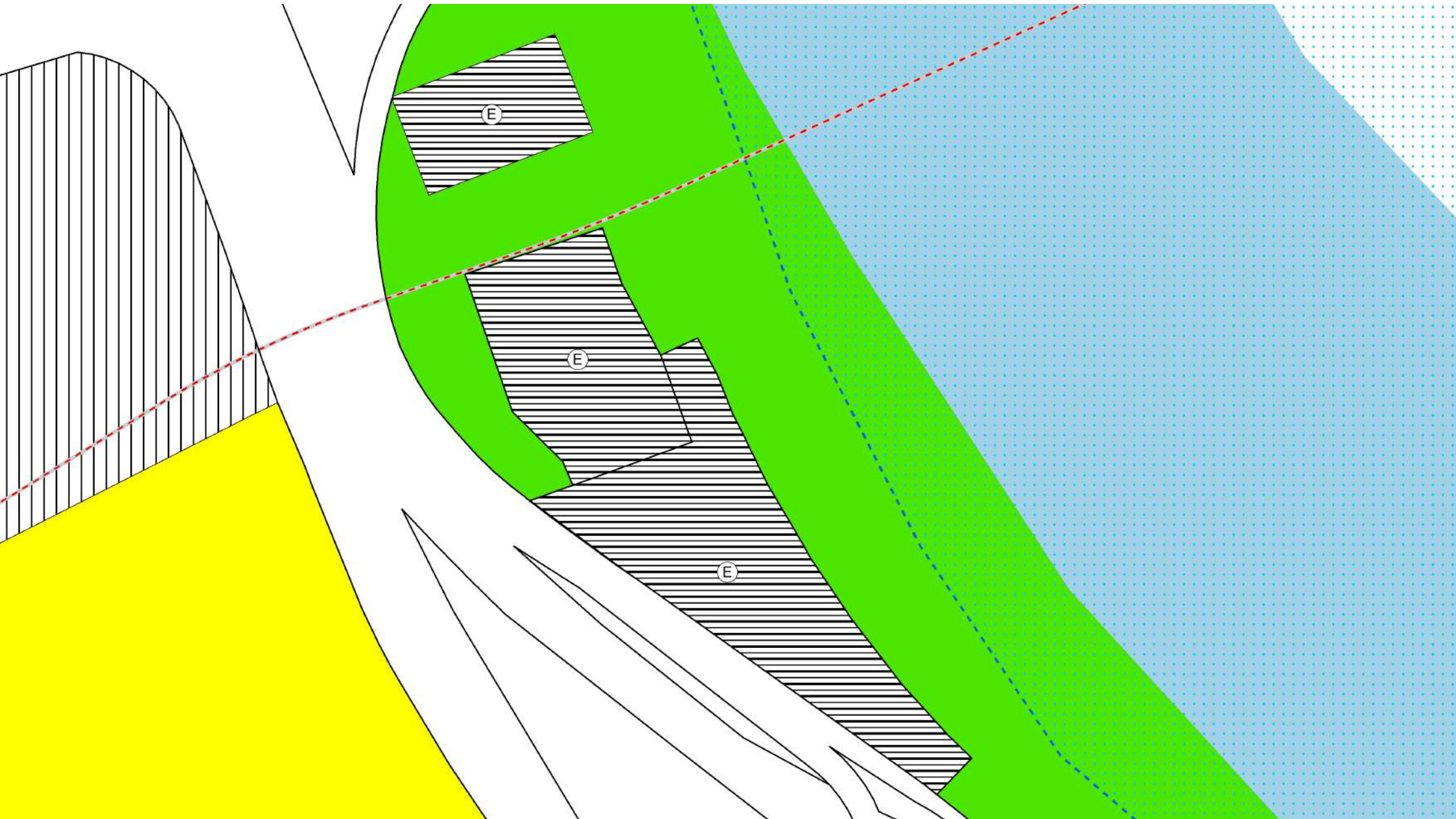
PERMANENT LAND REQUIREMENT

S.NO	AREA (in sqm)	LAND	PURPOSE
A1	10236.69	DDA	FOR CONSTRUCTION SUBSTATION ELEC.

TITLE:-			
LAND PLAN SUB STATION KASHMERE GATE (DMRC)			
DATE:-	REV:-	SCALE:-	
	R4	NTS	
DRAWING NO.:- DMRC/LINE-6/EXTN/MH-KG/LP/KG/01			SHEET NO. 22.06.2021
			SHEET SIZE

417
13/01/21





आयुक्त (योजना) कार्यालय
डायरी सं. M-312
दिनांक 24/5/2021


DELHI DEVELOPMENT AUTHORITY
(MEETING CELL)

No. F.2(4)2021/MC/DDA/132

Dated: the 13th May, 2021

Sub: Minutes of the meeting of Delhi Development Authority.

Kindly find enclosed minutes of the meeting of Delhi Development Authority held on 13th April, 2021 through video conferencing. Amendments to the minutes, if any, may kindly be proposed within 3 days.


(Rajiv Matta)

Dy. Director (Meetings)

Encl: As above

Copy to:

1. Chief Vigilance Officer
2. Chief Legal Advisor
3. Commissioner (Personnel)
4. Commissioner (Land Management/Systems)
5. Commissioner (Land Disposal-I)
6. Commissioner (Land Disposal-II & Land Pooling)
- ✓ 7. Commissioner (Planning)
8. Chief Architect
9. Commissioner (Housing)
10. Chief Accounts Officer
11. Addl. Commissioner (Landscape)
12. Addl. Commissioner (Planning)-I
13. Director (Works)
14. Director (LC)/Consultant

mail forwarded to
Acc Ac's (13) Pl.

(omitted)

DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Delhi Development Authority held on
2021 at 11.00 a.m. through video conferencing.

13th April.

Following were present:

CHAIRMAN

Shri Anil Baijal
Lt. Governor, Delhi

VICE CHAIRMAN

Shri Anurag Jain

MEMBERS

- 1 Shri Vijay Kumar Singh
Finance Member, DDA
- 2 Shri Shailendra Sharma
Engineer Member, DDA
- 3 Smt. Archana Agrawal
Member Secretary, NCR Planning Board
- 4 Shri Vijender Gupta, MLA
- 5 Shri Somnath Bharti, MLA
- 6 Shri O P Sharma, MLA
- 7 Shri Adesh Kumar Gupta, Municipal Councillor, North DMC

SECRETARY

Shri D Sarkar
Commissioner-cum-Secretary, DDA

SPECIAL INVITEES

- 1 Smt. Renu Sharma
Addl. Chief Secretary (UD), GNCTD

- 2 Dr. Rajeev Kumar Tiwari
Principal Commissioner (Personnel, Landscape, Housing & Hort.), DDA
- 3 Shri Gyanesh Bharti
Commissioner, South DMC
- 4 Shri Sanjay Goel
Commissioner, North DMC

LT. GOVERNOR'S SECRETARIAT

- 1 Smt. Ankita Mishra Bundela
Secretary to Lt. Governor
- 2 Smt. Tanvi Garg
Special Secretary to Lt. Governor
- 3 Shri Anoop Thakur
Private Secretary to Lt. Governor

Hon'ble Lt. Governor, Delhi/Chairman, DDA welcomed all the Members of the Authority, Special Invitees and senior officers present in the meeting of the Authority.

Vice Chairman, DDA extended greetings and best wishes to all the Members of the Authority and Special Invitees on the occasion of Hindu new year and Baisakhi on behalf of the DDA family.

Item No. 32/2021

Confirmation of minutes of the meeting of the Delhi Development Authority held on 18.03.2021.

F.2(4)2021/MC/DDA

Shri Somnath Bharti stated that the following issue be included in "Other Points" raised by Hon'ble Members of the Authority in the minutes of the meeting as it had been raised by him during the meeting:

- i) DDA should grant NOC for allotment of DJB land at Jangpura to Deptt. of Education for a school.

The minutes of the meeting of the Authority after incorporating the above were confirmed.

Item No. 33/2021

Action Taken Reports on the minutes of the meeting of the Delhi Development Authority held on 18.03.2021.

F.2(4)2021/MC/DDA/Pt.

Action Taken Reports (ATRs) on the minutes of the meeting of the Delhi Development Authority held on 18.03.2021 were noted with the following observations:

Shri Vijender Gupta

- i) 'O' Zone be divided into two zones, 'O-1' and 'O-2' as discussed earlier and existing PM-UDAY colonies in 'O' Zone outside the flood plain area be removed from O Zone restrictions.

Shri Somnath Bharti

- i) Land at Gautam Nagar near Father Agnel School which he had suggested for parking is not in an odd shape as mentioned in the Action Taken Report. At site, there are two major encroachments and the total plot is square in shape.
- ii) The plot at Arjun Nagar measures 2.5 acre which could be utilized for development of several community facilities. Since presently this is not possible due to inadequate width of approach road, the original width of the road should be restored.
- iii) DDA should make concerted effort through its panel lawyer to set the stay vacated with regard to khasra No. 277, Hauz Khas.
- iv) Despite orders of the Hon'ble High Court of Delhi, DDA has not yet removed the encroachment made by Faith Academy.
- v) DDA to issue NOC for construction of road by PWD from Govind Puri to Harkesh Nagar metro stations as a road already exists at site. A joint site inspection be scheduled for verification of site condition.

Shri Adesh Kumar Gupta

- i) The vacant land at Anand Parbat is utilized for various activities. High mast lights should be provided to prevent criminal activities at night. Greenery should be developed and unauthorized encroachment prevented. Legal status in the matter be checked as initially DDA had won the court case. A joint site inspection be scheduled.

Item No. 34/2021**Draft Master Plan for Delhi-2041****F.18(15)2021/MP**

Commissioner (Planning), DDA made a detailed power point presentation on the draft Master Plan for Delhi-2041.

Hon'ble Members of the Authority made the following observations:

Shri Vijender Gupta

- i) Micro planning of areas aligned along the RRTS be integrated as part of transportation network.
- ii) All suggestions made by him during presentation of the draft Plan to Members of the Authority be incorporated.

Shri Somnath Bharti

- i) Whether any study had been conducted on the performance and shortcomings of MPD-2021.
- ii) Whether development of civic amenities proposed in MPD-2041 is according to the estimated population increase.
- iii) The development model proposed in MPD-2041 appears to be majorly car-based. The city be made cyclist and pedestrian friendly as infrastructure for car-based transport system is very expensive.
- iv) Generally, there are several agenda items placed before the Authority for change of land use. For affordable housing and rental housing upto 50 sqm. there should not be any need for change of land use and should be permissible on all land uses.
- v) Development Control Norms and FAR need to be relooked into. FAR for all uses should be increased for vertical development which would also enable protection of green areas.
- vi) Proper sewerage and drainage facilities be developed to prevent their intermixing. Treated sewerage water may be used for parks and greens area.
- vii) Constitution of the proposed Unified Metropolitan Transport Authority (UMTA) and its functioning be clearly mentioned.
- viii) Public spaces and pedestrian footpaths should be reclaimed from encroachment.

Shri O P Sharma

- i) The Master Plan for Delhi-2041 should have a one line theme.
- ii) FAR be increased for taking growth vertical. Redevelopment of group housing be encouraged to facilitate and achieve the targets of housing for all.
- iii) Modern and scientific parking should be followed to resolve the problems of parking.
- iv) Services for drinking water and sewerage should be planned to last for 100 or 20 years. Measures should be taken to prevent mixing of drinking water with sewer. The physical infrastructure like water & sewerage should be modern and long lasting.
- v) Treated STP water be utilized for maintenance of parks.
- vi) Solid waste management is very important. Dhalaos should be removed over a definite period of time.
- vii) Public transport system for the city be properly organized with participation of both Central and State Government.
- viii) Redevelopment of group housing societies on existing land be permitted with increased FAR.
- ix) MPD-2041 should plan for development of quality infrastructure.

Shri Adesh Kumar Gupta

- i) DDA plans and executes several infrastructure projects for the city, like the recently inaugurated Narela-Bawana flyover. However, these are not properly publicized. DDA needs to properly project its contribution in the development of infrastructure in the city.
- ii) Provisions of the Master Plan should be implemented timely.

All the Hon'ble Members of the Authority complimented Hon'ble Lt. Governor, Vice Chairman, DDA and team of officers for preparing the Master Plan for Delhi timely for the first time.

Commissioner (Planning), DDA submitted that most of the issues have already been addressed in the Master Plan document whereas the issues which require modification in the drafting shall be suitably incorporated. In addition, the issues which require detailed analysis will be considered appropriately during objections and suggestions. It was agreed and

decided that suggestions of Advisory Council be also considered accordingly. Commissioner (Planning) may suitably incorporate as mentioned above, before issuance of Public Notice.

The Proposal was approved subject to the modifications of drafting and consequential nature, if any, which may be made in consultation with Chief Legal Adviser.

- a. Grammatical corrections in Section 9- Development Code & Development Control norms'.
- b. The following additions in Table 22.77 to be incorporated:
'Permissible Height of Night shelter "26m".'
- c. The Multi level Parking norms may be amended as per the decision of agenda item No 35/2021.

Public notice inviting objections/ suggestions be issued under Section 11 A of DD Act as per the procedure.

Item No. 35/2021

Modification in MPD-2021 w.r.t. Development Control Norms of Multi Level Parking for private modes.

F.PLG/MP/0016/2021/F-3/-O/o Dy. Director (Plg.) MP and DC.

It was discussed that the financial viability of the MLCP Projects needs to be kept into consideration while formulating the norms. A study on utilization of existing MLCP and its impact on the congestion in the vicinity be got done expeditiously. The findings of the study may be considered appropriately before the final proposal is put up to the Authority.

The proposal was approved for placing the modification in the public domain for inviting objections/ suggestions as per the provisions of Section 11 A of DD Act 1957 with the following modification:

Plot Size	FAR
Upto 3000 sqm	100
Above 3000 – 10,000 sqm	100 FAR up to 3000 sqm + additional 60 FAR on balance land
Above 10,000 sqm	100 FAR up to 3000 sqm + additional 60 FAR upto 10,000 sqm +additional 50 FAR on balance land

- i. For all the MLCP sites beyond 3000 sqm, Traffic Impact Assessment (TIA) and Traffic Management Plan (TMP) studies are mandatory.
- ii. In case of MLCP plots which do not completely get covered by these norms shall be put up for approval of Authority for appropriate decision

Item No. 36/2021

**Additional Development Control Norms for areas notified under Land Policy, 2018 as a modification to Chapter-19.0 of MPD 2021.
F.20(4)2020/MP**

The planning development models and the inbuilt flexibility in the Policy was explained to all the Authority members. After detailed deliberations, it was approved for placing the modification in the public domain for inviting objections/ suggestions as per the provisions of Section 11 A of DD Act 1957.

Item No. 37/2021

**Modification in Table 3.3: Hierarchy of Urban Development in Chapter 3.0 Delhi Urban Area 2021 in MPD-2021 w.r.t Provisions of Sewage Treatment Plants (STP) including Sewage Pumping Station & Effluent Pumping Station.
File No.: F.20(6)/2020-MP**

The proposal contained in the agenda item was approved. The matter be forwarded to the Ministry of Housing and Urban Affairs, Government of India for issuance of final notification.

Item No. 38/2021

**Proposal for change of land use from 'Recreational' to Utility (U4) of an area measuring 10.99 acres (9 acres + 1.99 acres) for establishment of Solid Waste Management Facilities (for processing of C&D Waste) and for dumping site for inert materials at Tehkhand falling in Planning Zone F.
F.3(60)2005/MP/Pt.**

The proposal contained in the agenda item was approved. The matter be forwarded to the Ministry of Housing and Urban Affairs, Government of India for issuance of final notification.

'Other Points' raised by the Hon'ble Members of the Authority

Shri Vijender Gupta

- i) Agenda item with regard to motels should be placed before the Authority.

Hon'ble Lt. Governor thanked all the Members, Special Invitees and senior officers for participating in the meeting.

The meeting ended with a vote of thanks to the Chair.

दिल्ली मेट्रो रेल कॉर्पोरेशन लिमिटेड
DELHI METRO RAIL CORPORATION LTD.
 (भारत सरकार एवं दिल्ली सरकार का संयुक्त उपक्रम)
 (A JOINT VENTURE OF GOVT. OF INDIA AND GOVT. OF NCT DELHI)

Dated: 20.09.2021

No. DMRC/Land/15/DDA/1689/ 3943

Assistant Director (Planning)
 Zone-O,
 Delhi Development Authority
 Vikas Minar, New Delhi - 110002

निदेशक (योजना)
 जोन ई एंड ओ 439
 डायरी संख्या... 23.09.2021
 दिनांक.....

Sub: Request for justification as per Ministry of Urban Development, Govt. of India
 letter format dated 07.04.2015 and 04.09.2015

Ref: File No. F.20(06)/2013-MP/D-390 dated 10.09.2021

Madam,

With the above reference, find enclosed herewith the information/justification as per the Ministry of Urban Development, Govt. of India letter dated 07.04.2015 and 04.09.2015 in prescribed format as mentioned in the minutes of the Technical Committee held on 02.03.2016 vide item No. 13/2016 of the following cases:-

- Sarai Kale Khan land measuring 3030 Sqm for ramp
- Kashmere Gate land measuring 10236.69 Sqm for RSS
- Kalindi Kunj land measuring 115820.19 Sqm Car Maintenance Depot
- Kalindi Kunj land measuring 10,000 Sqm for Metro Station and 3363.73 Sqm for Metro Feeder Service.

Further it is clarified that MRTS Project is not included in the list of activities for which environment clearance is required as per the notification published in the Gazette of India, Extraordinary, Part-II and Section-3, Sub-section (ii), Ministry of Environment and Forests, New Delhi dated 14th September 2006.


Thanking you,

Yours faithfully

(Dr. Sanjeev Kumar Garg)
 Chief Project Manager-8

219544/2021/AD(PLG-ZONE E)

Change of land use from Recreational to utility for 10236.69 Sqm Land at Kashmere Gate

Sl. No.	Description	Reply
1	Background note indicating the current situation/provisions.	DMRC is in possession of land measuring 10236.69 Sqm at Kashmere Gate transferred by DDA vide letter dated 28.11.2013 on working permission for RSS of MRTS Project Phase-III
2	Whether similar proposals have earlier been considered by DDA/Ministry and/ or disposed, and if yes, when and how.	Pertains to DDA
3	What were the specific recommendation of the Authority with regard to the proposals	Pertains to DDA
4	How and why the proposal was initiated	Working permission on the land measuring 10236.69 Sqm was granted by DDA dated 28.11.2013 and DMRC constructed RSS and it is fully functional.
5	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof.	There is no negative impact on the population and environment. The subject land is used for RSS. People surrounding the locality will get modern and environment friendly transportation system.
6	What are the expected short-term and long-term outcomes if the proposal is approved and implemented?	Short term – local residents got employment during the project period. Long term – Residents of Kashmere Gate area will get eco friendly environment transportation facilities.
7	How the proposal will benefit in the development and economic growth of the city.	Effective and eco-friendly public transport will uplift economic activity and living standard of people.
8	What are the provisions corresponding to the proposed policy/changes in other metropolitan cities in India and other countries, and if those provisions differ from the proposals then why are they not considered appropriate of Delhi.	Pertains to DDA
9	What will be the public purpose served by the proposed modification.	MRTS is a public purpose project
10	What is the number of people/families/households likely to be affected by the proposed policy.	NIL 

11	Whether the proposal is in consonance with the existing plans, laws, by-law, rules, etc.	Yes
12	Whether the implementation of the proposal will require changes in certain rules, provisions of Master Plan, etc., and if yes, what action has been taken to bring about such changes	Pertains to DDA
13	Whether the departments/organizations/Ministries related with the proposal have been consulted and if yes, what were their views and how they were disposed.	Pertains to DDA
14	Whether the relevant guidelines/orders of DOP&T, Ministry of Finance and other nodal Ministry/Departments were taken into account while preparing and examining the proposal	Pertains to DDA
15	The name, designation and contact information of an officer of level of Director of above who will be the nodal officer to be contacted by the Ministry regarding the proposal.	Dr. Sanjeev Kr. Garg Chief Project Manager – 8 Delhi Metro Rail Corporation Ltd. Mobile No. 9319567940


Dr. Sanjeev Kr. Garg
Chief Project Manager-8

Annexure-B

Change of land use from 'Recreational' to 'utility' for 10236.69 Sqm Land at Kashmere Gate

Sl. No.	Description	Reply
1	Whether the land is government or private and who is the land owning agency?	Govt. Land
2	On whose request the change of land use case or modification to MPD-2021 has been initiated?	Delhi Metro Rail Corporation
3	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	Pertains to DDA
4	What is the public purpose to be served by modification of MPD and/or change of land use?	RSS will provide electric supply to the transportation system. Area will get modern public transport facility and it will improve economic and living condition of people of surrounding area.
5	What will be impact of proposal on the ZAP/MPD and whether the changes are in consonance with the approved plans and policies?	No negative impact is envisaged.
6	What will be proposal's impact/implications on general public e.g. Law and order etc?	No land and order is issued by anticipated as per knowledge of DMRC.
7	Whether any court cases are ongoing on the land mentioned in proposal? Full details are attached.	No court case is pending on the land mentioned in proposal, However DDA may comment in the matter.



Dr. Sanjeev Kr. Garg
Chief Project Manager-8

Published in the Gazette of India, Extraordinary, Part-II, and Section 3, Sub-section (ii)
MINISTRY OF ENVIRONMENT AND FORESTS

New Delhi 14th September, 2006

Notification

S.O. 1533 Whereas, a draft notification under sub-rule (3) of Rule 5 of the Environment (Protection) Rules, 1986 for imposing certain restrictions and prohibitions on new projects or activities, or on the expansion or modernization of existing projects or activities based on their potential environmental impacts as indicated in the Schedule to the notification, being undertaken in any part of India¹, unless prior environmental clearance has been accorded in accordance with the objectives of National Environment Policy as approved by the Union Cabinet on 18th May, 2006 and the procedure specified in the notification, by the Central Government or the State or Union territory Level Environment Impact Assessment Authority (SEIAA), to be constituted by the Central Government in consultation with the State Government or the Union territory Administration concerned under sub-section (3) of section 3 of the Environment (Protection) Act, 1986 for the purpose of this notification, was published in the Gazette of India, Extraordinary, Part II, section 3, sub-section (ii) vide number S.O. 1324 (E) dated the 15th September, 2005 inviting objections and suggestions from all persons likely to be affected thereby within a period of sixty days from the date on which copies of Gazette containing the said notification were made available to the public;

And whereas, copies of the said notification were made available to the public on 15th September, 2005;

And whereas, all objections and suggestions received in response to the above mentioned draft notification have been duly considered by the Central Government;

Now, therefore, in exercise of the powers conferred by sub-section (1) and clause (v) of sub-section (2) of section 3 of the Environment (Protection) Act, 1986, read with clause (d) of sub-rule (3) of rule 5 of the Environment (Protection) Rules, 1986 and in supersession of the notification number S.O. 60 (E) dated the 27th January, 1994, except in respect of things done or omitted to be done before such supersession, the Central Government hereby directs that on and from the date of its publication the required construction of new projects or activities or the expansion or modernization of existing projects or activities listed in the Schedule to this notification entailing capacity addition with change in process and or technology shall be undertaken in any part of India only after the prior environmental clearance from the Central Government or as the case may be, by the State Level Environment Impact Assessment Authority, duly constituted by the Central Government under sub-section (3) of section 3 of the said Act, in accordance with the procedure specified hereinafter in this notification.

¹Includes the territorial waters

2. **Requirements of prior Environmental Clearance (EC):-** The following projects or activities shall require prior environmental clearance from the concerned regulatory authority, which shall hereinafter referred to be as the Central Government in the Ministry of Environment and Forests for matters falling under Category 'A' in the Schedule and at State level the State Environment Impact Assessment Authority (SEIAA) for matters falling under Category 'B' in the said Schedule, before any construction work, or preparation of land by the project management except for securing the land, is started on the project or activity:

- (i) All new projects or activities listed in the Schedule to this notification;
- (ii) Expansion and modernization of existing projects or activities listed in the Schedule to this notification with addition of capacity beyond the limits specified for the concerned sector, that is, projects or activities which cross the threshold limits given in the Schedule, after expansion or modernization;
- (iii) Any change in product - mix in an existing manufacturing unit included in Schedule beyond the specified range.

3. **State Level Environment Impact Assessment Authority:-** (1) A State Level Environment Impact Assessment Authority hereinafter referred to as the SEIAA shall be constituted by the Central Government under sub-section (3) of section 3 of the Environment (Protection) Act, 1986 comprising of three Members including a Chairman and a Member - Secretary to be nominated by the State Government or the Union territory Administration concerned.

- (2) The Member-Secretary shall be a serving officer of the concerned State Government or Union territory administration familiar with environmental laws.
- (3) The other two Members shall be either a professional or expert fulfilling the eligibility criteria given in Appendix VI to this notification.
- (4) One of the specified Members in sub-paragraph (3) above who is an expert in the Environmental Impact Assessment process shall be the Chairman of the SEIAA.
- (5) The State Government or Union territory Administration shall forward the names of the Members and the Chairman referred in sub-paragraph 3 to 4 above to the Central Government and the Central Government shall constitute the SEIAA as an authority for the purposes of this notification within thirty days of the date of receipt of the names.
- (6) The non-official Member and the Chairman shall have a fixed term of three years (from the date of the publication of the notification by the Central Government constituting the authority).
- (7) All decisions of the SEIAA shall be unanimous and taken in a meeting.

4. **Categorization of projects and activities:-**

- (i) All projects and activities are broadly categorized in to two categories - Category A and Category B, based on the spatial extent of potential impacts and potential impacts on human health and natural and man made resources.

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(ii) All projects included as Category 'A' in the Schedule, including expansion and modernization of existing projects or activities and change in-product mix, shall require prior environmental clearance from the Central Government in the Ministry of Environment and Forests (MoEF) on the recommendations of an Expert Appraisal Committee (EAC) to be constituted by the Central Government for the purposes of this notification;

(iii) All projects or activities included as Category 'B' in the Schedule, including expansion and modernization of existing projects or activities as specified in sub paragraph (ii) of paragraph 2, or change in product mix as specified in sub paragraph (iii) of paragraph 2, but excluding those which fulfill the General Conditions (GC) stipulated in the Schedule, will require prior environmental clearance from the State/Union territory Environment Impact Assessment Authority (SEIAA). The SEIAA shall base its decision on the recommendations of a State or Union territory level Expert Appraisal Committee (SEAC) as to be constituted for in this notification. In the absence of a duly constituted SEIAA or SEAC, a Category 'B' project shall be treated as a Category 'A' project;

5. Screening, Scoping and Appraisal Committees:-

The same Expert Appraisal Committees (EACs) at the Central Government and SEACs (hereinafter referred to as the (EAC) and (SEAC) at the State or the Union territory level shall screen, scope and appraise projects or activities in Category 'A' and Category 'B' respectively. EAC and SEAC's shall meet at least once every month.

- (a) The composition of the EAC shall be as given in Appendix VI. The SEAC at the State or the Union territory level shall be constituted by the Central Government in consultation with the concerned State Government or the Union territory Administration with identical composition;
- (b) The Central Government may, with the prior concurrence of the concerned State Governments or the Union territory Administrations, constitutes one SEAC for more than one State or Union territory for reasons of administrative convenience and cost;
- (c) The EAC and SEAC shall be reconstituted after every three years;
- (d) The authorised members of the EAC and SEAC, concerned, may inspect any site(s) connected with the project or activity in respect of which the prior environmental clearance is sought, for the purposes of screening or scoping or appraisal, with prior notice of at least seven days to the applicant, who shall provide necessary facilities for the inspection;
- (e) The EAC and SEACs shall function on the principle of collective responsibility. The Chairperson shall endeavour to reach a consensus in each case, and if consensus cannot be reached, the view of the majority shall prevail.

6. Application for Prior Environmental Clearance (EC):-

An application seeking prior environmental clearance in all cases shall be made in the prescribed Form 1 annexed herewith and Supplementary Form 1A, if applicable, as given in Appendix II, after the identification of prospective site(s) for the project and/or activities to which the application relates, before commencing any construction activity, or preparation of land, at the site by the applicant. The applicant shall furnish, along with the application, a copy of the pre-feasibility project report except that, in case of construction projects or activities (item 8 of the Schedule) in addition to Form 1 and the Supplementary Form 1A, a copy of the conceptual plan shall be provided, instead of the pre-feasibility report.

directly to the regulatory authority concerned as above, the regulatory authority shall engage another public agency or authority which is not subordinate to the regulatory authority, to complete the process within a further period of forty five days.

(v) If the public agency or authority nominated under the sub paragraph (iii) above reports to the regulatory authority concerned that owing to the local situation, it is not possible to conduct the public hearing in a manner which will enable the views of the concerned local persons to be freely expressed, it shall report the facts in detail to the concerned regulatory authority, which may, after due consideration of the report and other reliable information that it may have, decide that the public consultation in the case need not include the public hearing.

(vi) For obtaining responses in writing from other concerned persons having a plausible stake in the environmental aspects of the project or activity, the concerned regulatory authority and the State Pollution Control Board (SPCB) or the Union territory Pollution Control Committee (UTPCC) shall invite responses from such concerned persons by placing on their website the Summary EIA report prepared in the format given in Appendix IIIA by the applicant along with a copy of the application in the prescribed form, within seven days of the receipt of a written request for arranging the public hearing. Confidential information including non-disclosable or legally privileged information involving Intellectual Property Right, source specified in the application shall not be placed on the web site. The regulatory authority concerned may also use other appropriate media for ensuring wide publicity about the project or activity. The regulatory authority shall, however, make available on a written request from any concerned person the Draft EIA report for inspection at a notified place during normal office hours till the date of the public hearing. All the responses received as part of this public consultation process shall be forwarded to the applicant through the quickest available means.

(vii) After completion of the public consultation, the applicant shall address all the material environmental concerns expressed during this process, and make appropriate changes in the draft EIA and EMP. The final EIA report, so prepared, shall be submitted by the applicant to the concerned regulatory authority for appraisal. The applicant may alternatively submit a supplementary report to draft EIA and EMP addressing all the concerns expressed during the public consultation.

IV. Stage (4) - Appraisal:

(i) Appraisal means the detailed scrutiny by the Expert Appraisal Committee or State Level Expert Appraisal Committee of the application and other documents like the Final EIA report, outcome of the public consultations including public hearing proceedings, submitted by the applicant to the regulatory authority concerned for grant of environmental clearance. This appraisal shall be made by Expert Appraisal Committee or State Level Expert Appraisal Committee concerned in a transparent manner in a proceeding to which the applicant shall be invited for furnishing necessary clarifications in person or through an authorized representative. On conclusion of this proceeding, the Expert Appraisal Committee or State Level Expert Appraisal Committee concerned shall make categorical recommendations to the regulatory authority concerned either for grant of prior environmental clearance on stipulated terms and conditions, or rejection of the application for prior environmental clearance, together with reasons for the same.

(ii) The appraisal of all projects or activities which are not required to undergo public consultation, or submit an Environment Impact Assessment report, shall be carried out on the basis of the prescribed application Form 1 and Form 1A as applicable, any other relevant

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...ted information available and the site visit wherever the same is considered as necessary by Expert Appraisal Committee or State Level Expert Appraisal Committee concerned.

(iii) The appraisal of an application shall be completed by the Expert Appraisal Committee or State Level Expert Appraisal Committee concerned within sixty days of the receipt of the final Environment Impact Assessment report and other documents or the receipt of Form 1 and Form 1 A, where public consultation is not necessary and the recommendations of the Expert Appraisal Committee or State Level Expert Appraisal Committee shall be placed before the competent authority for a final decision within the next fifteen days. The prescribed procedure for appraisal is given in Appendix V ;

7(ii). Prior Environmental Clearance (EC) process for Expansion or Modernization or Change of product mix in existing projects:

All applications seeking prior environmental clearance for expansion with increase in the production capacity beyond the capacity for which prior environmental clearance has been granted under this notification or with increase in either lease area or production capacity in the case of mining projects or for the modernization of an existing unit with increase in the total production capacity beyond the threshold limit prescribed in the Schedule to this notification through change in process and or technology or involving a change in the product -mix shall be made in Form I and they shall be considered by the concerned Expert Appraisal Committee or State Level Expert Appraisal Committee within sixty days, who will decide on the due diligence necessary including preparation of EIA and public consultations and the application shall be appraised accordingly for grant of environmental clearance.

8. Grant or Rejection of Prior Environmental Clearance (EC):

(i) The regulatory authority shall consider the recommendations of the EAC or SEAC concerned and convey its decision to the applicant within forty five days of the receipt of the recommendations of the Expert Appraisal Committee or State Level Expert Appraisal Committee concerned or in other words within one hundred and five days of the receipt of the final Environment Impact Assessment Report, and where Environment Impact Assessment is not required, within one hundred and five days of the receipt of the complete application with requisite documents, except as provided below.

(ii) The regulatory authority shall normally accept the recommendations of the Expert Appraisal Committee or State Level Expert Appraisal Committee concerned. In cases where it disagrees with the recommendations of the Expert Appraisal Committee or State Level Expert Appraisal Committee concerned, the regulatory authority shall request reconsideration by the Expert Appraisal Committee or State Level Expert Appraisal Committee concerned within forty five days of the receipt of the recommendations of the Expert Appraisal Committee or State Level Expert Appraisal Committee concerned while stating the reasons for the disagreement. An intimation of this decision shall be simultaneously conveyed to the applicant. The Expert Appraisal Committee or State Level Expert Appraisal Committee concerned, in turn, shall consider the observations of the regulatory authority and furnish its views on the same within a further period of sixty days. The decision of the regulatory authority after considering the views of the Expert Appraisal Committee or State Level Expert Appraisal Committee concerned shall be final and conveyed to the applicant by the regulatory authority concerned within the next thirty days.

(iii) In the event that the decision of the regulatory authority is not communicated to the applicant within the period specified in sub-paragraphs (i) or (ii) above, as applicable, the

SCHEDULE

(See paragraph 2 and 7)

LIST OF PROJECTS OR ACTIVITIES REQUIRING PRIOR ENVIRONMENTAL CLEARANCE

LIST OF PROJECTS OR ACTIVITIES REQUIRING PRIOR ENVIRONMENTAL CLEARANCE				Conditions if any
Project or Activity	Category with threshold limit			
	A	B		
1	Mining, extraction of natural resources and power generation (for a specified production capacity)			
(1)	(2)	(3)	(4)	(5)
1(a)	Mining of minerals	≥ 50 ha. of mining lease area Asbestos mining irrespective of mining area	<50 ha ≥ 5 ha .of mining lease area.	General Condition shall apply <u>Note</u> Mineral prospecting (not involving drilling) are exempted provided the concession areas have got previous clearance for physical survey
1(b)	Offshore and onshore oil and gas exploration, development & production	All projects		<u>Note</u> Exploration Surveys (not involving drilling) are exempted provided the concession areas have got previous clearance for physical survey
1(c)	River Valley projects	(i) ≥ 50 MW hydroelectric power generation; (ii) ≥ 10,000 ha. of culturable command area	(i) < 50 MW ≥ 25 MW hydroelectric power generation; (ii) < 10,000 ha. of culturable command area	General Condition shall apply
1(d)	Thermal Power Plants	≥ 500 MW (coal/lignite/naphtha & gas based); ≥ 50 MW (Pet coke diesel and all other fuels -)	< 500 MW (coal/lignite/naphtha & gas based); <50 MW ≥ 5MW (Pet coke ,diesel and all other fuels)	General Condition shall apply

	(2)	(3)	(4)	(5)
	Nuclear power projects and processing of nuclear fuel	All projects		
	Primary Processing			
(a)	Coal washeries	≥ 1 million ton/annum throughput of coal	< 1 million ton/annum throughput of coal	General Condition shall apply (If located within mining area the proposal shall be appraised together with the mining proposal)
2 (b)	Mineral beneficiation	≥ 0.1 million ton/annum mineral throughput	< 0.1 million ton/annum mineral throughput	General Condition shall apply (Mining proposal with Mineral beneficiation shall be appraised together for grant of clearance)

Materials Production				
(1)	(2)	(3)	(4)	(5)
a)	Metallurgical industries (ferrous & non ferrous)	<p>a) Primary metallurgical industry</p> <p>All projects</p> <p>b) Sponge iron manufacturing ≥ 200TPD</p> <p>c) Secondary metallurgical processing industry</p> <p>All toxic and heavy metal producing units $\geq 20,000$ tonnes /annum</p>	<p>Sponge iron manufacturing < 200TPD</p> <p>Secondary metallurgical processing industry</p> <p>i.) All toxic and heavy metal producing units $< 20,000$ tonnes /annum</p> <p>ii.) All other non-toxic secondary metallurgical processing industries > 5000 tonnes/annum</p>	<p>General Condition shall apply for Sponge iron manufacturing</p>
3 (b)	Cement plants	≥ 1.0 million tonnes/annum production capacity	< 1.0 million tonnes/annum production capacity. All Stand alone grinding units	General Condition shall apply

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Materials Processing

	(2)	(3)	(4)	(5)
	Petroleum refining industry	All projects	-	-
4(b)	Coke oven plants	≥2,50,000 tonnes/annum	<2,50,000 & ≥25,000 tonnes/annum	-
4(c)	Asbestos milling and asbestos based products	All projects	-	-
4(d)	Chlor-alkali industry	≥300 TPD production capacity or a unit located outside the notified industrial area/estate	<300 TPD production capacity and located within a notified industrial area/estate	Specific Condition shall apply No new Mercury Cell based plants will be permitted and existing units converting to membrane cell technology are exempted from this Notification
4(e)	Soda ash Industry	All projects	-	-
4(f)	Leather/skin/hide processing industry	New projects outside the industrial area or expansion of existing units outside the industrial area	All new or expansion of projects located within a notified industrial area/estate	Specific condition shall apply
5		Manufacturing/Fabrication		
5(a)	Chemical fertilizers	All projects	-	-
5(b)	Pesticides industry and pesticide specific intermediates (excluding formulations)	All units producing technical pesticides	-	-

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(1)	(2)	(3)	(4)	(5)
5(c)	Petro-chemical complexes (industries based on processing of petroleum fractions & natural gas and/or reforming to aromatics)	All projects		
5(d)	Manmade fibres manufacturing	Rayon	Others	General Condition shall apply
5(e)	Petrochemical based- processing (processes other than cracking & reformation and not covered under the complexes)	Located out side the notified industrial area/ estate	Located in a notified industrial area/ estate	Specific Condition shall apply
5(f)	Synthetic organic chemicals industry (dyes & dye intermediates; bulk drugs and intermediates excluding drug formulations; synthetic rubbers; basic organic chemicals, other synthetic organic chemicals and chemical intermediates)	Located out side the notified industrial area/ estate	Located in a notified industrial area/ estate	Specific Condition shall apply
5(g)	Distilleries	(i) All Molasses based distilleries (ii) All Cane juice/ non-molasses based distilleries ≥ 30 KLD	All Cane juice/non-molasses based distilleries <30 KLD	General Condition shall apply
5(h)	Integrated paint industry	-	All projects	General Condition shall apply

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1

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	(2)	(3)	(4)	(5)
	Pulp & paper industry excluding manufacturing of paper from waste paper and manufacture of paper from ready pulp with out bleaching	Pulp manufacturing and Pulp& Paper manufacturing industry -	Paper manufacturing industry without pulp manufacturing	General Condition shall apply
5(j)	Sugar Industry	-	≥ 5000 tcd cane crushing capacity	General Condition shall apply
5(k)	Induction/arc furnaces/cupola furnaces 5TPH or more	-	All projects	General Condition shall apply
6	Service Sectors			
6(a)	Oil & gas transportation pipe line (crude and refinery/ petrochemical products), passing through national parks /sanctuaries/coral reefs /ecologically sensitive areas including LNG Terminal	All projects		

219544/2021/AD(PLG-ZONE E)

	(2)	(3)	(4)	(5)
	Isolated storage & handling of hazardous chemicals (As per threshold planning quantity indicated in column 3 of schedule 2 & 3 of MSIHC Rules 1989 amended 2000)		All projects	General Condition shall apply
7	Physical Infrastructure including Environmental Services			
7(a)	Air ports	All projects		
7(b)	All ship breaking yards including ship breaking units	All projects		
7(c)	Industrial estates/ parks/ complexes/ areas, export processing Zones (EPZs), Special Economic Zones (SEZs), Biotech Parks, Leather Complexes.	<p>If at least one industry in the proposed industrial estate falls under the Category A, entire industrial area shall be treated as Category A, irrespective of the area.</p> <p>Industrial estates with area greater than 500 ha. and housing at least one Category B industry.</p>	<p>-Industrial estates housing at least one Category B industry and area <500 ha.</p> <p>Industrial estates of area > 500 ha. and not housing any industry belonging to Category A or B.</p>	<p>Special condition shall apply</p> <p>Note: Industrial Estate of area below 500 ha. and not housing any industry of category A or B does not require clearance.</p>
7(d)	Common hazardous waste treatment, storage and disposal facilities (TSDFs)	All integrated facilities having incineration or & landfill incineration alone	All facilities having land fill only	General Condition shall apply

219544/2021/AD(PLG-ZONE E)

(1)	(2)	(3)	(4)	(5)
(f)	Ports, Harbours	≥ 5 million TPA of cargo handling capacity (excluding fishing harbours)	< 5 million TPA of cargo handling capacity and/or ports/ harbours ≥10,000 TPA of fish handling capacity	General Condition shall apply
7(f)	Highways	i) New National High ways; and ii) Expansion of National High ways greater than 30 KM, involving additional right of way greater than 20m involving land acquisition and passing through more than one State.	i) New State High ways; and ii) Expansion of National / State Highways greater than 30 km involving additional right of way greater than 20m involving land acquisition.	General Condition shall apply
7(g)	Aerial ropeways		All projects	General Condition shall apply
7(h)	Common Effluent Treatment Plants (CETPs)		All projects	General Condition shall apply
7(i)	Common Municipal Solid Waste Management Facility (CMSWMF)		All projects	General Condition shall apply

(1)	(2)	(3)	(4)	(5)
8		Building /Construction projects/Area Development projects and Townships		
8(a)	Building and Construction projects		≥20000 sq.mtrs and <1,50,000 sq.mtrs. of built-up area#	#(built up area for covered construction; in the case of facilities open to the sky, it will be the activity area)
8(b)	Townships and Area Development projects.		Covering an area ≥ 50 ha and or built up area ≥1,50,000 sq .mtrs ++	**All projects under Item 8(b) shall be appraised as Category B1

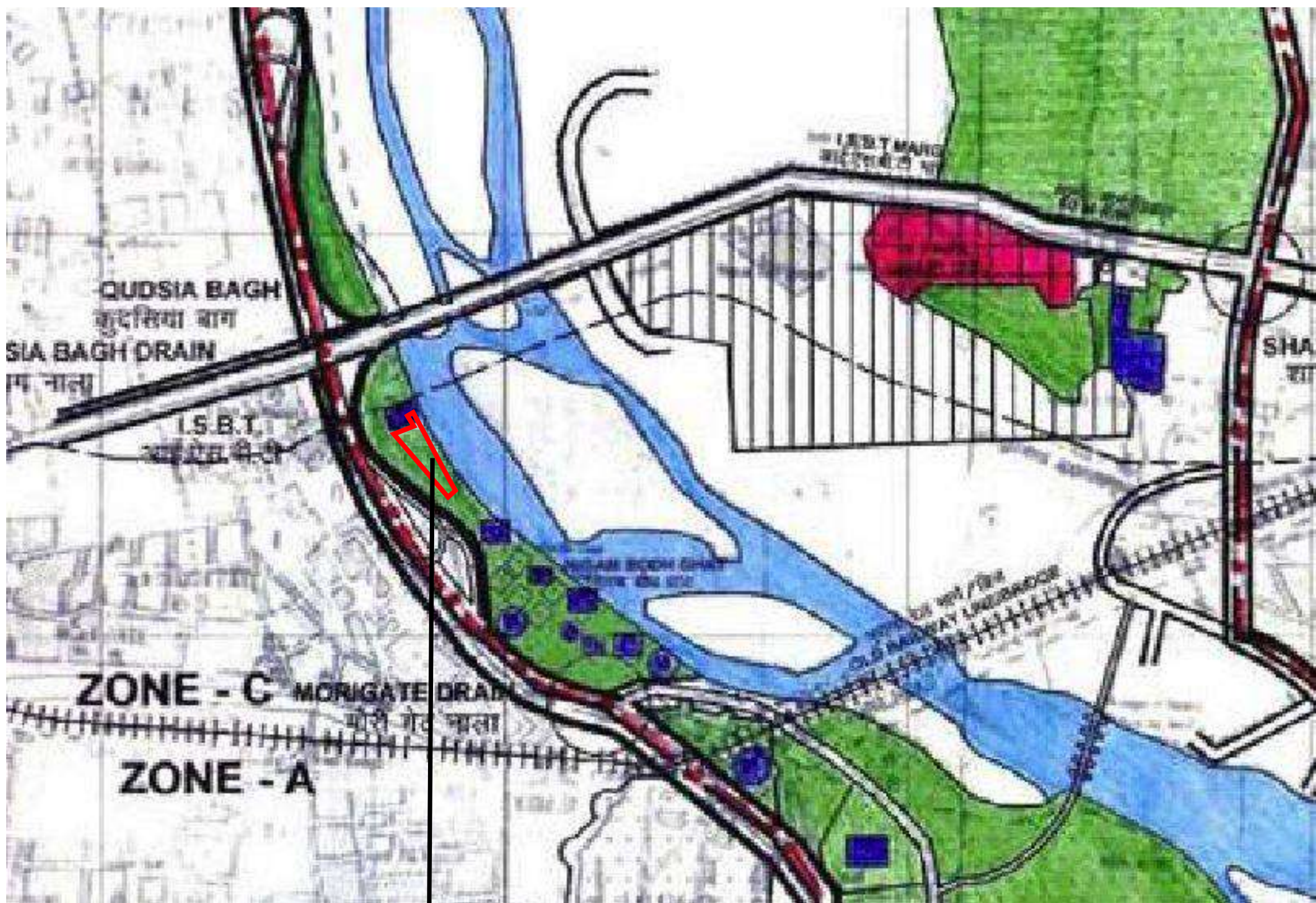
Note:-**General Condition (GC):**

Any project or activity specified in Category 'B' will be treated as Category A, if located in whole or in part within 10 km from the boundary of: (i) Protected Areas notified under the Wild Life (Protection) Act, 1972, (ii) Critically Polluted areas as notified by the Central Pollution Control Board from time to time, (iii) Notified Eco-sensitive areas, (iv) inter-State boundaries and international boundaries.

Specific Condition (SC):

If any Industrial Estate/Complex / Export processing Zones /Special Economic Zones/Biotech Parks / Leather Complex with homogeneous type of industries such as Items 4(d), 4(f), 5(e), 5(f), or those Industrial estates with pre -defined set of activities (not necessarily homogeneous, obtains prior environmental clearance, individual industries including proposed industrial housing within such estates /complexes will not be required to take prior environmental clearance, so long as the Terms and Conditions for the industrial estate/complex are complied with (Such estates/complexes must have a clearly identified management with the legal responsibility of ensuring adherence to the Terms and Conditions of prior environmental clearance, who may be held responsible for violation of the same throughout the life of the complex/estate).

Annexure -'T'



Proposed Change of Land Use of an area measuring 10236.69 sqm from 'Recreational' to 'Utility' for construction of RSS/ESS at Kashmere Gate in Zone-'O' for DMRC Project Phase -III

***Note:**

- Existing as well as Proposed ESS/RSS is along the Ring road and there is no green space in between as per Ground reality.
- Area of the site is as per the TSS

ITEM NO.: /2021

Subject: Planning permission for CNG Station on Private Land Khasra no. 91//6, Village Jharoda Kalan, Delhi.

(File No. PLG/LP/0009/2021/L/FSTN-O/O DD(PLG)LANDPOOLING(ZONEK-I,L))

1. Background

- 1.1 An E- Office file bearing number LD/CL/0002/2021/CNG/F13-COMMERCIAL LAND was received from Director (CL), DDA vide which application of Mr. Vivek Rathi for grant of NOC for setting up CNG Station on private land at Khasra No. 91//6, Village Jharoda 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 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.
- 1.6 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.

2. Examination

- 2.1 Indraprastha Gas Limited (IGL) vide letter dated 14.07.2021 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 03.08.2021 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**) and justification for large sized plot were submitted by IGL on 23.08.2021.

219833/2021/O/o DD(PLG) LAND POOLING(ZONE K-I & L)

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 vis-à-vis planning parameters:

S.No.	Planning Parameters	Status		Remarks
		As per information furnished by applicant	As per examination by Planning Department, DDA	
1	Land Use Details of the Site			
a	Planning Zone in which the site falls	Zone L	Planning Zone L	—
b	Land use as per MPD- 2021/ Zonal Development Plan (ZDP)	Agricultural	Green Belt (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	—	Urban	Village Jharoda Kalan declared 'Urban' vide Gazette notification no. F7(128)/DLB/ 2019/000580156/ 14600-15 dt. 20.11.2019.
d	Whether in prohibited Zone	No	No	—
e	Whether in Green Belt	—	Yes	—
f	Whether part of approved Layout plan by Government/ DDA	No	No	—
g	Whether Site falls in Land Pooling Zone	—	No	Site u/r falls in Jharoda Kalan which is a Green Belt village.
h	Name of Land Pooling Zone & Sector number	—	—	Not a land pooling area.
i	Undertaking for participation in Land Pooling Policy	—	Submitted	Submitted by IGL on 14.07.2021 wrt Green Belt & temporary permission. Signed by original land owner.

S.No.	Planning Parameters	Status		Remarks
		As per information furnished by applicant	As per examination by Planning Department, DDA	
2	Plot Details			
a	Category of Fuel Station-CNG/ CNG Mother Station/ Petrol/ EVC	CNG/ EVC Station	CNG Station	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'.
b	Proportion & Location of CNG & EVC earmarked in the map	No	Not required	
c	Area of plot (in sq m)	1876 sq m	1876 sq m (as per submitted drawing)	As per Regulations: Minimum size of plot= 30mx36m i.e 1080 sq m Maximum size of plot= 33mx45m i.e 1485 sq m (Site u/r exceeds by 391 sq m)
d	Plot Dimensions (in Metre) - Front - Back - Left - Right	Front- 40 m Back- 39.91 m Left- 48.28 m Right- 48.14 m (as per submitted drawing)	Front- 40 m Back- 39.91 m Left- 48.28 m Right- 48.14 m (as per submitted drawing)	As per drawing submitted by IGL on 23.08.2021
e	Whether Plot frontage is at least 30 m, if not what is it?	40 m	Yes, 40 m	
f	Width of land left between existing RoW & proposed RoW to be maintained as Green (except entry & exit)	—	Width varies between 3.17 m to 3.18 m. Area left for road widening is 124 sq m.	

219833/2021/O/o DD(PLG) LAND POOLING(ZONE K-I & L)

S.No.	Planning Parameters	Status		Remarks
		As per information furnished by applicant	As per examination by Planning Department, DDA	
g	Area of land left for Green/ parking, if Plot size > 1485 sq m	—	IGL vide letter dated 23.08.2021 submitted justification that, 'We accept to abide by Clause 3(vi) and with therefore use 391 sq m out of 1876 sq m (1485 sq m +391 sq m) for open area for vehicular movement only, this will reduce the congestion on the appurtenant roads, as accepted in TC earlier for similar approved cases (where plot area is in excess of 1485 sq m)'	
h	Site plan showing ingress & egress points	Yes	Yes	As per drawing submitted by IGL on 23.08.2021
3	Road/ Approach Details			
a	Whether the Site lies on National Highway	No	No	—
b	Proposed RoW (as per notified ZDP)	30 m	30 m	—
c	Existing road width in front of the plot	22.58 m	Varies between 23.25 m to 25.40 m	As per Site Survey Report dt 05.08.2021
4	Distance of Site from nearest intersection			
a	From minor road having RoW less than 30 m*	—	More than 50 m, conforms to Para 3(vii)a of Regulations dated 08.03.2019.	
b	From major road having RoW more than 30 m	—	More than 100 m, conforms to Para 3(vii)b of Regulations dated 08.03.2019.	
5	Distance of Site from the nearest fuel station of same category			
a	Divided carriageway - Same side of road - Opposite side of road	Yes	Another CNG Station (same category) at Khasra No. 105//21/2 in Jharoda Kalan was approved in 1 st TC Meeting, 2021; and is located 445 m away	As per Regulations dated 08.03.2019, to avoid clustering, minimum distance between two fuel stations of similar category should be as follows: a. Not less than 1000 m on same side of road (without

219833/2021/O/o DD(PLG) LAND POOLING(ZONE K-I & L)

S.No.	Planning Parameters	Status		Remarks
		As per information furnished by applicant	As per examination by Planning Department, DDA	
			from the proposed Site (on same side of road- divided carriageway and with breaks in median).	divided carriageway) b. Not less than 500 m on other side of road (with divided carriageway and without breaks in median).'
b	Undivided Carriageway - Same side of road - Opposite side of road	NA	Not applicable	—
6	Approvals/ NOC taken from other Authorities			
a	Approval from PESO	Yes	Applicant vide letter dated 05.10.2021 to CL Branch, DDA has stated that the revised PESO approval shall be submitted before issuance of NOC.	
b	NOC from Traffic Police	—	Not submitted	As per Minutes of 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'
c	Approval from NHAI (if applicable)	—	Not applicable	—
d	Any other approval/ NOC (if taken)	—	—	—
7	Current Status of Site	—	Site under reference is vacant.	
8	Any other information/ detail furnished	—	—	—

219833/2021/O/o DD(PLG) LAND POOLING(ZONE K-I & L)

2.4 The proposal for planning permission for CNG Station at Khasra No. 105//21/2 in Jharoda Kalan was approved in 1st TC Meeting, 2021 held on 18.01.2021 vide Agenda Item no. 04/2021. The same is located 445 m away from the proposed Site (on the same side of the road with divided carriageway and with breaks in median) **(refer Annexure C).**

2.5 As per Para 3(viii) of Regulations dated 08.03.2019, *'in order to avoid clustering of Fuel Stations at a locality and to facilitate uniform distribution of the fuel stations, the minimum distance between the two Fuel Stations of similar category (i.e., CNG, Petrol, Diesel or any other fuel) should be as follows:*

- c. *Not less than 1000 m on the same side of the road (without divided carriageway)*
- d. *Not less than 500 m on the other side of the road (with divided carriageway and without breaks in median).'*

2.6 Para 4(iv) of Regulations dated 08.03.2019 states that, *'Any issue relating to the interpretation of these Regulations shall be referred to the Authority for necessary directions and appropriate actions.'*

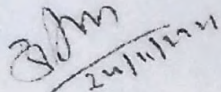
3. PROPOSAL

In view of S. No. 5(a) of the table and Para 2 above, the proposal for planning permission for CNG Station on Private Land Khasra no. 91//6, Village Jharoda Kalan is being put up for consideration and deliberation of Technical Committee subject to the following conditions:

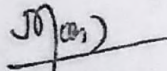
- i. Revised PESO approval to be submitted based on amended Linear Layout Plan.
- ii. Undertaking by IGL to the effect that 'it would ensure immediate cancellation of temporary permission granted in Green Belt areas after 5 years or preparation of Layout Plan whichever is earlier and no claims/ compensation whatsoever would be sought on account of closure/ shifting of the CNG Station.'
- 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.
- iv. Permissions with respect to tree felling/ transplantation shall mandatorily be submitted by the applicant before the issuance of NOC.
- v. Renewed Lol from IGL is to be submitted before the final issuance of NOC.
- vi. CL Department, DDA to verify the Khasra and 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.
- vii. All other conditions as laid down in Gazette Notification S.O. 1244 dated 08.03.2019 shall be mandatorily complied.

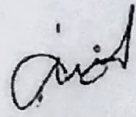
4. RECOMMENDATION

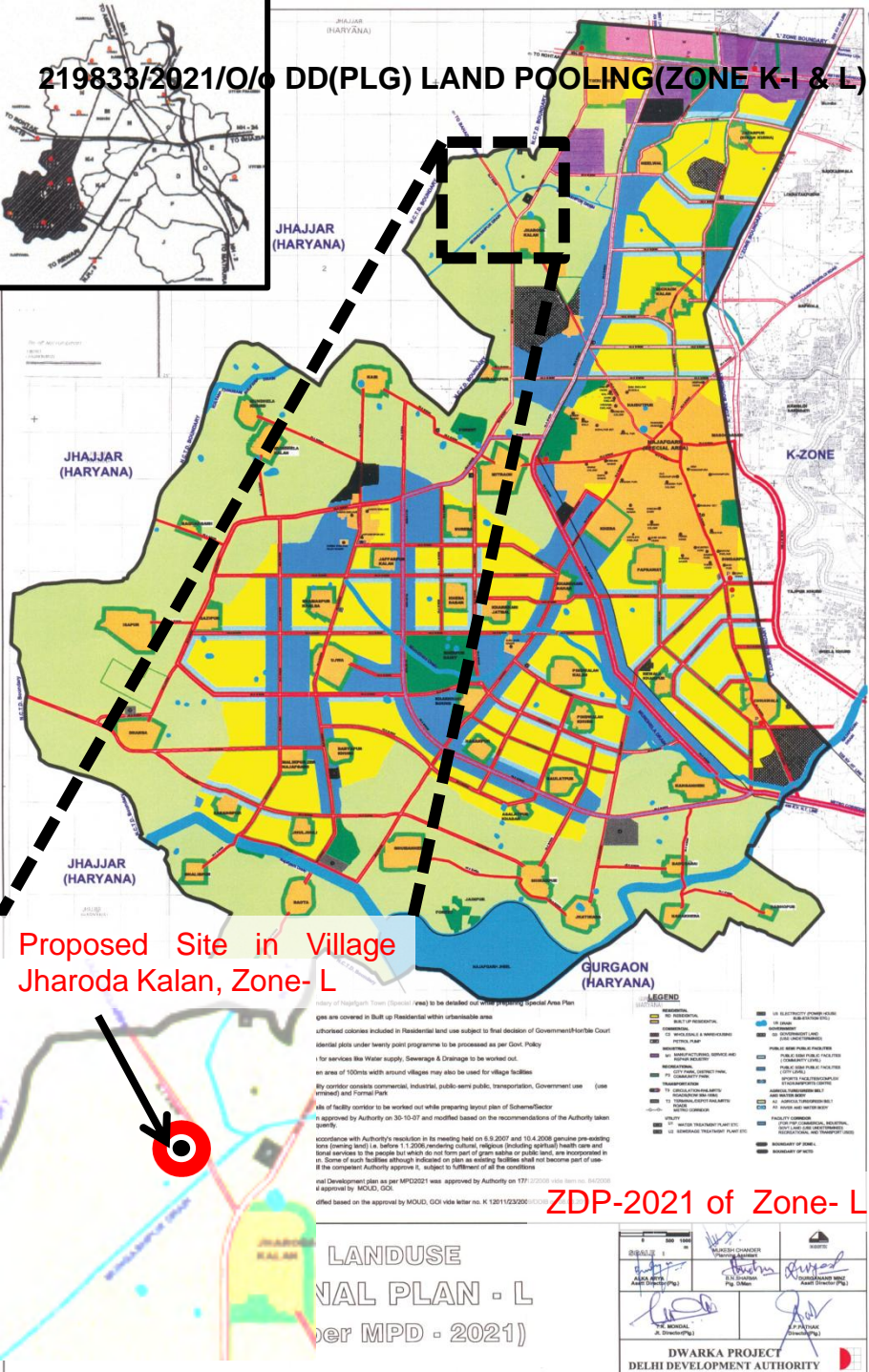
The proposal as contained in Para 3 above is placed before the Technical Committee for consideration, please.


Assistant
Director (Plg.)
Zone L

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


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


Additional
Commissioner (Plg.)-
IV



Location of Proposed Site in Village Jharoda Kalan on ZDP- 2021



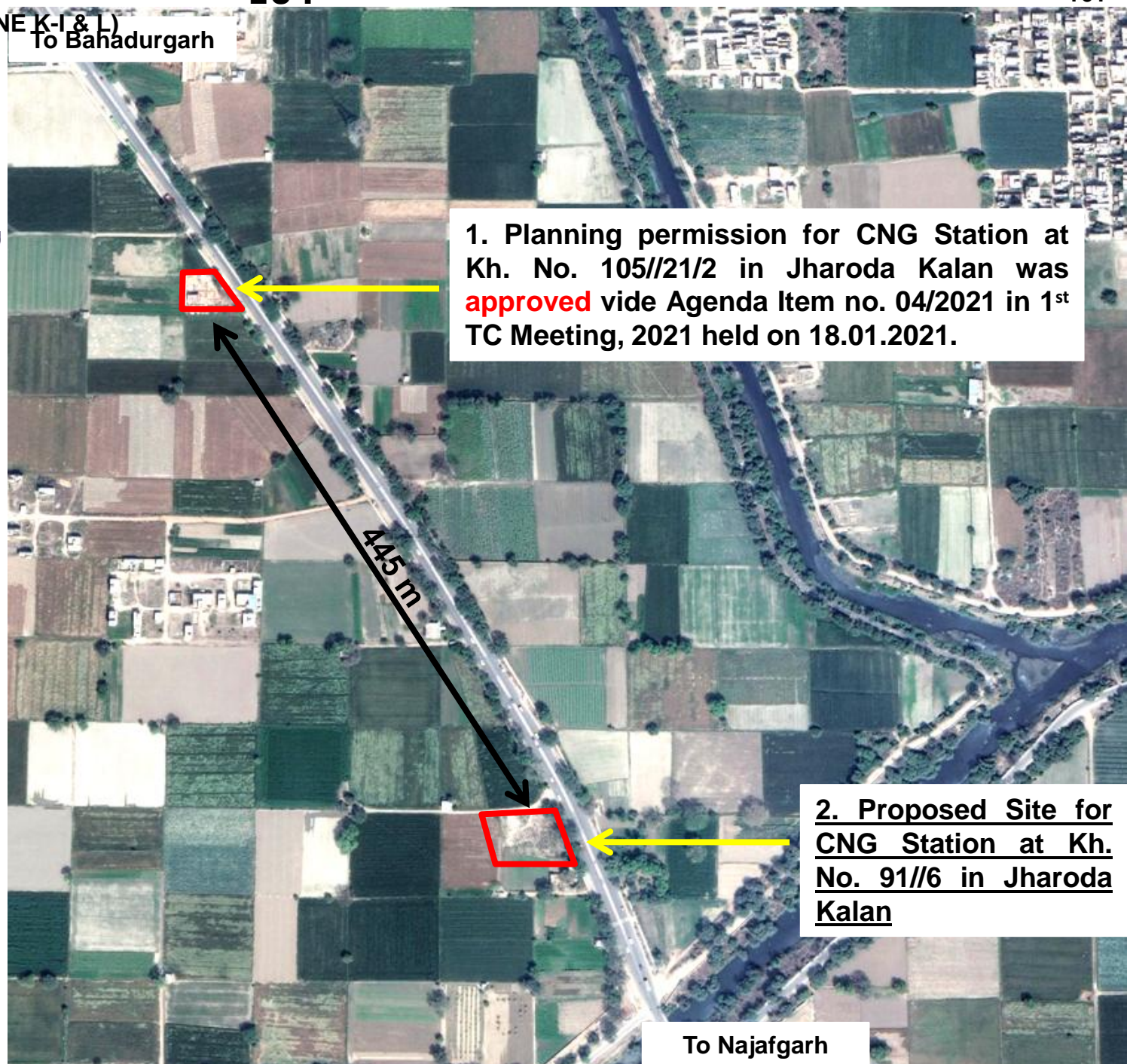
Location of Khasra & Proposed Site in Village Jharoda Kalan on Satellite Imagery



219833/2021/O/o DD(PLG) LAND POOLING(ZONE K-I & L)

To Bahadurgarh

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1. Planning permission for CNG Station at Kh. No. 105//21/2 in Jharoda Kalan was **approved** vide Agenda Item no. 04/2021 in 1st TC Meeting, 2021 held on 18.01.2021.

2. Proposed Site for CNG Station at Kh. No. 91//6 in Jharoda Kalan

To Najafgarh

CNG Station located 445 m away on same side of road in Jharoda Kalan



[Draft Agenda for Technical Committee]

ITEM NO.: /2021

Subject: Planning permission for CNG Station on Private Land Khasra no. 43//16 & 44//20/2, Village Bakargarh, Delhi.

(File No. PLG/LP/0008/2021/L/FSTN-O/O DD(PLG)LANDPOOLING(ZONEK-I,L))Part (1)

1. Background

- 1.1 An E- Office file bearing number LD/CL/0088/2020/CNG/F13-COMMERCIAL LAND was received from Director (CL), DDA vide which application of Mr. Sandeep for grant of NOC for setting up CNG Station on private land at Khasra no. 43//16 & 44//20/2, Village Bakargarh, 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 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.
- 1.6 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.

2. Examination

- 2.1 Indraprastha Gas Limited (IGL) vide letter dated 14.07.2021 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 03.08.2021 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**) showing proposed RoW of the road in front of the plot as 60 m was submitted by IGL on 24.09.2021. Amended PESO approval was submitted by the applicant vide email dated 12.10.2021.

219393/2021/O/o DD(PLG) LAND POOLING(ZONE K-I & L)

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 vis-à-vis planning parameters:

S.No.	Planning Parameters	Status		Remarks
		As per information furnished by applicant	As per examination by Planning Department, DDA	
1	Land Use Details of the Site			
a	Planning Zone in which the site falls	Zone L	Planning Zone L	—
b	Land use as per MPD- 2021/ Zonal Development Plan (ZDP)	Agricultural Green	Green Belt (as per notified ZDP)	Tentative Location of Site u/r on ZDP is placed at Annexure B.
c	Whether site lies in Urban area or Rural area	—	Rural	—
d	Whether in prohibited Zone	No	No	—
e	Whether in Green Belt	—	Yes	—
f	Whether part of approved Layout plan by Government/ DDA	No	No	—
g	Whether Site falls in Land Pooling Zone	—	No	Site u/r falls in Village Bakargarh which is a Green Belt village.
h	Name of Land Pooling Zone & Sector number	—	—	Not a land pooling area.
i	Undertaking for participation in Land Pooling Policy	—	Not required	Submitted by IGL on 14.07.2021 wrt Green Belt & temporary permission. Signed by original land owner.
2	Plot Details			
a	Category of Fuel Station-CNG/ CNG Mother Station/ Petrol/ EVC	CNG Station	CNG Station	PESO approval is for CNG Station only.
b	Proportion & Location	No	Not required	

219393/2021/O/o DD(PLG) LAND POOLING(ZONE K-I & L)

S.No.	Planning Parameters	Status		Remarks
		As per information furnished by applicant	As per examination by Planning Department, DDA	
	of CNG& EVC earmarked in the map			
c	Area of plot (in sq m)	1650.5 sq m	1650.5 sq m (as per submitted drawing)	As per notified Regulations: Minimum size of plot= 1080 sq m Maximum size of plot= 1485 sq m
d	Plot Dimensions (in Metre) - Front - Back - Left - Right	Front – 39.74 m Back – 39.68 m Left – 42.83 m Right – 43.72 m (as per submitted drawing)	Front – 39.74 m Back – 39.68 m Left – 42.83 m Right – 43.72 m (as per submitted drawing)	As per drawing submitted by IGL on 24.09.2021
e	Whether Plot frontage is at least 30 m, if not what is it?	39.74 m (as per submitted drawing)	39.74 m (as per submitted drawing)	
f	Width of land left between existing RoW & proposed RoW to be maintained as Green (except entry & exit)	—	Area left for road widening is 622.52 sq m.	
g	Area of land left for Green/ parking, if Plot size > 1485 sq m	—	Applicant vide email dated 12.10.2021 submitted justification that, 'We accept to abide by Clause 3(vi) and with therefore use 165.5 sq m out of 1650.5 sq m (1485 sq m +165.5 sq m) for open area for vehicular movement only, this will reduce the congestion on the appurtenant roads, as accepted in TC earlier for similar approved cases (where plot area is in excess of 1485 sq m)'.	
h	Site plan showing ingress & egress points	Yes	Yes	Submitted vide letter dated 24.09.2021

219393/2021/O/o DD(PLG) LAND POOLING(ZONE K-I & L)

S.No.	Planning Parameters	Status		Remarks
		As per information furnished by applicant	As per examination by Planning Department, DDA	
3	Road/ Approach Details			
a	Whether the Site lies on National Highway	No	No	—
b	Proposed RoW (as per notified ZDP)	60 m	60 m	—
c	Existing road width in front of the plot	26.7 m	26.7 m	As per drawing submitted by IGL on 24.09.2021
4	Distance of Site from nearest intersection			
a	From minor road having RoW less than 30 m	—	More than 50 m, conforms to Para 3(vii)a of Regulations dated 08.03.2019.	
b	From major road having RoW more than 30 m	418 m	More than 100 m, conforms to Para 3(vii)b of Regulations dated 08.03.2019.	
5	Distance of Site from the nearest fuel station of same category			
a	Divided carriageway - Same side of road - Opposite side of road	No	- More than 1000 m which is conforms to Regulations dated 08.03.2019. - More than 500 m which is conforms to Regulations dated 08.03.2019.	
b	Undivided Carriageway - Same side of road - Opposite side of road	NA	Not applicable	—
6	Approvals/ NOC taken from other Authorities			
a	Approval from PESO	Yes	PESO approval needs to be revised.	
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'.

S.No.	Planning Parameters	Status		Remarks
		As per information furnished by applicant	As per examination by Planning Department, DDA	
c	Approval from NHAI (if applicable)	—	Not applicable	—
d	Any other approval/ NOC (if taken)	—	—	—
7	Current Status of Site	—	Site under reference is vacant.	
8	Any other information/ detail furnished	NOC from lessor and co-owners	By virtue of lease deed, the land measuring 1672 sq m is under physical possession of the applicant. However, the area measuring 622.52 sq m between proposed CNG Station and road which provides access to the proposed plot and could be surrendered in case of future road widening is not under applicant's physical possession by virtue of agreement to sell/ sale deed/ lease deed as specified in Annexure B of Modalities dated 06.12.2019 issued by CL Branch, DDA.	In absence of the physical possession of plot, the applicant cannot give undertaking regarding surrender of land for future road widening.

219393/2021/O/o DD(PLG) LAND POOLING(ZONE K-I & L)

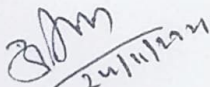
3. PROPOSAL

In view of Para 2 above, the proposal for planning permission for CNG Station on Private Land Khasra No. 43//16 & 44//20/2, Village Bakargarh is being put up for consideration and deliberation of Technical Committee subject to the following conditions:

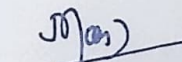
- i. The area required for functioning of proposed CNG Station as per the layout submitted and Site conditions is 2273.02 sq m (*which comprises of CNG plot area- 1650.5 sq m; and area left for road widening- 622.52 sq m*). As per the lease deed submitted by the applicant, the area is only 1672 sq m which is 601.02 sq m less than the total area. Hence, fresh lease deed for the total area measuring 2273.02 sq m is to be submitted before the issuance of NOC.
- ii. Undertaking by IGL to the effect that 'it would ensure immediate cancellation of temporary permission granted in Green Belt 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.'
- 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.
- iv. Renewed Lol from IGL is to be submitted before the final issuance of NOC.
- v. CL Department, DDA to verify the Khasra and 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.

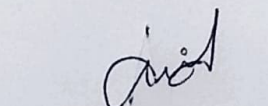
4. RECOMMENDATION

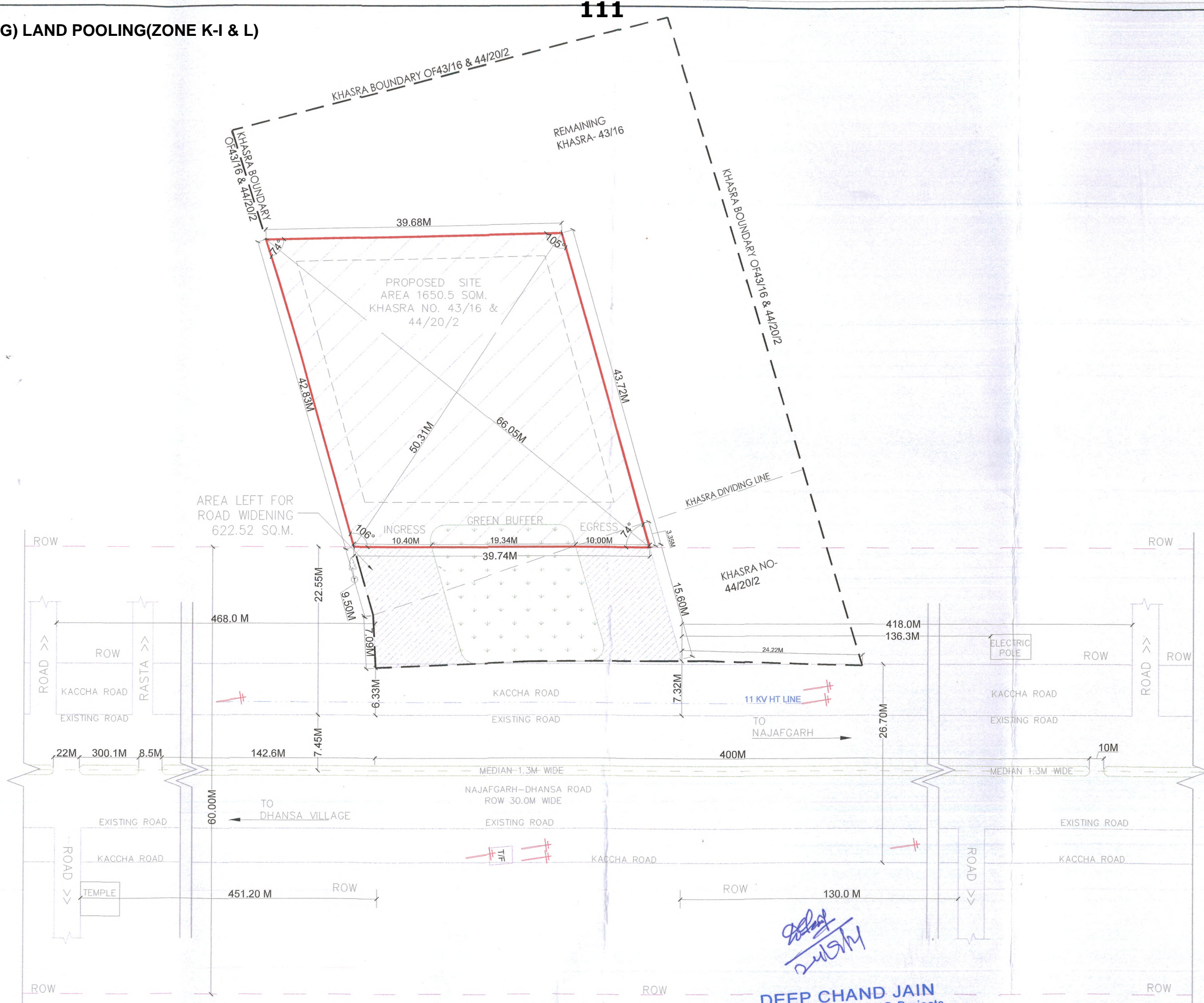
The proposal as contained in Para 3 above is placed before the Technical Committee for consideration, please.


Assistant
Director (Plg.)
Zone L

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


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


Additional
Commissioner (Plg.)-
IV

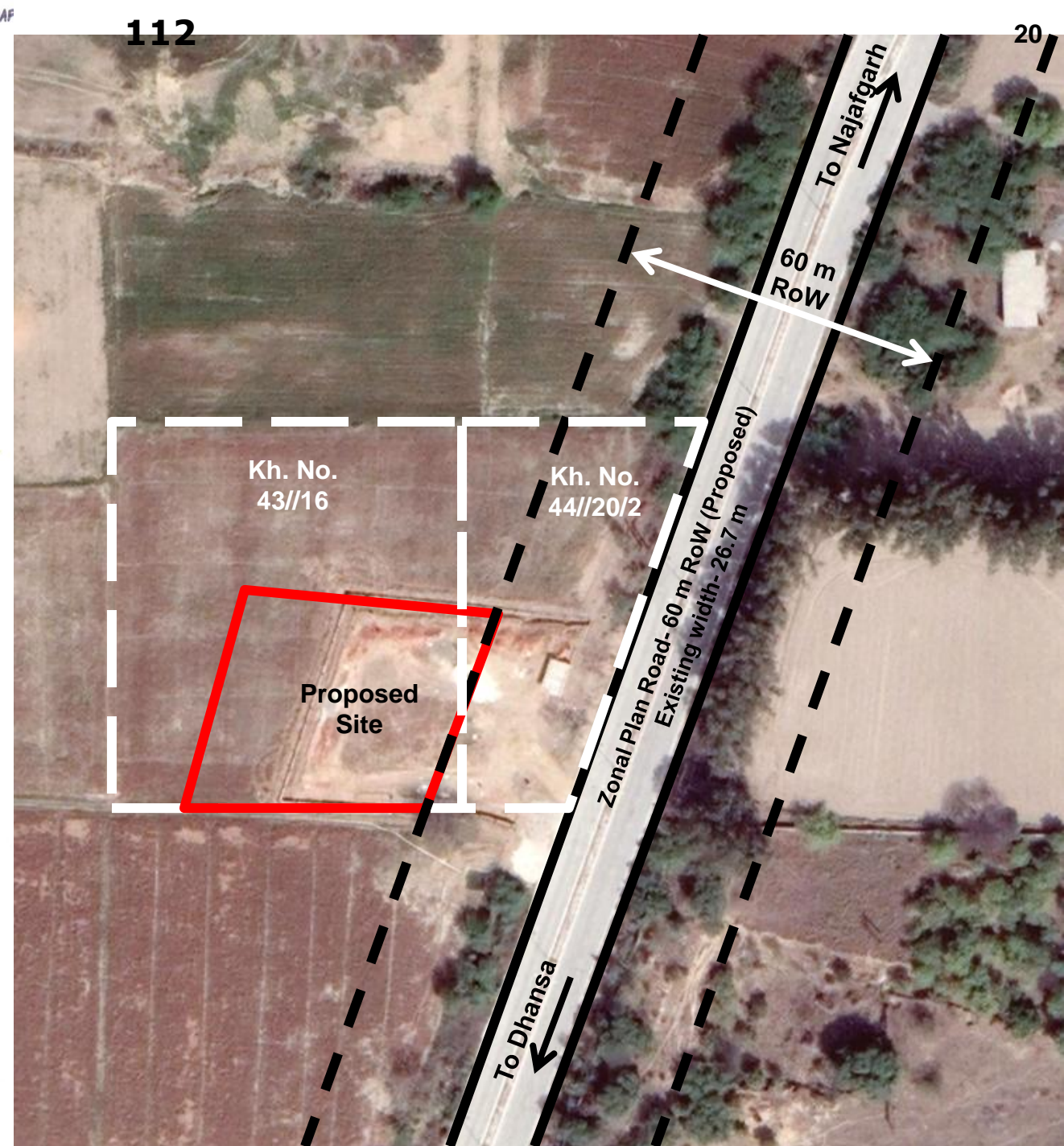
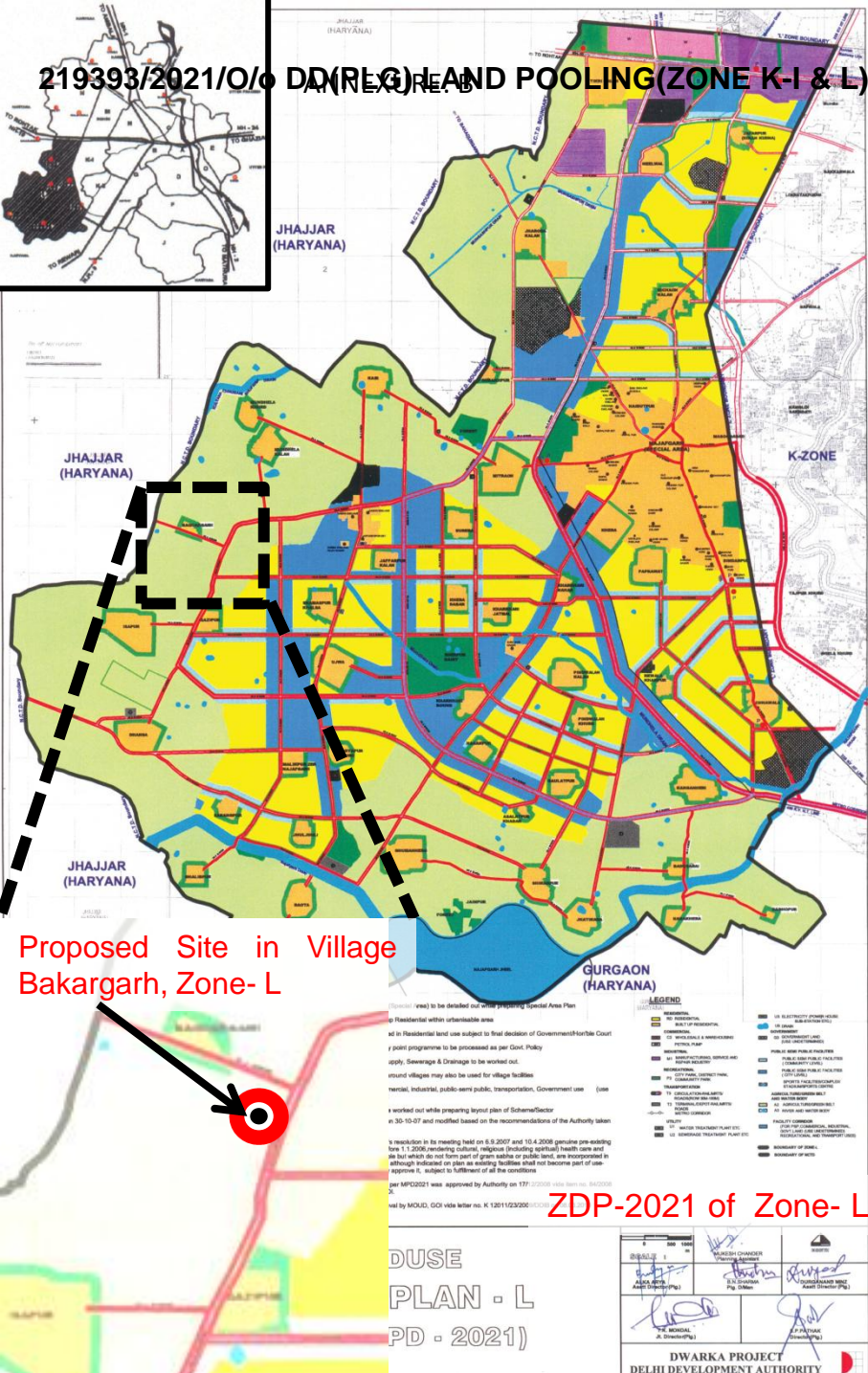


LINEAR LAYOUT PLAN

PROJECT :
PROPOSED CNG STATION FOR INDRAPRASTHA GAS LIMITED AT -
KHASRA NO. 43/16 & 44/20/2, VILLAGE BAKKARGARH TEHSIL NAJAFGARH, NEW DELHI

DEEP CHAND JAIN
General Manager - CNG Projects
INDRAPRASTHA GAS LIMITED
"IGL BHAWAN", PLOT NO. 4,
COMMUNITY CENTRE, SECTOR-9, R.K. PURAM
NEW DELHI-110 022

DATE 20-08-2021	DRAWN BY AR. YASHK	
REV. NO.-5	DWG NO.- 37	



Location of Proposed Site in Village Bakargarh on ZDP- 2021

Location of Khasra & Proposed Site in Village Bakargarh on Satellite Imagery



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12th Technical Committee Meeting to be held on 29.11.2021

Sl. No.	Item No.	Subject	Page No.
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2.	69/2021	Standard Operating Procedure for Review of Master Plan / Zonal Plan Roads affected by Unauthorized Colonies PLG/MP/0002/2021/F-22/Part (1)	5-10
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4.	71/2021	Planning permission for CNG Station on Private Land Khasra no. 91//6, Village Jharoda Kalan, Delhi PLG/LP/0009/2021/L/FSTN-O/o DD(PLG) LAND POOLING(ZONE K-I,L)	95-104
5.	72/2021	Planning permission for CNG Station on Private Land Khasra no. 43//16 & 441/20/2, Village Bakargarh, Delhi. PLG/LP/0008/2021/L/FSTN-O/o DD(PLG) LAND POOLING(ZONE K-I,L)-Part(1)	105-112
ADDITIONAL AGENDA			
6.	73/2021	Rectification in Item No. 43/2020 of 8th Technical Committee minutes, w.r.t status of Village 'Bijwasan' falling in Planning Zone J. PLG/MP/0001/2020/F-7/-O/o DY DIRECTOR (PLG)MP AND DC	113-115

DELHI DEVELOPMENT AUTHORITY

Sub: Rectification in Item No. 43/2020 of 8th Technical Committee minutes, w.r.t status of Village 'Bijwasan' falling in Planning Zone J.

E-File No.: PLG/MP/0001/2020/F-7-O/o Dy Director (Plg) MP & DC

1.0 Background:

- 1.1 Regulations for setting up of fuel station on privately owned lands in National Capital Territory of Delhi were notified vide S.O. 1244 (E) dated 08.03.2019.
- 1.2 DDA has notified the rates vide S.O. 3358 (E) dated 18.09.2019 in which differential rates for Fuel Stations falling in Rural Areas and Urban Areas have been notified.
- 1.3 The Technical Committee of DDA approved an agenda for Planning permission for CNG / EV Charging station wherein the said land was mentioned to fall in the Urban Area as per at Para 2.4 c of TC agenda and was notified vide Gazette Notification No. F.1(172)/LM/2019/2001/L&B dated 19.08.2002.
- 1.4 Correspondence between the Planning and Lands department shows that the issue of what charges should be levied on the said plot has remain unresolved. This is due to the reason that the area is being construed as Urbanizable. Master Plan Section has been asked to clarify the same.
- 1.5 The term "urbanisable area" is a planning terminology which in general means areas which are proposed to be brought under urbanisation (i.e. urban development) or earmarked for future development excluding the existing development. Urbanisable area has no link with the declaration of village as "Urban" or "Rural" under relevant Acts/ Law.
- 1.6 Subsequent clarification have been received that the village is still designated as Rural Area from Tehsildar (Kapashera) & Urban Development department, GNCTD.
- 1.7 Further, letter received from Tehsildar (Kapashera), village Bijwasan conveys that village was declared urbanized as per Notification No. E23/Engg.TP(DP)/11424/94 dt. 24.10.1994 but the operation of the same notification was suspended by Hon'ble High Court of Delhi as follows:

"Declaration is accordingly issued that the operation of the notification dt. 24.10.1994 shall remain suspended till the Central Government takes a decision pursuant to the note dt. 25.06.2002. Further declaration is issued that the provisions of the Delhi Municipal Corporation Act 1957 and the Master Plan for Delhi would continue to apply for village Bijwasan as per the law prior to issuance of the notification dt. 24.10.1994".

- 1.8 Further, a clarification was sought from L & DO and Urban Development Department, GNCTD. Following which a letter dated 08.09.2021 was received from Urban Development Deptt. GNCTD vide which following is informed:

"Hon'ble High Court in its order dated 24.11.2004 in WP (C) 2596/2001 suspended the operation of the notification dated 24.10.1994 till the Central Government takes a decision pursuant to the note dt. 25.06.2002. Further declaration is issued that the provisions of the Delhi Municipal Corporation Act 1957 and the Master Plan for Delhi would continue to apply for village Bijwasan as per the law prior to issuance of the notification dt. 24.10.1994".

- 1.9 In view of above, it is hereby clarified that the process of declaration of a particular village as Rural or Urban attain finality once the notification to this regard is issued by the concerned department of GNCTD.
- 1.10 As informed, the village Bijwasan is a rural village as per **Annexure-I**

2.0 Proposal:

The agenda was approved in 8th Technical Committee dated 02.11.2020 vide item No 43/2020, wherein following was decided:

“The agenda was presented by Director (Plg) Zone J. After detailed deliberations, the proposal for CNG/EV Charging Station on private Land at Khasra No. 85/123 & 108/13, Village Bijwasan, Main Najafgarh-Kapashera Road was approved as per the general provisions approved in the 4th & 7th Technical Committee meeting of 2020.”

The above minutes be kindly be read as follows:

*“The agenda was presented by Director (Plg) Zone J. After detailed deliberations, the proposal for CNG/EV Charging Station on private Land at Khasra No. 85/123 & 108/13, Village Bijwasan, Main Najafgarh-Kapashera Road was approved as per the general provisions approved in the 4th & 7th Technical Committee meeting of 2020 **and treating village Bijwasan as a Rural Village.**”*

3.0 Recommendation:

The proposal in Para 2.0 above is put up for consideration and approval of the Technical Committee.

Sd/- Asst. Director (Plg.) MP & DC	Sd/- Dy. Director (Plg.) MP & DC/ Director (Plg.) MP (In-Charge)	Sd/- Addl. Commr. (Plg.) -I
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CD No. 000611765

URBAN DEVELOPMENT DEPARTMENT
DIRECTORATE OF LOCAL BODIES
(GOVT. OF NCT OF DELHI)
9th / 10th LEVEL, C-WING, DELHI SECRETARIAT

F 7(133)/DLB/UD/2020/ 988-990

Dated: 8/9/2021

To

The Dy. Director (CL)
DDA, Commercial Land Branch
A-116, A-Block, 1st Floor, Vikas Sadan,
INA, New Delhi-23

Subject:- Clarification regarding Status of Village Bijwasan, New Delhi

Sir,

This refers your letter no. F.LD/CL/0044/2020/CNG/F13-COMMERCIAL LAND/ dated- 08.04.2021. In this regard, it is informed that this office vide letter no. F13(356)/LB/UD/2020/Misc.file/1823-1826 dated- 03.03.2021 (copy enclosed) had earlier forwarded copy of list of urbanised village including Bijwasan (Notified as Urban vide Notification no. F.33/Engg/TP(DP)/11424 on 24.10.1994).

In continuation to the aforesaid letter, it is further stated that the Hon'ble High Court in its Order dated- 24.11.2004 in WP (C) 2596/2001 (copy attached)suspended the operation of the notification dated 24.10.1994 till the Central Government takes a decision and a declaration was issued that the provisions of Delhi Municipal Corporation Act 1957 and the Master Plan for Delhi would continue to apply for village Bijwasan as per the law prior to issuance of the notification dated 24.10.1994. The relevant para of the said order reads as follows: - "Declaration is accordingly issued that the operation of the notification dated 24.10.1994 shall remain suspended till the Central Government takes a decision pursuant to the note dated 25.05.2002. Further, declaration is issued that the provisions of the Delhi Municipal Corporation Act 1957 and the Master Plan for Delhi would continue to apply for village Bijwasan as per the law prior to issuance of the notification dated 24.10.1994."

This is for your kind information please.

Encl: As above

Yours faithfully,

(Anil Kumar)

Dy. Director, LB-I (UD)

Copy to-

1. PS to ACS (UD), 9th Floor, Delhi Secretariat.
2. PS to ADLB (UD), 9th Floor, Delhi Secretariat.