



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

E-File No.- PLG/MP/0009/2021/F-
1/-O/o DY DIRECTOR
(PLG)MP AND DC/241

Date : 07.04.2021

Subject: Minutes of the 5th Technical Committee meeting of DDA for the year 2021 held on 25.03.2021.

The 5th Technical Committee Meeting of DDA for the year 2021 was held under the chairmanship of Vice Chairman, DDA through online mode on 'Webex' portal on **Thursday, 25.03.2021 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
(Manju Paul)
Addl. Commissioner (Plg)-I 7/04/2021

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. 34/2021

Confirmation of the Minutes of 4th Technical Committee meeting held on 08.03.2021.

PLG/MP/0007/2021/F-1/-O/o DY DIRECTOR (PLG)MP AND DC/

Since no observations/comments were received, the minutes of the 4th Technical Committee held on 08.03.2021 were confirmed as circulated along with rectification note dated 15.03.2021.

Item No. 35/2021

Regarding installation/ use of Stair Lift/ Chair Lift in Residential Plotted Development.

PLG/BLDG/0001/2021/-O/o DIRECTOR (BUILDING)

The agenda was presented by Addl. Comm.(Plg.)- I. After detailed deliberations, the agenda item was approved subject to the installation of stair lift / chair lift/lift platform in conformity with the provisions of NBC 2016 and 'Harmonized Guidelines and spaces for Barrier Free Environment for Persons with Disabilities' published by MoUD, Govt of India 2016.

The above decision of the T.C. to be communicated to the SDMC as a follow-up of the clarification sought from DDA.

Item No. 36/2021

Planning permission for CNG/EVC Station on Private land on Khasra No. 46/16,17, 24, 29, 49/4, Village - Bakoli, Tehsil - Alipur, District North, Delhi in view of notified regulations dated 08.03.2019.

PLG/MP/0001/2021/F-7/-O/o ADDL. COMM(R)(PLG-PROJ) MPMR)

The agenda was presented by Addl. Comm.(Plg.)- II. After detailed deliberations, the agenda item was approved for Temporary Permission as per the General Provisions approved in the 4th and 7th Technical Committee Meeting of 2020. Further, the 9m private road to be closed and be incorporated and made part of the plot earmarked for fuel station.

Other Points:

- i. The issue of Authentication of T.C. Agendas along with the drawings, was discussed. It was clarified that the documents shall be authenticated digitally. The procedure be evolved in consultation with Chief Architect, DDA and Commissioner (Plg), DDA and proper office order be issued.

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



ANNEXURE-I

List of participants of 5th Technical Committee meeting for the year 2021 dated 25.03.2021.

DELHI DEVELOPMENT AUTHORITY

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

Representatives of the following Organizations has also attended the meeting:

1. TCPO
2. East Delhi Municipal Corporation
3. North Delhi Municipal Corporation
4. South Delhi Municipal Corporation
5. Delhi Fire Service
6. Delhi Urban Art Commission
7. IGL

Manoj

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

E-File No.- PLG/MP/0009/2021/F-1/
-O/o DY DIRECTOR (PLG)
MP AND DC/224

Date : 23.03.2021

MEETING NOTICE

The 5th Technical Committee Meeting of DDA for the year 2021 is scheduled to be held under the chairmanship of Vice Chairman, DDA through online mode on 'Webex' portal on **Thursday, 25.03.2021 at 10:30 AM**. The ID for the same is **184 529 2122** and the password is **12345**.

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

Shikha
(Shikha Bhargava) *23/03/2021*
Dy. Director (Plg.) MP /
Director (Plg.) MP (In-charge)

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. Addl. Chief Architect, VC Office, DDA

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05th Technical Committee Meeting to be held on 25.03.2021

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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/0007/2021/F-
 1/-O/o DY DIRECTOR
 (PLG)MP AND DC/185**

Date : 12.03.2021

Subject: Minutes of the 4th Technical Committee meeting of DDA for the year 2021 held on 08.03.2021 and 09.03.2021.

The 4th 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, 08.03.2021 at 11:00 AM and continued on 09.03.2021 at 04:00 PM**. The list of the participants is annexed. Please find enclosed herewith a copy of the minutes of the same for information and further necessary action.

Manju Paul
 (Manju Paul)

Addl. Commissioner (Plg)-I

To:

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

Special Invitees:

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

Item No. 25/2021

**Confirmation of the Minutes of 3rd Technical Committee meeting held on 22.02.2021.
PLG/MP/0004/2021/F-1/-O/o DY DIRECTOR (PLG)MP AND DC/**

Since no observations/comments were received, the minutes of the 3rd Technical Committee held on 22.02.2021 were confirmed as circulated.

Item No. 26/2021

**CNG Station on Private Land Khasra No. 62//12, Village Pooth Khurd, Main Bawana Auchandi road, Delhi- Proposal for rejection of planning permission as the site under consideration is not meeting the parameters of the notified regulations dated 08.03.2019
PLG/LP/0003/2021/N/FSTN-AD(PLG-LP/ZONE N)**

The agenda was presented by Addl. Comm.(Plg.)- IV. After detailed deliberations, the agenda item was rejected as it did not fulfil the policy parameters.

Item No. 27/2021

**Planning permission for CNG Station on Private Land Khasra no. 38//5/2, Village Tikri Kalan, Delhi.
PLG/LP/0004/2021/LIFSTN-O/O DD (PLG) LANDPOOLING (ZONEK-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 subject to the NOC from Road Owning Agency, PWD and Fire Department.

Item No.28/2021

**Proposal for planning permission for CNG/EV Charging Station on Private Land Khasra No. 33/15, Village Auchandi, Main Auchandi Border, Bawana Road, Delhi in view of notified regulations dated 08.03.2019.
PLG/LP/0004/2021/N/FSTN-AD(PLG-LP/ZONE N)**

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

Item No.29/2021

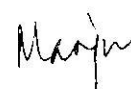
**Planning permission for CNG Station on Private Land Khasra no. 5//23/1, Village Kharkhari Nahar, Delhi.
PLG/LP/0003/2021/L/FSTN-O/o DD(PLG) LAND POOLING(ZONE K-I,L)**

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.30/2021

**Proposal regarding inclusion of Affordable Rental Housing Complex (ARHC) Scheme in MPD-2021
PLG/MP/0004/2021/F-15/-O/o DY DIRECTOR (PLG) MP AND DC**

The agenda was presented by Additional Commissioner (Plg.) - I. After detailed deliberations, the Agenda Item was recommended for further processing under Section- 11A of DD Act, 1957.



Item No.31/2021

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

PLG/MP/0016/2021/F-3/-O/o DY DIRECTOR (PLG) MP AND DC

The agenda was presented by Dy. Director (Plg.) MP & DC. After detailed deliberations, language was simplified and norms were modified and an optimal limit of FAR 100 or 3000 sqm (whichever is less), which can be utilized for remunerative uses i.e. activities permitted in LSC, Residential and Public and Semi Public uses except Banqueting and multiplexes was fixed. The modified norms are annexed as **Annexure A** to the minutes. The same be further processed under Section- 11A of DD Act, 1957.

Item No.32/2021

Draft Policy for Dynamic Parking Norms for Delhi.

F15(01)2021-MP

The agenda was presented by Dy. Director (Plg.) MP & DC. After detailed deliberations, keeping in view the studies done under MPD-2041 and the feasibility of the implementation, the Policy was approved with specific modifications for placing before the meeting of the Authority. The modified Policy is annexed as **Annexure B** to the minutes. The same be further processed under Section- 11A of DD Act, 1957.

Item No.33/2021

Proposed change of land use of land measuring about 20416.67 sqm. from 'Recreational' (District Park) to 'Residential' for In-Situ redevelopment of J.J. cluster at Indira Camp Part-2 and Indira Camp Pahari-2 at Taimoor Nagar in Panning Zone-'F'.

PLG/MP/0012/2021/F-20/-AD(PLG-ZONE F(PT.))AP-I

The agenda was presented by Director (Plg), Zone - F. After detailed deliberations, the Agenda Item was deferred for re-examination.

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



ANNEXURE-I

List of participants of 4th Technical Committee meeting for the year 2021 dated 08.03.2021 and 09.03.2021.

DELHI DEVELOPMENT AUTHORITY

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

Representatives of the following Organizations has also attended the meeting:

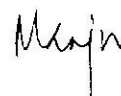
1. TCPO
2. East Delhi Municipal Corporation
3. North Delhi Municipal Corporation
4. South Delhi Municipal Corporation
5. Delhi Fire Service
6. Delhi Urban Art Commission
7. IGL



MPD 2021**Proposed Amendments/Modifications as approved by Technical Committee****Chapter 12.0: Transportation, Para 12.14.3.7: MULTI-LEVEL PARKING FOR PRIVATE MODES:**

For plots for multi-level car parking already earmarked / designated by local bodies, the development control norms are as under:

- i. Minimum Plot Size – 1000 sqm.
- ii. Maximum FAR permissible - 100 or 3000 sqm whichever is less (excluding parking area)
- iii. Maximum Ground coverage - 66.6%.
- iv. MLCP plots shall be located on roads with RoW of 12 m and above, subject to feasibility report from a competent agency and NOC from Traffic Police and other statutory bodies.
- v. Remunerative uses i.e. activities permitted in Local Shopping Centre, Public and Semi Public uses and Residential use except Banqueting and multiplexes.
- vi. Parking to be provided for remunerative use, shall be @ 3 ECS/100 sqm. and 3 times additional ECS for MLCP component.
- vii. The height shall not be restricted, subject to clearance from AAI, Delhi Fire Service and other statutory bodies.
- viii. A single agency shall be responsible for management of the MLCP and the On-street parking up to a distance of minimum 500 m along the road from the MLCP site.
- ix. Suitable measures have to be taken by the Management Agency to discourage on-street parking around the MLCPs by means of increased parking charges (at least 3 times that of MLCP) and other measures.
- x. MLCP plots forming part of comprehensive schemes, shall be governed by the development control norms of the approved scheme.
- xi. No deduction/relaxation shall be given in case of MLCP plots



ANNEXURE -B

दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY

DRAFT POLICY FOR DYNAMIC PARKING NORMS FOR DELHI

1.0 DEFINITIONS:

1.1 Metro deduction: If a property is located within a walkable distance from a Metro Station, the parking requirement within that property shall be reduced by a prescribed percentage viz. for properties located upto 500 m from a metro station, the deduction in parking within the plot shall be 30 percent of the parking norm and for properties located more than 500 m and less than 1000 m from a metro station, the deduction in parking within the plot shall be 15 percent of the parking norm.

1.2 MLCP deduction: If an MLCP is located within 1.0 km radius of any property, the parking requirement within that property shall be reduced by 10 percent.

1.3 Parking Norms: These are the number of parking spaces (ECS) that are to be provided for various landuses, as given in section 1.3 below.

1.4 ECS: This is the Equivalent Car Space that is to be provided.

2.0 APPLICABILITY

2.1 These revised parking norms shall become applicable on all sites/properties where construction has not yet begun, even if the plans have been approved by the concerned local body. In all such cases where the plans have already been approved, the properties may be developed with these revised norms and the concerned local body may be informed of the same in writing and no separate permission for the same is needed to be taken.

3.0 PARKING NORMS :

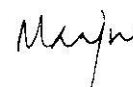
S.No	Clause as per MPD - 2021	Use Zones	PARKING NORMS	
			EXISTING (MPD 2021)	REVISED AS APPROVED BY TECHNICAL COMMITTEE
1	4.4.3 (a)	Residential Plot - Plotted Housing	$250m^2 \leq \text{Plot area} \leq 300m^2$ parking @ 2.0 ECS	No change is recommended.
			$\text{Plot area} \geq 300m^2$ parking @ 1.0 ECS / 100 m^2	No change is recommended.
2	4.4.3 (b)	Residential Plot - Group Housing	• Parking @ 2.0 ECS / 100 m^2 of Built-up area	• DU size: 40sqm to 100 sqm : Parking @1.0 ECS per DU*

Major

			<ul style="list-style-type: none"> Parking @ 0.5 ECS / 100 m² Built-up area for EWS/ Service Personnel housing 	<ul style="list-style-type: none"> DU Size : 100 sqm to 200 sqm: Parking @ 2.0 ECS per DU* DU Size : above 200 sqm: Parking @ 2.0 ECS per DU* and additional 1.0 ECS per 100 sqm or part thereof. <p><i>* DU size : Plinth Area</i></p> <p>In case of Government Housing Projects, the parking norms shall be as per the applicable norms adopted in case of GPRA Colonies.</p>
3	4.4.3 (c)	Cluster Court Housing	Parking shall be provided as per group housing norms	No change is recommended.
4	4.4.3 (e)	Hostel / Guest House / Lodging & Boarding House / Dharamshala	Parking @ 2.0 ECS / 100 m ² of Built-up area	Parking @ 0.5 ECS/100m ² of Built-up area + Metro Deduction
5	4.4.3 (f)	Night Shelter	Parking NIL, for plots measuring less than 500m ² of built-up area Parking @ 2.0 ECS for plots measuring more than 500m ² of built-up area	No mandatory parking is to be provided
6	4.4.3 (h)	Studio Apartments	Parking @ 2.0 ECS / 100m ² of Built-up area Basement, if constructed, and used only for parking, utilities and services shall not be counted towards FAR.	Parking @ 1.0 ECS/100m ² of Built-up area + Metro Deduction
7	4.4.3 (i)	State Bhawans/ State Guest houses	Parking @ 2.0 ECS / 100m ² of Built-up area	Parking @ 1.0 ECS/100m ² of Built-up area

Manoj

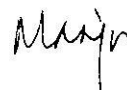
8	Table 5.4	Convenience Shopping Centre / Local Shopping Centre / Local Level Commercial areas	Parking @ 2.0 ECS / 100 m ² of built-up area	No change is recommended.
9	Table 5.4	Service Market	Parking @ 2.0 ECS / 100 m ² of built-up area	No change is recommended.
10	Table 5.4	Community Centre / Non-hierarchical Commercial Centre	Parking @ 3.0 ECS / 100 m ² of built-up area	Parking @ 3.0 ECS / 100m ² of built-up area + Metro Deduction + MLCP Deduction
11	Table 5.4	District Centre/ Sub-Central Business District / Sub- City Level Commercial areas	Parking @ 3.0 ECS / 100 m ² of built-up area	Parking @ 3.0 ECS / 100 m ² of built-up area + Metro Deduction + MLCP Deduction
12	Table 5.4	Commercial Plot: Retail & Commerce Metropolitan City Centre i.e. Connaught Place & its Extension	Parking @ 3.0 ECS / 100 m ² of built-up area	Parking @ 3.0 ECS / 100m ² of built-up area + Metro Deduction + MLCP Deduction
13	Table 5.4	Commercial Complex at Fire Brigade Lane and Janpath Lane	Parking @ 3.0 ECS / 100 m ² of built-up area	Parking @ 3.0 ECS / 100m ² of built-up area + Metro Deduction + MLCP Deduction
14	Table 5.4	Hotels	Parking @ 3.0 ECS / 100 m ² of built-up area	Parking @ 2.0 ECS / 100m ² of built-up area + Metro Deduction
15	Table 5.4	Service Apartments	Parking @ 2.0 ECS / 100 m ² of built-up area	Parking @ 2.0 ECS / 100m ² of built-up area + Metro Deduction



16	Table 5.4	Asaf Ali Road (the area shown as commercial strip in Delhi Gate - Ajmeri Gate scheme)	Parking @ 3.0 ECS / 100 m ² of built-up area	Parking @ 2.0 ECS / 100m ² of built-up area + Metro Deduction + MLCP Deduction
17	Table 13.2	Hospital / Tertiary Health Care Centre	Parking @ 2.0 ECS / 100 m ² of built-up area	Parking @ 2.0 ECS / 100m ² of built-up area + Metro Deduction For Government Hospitals Parking @1.0 ECS /100sqm of built up area + Metro Deduction + MLCP Deduction
18	Table 13.2	Other Health Facilities a. Maternity Home Nursing Home / Polyclinic / Dispensary	Parking @ 2.0 ECS / 100 m ² of built-up area	Parking @ 2.0 ECS / 100m ² of built-up area + Metro Deduction
19	Table 13.2	Other Health Facilities' b. Family Welfare Centre Paediatric Centre Geriatric Centre Diagnostic Centre	Parking @ 2.0 ECS / 100 m ² of built-up area	Parking @ 2.0 ECS / 100m ² of built-up area + Metro Deduction
20	Table 13.2	(a) Veterinary Hospital for pet animals and birds (b) Dispensary for pet animals and birds	Parking @ 1.33 ECS / 100 m ² of built-up area	Parking @ 1.0 ECS / 100m ² of built-up area
21	Table 13.2	Medical College	As per norms of Medical Council of India (MCI) / Regulatory Body	@ 1.0 ECS / 100 m ² of Admin. Built-up area + Metro Deduction +

				MLCP Deduction
22	Table 13.2	Nursing and Paramedic Institute	Parking @ 2 ECS / 100 m ² of built-up area	Parking @ 1.0 ECS / 100 m ² of Admin. Built-up area + Metro Deduction + MLCP Deduction
23	Table 13.2	Veterinary Institute	As per norms of Medical Council of India / Regulatory Body	Parking @ 1.0 ECS / 100 m ² of Admin. Built-up area
24	Table 13.2	Coaching Centre, Computer-Training Institute, physical Education Centre etc.	Parking @ 1.33 ECS / 100 m ² of built-up area	Parking @ 1.0 ECS / 100 m ² of built-up area + Metro Deduction + MLCP Deduction
25	Table 13.2	Play School / Nursery School	Parking @ 1.33 ECS / 100 m ² of built-up area	No change is recommended.
26	Table 13.2	Primary school	Parking @ 1.33 ECS / 100 m ² of built-up area	No change is recommended.
27	Table 13.4	Sr. Secondary School / Secondary School	Parking @ 2.0 ECS / 100 m ² of built-up area	No change is recommended.
28	Table 13.4	School for differently abled persons	Same as applicable for regular Primary & Secondary schools	Parking @ 1.0 ECS / 100 m ² of built-up area
29	Table 13.6	Vocational Training Centre (ITI/Polytechnic / Vocational/ Training Institute/ Management Institute/ Teacher Training Institutes etc.) / Research and Development centre.	Parking @ 1.33 ECS / 100 m ² of built-up area	Parking @ 1.0 ECS / 100 m ² of built-up area + Metro Deduction + MLCP Deduction
30	Table 13.6	General College	Parking @ 1.33 ECS / 100 m ² of built-up area	Parking @ 1.0 ECS / 100 m ² of built-up area + Metro Deduction +

				MLCP Deduction
31	Table 13.6	Professional College (Technical)	Parking @ 1.33 ECS / 100 m ² of built-up area	Parking @ 1.0 ECS / 100 m ² of built-up area + Metro Deduction + MLCP Deduction
32	Table 13.6	University Campus including International Education Centre (IEC)	Parking @ 1.33 ECS / 100 m ² of built-up area	Parking @ 1.0 ECS / 100 m ² of built-up area + Metro Deduction + MLCP Deduction
33	Table 13.6	College	Parking @ 1.33 ECS / 100 m ² of built-up area	Parking @ 1.0 ECS / 100 m ² of built-up area + Metro Deduction + MLCP Deduction
34	Table 13.17	Multipurpose Community Hall	Parking @ 3.0 ECS / 100 m ² of built-up area	Parking @ 2.0 ECS / 100 m ² of built-up area + Metro Deduction + MLCP Deduction
35	Table 13.17	Banquet Hall	Parking @ 3.0 ECS / 100 m ² of built-up area	Parking @ 6.0 ECS / 100 m ² of built-up area
36	Table 13.17	Community Recreational Club (Auditorium)	Parking @ 2.0 ECS / 100 m ² of built-up area	Parking @ 2.0 ECS / 100 m ² of built-up area + Metro Deduction + MLCP Deduction
37	Table 13.17	Recreational Club	Parking @ 2.0 ECS / 100 m ² of built-up area	Parking @ 2.0 ECS / 100 m ² of built-up area + Metro Deduction + MLCP Deduction
38	Table 13.17	Exhibition -cum - Fair Ground	Subject to statutory clearances	Parking @ 2.0 ECS / 100 m ² of built-up area +



				Metro Deduction + MLCP Deduction
39	Table 13.17	Science Centre	Parking @ 2.0 ECS / 100 m ² of built-up area	Parking @ 2.0 ECS / 100 m ² of built-up area + Metro Deduction + MLCP Deduction
40	Table 13.17	International Convention Centre	Parking @ 2.0 ECS / 100 m ² of built-up area	Parking @ 2.0 ECS / 100 m ² of built-up area + Metro Deduction + MLCP Deduction
41	Table 13.17	Socio-Cultural Centre	Parking @ 2.0 ECS / 100 m ² of built-up area	Parking @ 2.0 ECS / 100 m ² of built-up area + Metro Deduction + MLCP Deduction
42	Table 8.2	District Court, Integrated Office Complex, Government Offices (Central / State Government / Local Bodies)	Parking @ 2.0 ECS / 100 m ² of built-up area	a) District Court - Parking @ 2.0 ECS / 100 m ² of built-up area + Metro Deduction + MLCP Deduction OR Pay-up for Parking Cess b) For Integrated Office Complex, Government offices (Central / State Government / Local Bodies) - Parking @ 1.0 ECS / 100 m ² of built-up area + Metro Deduction + MLCP Deduction





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

E-File No.- PLG/MP/0007/2021/F-
 1/-O/o DY DIRECTOR
 (PLG)MP AND DC/187

Date : 15.03.2021

Sub.: Amendment in the Minutes of the 4th Technical Committee meeting of DDA for the year 2021 held on 08.03.2021 and 09.03.2021.
Ref.: Minutes of meeting issued vide No. PLG/MP/0007/2021/F-1/-O/o DY DIRECTOR (PLG)MP AND DC/185 dated 12.03.2021

This is in continuation to the Minutes dated 12.03.2021. The following is submitted w.r.t decision for Item No. 31/2021 and Item No. 32/2021:

1. In the decision w.r.t. Item No. 31/2021, Annexure-A, it is mentioned that "For plots for multi-level car parking already earmarked / designated by local bodies, the development control norms are as under" which may be read as "For plots for **Multi-Level Car Parking (MLCP)** already earmarked / designated by local bodies, the development control norms are as under"
2. In the decision w.r.t. Item No. 32/2021, Annexure B - Draft policy for Dynamic Parking Norms for Delhi, point 1.1 Metro deduction under 1.0 Definitions, following was mentioned:

"1.0 DEFINITIONS:

1.1 Metro deduction: If a property is located within a walkable distance from a Metro Station, the parking requirement within that property shall be reduced by a prescribed percentage viz. for properties located upto 500 m from a metro station, the deduction in parking within the plot shall be 30 percent of the parking norm and for properties located more than 500 m and less than 1000 m from a metro station, the deduction in parking within the plot shall be 15 percent of the parking norm."

The same may kindly be read as "...for properties located more than 500 m and less than **800 m** from a metro station, , the deduction in parking within the plot shall be 15 percent of the parking norm."

(Shikha Bhargava)

Dy Director(Plg) MP & DC /
 Director(Plg) MP In-charge

Addl. Commissioner(Plg)-I

Vice Chairman, DDA

Addl. Commr (Plg)-I
 Dy Cplg / MP

pl. ink in e-office file.

AD(Plg) Fahad

MM 15/3.

Shikha
 15/03/2021

Item No. 35/2021

Date: _____

AGENDA FOR TECHNICAL COMMITTEE

Sub: **Regarding installation/ use of Stair Lift/ Chair Lift in Residential Plotted Development.**

(File No. PLG/BLDG/0001/2021/-O/o DIRECTOR (BUILDING))

1.0 BACKGROUND:

- 1.1 SE(B) HQ, SDMC requested DDA to consider the suggestion/ request for incorporation of amendment in UBBL-2016 for provision of stair lift/ chair lift in residential plotted development for accessibility of senior citizens and differently abled persons. **(Annexure 'A')**
- 1.2 To deliberate on the matter, a stakeholder meeting was held in the chamber of the Director (Bldg) on 4th February 2021 where the representatives of SDMC, EDMC, DUAC, Thyssenkrupp Elevators, EASA elevators were present. The issue of Installation of stair lifts/ chair lifts in the residential buildings was discussed in detail. **(Copy of record note at Annexure 'B')**

2.0 EXAMINATION:

- 2.1 There is a provision in UBBL 2016 in Chapter 2, Clause 2.0.1 (d) Building permit Not required, para (xi) which states :

*"For **erection of lifts** in existing buildings in residential plotted development (low-rise). Change/installation/ rearranging/ relocating of fixture(s) or equipment/s or HVAC-MEP services, UGR, STP/ETP without hindering other's property/ public property shall be permitted".*

- 2.2 There is a provision of stair lift/ platform lift in **National Building Code-2016** which is as under: **(Annexure 'C')**

"Inclined lifting platforms consist of three elements; a railing, an electric generator and a moving platform. The operating system of the lift may be lateral or suspended. Inclined lifting platforms may be installed along the stair wall as long as they do not obstruct the required width of the exit. The platform may be folded when not in use."

- 2.3 As per '**Harmonised Guidelines and Space standards for Barrier Free Environment for Persons with Disabilities**', published by MoUD,

Govt. of India in 2016, provision of inclined movement platform lift/ chair lift is under: **(Annexure 'D')**

"Inclined movement platform lift can be installed along the stair wall as long as they do not obstruct the required width of the exit. The Minimum width of the stairs should be 900 mm to allow the installation of the lift. Platform lifts can be installed on all types of stairs including switch back stairs i.e. those with a rotation of 180 and spiral staircases."

- 2.4** Stair lift/ chair lift/ platform lift is an alternative for vertical circulation within the existing building where it is impossible or impracticable to provide an accessible lift or a ramp in the building. These platform lifts may have either vertical or inclined movements.

3.0 Proposal :

In view of examination at Para 2 above, stair lift/ chair lift/ platform lift is a kind of lift for which Building permit is not required as per UBBL-2016. Also, taking into consideration the provisions of 'NBC-2016' and 'Harmonised Guidelines and Space standards for Barrier Free Environment for Persons with Disabilities', stair lift/ chair lift/ platform lift may be permitted in residential plotted building (Low-rise).

Addl. Commissioner
(Plg.)-I



Dir. (Bldg)



Dy Dir. (Bldg)

A. K. Sharma 'A'

SOUTH DELHI MUNICIPAL CORPORATION
OFFICE OF THE SUPERINTENDING ENGINEER (B)HQ
9TH FLOOR: Dr.SPM. Civic Centre: New Delhi:110002

No.: South DMC/SE(B)HQ/2019/

Dated:

The Director (Bldg.),
Delhi Development Authority,
1st Floor, Vikas Sadan, INA,
New Delhi.

Subject: Reg. Installation/use of Staircase Lifts in Residential Plotted Development.

Sir,

A representation dated 22.07.2019 has been received from the residents of Defence Colony, New Delhi regarding installation / use of Staircase Lifts in Residential Plotted Development (Copy enclosed).

In the representation, it is submitted by the applicants that in the seventies and eighties the houses were generally constructed either double stories or ground floor with two floors. No lifts were installed. This happened in colonies like Defence Colony, New friend colonies and others. As time passed the occupants and owners of these flats became senior citizens. They started having problems of climbing stairs and coming down from first, second and above floors. Because of ill design there was no space left for putting up lifts and mostly opposition raises from ground and basement owners. The only solution to their problem is having stair-lift which borders the staircase wall and could take curves and could even go up to the second floor. Further, the applicants in their said representation have suggested that in order to resolve the issue, SDMC may allow via the building code to incorporate a provision whereby a Staircase having a width of more than three feet is considered appropriate and may be installed by the first and second floor occupant with approval of the Zonal Executive Engineer.

On going through the above representation, there is no denying in this fact that the senior citizens as well as differently abled persons have to face hardship in climbing up and down the staircase. Since, the problem is genuine in nature, therefore, there should not be any objection if it is recommended by the Doctor on medical grounds. However, it is also a fact that there is no provision of such Stair Lift in the existing Bldg. Bye-laws-2016/MPD-2021.

In view of above, the request of the applicant is being forwarded to DDA to consider the request / suggestions of the applicants on humanitarian ground and necessary amendments may be incorporated in the prevailing building bye-laws for installation of Stair Lift in the buildings for the welfare of the senior citizens as well as differently abled persons.

This is being addressed to you after approval of competent authority.

Yours faithfully,

Encl.: As above.

SE (B)/HQ
South DMC

Copy to:

1. Sh. R.K. Bhargava, Resident of Defence Colony, New Delhi for kind information w.r.t. your letter dated 22nd July, 2019 with the request to pursue the matter with DDA.
2. Ex-Engineer (B)HQ-III.
3. Office Copy.

SE (B)/HQ

DELHI DEVELOPMENT AUTHORITY
BUILDING SECTION, VIKAS SADAN, INA

PS/Dir (Bldg)/DDA/2017/22

23.03.2021

Record Note of discussion

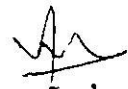
Sub: Regarding installation/ use of Stair Lift/ Chair Lifts in Residential Plotted Development

A meeting was held in the chamber of the Director (Bldg) on 4th February 2021 (Thursday) at 4:30 PM where the representatives of SDMC, EDMC, DUAC, Thyssenkrupp Elevators, EASA elevators were present. The attendance is annexed at Annexure A. The issue of Installation of stair lifts/ chair lifts in the residential plotted buildings was discussed in detail. The following were noted:

- 1) There is a Lift Policy already available in DDA, which is also being followed by all the MCDs. This Lift Policy is applicable for CGHS, DDA Built up flats. The lifts that are to be installed as per this policy comprises of a Lift well, a lift Car, a machine room or machine less lifts. These lifts are located outside the premises.
- 2) There is a provision in UBBL 2016 in Chapter 2, Clause 2.0.1 (d) Building permit Not required, para (xi) which states :
"For erection of lifts in existing buildings in residential plotted development (low-rise). Change/ installation/ rearranging/ relocating of fixture(s) or equipment/s or HVAC-MEP services, UGR, STP/ETP without hindering other's property/ public property shall be permitted".
- 3) It was also suggested by the representative of EASA elevators that the circular roll bar on which the stair lift/ chair lift is fixed - has to be imported from US/UK/ Germany/ Netherlands. These lifts are not constructed in India. He also mentioned that these roll bars are made to order and since the construction quality and dimensions of the staircases are not proper, it is difficult to install at the site. In order to have these stair lifts/ chair lifts installed for buildings upto 4th Floor, it is an expensive affair. It is more suitable for buildings of G+1 having single tenement/ownership - as the decreased space in the staircase due to the location of the stair lift/ chair lift can be acceptable to the users.
- 4) It was also noted that alternative method of the rack and pinion system installed in each of the flights of the stairs with individual chairs may be another option. Here in this case, a number of chairs are to be for the entire staircases.
- 5) It was also decided that comments from DFS may also be obtained.

In addition to the above record note of discussion, existing provision of stair / car lift in NBC-2016 and 'Harmonised Guidelines and Space standards for Barrier Free Environment for Persons with Disabilities', published by MoUD, Govt. of India in 2016 may be referred.

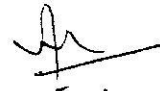
Encl: As above



(Ajay Kr. Saroj)
Director (Building)

Copy to:

1. Addl. Comm. (Engg.) South Delhi Municipal Corporation
2. Addl. Comm. (Engg.) North Delhi Municipal Corporation
3. Addl. Comm. (Engg.) East Delhi Municipal Corporation
4. Chief Architect, NDMC
5. Director, Delhi Fire Services
6. Secretary, DUAC
7. Addl. Comm. (Plg.)-I, DDA
8. Addl. Chief Architect (VC office), DDA



Director (Building)



DELHI DEVELOPMENT AUTHORITY
BUILDING SECTION, C-1/112, Vikas Sadan,
New Delhi-110023

ATTENDANCE SHEET

MEETING on Installation /use of Staircase lifts in residential plotted development , request of Sh. R.K. Bhargava, resident of Defence Colony
Ref: South DMC/SE(B) HQ/2019 dated NIL Communication of SE(B) HQ, SDMC.
Date & Venue: 4th February, 2021 Thursday 4.30 PM in the Office of the Director (Bldg)
DDA, C Block C1/112, Vikas Sadan, INA

S.NO.	NAME	DESIGNATION/Deptt	E-Mail ID	CONTACT NO.	SIGNATURE
1.	Omesh Narula	CEO	omesh @ CASA .in	981048440	
2.	Sachin Sagar	Architect DUAC	Sagarsidharan @yaho.com	9833780748	
3.	Vibin Kumar	EE (K) HQ, EDMC	bhaskar @gmail.com	8826690410	vibin.
4.	Ashutosh	EE (K) HQ	ashutosh @gmail.com	9717718202	
5.	Ankit Tanna from Physiotherapy also attended the meeting and sent video and brochures.				
6.					
7.				Surajit Jarekara Director (Building) DDA, Vikas Sadan New Delhi-110023	
8.					

Persons with a wheelchair generally cannot use horizontal moving walks. An inclination of up to 6° will exclude a majority of wheelchair users from using a horizontal walkway independently. Hence, alternative, like an accessible battery carts, may be provided to them in appropriate cases. Moving walks shall be free of projecting objects and obstacles up to a height of 2 100 mm. A minimum level of illumination of 100 lux shall be provided on moving walks.

A surface of the escalator that contrasts visually with the approach and the use of audible signals or pre-recorded messages that indicate the start and finish of the escalator help blind and partially sighted people. Such signals or recording are not normally provided by the escalator manufacturer as standard.

Signs should be provided to indicate the location of other facilities, such as lifts, and these facilities should be in close proximity to the escalators and moving walks and be easy to find.

Reference shall also be made to other requirements given in 5.2 of Part 8 'Building Services, Section 5 Lifts, Escalators and Moving Walks: 5B 'Escalators and Moving Walks' of the Code.

B-6.6 Vertical and Inclined Lifting Platforms

B-6.6.1 General

Where it is impracticable or impossible to provide an accessible lift or a ramp in an existing building, vertical or inclined lifting platforms should be provided as a reasonable alternative for vertical circulation within the building. These are special passenger elevating devices for persons with disabilities. These may have either vertical or an inclined movement. These shall be able to be used safely, independently and also with an accompanying person. All control devices shall also be accessible and usable for powered wheelchair and walking aids users. If driving, guiding or lifting mechanisms present hazards at the sides of a platform, the mechanisms shall be guarded to protect the users. The guarding shall be smooth, hard and continuous.

B-6.6.2 Vertical Lifting Platforms (see Fig. 60)

For maximum level changes of 2 500 mm, vertical lifting platforms may be installed. For level changes of more than 1 200 mm, the lift shall be placed in a closed structure with doors at different accessible levels. Vertical lifting platforms may have a variety of openings for entry and exit.

B-6.6.3 Inclined Lifting Platforms (see Fig. 61)

Inclined lifting platforms consist of three elements; a railing, an electric generator and a moving platform. The operating system of the lift may be lateral or

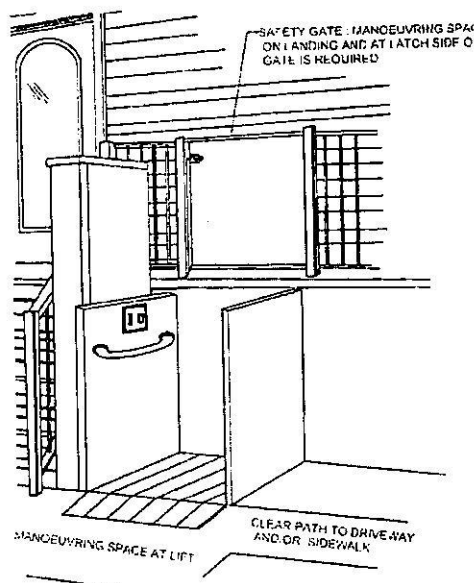


FIG. 60 VERTICAL LIFTING PLATFORMS

suspended. Inclined lifting platforms may be installed along the stair wall as long as they do not obstruct the required width of the exit. The platform may be folded when not in use.

Platform lifts may be installed on all types of stairs including switch back stairs, that is, those with a rotation of 180° and spiral staircases. Inclined lifting platforms are usually used to connect one or more floors or to overcome split levels in existing buildings.

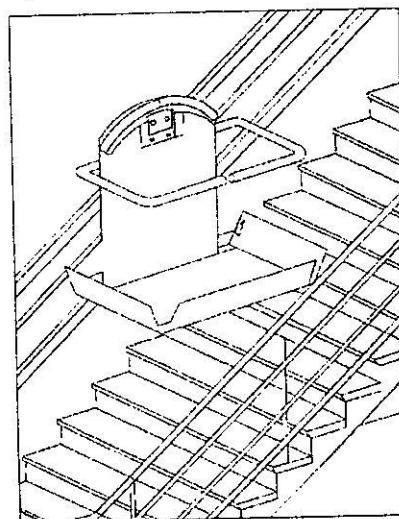


FIG. 61 INCLINED LIFTING PLATFORMS

7.5 Wheelchair Stair-lift and Platform Lift

Where it is impracticable to provide a lift or a ramp, a wheelchair stair-lift or platform lift should be considered as a reasonable alternative for vertical circulation within the building.

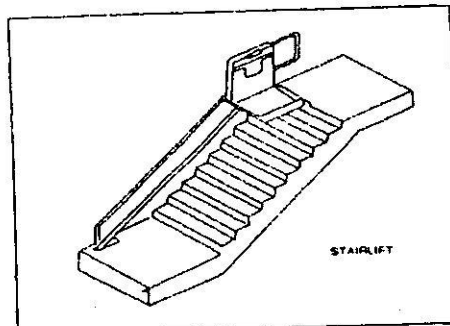


Figure 7-17: Stair lift

7.5.1 General

- Platform lifts are special passenger elevating devices for people with disabilities.
- Platform lifts can have either a vertical or an inclined movement.

7.5.1.1 Vertical Movement Platform Lifts

- For maximum level changes of 2500 mm, vertical movement platform lifts may be installed.
- For level changes of more than 1200 mm, the lift should be placed in a closed structure with doors at different accessible levels.
- Vertical platform lifts can have a variety of openings for entry and exit.
- Minimum size should be 1200 X 1000 mm.

7.5.1.2 Inclined movement platform lifts

- Inclined movement platform lifts consist of three elements a railing, an electric generator and a moving platform or seat.
- Inclined movement platform lift can be installed along the stair wall as long as they do not obstruct the required width of the exit. The seat or platform can be folded when not in use.

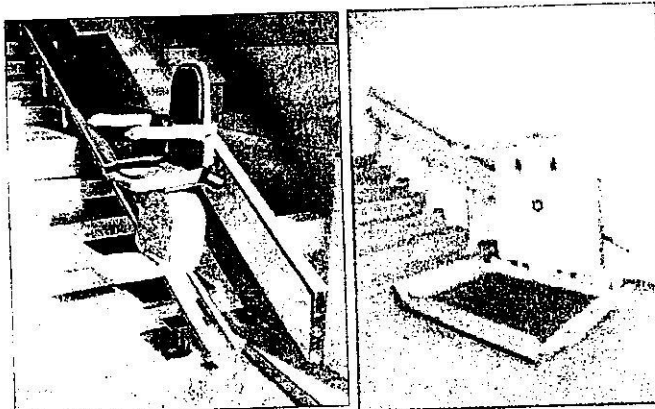


Figure 7-18: Platform chair lift and platform lift

- The Minimum width of the stairs should be 900 mm to allow the installation of the lift. Platform lifts can be installed on all types of stairs including switch back stairs i.e. those with a rotation of 180 and spiral staircases
- Inclined movement platform lifts are usually used to connect one or more floors or to overcome split levels in existing buildings

7.5.1.3 Lift Size

- The minimum width of the platform lift should be 1050 mm and the minimum length should be 1250 mm.

ITEM NO. ____:2021

SUBJECT: Planning permission for CNG/EVC Station on Private land on Khasra No. 46/16, 17, 24, 29, 49/4, Village – Bakoli, Tehsil – Alipur, District North, Delhi in view of notified regulations dated 08.03.2019.

[File No. PLG/MP/0001/2021/F-7/-O/o ADDL. COMMR(PLG-PROJ MPMR)]

1.0 BACKGROUND

- 1.1 Delhi Development Authority vide S.O. 1244(E) dated 08.03.2019 notified '*Regulations for setting up of Fuel Stations on Privately owned Lands in National Capital Territory of Delhi*'.
- 1.2 File bearing no. LD/CL/0018/2020/CNG/F13-COMMERCIAL LAND from CL branch, DDA via e-office to grant NOC for setting up CNG/ EVC Station on Private land on Khasra No. 46/16, 17, 24, 29, 49/4, Village – Bakoli, Tehsil – Alipur, District North, Delhi was received.
- 1.3 Commercial Lands Branch issued Modalities for processing of applications seeking NOC for setting up of Petrol Pump on private land in December 2019.
- 1.4 Master Plan & Development Control (MP&DC) Section, Planning Department vide note dated 20.02.2020 conveyed that cases received from CL Branch shall be examined in Planning file and these cases shall be put up in the Technical Committee (T.C.) Meeting for approval of planning permission. The decision of T.C. will be communicated to CL Branch for further necessary action. (ANNEXURE-A)

2.0 EXAMINATION

- 2.1 Proposed site is located on private land on Khasra No. 46/16, 17, 24, 29, 49/4 and falls on existing Palla-Bakhtawarpur Road having 100 feet (30.48 M) ROW as per the report of Revenue Department, Tehsil Alipur, District North, GT Karnal Road, Alipur, Delhi-110036 (ANNEXURE-B) as submitted by applicant. The road under reference is neither a Master Plan road nor a Zonal Plan existing/ proposed road. Further it is mentioned that road is 90 feet 9 inches (27.66 M) under the ownership of PWD.
- 2.2 As per E-Stamp certificate no. IN-DL06125642808214S dated 07.01.2020 (ANNEXURE-C), *"the area admeasuring 2000 sq. mt. (with maximum frontage of 214.8 ft. on facing Palla-Bakhtawarpur main road) out of land measuring 17 bighas 4 biswas, out of Khasra Nos. 46//16 min (3-14), 17 min (3-12), 24 (4-16), 29 (0-4), & 49//4 (4-18), on Palla-Bhaktawarpur Road, situated in the revenue*

estate of Village Bakoli, Tehsil Alipur, Distt. North, Delhi-110036", the same has been leased out, on which permission for fuel station is requested.

The Khasra where the CNG station is requested is Kh. No. 49/4. (ANNEXURE-D)

- 2.3 The mentioned site is part of an existing Farmhouse and falls under Low Density Residential area. In this regard, the matter was earlier examined by Master Plan section vide letter no. F.7(1)/ 2018-MP/122 dt. 24.04.2020 of Dy. Director (Plg.), MP (ANNEXURE-E) wherein it was conveyed that ***"Petrol pumps/ CNG/ EV is not a permitted activity in the Low-Density Residential plot. Hence, permission cannot be granted."***
- 2.4 CL Department vide letter LD/CL/0018/2020/CNG/F13-Commercial Land/2254 dated 10.09.2020 (ANNEXURE-F) informed the applicant that as per report of Master Plan section, the request for setting up CNG/EV station at above cited site cannot be acceded. The applicant vide letter dated 17.09.2020 (ANNEXURE-G) to Asst. Director (CL) submitted representation against the letter of CL branch and cited para 12.13 and 12.13.2 of Master Plan of Delhi-2021 and requested to reconsider the matter for setting up the CNG station at above mentioned site. CL Department forwarded the file to Planning Department for re-examination of the case as per the submission/ representation of applicant.
- 2.5 As regards, Para 12.13 of Master Plan of Delhi- 2021 (ANNEXURE-H) states that, ***"... CNG stations may be permitted in all use zones except in 'Regional Park/ Ridge', developed district parks and Zone 'O' ..."***.
- 2.6 Further, as per para 1.0 of 'Regulations for setting up of Fuel Stations on Privately owned Lands in National Capital Territory of Delhi' notified by DDA vide S.O. 1244 (E) dated 08.03.2019 (ANNEXURE-I) , ***"Fuel stations will be permitted on privately owned lands falling in all use zones of urban areas (including urban extension areas) and in agriculture areas/green belt except on land parcels falling in Zone 'O', Ridge, Regional Park, Reserved Forest areas, developed district/city/community parks, Monument Regulated Zones, unauthorized colonies and disputed land parcels wherein the land acquisition proceedings are pending/matter is sub-judice. However, CNG stations may be permitted in undeveloped recreational areas (with the exception of Ridge/Recreational Park) subject to all statutory clearances"***.
- 2.7 A Site Inspection and Survey was conducted by Planning Department on 09.11.2020 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 in continuation to the documents such as PESO approval & drawing, letter of intent from IGL etc. enclosed in the file received from CL branch. (ANNEXURE-J)

- 2.8 As per Minutes of Meeting vide No. F.03(11)2009/MP/D-10 dated 29.01.2021, regarding the permissibility of fuel stations in LDRA, following was conveyed:

"in response to the letter of CL branch, the applicant represented to CL branch intimating the Clause 12.13 of the Master Plan - 2021' which pertains to fuel stations. According to 12.13 the object of the Master Plan for Delhi regarding fuel station is to encourage the advancement of technology qua clean fuel, like CNG, EV, etc. It provides that CNG station be permitted in all USE ZONES, except in Regional Park/Ridge, developed district parts & Zone 'O'.

On the basis of MPD-2021, the applicant has requested to consider his submissions and reconsider the request of the applicant for setting up CNG station at the site applied for setting up CNG station and it was decided that the file to be sent to the Master Plan section for re-examination." (ANNEXURE-K)

- 2.9 The Master Plan section re-examined the matter and vide **Note#62 & Note#63** dated 14.01.2021 (LD/CL/0018/2020/CNG/F-13/COMMERCIAL LAND) conveyed that Petrol pump/CNG/EV may be permitted in Low Density Residential Area (LDRA). (ANNEXURE-L)

Based on the above, the matter was examined and following are the observations:

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 P-II	-
b	Land use as per MPD- 2021/ Zonal Development Plan	Use Zone - Agriculture	Commercial/ Transportation	ZDP of Zone P-II showing the location (Annexure-M)
c	Whether site lies in Urban area or Rural area	-	-	As per MPD-2021, Annexure 4.0(I), Village Bakoli falls under LDRA village in urban extension.
d	Whether in prohibited Zone	No	No	-
e	Whether in Green Belt	No	No	-

f	Whether part of approved Layout plan by Government/DDA	-	No	-
g	Whether Site falls in Land Pooling Zone	-	No	As per MPD-2021, Annexure 4.0(I), Village Bakoli falls under LDRA village in urban extension which is not a Land Pooling village. (Annexure-N)
h	Name of Land Pooling Zone & Sector number	-	N/A	
i	Undertaking for participation in Land Policy	-	N/A	
2	Plot Details			
a	Category of Fuel Station – CNG/ CNG Mother Station/ Petrol/ EVC	CNG + Electric Fuel	CNG	As per the minutes of 7 th TC meeting held on 05.10.2020, “EV charging may not be considered in the proposal till the norms are formulated and notified.”
b	Proportion & Location of CNG & EVC earmarked in the map	-	-	
c	Area of plot (in sq m)	2000 Sqm.	2000 Sqm.	As per lease deed, area of land leased out is 2000 sqm. As per PESO approved drawing, the area of the plot is 2006 sqm.
d	Plot Dimensions (in Metre) - Front - Back - Left - Right	Front- 39.078 M, Depth- 73.355 M	Front- 39.00m Back- 31.70m Right- 73.20m Left- 51.80m	Plot is asymmetric in shape. (As per Site Survey report) (It is desirable to have rectangular plot for better planning and circulation of vehicles.)
e	Whether Plot frontage is at least 30 m, if not what is it?	Yes	Yes	(As per Site Survey report)
f	Width of land left between existing RoW & proposed RoW to be maintained as	-	N/A	-

	Green (except entry & exit)			
g	Area of land left for Green/ parking, if Plot size is more than 1485 sq m	-	515 Sqm.	As per S.O. 1244(E) 3.0 vi) "Plot size is larger than the maximum size prescribed (iv) above, the development control norms i.e., FAR, coverage, etc. shall be as applicable to the plot size 33M X 45 M only. The remaining areas of the plot shall be maintained as open green space." (No green area is shown in the drawing approved by PESO)
h	Site plan showing ingress & egress points	-	Yes	-
3	Road/ Approach details			
a	Whether the Site lies on National Highway	-	No	-
b	Proposed RoW (as per notified ZDP)	-	Not a Master Plan / Zonal Plan existing / proposed Road. As per Report of Revenue Department, Tehsil Alipur, it is mentioned as PWD road having width 90 ft. 9 in. i.e. 27.66 m, however, the report also mentions that the distance between boundary wall of the plot and boundary wall of plot opposite was measured and found to be 100 ft. i.e., 30.48 m	As per S.O. 1244(E) 3.0 i) "It shall be located on Master Plan / Zonal Plan existing / proposed roads of minimum 30-meter right of way (as per Master Plan / PWD / MCD / Revenue records)." Less than 30 m which is NOT in conformity with the provisions stipulated in Regulations dated 08.03.2019. (Report of Revenue Department, Tehsil Alipur, District North, GT Karnal Road, Alipur, Delhi-110036 submitted by applicant, to be verified by CL Department.)
c	Existing road width in front of the plot	30.10 M		

4	Distance of site from nearest intersection			
a	From minor road having RoW less than 30m	-	At intersection of 9 m wide road. However, applicant has submitted affidavit stating the road is not a public road and is part of his property (Annexure-O)	Less than 50 m which is NOT in conformity with the provisions stipulated in Regulations dated 08.03.2019.
b	From major road having RoW more than 30m	900 m	840 m approx..	More than 100 m which is in conformity with the provisions stipulated in 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	-	More than 500 m which is in conformity with the provisions stipulated in Regulations dated 08.03.2019.	
b	Undivided Carriageway - Same side of road - Opposite side of road	-	N/A	-
6	Approvals/NOC taken from other Authorities			
a	Approval from PESO	Yes	Yes	-
b	NOC from Traffic Police	No	No	As per Minutes of the 7 th Technical Committee 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)	N/A	N/A	-
d	Any other approval/ NOC (if taken)	-	-	-
7	Current Status of Site	-	Part of existing Farmhouse (Annexure – P)	(As per Site Survey report)
8	Any other information/ detail furnished	-	-	Undertaking w.r.t 'temporary permission of five years or till the layout plan is prepared (whichever is earlier)' submitted in compliance of S. No. 6 of Minutes of 4th TC dated 14.08.2020. (Annexure – Q)

2.10 As per S.O. 1244 (E) dated 08.03.2019 following points for consideration are as follows:

2.10.1 Clause 2.0 of the regulations provides the following:

“2.0 An area in respect of which there is no approved Layout Plan, the privately owned land pocket shall be governed by the provisions of the Master Plan/Zonal Development Plan. The same shall be appropriately incorporated in the layout plan as and when prepared by the concerned local body / Authority.”

2.10.2 At clause 3.0 followings is provided:

- iv) *The plot size for such Fuel Stations will be as per prevailing Master Plan with a minimum of 30 m x 36 m and maximum of 33 m x 45 m (75m X 40m for CNG mother station as per requirement).*
- v) *In case of CNG stations, the minimum size of the plot may vary subject to the NOC and norms / standards as prescribed by the Petroleum and Explosives Safety Organisation (PESO) or any other statutory body defined for the same.*
- vi) *In case the plot size is larger than the maximum size prescribed in (iv) above, the development control norms i.e., FAR, Coverage etc. shall be as applicable to the plot size of 33 m x 45 m only. The remaining areas of the plot shall be maintained as open green space.”*

3.0 PROPOSAL

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

4.0 RECOMMENDATION

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



Plg. Asst./
(Narela Project)



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



Director (Plg.)/
(Narela Project)



Addl. Commr. (Plg.)/
(Narela Project)



Doc. No. 254
Date 20/2/2020

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

No. F.7(23)67/MP/Pt-I/Vol.-II / 81

Dated: 20.02.2020

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

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

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

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

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

Encl:- As above

डप निदेशक (यो) लैंड पु.
आयरी सं० 190
दिनांक 21.02.2020

Shikha
20/02/2020
(Shikha Bhargava)
Dy. Director (Plg.) MP

Copy to :-

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

Copy for information to:-

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

DD(PH) LP-I
DD (Plg.) LP-II
21/02/2020

Copy to :-

नरुल कोयें कापी सर्व रिपोर्टें ग्राफ बर्कली

(11)

श्रीमानजी,

पत्रा संख्या 4208/Teh/AR दिनांक 5/8/2020

कैमुताबिक ग्राफ बर्कली में खो नं० $\frac{46}{16}$ कि (अ५) 17 कि (अ२)

$\frac{46}{24}$ (अ५) 29 (अ५) (अ५) कुल रकम 17-04 माल 7-56

का बाह्यमा हलका पत्रा के साथ मौका जुआधना छिया गया।

मुताबिक रिपोर्ट खो नं० $\frac{46}{16}$ कि (अ५) 17 कि (अ२) 24 (अ५) 29 (अ५)

$\frac{49}{4}$ (अ५) की मल्लिपत म/स भारतीय विज्ञान फूड एंड वेबरेज

प्राथमिक मल्लिपत जोपेस 22 श्री मेनेज मारुता 2408-0-8

उच्चाहर नगा कमला मगा न्यू दिल्ली दफे ही खो नं० $\frac{49}{4}$

(अ५) के दोदोन दिशा में रास्ता जिसका रसमा नमाल $\frac{4}{4}$

65 रकम 47-0 नचल रहा है मुताबिक फिल्ल बुक/रवतीनी

रवसमा नं० 65 की मल्लिपत सटका दीसत महार मकबूजा

महकमा P.W.D. दर्ज है तथा इसकी चौकिसि 11 गेट

जो 90' फुट 9" इंच है

COPY TO COPY
Office Kanungo
Tehsil, Alipur, Distt. Alipur
G. T. Karnal Road, Alipur
Delhi-110036

पार्क की दरवाजा में मुताबिक रवसमा नं० $\frac{49}{4}$

में बनी दिवाल व उसके सामने बनी दिवाल के भीता

द्वारा नापा गया रास्ता नापने के बाद पाया कि

दोनों दिवाल के बीच में बरस्तावा फुर रास्ता 100 फुट

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पेरा है

10/8/2020
10/8/2020

10/8/2020

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Delhi-110036

खतौनी पैमाईश KHATONI PAMAISH

खतौली

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खेवट खाचिक

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भूमिधर का नाम

Name of Bhoomidar

सरकार दालतमदार

भक्तबुजा प्रहलमा

P.W.D

खेवट हाल

Khewat No.

704

दस्तावेज नं०

Dastavaj No.

704

नाम आसामी

Name of Asami

प्रसरा

No.

Previous

No.

नया खसरा हाल

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Office Khatun
Tehsil, Alipur, Dist.
G. T. Karnal Road, Alipur
Dahli-110036

11/8/2021

कोरी का हो कोरी का

③

FORM P-6A SEE RULE-83A

Dist. North

Sub Div Alipur

KHA TAUNI

Village	Bakaoli
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Base Year	2015-2016
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Unique No.: 15160630910781

खता खतौनी का क्रमांक	खतेदार का नाम / भिता का नाम मय निवास स्थान Name of the Tenant/ sub-tenant holder	भूमिदार के अधिकार प्रारम्भ होने का वर्ष Year of com mencement of Tenure	खते के प्रत्येक गाटे का खसरा नम्बर Khasra No. of each Khata	प्रत्येक गाटे का क्षेत्रफल बीघों या एकड़ों में Area of each Plot in Settlement Bighas or Acre	भूमिकर या लगान Land Revenue OR Rent	हिसाबी REMARKS
1	2	3	4	5	6	7
704	सरकार दोलतपुर मन्वुजा महकमा (PMD) R/o निल	1996-97	65	47-00		
			67	288-18		
			68	10-0		
		<u>Holding Total</u>	3	345-18		
		<u>Khata Total</u>	3	345-18		
		Digitally signed by Pritam Singh, 2017.03.15 14:12:28				

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Tehsil, Alipur, Distt. North
G. T. Karnal Road, Alipur
Delhi-110036

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15/03/2017

Unique No.: 15160630910781

Base Year 2015-2016

Village Bakoli

Visit our website <http://eod.dishnet.com>

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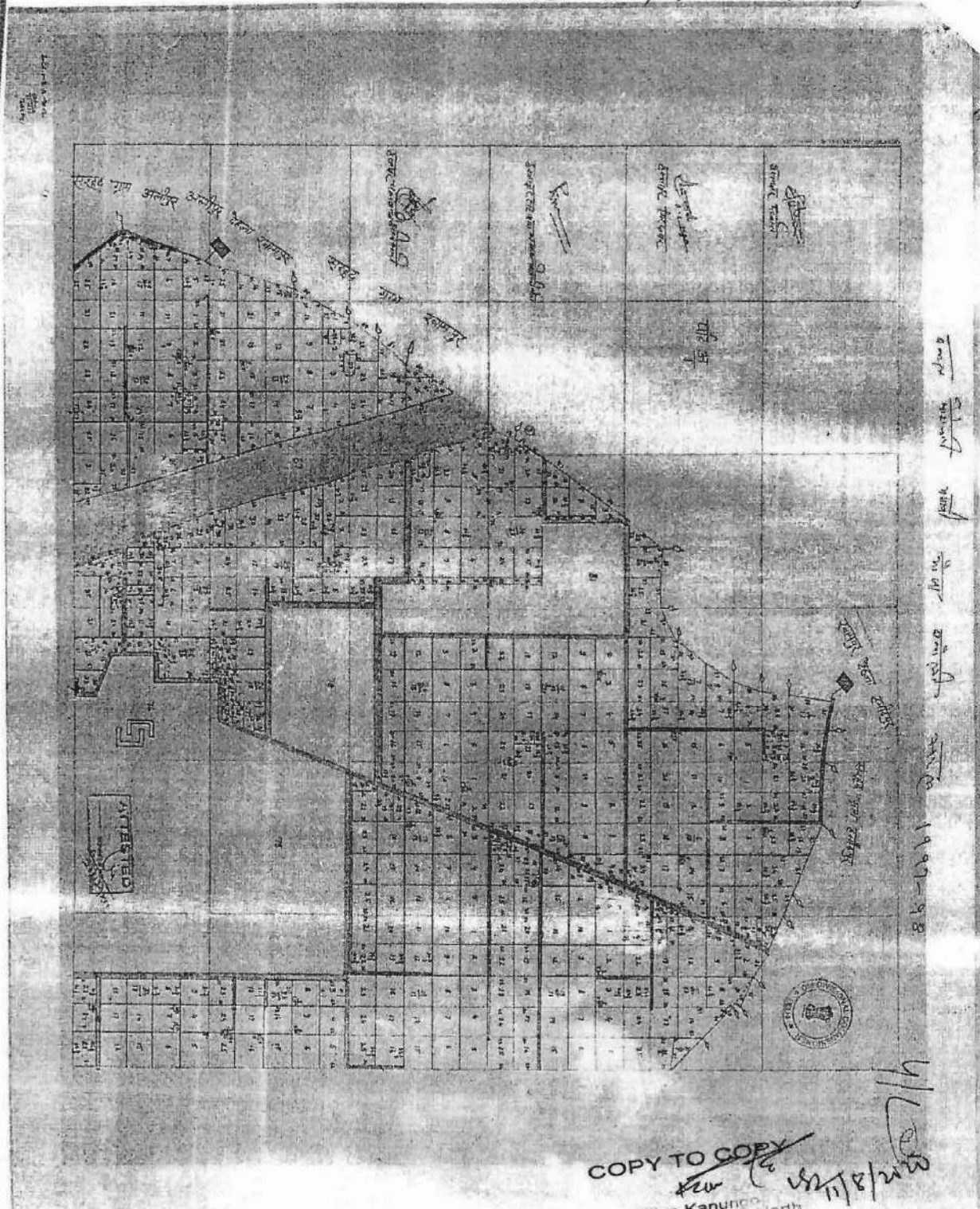
Office Kanungo
Tehsil, Alipur, Distt. North
G. T. Karnal Road, Alipur
Delhi-110036

Visit our website <http://esd.delhigovt.nic.in>
Note:- The said land record has been updated

Page

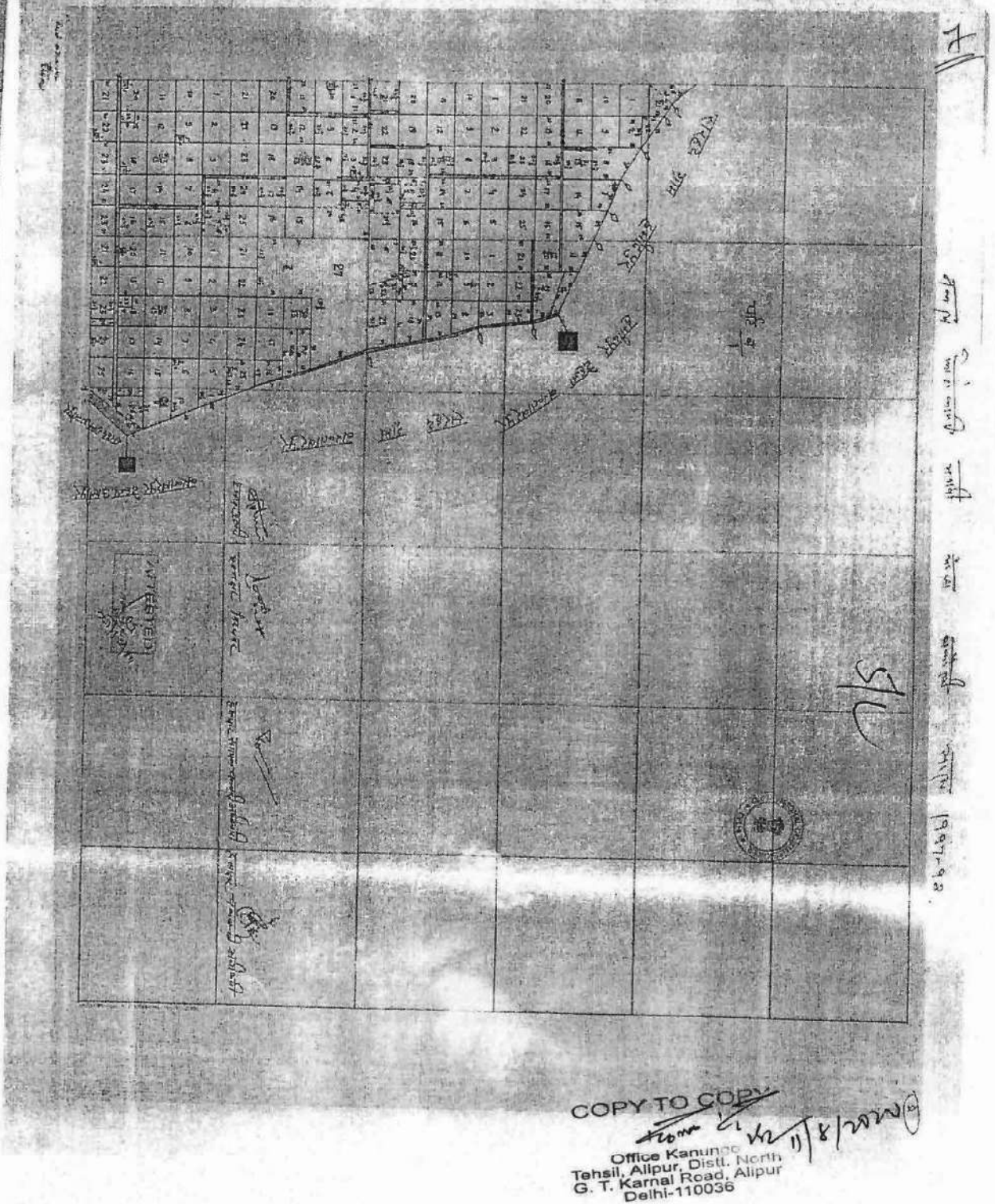
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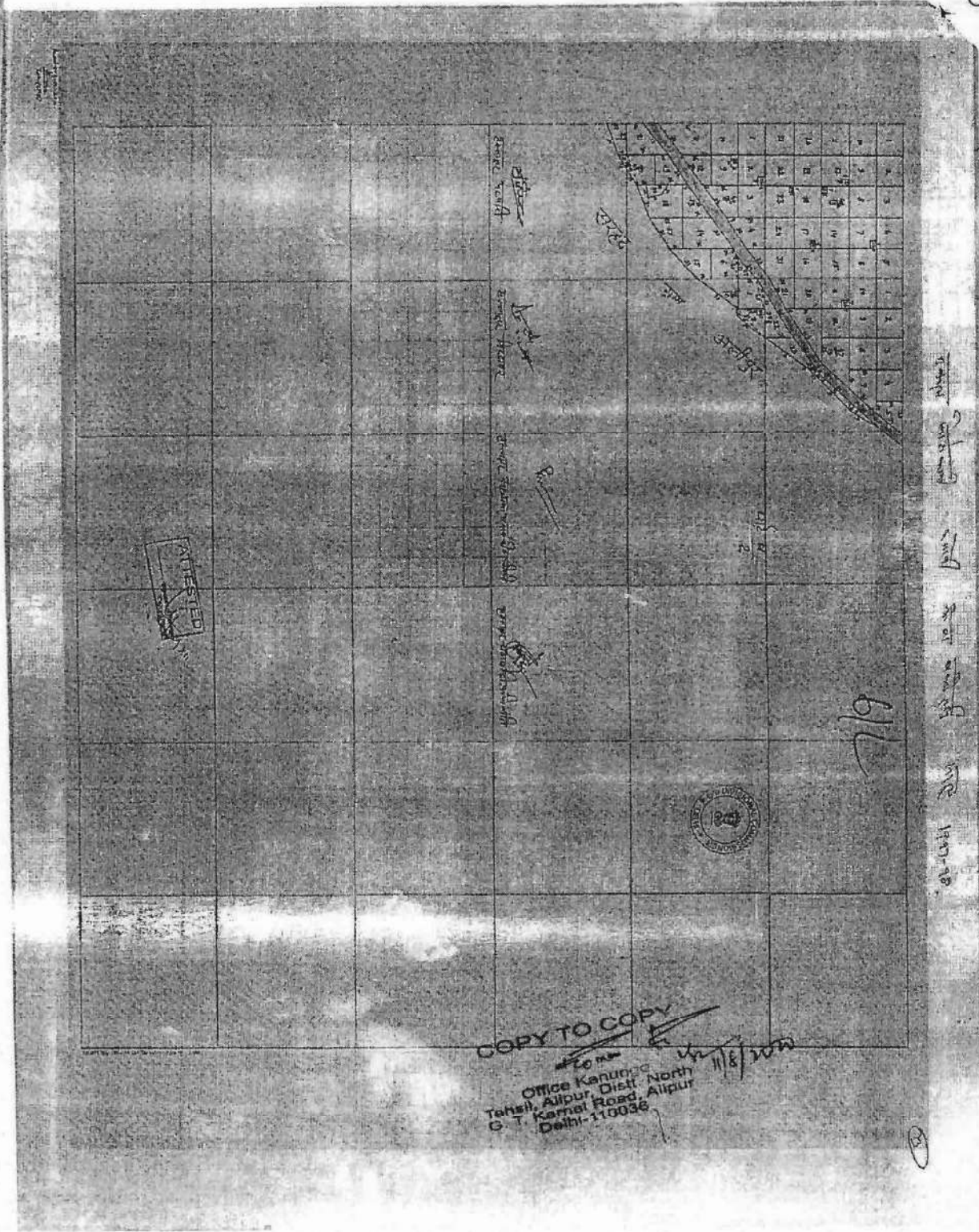
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 Tehsil, Alipur, Dist. North
 G. T. Karnal Road, Alipur
 Delhi-110036

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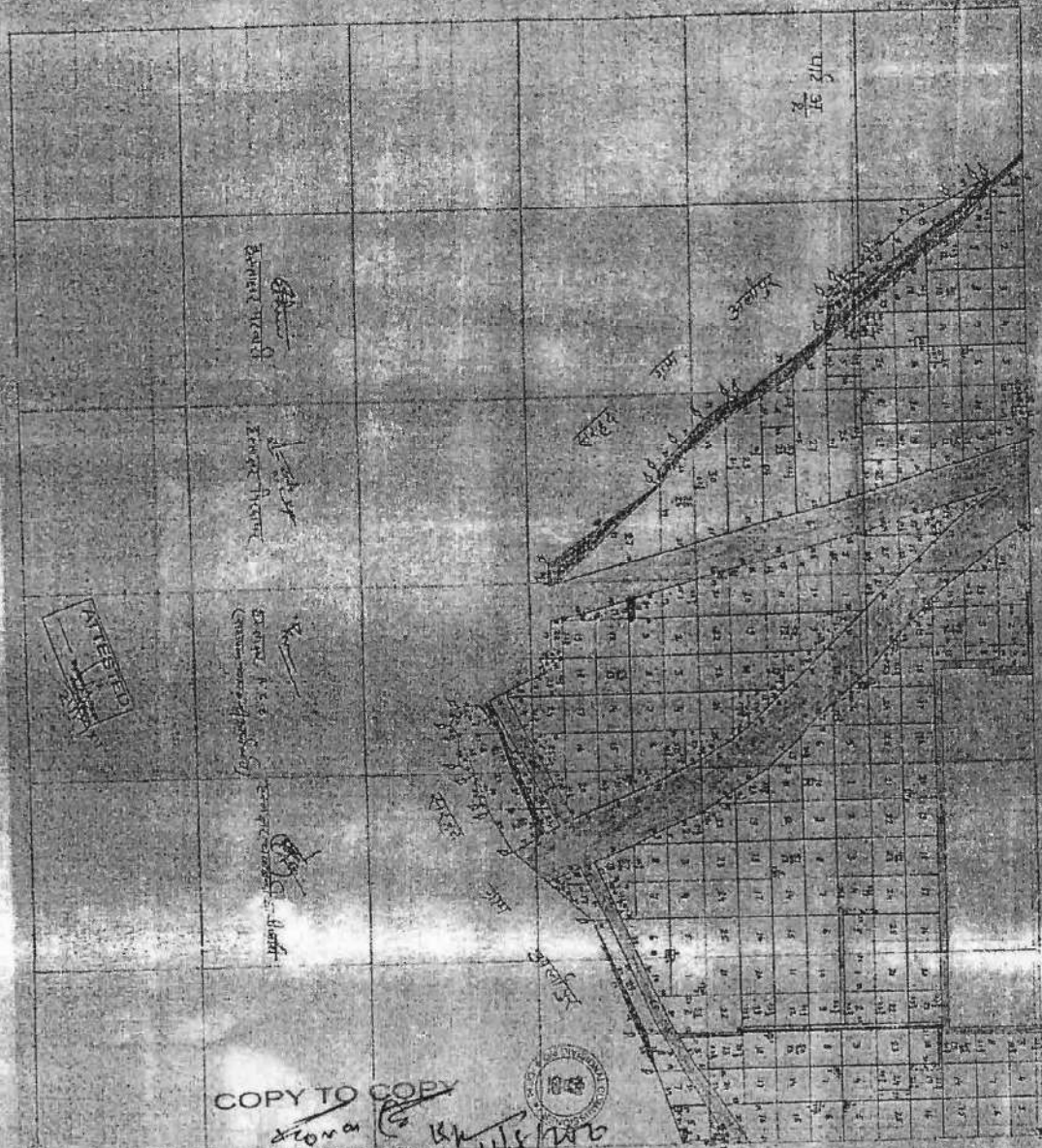
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 Tehsil, Alipur, Distt. North
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 Delhi-110036

39

कोपी कापी से कोपी कापी

8

FORM P-6A SEE RULE-83A

KHATAUNI

Dist North

Sub Div Alipur

Village Bakoli

Base Year 2015-2016

Unique No. : 15160630910020

खता खातीनी का क्रमांक S. No. of the Khata Khatauni	खतदार का नाम / पिता का नाम नया निवास स्थान Name of the Tenant/ sub-tenant holder	भूमिदार के अधिकार प्रारम्भ होने का वर्ष Year of commencement of Tenure	खतों के प्रत्येक गाटे का खसरा नम्बर Khasra No. of each Khata	प्रत्येक गाटे का क्षेत्रफल बीघों या एकड़ों में Area of each Plot in Settlement Bighas or Acre	भूमिकर या लगान Land Revenue OR Rent	टिप्पणी REMARKS
1	2	3	4	5	6	7
20/		Land Held By Bhumiidar				
18	M/S भारतीयम विलेज फूड एंड बेवरेज प्रा. लि. मोर्फन डायरेक्टर मनोज भारद्वाज R/O 8- U-B ज्वाहर नगर कमला नगर न्यू दिल्ली	46/11	24	4-16		
			29	0-04		
			16	3-14		
			1996-2017.03.15, 10.24.36	3-12		
			49/11	4-18		
			4	4-18		
			Holding Total	5	17-04	7.56
			Khata Total	5	17-04	7.56

Visit our website <http://esd.delhi.govt.in>

Note:- The said land record has been updated electronically from the manual Khatauni of previous years by Halka Patwari and checked & verified by concerned Kanungo and counter signed by Tehsildar.

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Office Kanungo
Tehsil, Alipur, Distt. North
G. T. Karnal Road, Alipur
Delhi-110036

कमल कोरे कापी सर्वे रिपोर्ट ग्राहक व कोली

9/1/19

5th August 2020
Wednesday

To,
Respected Tehsildar/Naib Tehsildar
Alipur Sub Division
District Magistrate Office
District NORTH, New Delhi
110036, India.

Subject: Request to provide Survey Report of Actual Road Frontage- वास्तविक मौका रिपोर्ट

Respected Sir,

My name is Divye Ratna Dixit and I am the owner of Land/Farm-house Bharatiyam Village situated on Palla-Bakhtawarpur Road. ADDRESS: Khasra No. 46/1, 17, 24, 49/4, Village Bakoli, Tehsil Narela, Dist. North Delhi, Delhi 110036.


As per Master Plan for Delhi (MPD 2021) this road is not mentioned in the master plan and we are in need to request the concerned authority to show this road with its actual width in the master plan.

Therefore, I humbly request you to provide us a (वास्तविक मौका रिपोर्ट) Actual Survey Report of the ROAD with actual width, on the spot; in front of our land as mentioned above for onward submission to the concerned authorities.

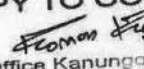
Requesting you to do the needful in this regard and oblige.

Thank You!

Best Regards,


Divye Ratna Dixit s/o Shri Anil Bhardwaj
9871191919
divyeratnadixit@gmail.com

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From 
Office Kanungo
Tehsil, Alipur, Dist. North
G. T. Karnal Road, Alipur
Delhi-110036

4208/tenm
05/08/2020
K80

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 जोधे कापी सेवे रिपोर्ट ग्राह वकीली

M.P. (CL) - Feb 85 - 20,000 - 16-2011 www.mcdonline.gov.in

Page 12

इंडेक्स 2 परत
Index 2 Pages

J. Criminal-12

क्र० मुकदमा Case No.	किसम मुकदमा Under Sec.	ता० दायर Date of Institution	ता० पेशी Date of Hearing	नाम हाकिम Name of P.O.	ता० फैसला Date of Decision	तादाद कातियात No. of Pages	नाम मौजा Name of Village	नाम परगना Name of District
1	2	3	4	5	6	7	8	9
5/8/2020	सेव रिपोर्ट	5/8/2020	10/8/2020	राजनीलगा (मह)	10/8/2020	1/2 + 1/2	महाली	मोहा

नं० रजिस्टर जनरल .
General Register No.

जिला
District

गोश्वारा नं०
Number Goshwara

Divye Ratna Dixit ^{दावा} State ^{बनाम} S/O Sh. Anil Bhawal Daj ^{Versus}

आम इंडेक्स कागजात मुस्तमिल बर 'बी' नस्थी
Misc Paper in Nathi 'B'

नं० शुमार कागज Sl. No.	तादाद तख्ता हाय No. of Papers	ता० शुमुनियत मिसल Date on which the papers attached with the file	नौब्यत कागज Nature of Paper	वह जवान जिसमें कागज तहरीर है Script in which paper is written	कोर्ट फीस Court Fees		नथी अ, द Nathi A, B	टिप्पणियां Remarks
					तादाद टिकट हाय No. of Court Fees Stamp	मालियत Value of Court Fees Stamp		
						रु० Rs.		
1.	1-10							
<p><i>सर्व रिपोर्ट व निवेदन आदि</i></p> <p><i>Total Page. 1012</i></p> <p><i>4411 dt 11/8/2020</i></p> <p><i>D. NO</i></p> <p><i>Total Fees = 67/- Sh. Anil</i></p> <p><i>Bhandari s/o Sh. C.B. Bhandari</i></p> <p><i>COPY TO COPY</i></p> <p><i>Office Kanungo</i></p> <p><i>Tehsil, Alipur, Distt. North</i></p> <p><i>G. T. Karnal Road, Alipur</i></p> <p><i>Delhi-110036</i></p> <p><i>11/8/20</i></p>								



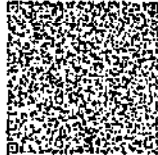
INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

सत्यमेव जयते

Certificate No.	: IN-DL081256428082145
Certificate Issued Date	: 07-Jan-2020 10:42 AM
Account Reference	: NOHACC (BK)/ dl-corpblw/ CORP ALIPUR/ DL-DLH
Unique Doc. Reference	: SUBIN-DL08-CORPBK20695572467468S
Purchased by	: MS BHARTIYAM VILLAGE FOODS AND BEVERAGES PVT LTD.
Description of Document	: Article 35(v) Lease upto 30 years
Property Description	: VILLAGE BAKOLI, DELHI.
Consideration Price (Rs.)	: 0 (Zero)
First Party	: MS BHARTIYAM VILLAGE FOODS AND BEVERAGES PVT LTD
Second Party	: DIVYE RATNA DIXIT
Stamp Duty Paid By	: MS BHARTIYAM VILLAGE FOODS AND BEVERAGES PVT LTD
Stamp Duty Amount(Rs.)	: 20,900 (Twenty Thousand Nine Hundred only)



05/05/1964

Please write or type below this line

06/09/1990



3633



4939

0906832613

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified on the website www.delhi.gov.in. Any discrepancy in the information given here and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the Certificate.
3. In case of any discrepancy, please inform the Concerned Authority.

Deed Related Detail			
Deed Name	LEASE UPTO 30 YEARS		
Land Detail			
Tehsil/Sub Tehsil	Sub Registrar VIE		
Village/City	Bakoli	Building Type	
Place (Segment)	Bakoli		
Property Type	Commercial		
Property Address	House No.: VILLAGE BAKOLI DELHI. Road No.: Bakoli		
Area of Property	2,000.00 Sq.Meter	0.00	0.00
Money Related Detail			
Consideration Amount	19,291.00 Rupees	Stamp Duty Paid	20,900.00 Rupees
Value of Registration Fee	100.00 Rupees	Pasting Fee	100.00 Rupees

This document of

LEASE

LEASE UPTO 30 YEARS

Presented by: Shri/Smt.

S/o, W/o

R/o

MS BHARTIYAM VILLAGE FOODS

NA

800 JAWAHAR NAGAR KAMLA NAGAR DELHI

in the office of the Sub Registrar, Delhi this 07/01/2020 00:00:00 day Tuesday between the hour of

Signature of Person

 Registrar/Sub Registrar
 Sub Registrar VIE
 Delhi/New Delhi

Execution admitted by the said: Shri/Smt.

MS BHARTIYAM VILLAGE FOODS AND BEVERAGES PVT. LTD. BHARDWAJ

and Shri / M/s.

DIYVE RAUNA DANI

who is identified by Shri/Smt. Kailash BHARDWAJ S/o. D. SUSHIL BHARDWAJ R/o 75 VILLAGE GHOGA DELHI

and Shri/Smt. Kailash ANDEPPAN KAUSHIK S/o W/o D. P. KAUSHIK R/o 935 POOTH KHURD DELHI

(Marginal Witness, Witness No. 11 is known to me)

 Contents of the document explained to the parties who understand the conditions and admit them as correct.
 Certified that the left (or Right, as the case may be) hand thumb impression of the executant has been affixed in my presence.

Date 07/01/2020 14:38:45

 Registrar/Sub Registrar
 Sub Registrar VIE
 Delhi/New Delhi

E-Stamp Certificate No.IN-DL06125642808214S
Issued Date 07/01/2020

Page No.2::

RENT:- Rs.15,000/- PER MONTH (Rs.1,80,000/- PER YEAR WITH
10% INCREASE AFTER EVERY FIVE YEAR ON THE LAST
RENT.

TIME (PERIOD):- 360 MONTHS (THIRTY YEARS)

ONE YEAR AVERAGE RENT:- Rs.2,31,483/-

STAMP DUTY@9%.....Rs.20,833/-

EXCESS.....Rs.....67/-

TOTAL STAMP DUTY PAID.....Rs.20,900/-

LEASE AGREEMENT

THIS INDENTURE OF LEASE is made at New Delhi on this 07th Day of January 2020, between:- **M/s BHARTIYAM VILLAGE FOODS & BEVERAGES PVT. LTD.** office at 8-UB, Jawahar Nagar, Kamla Nagar, Delhi, through its Director **SHRI ANIL BHARDWAJ**, hereinafter referred to as "the Lessor" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to also include their legal heirs, representatives, nominees, attorneys, assignees and successors), of the one part.

AND:

SHRI DIVYE RATNA DIXIT SON OF SHRI ANIL BHARDWAJ R/O. 8-UB JAWAHAR NAGAR BUNGLOW ROAD, JAWAHAR NAGAR, KAMLA NAGAR, DELHI-7, hereinafter referred to as "the Lessee" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to also include their legal heirs, representatives, nominees, attorneys, assignees and successors), of the other part.

WHEREAS the Lessor represent that they are the sole and absolute lawful owners and in possession of Land admeasuring 17 Bighas 04 Biswas, out of Khasra Nos.46//16 min (3-14), 17 min (3-12), 24 (4-16), 29 (0-4), & 49//4 (4-18), on Palla-Bakhtawarpur Road, situated in the revenue estate of **VILLAGE BAKOLI**, Tehsil Alipur, Distt. North, Delhi-110036, as per revenue records.

Contd..P/3..

31/01/2020

[Signature]

101/c 11

::Page No.3::

AND WHEREAS the Lessor has further represented that he is entitled to lease, let out, rent, assign or otherwise part with the possession of the said premises to any person/party.

AND WHEREAS the Lessee has approached the Lessor for taking on lease and the Lessor has agreed to grant on lease as area admeasuring 2000 Sq. Mtrs., (with as maximum frontage of 214.8 Ft. on facing Palla-Bakhtawarpur Main Road), out of the aforesaid Land measuring 17 Bighas 04 Biswas, out of Khasra Nos.46//16 min (3-14), 17 min (3-12), 24 (4-16), 29 (0-4), & 49//4 (4-18), on Palla-Bakhtawar Pur Road, situated in the revenue estate of VILLAGE BAKOLI, Tehsil Alipur, Distt. North, Delhi-110036, hereinafter referred to as the "demised premises", subject to and on the terms and conditions contained hereinafter.

NOW THEREOF THIS INDENTURE OF LEASE WITNESSETH AS FOLLOWS:-

1. In consideration of the lease hereby reserved and covenants to be duly observed and performed by the Lessee herein, the Lessor hereby demise unto the Lessee by way of lease the demised premises for an initial period of **THIRTY YEARS**, commencing w.e.f. **07/01/2020, to 06/01/2050.**

2. That in consideration of the Lessor granting the lease as aforesaid, the Lessee agrees to initially pay a lease rent of **Rs.15,000/- (Rupees fifteen thousand)** per month to the Lessor (i.e. Rs.15,000/- to Shri Divye Ratan Dixit) subject to TDS (if applicable), which shall always be exclusive of electricity and water charges. The electricity charges and water charges shall be paid by the Lessee directly to the concerned authorities.

3. **The rent shall be enhanced by 10% (Ten Per Cent)** over and above the last paid rent after of each Five Years Term of the lease i.e. monthly rent payable shall be as follows:-

07/01/2020 to 06/01/2025	: Rs.15,000/-
07/01/2025 to 06/01/2030	: Rs.16,500/-
07/01/2030 to 06/01/2035	: Rs.18,150/-
07/01/2035 to 06/01/2040	: Rs.19,965/-
07/01/2040 to 06/01/2045	: Rs.21,961/-
07/01/2045 to 06/01/2050	: Rs.24,157/-

The monthly rent as mentioned above is payable each month in advance on or before 10th day of each English Calendar Month.

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31/11/2019

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::Page No.4::

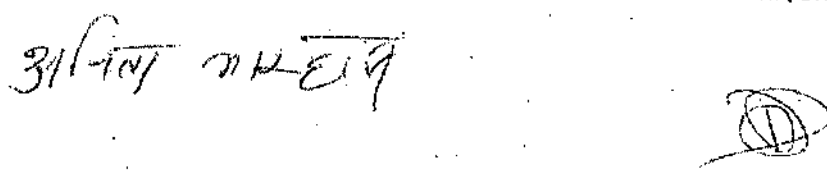
4. This Lease may be extended for period after the expiry of its term if both the parties mutually agree and a fresh Lease Agreement shall be executed and registered to that effect at the time of such renewal.

THE LESSEE COVENANTS WITH THE LESSOR AS UNDER:-

1. To pay the monthly lease rent hereby reserved in advance on or before 10th of each English Calender Month in accordance with the provisions hereof.
2. To permit the Lessor of their duly authorized representatives and workmen to enter upon the demised premises unhindered during normal working hours on working days to view and assess the condition of the demised premises.
3. To always abide by the bye-laws and regulations of the State Govt., Municipal Corporation, Delhi Development Authority and local authorities as applicable from time to time and to assume and discharge all liabilities arising out of mis-use or non-compliance of any such rules, regulations and bye-laws.
4. To use, hold and enjoy the demised premises for running a retail outlet for oil, petrol, diesel, gas and all allied products and services under license from any nationalized oil and gas company and other activities related to the same during the peaceful continuation of the demise.
5. The Lessor shall be fully entitled to sell/transfer the Demised Premises to any person. This Lease shall be binding on such purchaser.
6. The Lessee shall be fully entitled to enter into any sort of contract with any nationalized oil and gas company for sale of petroleum/gas products as well as to receive any amount as rent thereupon, to which the Lessor shall neither have any objection nor any sort of claim.
7. Not to encroach upon or obstruct the other areas of the land which are not leased out to the Lessee.
8. To peacefully vacate the demised premises along with all their belongings of the time of termination of this Lease or any extended period thereof without any demur.

Contd..P/5..

31/10/2024



100/2^a
::Page No.5::

9. To pay duly and regularly, the electricity charges and water charges (submersible as well as municipal supply including late fees and fines) directly to the concerned authorities.

10. That the Lessee shall be responsible for disconnection due to non-payment, misuse and Lessee will be responsible for restoration of services in case of dis-connection at its own cost and expenses. Further, any penalty imposed or proceeding initiated for meter tampering or electricity misuse shall also be the liability of the Lessee at all times during this lease.

11. That the Lessor shall not be liable and responsible for any mis-happening accident, injury in the demised premises during the lease period.

12. To get fire safety equipment installed in the demised premises at own cost and diligently ensure the safety and security of the demised premises.

THE LESSOR COVENANTS WITH THE LESSEE AS UNDER:-

1. To pay only the House Tax/Property Tax regarding the said demised premises:

2. That upon duly paying the rent hereby reserved and due observance of the terms and conditions herein contained, required to be observed and performed, the lessee shall peacefully hold and enjoy the demised premises during the term(s) of this Lease including any further renewals, without any sort of hindrance from the Lessor or any other person claiming under the Lessor.

3. To ensure that in case, the Lessor transfer the demised premises in any manner to any person during the period of the Lease, such transferee shall remain bound by the terms and conditions contained herein without any need for a fresh Lease Agreement. The Lessee shall then be bound to pay the monthly lease rent to such transferee, upon receipt of intimation regarding such transfer.

4. To permit the Lessee to obtain electric and water connection, telephone connection, Internet connection, secure VAT/DVAT/GST registration/any other government registration for using the demised premises for the said purposes as mentioned hereinabove.

Contd..P/6..

31/07/2020

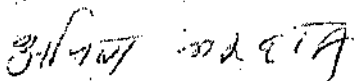
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::Page No.6::

THE LESSEE AND LESSOR COVENANT AS FOLLOWS:-

1. The lease rent, as already mentioned shall commence from 07/01/2020. The possession shall be handed over to the Lessee on 07/01/2020, All charges for obtaining and securing permission to run Petrol/CNG pump/retail outlet as mentioned above shall be paid and borne by the Lessee only and in case of any reimbursement of such amount, the same shall be claimed by the Lessee only and the Lessor shall have no rights over the same. The Lessor shall sign and co-operate for permission/license as and when required by the Lessee.
2. That the Lessor shall not be entitled to terminate this Lease for the entire duration of 30 Years of this present Lease Agreement.
3. The Lessee shall vacant the said premises and remove all their belongings from the demised premises immediately upon expiry of the term of the lease without demur.
4. That all charges of execution and registration of this Lease Agreement such as Stamp duty, registration charged, etc. shall be paid and borne by the Lessor and the Lessee in equal share.
5. This original lease Agreement shall always remain with the Lessee and the Lessor shall retain a copy of the lease.
6. The Lessee shall furnish the "TDS" certificate (s) to the Lessor from time to time and at regular intervals as per the requirements of Income Tax Act.1961 or alternatively the Lessor may submit Form-60. In case of failure to furnish TDS Certificate, the Lessee shall be liable to pay interest on the amount deducted till such certificate is furnished duly.
7. The Lessors have no objection to the Installation of Petrol Pump in the Demised Premises.
8. The Lessor hereby also confirm and declare that they have obtained the consent of all their legal heirs and the Demised Premises is being let out for the benefit of their respective estates is being let out for the benefit of their respective estates and in the welfare of their entire family.

Contd..P/7..



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::Page No.7::

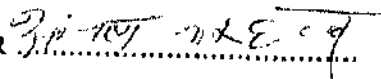
9. Any Notice to the Lessor shall be served by registered post or delivered by hand against acknowledgement at the address given in the title of the document. Any notice to the Lessee shall be served by registered post A.D. of delivered by hand against acknowledgement to the Lessee at the premises/its registered office address as mentioned herein before in the title of the documents.

10. That this Agreement has taken place as New Delhi and as such Delhi Courts shall have exclusive jurisdiction to entertain any dispute arising out of or in any way touching or concerning this Agreement.

IN WITNESSES WHEREOF the parties have to have executed these presents on the day month and year first hereinabove written.

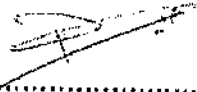
Signed, sealed and delivered by
the within named Lessor

LESSOR



Signed, sealed and delivered by
the within named Lessee

LESSEE



WITNESSES:-

1)

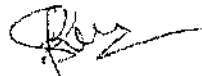
3695 8235310

BHARAT BHARDWAJ

No. 25, Vm. Chandra

No. 25, Vm. Chandra

2)



Sankaran Kaushik

Advocate

Enal. No. D-2012/08

Enal. No. 2098-8233-8231

35

2020-2021

1



1st Party



2nd Party



Witness

1st Party MIS BHARTIYAM VILLAGE FOODS AND BEVERAGES PVT LTD THROUGH ANIL BHARDWAJ

2nd Party DIVYE RATNA DIXIT

Witness BHARAT BHARDWAJ, SANDEEPAN KAUSHIK

Certificate (Section 60)

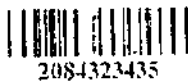
Registration No. 35 in Book No. 1 Vol No 302
on page 48 to 54 on this date 07/01/2020 15:20:31
and left thumb impressions has/have been taken in my presence.

day Tuesday

Date 07/01/2020 15:20:26



Sub Registrar
Sub Registrar VIE
New Delhi/Delhi



2084323435

Revenue Department NCT of Delhi

DORIS

NIC-DSU

43018/2020/COMMERCIAL LAND

3238151

104/e 16

Date: 19th February 2020

To,

Assistant Director (CL)
Delhi Development Authority
Commercial Land Branch
A-116, 1st Floor, Vikas Sadan
INA, New Delhi - 110023, INDIA

CL
4460
190900

Subject:

Regarding NOC for Setting up CNG/EC Station on Private Land - Khasra No. 46/16, 17/24, 49/4, Village Bakoli, Tehsil Narela, Dist North Delhi
File Reference: NO.F-13(08)2019/NOC/Pvt.Land/DDA/1349

Respected Sir,

This is in reference to your letter, dated 10.02.2020, and also in reference to the subject mentioned above.

Sir as per your request, this letter is to clarify the discrepancies mentioned by you in the respected letter.

1. In regards to the discrepancies in the Khasra Number -

This issue has been solved as there was a typographical error in the LOI given by IGL and now has been solved. The error was just that; the Khasra No. 46/1 was incorrect and the correct one was 46/16. This has been corrected in the LOI now (ATTACHED BEHIND THIS LETTER) - hence the LAC has also acknowledged and is being changed by the LAC dept. duly.

2. In regards to clarification of Land ownership in terms of Khasra in all documents/NOC -

FOR YOUR INFORMATION: Sir, initially while applying for the IGL Pump by me (DIVYE RATNA DIXIT) I had submitted an Affidavit where I had promised to provide 2000 Sqr. Mtr. To 3000 Sqr. Mtr. To IGL out of the much larger land owned by M/S Bharatiyam Village Foods and Bev. As I have an understanding with the company to provide the land in the front of the Land facing the Palla Bakhtawarpur Road. Hence we had mentioned all the Khasra in the Application and other requested forms.

Once we decided on the exact location and placement of the refueling station we decided on a part portion of Khasra No. 49/4 and not the other Khasras. Hence the FINAL Khasra where the project will be made is Khasra Number 49/4. Therefore the exact location is 49/4.

Also, I, Divye Ratna Dixit am the applicant for the fuel station and not M/S Bharatiyam Village Foods and Bev. Pvt Ltd. Bharatiyam has nothing to do with the Refueling Station and they have already provided me with the land necessary for the project. (ATTACHED IS THE LEASE AGREEMENT from Bharatiyam to Divye Ratna Dixit)

3. In regards to whether Refueling station and a Farm House can operate together -

Sir, as mentioned in this letter, Bharatiyam Village Foods and Bev. Pvt Ltd has nothing to do with this station. They are in the business of running the Farm House. Bharatiyam has duly given the respected land in Khasra No. 49/4 to me (DIVYE RATNA DIXIT) and hence has no connection with the IGL Refueling Station. (ATTACHED THE PLAN LAYOUT OF THE PROJECT & ENTIRE LAND). Sir, if you notice the Plan, the land that will be required for the IGL site has nothing to do with the farm as it is much further inside from the main road. And hence our application for

14
MCD NOC will be by and for DIVYE RATNA DIXIT and has nothing to do with Bharatiyam. I cannot apply for the same as I am not in the Farm House business. Both the entities are separate from each other, including operation, ownership and application processes. The said Land on Khasra No. 49/4 is now with me for 30 Years Lease and will not be in the premise of Bharatiyam and many other Khasra's owned by Bharatiyam.

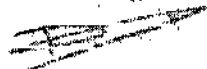
Sir, Attached to this letter you will find 3 documents implying towards my clarification regarding all the 3 points addressed by DDA.

- 1: Corrected Typographical error in LOI from IGL
- 2: 30 year lease Agreement from Bharatiyam to Divye Ratna Dixit.
- 3: Macro and Micro Layout plan to clarify Site placement.

Sir, I humbly request to please commence forward as with due process, as these 3 points have been corrected and addressed by me.

Thank you so much Sir.

Your faithfully,


Divye Ratna Dixit
9871191919
divyeratnadixit@gmail.com



दिल्ली विकास प्राधिकरण
मुख्य योजना विभाग
छठी मंजिल, विकास मीनार,
आई. पी. एस्टेट,
नई दिल्ली - 110002
फोन नं: 011-23370507

संख्या: F.7(1)/2018-MP/122

To

The Dy. Director,
Commercial Land branch, DDA,
Room No. 111, A-Block
Vikas Sadan, INA, New Delhi-110023

दिल्ली विकास प्राधिकरण
केन्द्रीय डाकरी कक्ष
प्राप्ति एवं प्रेषण (मुख्य) ई-रिसीट
दिनांक: 24.04.2020

02 JUN 2020

डाकरी सं.....

Sub.: Regarding permissibility of Petrol pumps/CNG/EV on private land.
Ref.: F.13 (Misc.)/19/Pvt. Land/CL/DDA/1648 dated 04.03.2020.

Sir,

This is with respect to the subject and reference cited above addressed to Commissioner (Plg.) wherein it has been requested to clarify the permissibility of Petrol pumps/CNG/EV within the premise/adjoining of Farm Houses.

In this regard, I am directed to convey the following:

- As per the regulation for enabling the planned development of privately owned land notified vide S.O No. 3249(E) dated 04.07.2018, following is mentioned at Para 5.3:
"The land parcels falling under "Residential" land use, within Low Density Residential Area (LDRA) shall be governed as per the provisions given under Para 4.4.3 (G) Low density Residential Plot of Chapter 4 in MPD-2021."
- As per MPD-2021, Para 4.2.2.1, sub para-D: Farm Houses in the urban extension areas has been categorised under "Low density Residential Area (LDRA)". Further, as per Table 4.3 of Chapter 4 of MPD-2021 following use/use activities are permitted in LDRA: (copy of relevant MPD-2021 extract attached)
 - Low Density Residential/Housing Plots,
 - service Personnel Residence,
 - watch and Ward residence

In view of above, Petrol pumps/CNG/EV is not a permitted activity in the Low Density residential plot. Hence, permission cannot be granted.

भवदीय

Enclosure: As above

सिखा भार्गव
24/04/2020

उप निदेशक(योजना)मुख्य योजना एवं विकास नियंत्रण

DELHI DEVELOPMENT AUTHORITY
COMMERCIAL LAND BRANCH
A-116, A-Block, Vikas Sadan, INA, New Delhi-23.

Annexure F

No. LD//CL/0018/2020/CNG/F13-Commercial Land/ 2254 Dt. 10-9-2020

To

Mr. Divya Ratan Dixit,
R/o -8 UB, Banglow Road,
Jawahar Nagar, Kamla Nagar,
New Delhi

Sub: Regarding NOC for setting up CNG/EÇ Station on Private Land Khasra No. 46/1, 17, 24, 49/4, Village-Bakoli, Teh. Narela, New Delhi.

Sir,

This is with reference to your application/request on above cited subject. In this connection, it is to inform you that as per observation of Planning Department of DDA, the aforementioned site falls in Village Bakoli which is Low Density Residential Area (LDRA) village.

As per the report of Master Plan Section, CNG/EV station is not permitted in Low Density Residential Area.

Therefore, your request for setting up CNG/EV station at above cited site is cannot be acceded.

This is issued with the approval of Competent Authority.

Yours' faithfully,


Assistant Director (CL), DDA

Copy to:-

The GM (CNG Projects, BD & CP),
Indraprastha Gas Limited,
IGL Bhawan, Plot No.4, Community Centre,
R.K. Puram Sector-9, Delhi-22


Recd. 10/9/20



To,

Assistant Director (CL)
Delhi Development Authority
A Block, Vikas Sadan
INA, New Delhi – 23, India.

17th September 2020

Subject: Regarding NOC for setting up CNG/EC Station on Private Land Khasra No. 46/1, 17, 24, 49/4, Village Bakoli, Teh. Narela, New Delhi.

Respected Sir,

Please refer your letter No. LD//CL/0018/2020/CNG/F13 – Commercial Land/2254 Dated 10-09-2020, regarding NOC for setting up CNG/EC station on private land khasra No. 46/1, 17, 24, 49/4, Vill. Bakoli, Tehsil Narela, New Delhi. The letter conveys the decision of the competent authority that as per the report of the master plan section, CNG/EV station is not permitted in Low Density Residential Area.

I would like to draw your attention to the clause 12.13 of MPD 2021; which pertains to fuels stations. According to clause 12.13 the object of the Master plan for Delhi regarding fuel station is to encourage the advancement of technology qua clean fuel, like CNG, EV etc. It provides that CNG station be permitted in all USE ZONES, except in Regional Park/Ridge, development district parts, which is Zone 'O'.

Similarly, clause 12.13.2, also provide that the dispensing capacity of the CNG should substantially increase to cater to the increasing demand from all types of CNG Vehicles.

The object of the government is to encourage use of alternative and clean fuels by general masses and all departments of the Govt. are making policies to promote such aims and objectives of the government.

It would be pertinent to mention to your good self that IGL has issued the LOI to us (the applicant) considering the location and availability of land offered by the applicant, not only to provide CNG facility but also LNG and Electric Vehicle charging to the general public.

It is not clear from your letter as to on what basis the master plan section, DDA has raised objection that the CNG station is not permitted in LDRA. The MPD 2021 doesn't prescribe any such restriction/condition for serving up off CNG station on LDRA zones.

In view of the above, your good self is requested to take into consideration the above-mentioned submissions and reconsider the request of the applicant for setting up of the CNG station at the Site mentioned above.

Attached Copy of the excerpt from MPD 2021/12.13 FUEL STATIONS

Thanking You.

Sincerely,



DIVYE RATNA DIXIT
APPLICANT (IGL)
9871191919
divyeratnadixit@gmail.com

South and South East		
Kalindi Kunj	9948	14.46
Badarpur Border (NH-2)	5993	8.71
North and North East		
Singhu Border (NH-1)	8542	12.41
Loni Border	4881	7.10
West		
Tikri Border (NH-10)	4460	6.48
South West		
Sirhole Border (NH-8)	9139	13.28
Dundahera Border	4933	7.17
East		
Ghaziabad Border (NH-24)	7914	11.51
Chilla Check Post	2101	3.05
Jhundupura	1376	2.01
Gazipur	2220	3.22

12.12. INTEGRATED FREIGHT COMPLEXES

Integrated Freight Complexes have been recommended for the integration of goods movement by road and rail. These would consist of wholesale market, warehousing, road for trucks and rail transport terminals so as to curtail the movement of heavy vehicles within the city. The freight complexes are to be located in the places where they intercept the maximum possible regional goods traffic entering Delhi.

Based on the pattern of goods traffic movement in Delhi, following sites for Integrated Freight Complexes (IFC), are presently at various stages of planning and/ or development and one more new site is proposed in Urban Extension area. These freight complexes shall be dedicated to meet the demand of Delhi's needs and not cater to the distributive requirements of regional goods.

- Madanpur Khadar (NH-2)
- Gazipur (NH-24)
- Narela (NH-1)
- Dwarka (NH-8)
- New site in Urban Extension (Rohtak Road) Tikri Kalan

12.13. FUEL STATIONS

The environmental concerns have been constantly advocating identification of clean and environment friendly fuels. Presently, the main fuel types being used include: Petrol, Diesel and CNG. These fuels are being made available from Petrol Pumps and CNG stations.

With the advancement of technology some new types of clean fuels may also be used in future. CNG stations may be permitted in all use zones except in

'Regional Park/ Ridge', developed district parks and Zone 'O'. Petrol pumps are permissible in all use zones except in Zone 'O' and recreational use zone.

12.13.1. FUEL STATIONS IN URBAN AREAS.

Fuel Stations are permissible on Master Plan / Zonal Plan roads and shall not be permitted in absence of an approved Zonal Plan of the area.

At the time of preparation of layout plans of various use zones namely viz. residential, commercial, industrial, PSP facilities and other areas, the location of Fuel Stations should be provided as per the norms given in Table 12.6.

12.13.2.DEVELOPMENT CONTROL NORMS AND PERMISSIBILITY

The regulations for locating the fuel stations -cum-service stations, the development control and permissibility shall be governed by the policy / decision by competent Authority / Government Notifications issued from time to time. Fuel stations shall be regulated by the following controls:

- i. Fuel stations shall be located on roads of minimum 30m ROW.
- ii. The plot size for fuel stations shall be minimum of 30m X 36m and maximum of 33m X 45m (75m X 40m for CNG mother station as per requirement).
- iii. The minimum distance of plot from the ROW line of road intersections shall be as follows:
 - a. For minor roads having less than 30m ROW - 50m
 - b. For roads of ROW 30m or more- 100m
 - c. Frontage of plots should not be less than 30m.
- iv. Maximum Ground Coverage: 20%, Maximum FAR: 40
- v. Maximum Height: 6m
- vi. Canopy: equivalent to ground coverage within set back.
- vii. Maximum 10 FAR permissible for non-inflammable, non-hazardous commercial activities subject to payment of conversion charges/ levies as may be prescribed by the government from time to time.
- viii. In case of existing petrol pumps the provision of maximum 10 FAR for commercial activity would be permissible only to those fuel stations / petrol pumps which conform to the controls given in i, ii, and iii, above subject to payment of appropriate fees/ levies/ misuse, penalty and other charges.
- ix. Dispensing capacity of CNG stations should be substantially increased to cater to the increasing demand from all types of

-593/c-

- (xii) भवन नक्शों की अनुमोदन उस संबंधित स्थानीय निकाय/प्राधिकरण द्वारा एकीकृत भवन निर्माण उपविधि, 2016 में निर्धारित कार्य-पद्धति के अनुसार प्रदान किया जाएगा, जिसके क्षेत्राधिकार के अंतर्गत वह क्षेत्र आता है तथा यह अनुमोदन पुलिस उपायुक्त (लाइसेंसिंग), दिल्ली अधिश्रमन सेवा, संबंधित स्थानीय निकाय, डी.पी.सी.सी. आदि सहित सभी संबंधित प्राधिकरणों से अनापत्ति प्रमाण-पत्र/क्लीयरेंस प्राप्त करने की शर्त पर प्रदान किया जाएगा।

4.0 अन्य शर्तें:

- इन विनियमों को विद्यमान दिल्ली मुख्य योजना और एकीकृत भवन निर्माण उप-विधि के साथ पढ़ा जाएगा।
- इन विनियमों में प्रयुक्त सभी शब्द एवं अभिव्यक्ति, जो परिभाषित नहीं हैं, का अर्थ दिल्ली विकास अधिनियम, 1957 अथवा उक्त अधिनियम के अंतर्गत तैयार की गई और अनुमोदित की गई दिल्ली मुख्य योजना अथवा दिल्ली नगर निगम अधिनियम, 1957 अथवा एकीकृत भवन निर्माण उप-विधि, जैसा भी मामला हो, में दिये गये अर्थ के समान होगा।
- विवाद की स्थिति में विद्यमान दिल्ली मुख्य योजना के प्रावधान/शर्तें प्रचलित रहेंगी और ये विनियम माननीय न्यायालयों के आदेशों, यदि किसी विशिष्ट मामले में जारी किए गए हों, का अधिकरण नहीं करेंगे।
- इन विनियमों की व्याख्या से संबंधित किसी भी मामले को आवश्यक निर्देशों और उचित कार्रवाई के लिए प्राधिकरण के समक्ष प्रस्तुत किया जाएगा।
- ईंधन स्टेशनों का विकास संपूर्ण रूप से उक्त विनियमों द्वारा शासित किया जाएगा और ईंधन स्टेशनों हेतु दिनांक 04.07.2018 का निजी स्वामित्व वाली भूमि के नियोजित विकास को सक्षम करने हेतु विनियम लागू नहीं होंगे।

[फा. सं. 7(1)2018/एम.पी.]

डी. सरकार, आंगुष्ठ एवं सचिव

DELHI DEVELOPMENT AUTHORITY NOTIFICATION

New Delhi, the 8th March, 2019

S.O. 1244(E).—In exercise of the powers conferred by sub-section (1) of Section 57 of the Delhi Development Act, 1957, and in supersession of the Notification No. S.O. 1395(E) dt. 27.09.2005, the Delhi Development Authority, with the previous approval of Central Government, hereby makes the following Regulations:

These Regulations shall be called "*Regulations for setting up of Fuel Stations on Privately owned Lands in National Capital Territory of Delhi.*"

- 1.0 "Fuel stations will be permitted on privately owned lands falling in all use zones of urban areas (including urban extension areas) and in agriculture areas/green belt except on land parcels falling in Zone 'O', Ridge, Regional Park, Reserved Forest areas, developed district/city/community parks, Monument Regulated Zones, unauthorized colonies and disputed land parcels wherein the land acquisition proceedings are pending/matter is sub-judice. However, CNG stations may be permitted in undeveloped recreational areas (with the exception of Ridge/Recreational Park) subject to all statutory clearances".

- 42/C -

- 2.0 An area in respect of which there is no approved Layout Plan, the privately owned land pocket shall be governed by the provisions of the Master Plan/Zonal Development Plan. The same shall be appropriately incorporated in the layout plan as and when prepared by the concerned local body / Authority.
- 3.0 A Fuel Station located on all eligible land pockets shall be subject to the following norms and buildings standards:
- i) It shall be located on Master Plan / Zonal Plan existing / proposed roads of minimum 30-meter right of way (as per Master Plan / PWD / MCD / Revenue records). In case the plot is affected by the proposed road widening, the permission shall be given on the plot area left after leaving the portion of plot required for road widening and subject to fulfilling other requirements / standards.
 - ii) The use of the premises in the Fuel Stations so sanctioned will be for uses as permissible in prevailing Master Plan for Delhi.
 - iii) The land between the existing right of way boundary and the property line of the proposed retail outlet will be maintained as green buffer zone. No construction will be allowed in this area except approach roads to the retail outlet site.
 - iv) The plot size for such Fuel Stations will be as per prevailing Master Plan with a minimum of 30 m x 36 m and maximum of 33 m x 45 m (75m X 40m for CNG mother station as per requirement).
 - v) In case of CNG stations, the minimum size of the plot may vary subject to the NOC and norms / standards as prescribed by the Petroleum and Explosives Safety Organisation (PESO) or any other statutory body defined for the same.
 - vi) In case the plot size is larger than the maximum size prescribed in (iv) above, the development control norms i.e. FAR, Coverage etc. shall be as applicable to the plot size of 33 m x 45 m only. The remaining areas of the plot shall be maintained as open green space.
 - vii) The minimum distance of plot from the ROW line of road intersections shall be as follows:
 - a) For minor roads having less than 30m R/W — 50 m
 - b) For major roads having R/W of 30m or more — 100 m
 - c) Frontage of the plot should be not less than 30 m
 - viii) 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:
 - a) Not less than 1000 m on the same side of the road (without divided carriageway).
 - b) Not less than 500 m on the other side of the road (with divided carriageway and without breaks in median).
 - ix) The norms of building standard and minimum setbacks shall be regulated according to the standard design to be approved by the Competent Authority and the Fire and Explosive Safety Agencies.
 - x) The general conditions for setting up of Fuel Station shall be in accordance with the norms laid down by prevailing Master Plan of Delhi and also the Ministry of Surface Transport and the Indian Roads Congress (IRC: 12-2016) or as per (v) above.
 - xi) The use conversion fee / levies as applicable, shall be payable by the applicant as per the rates approved by the Government from time to time.
 - xii) The approval of the building plan shall be given by the concerned local body / Authority under whose jurisdiction the area falls, as per laid down procedure in UBBL, 2016 subject to NOC / clearances from all the statutory authorities including the Dy. Commissioner of Police (Licensing), Delhi Fire Service, the concerned local body, DPCC etc.

4.0 Other Conditions:

- i. These Regulations are to be read along with the prevailing Master Plan for Delhi (MPD) and Unified Building Bye Laws (UBBL).
- ii. All words and expressions used in these Regulations, but not defined shall have the meaning as assigned to them in the Delhi Development Act, 1957 or the MPD prepared and approved under the said Act or the Delhi Municipal Corporation (DMC) Act, 1957 or the UBBL, as the case may be.
- iii. In case of conflict, the provisions/stipulations of prevailing MPD shall prevail and these Regulations shall not supersede orders of the Hon'ble Courts, if issued in any specific case.
- iv. Any issues relating to the interpretation of these Regulations shall be referred to the Authority for necessary directions and appropriate action.
- v. The development of fuel stations shall be entirely governed by the said regulations and the regulations to enable planned development of privately owned land dated 04.07.2018 shall not be applicable for fuel stations.

[F. No.7(1)2018 /MP]

D. SARKAR, Commissioner-Cum-Secy.



भारत सरकार / Government of India
वाणिज्य और उद्योग मंत्रालय / Ministry of Commerce & Industry
पेट्रोलियम तथा विस्फोटक सुरक्षा समन्वयन / Petroleum & Explosives Safety Organisation (PESO)
हस्त संख्या 502 एवं 507, लेवल-5, ब्लॉक B, पुराना सी.जी.ओ. कॉम्प्लेक्स, एन.एच.4
फरीदाबाद - 121001
Hall No. 502 & 507, Level 5, Block B, Old CGO Complex, NH-4, Faridabad - 121001

ईमेल/E-mail : jtccefaridabad@explosives.gov.in

दूरभाष/Phone/Fax No : 0129 - 2410734, 2410732

दि/Date : 31/07/2019

पूर्व अनुमोदन सं/Prior Approval No : A/G/NG/DL/07/22 (G58401)

सेवा में/To,

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

विषय /Sub : Khasra No, KHASRA NO. 46/1, 17, 24 ,49/4, KHASRA NO. 46/1, 17, 24 ,49/4, VILLAGE-BAKOLI, TEHSIL-NARELA, DISTRICT-NORTH DELHI, DELHI-110036., Bakoli, New Delhi, Taluka: Alipur, District: DELHI, State: Delhi, Pin : 110036 - में सिलेंडरों में सी.एन.जी. गैस का भरण एवं भंडारण-गैस सिलेंडर नियम, 2016 के अंतर्गत अनुमोदन जारी करने के बारे में/Proposed Filling cum Storage Capacity of CNG at Khasra No, KHASRA NO. 46/1, 17, 24 ,49/4, KHASRA NO. 46/1, 17, 24 ,49/4, VILLAGE-BAKOLI, TEHSIL-NARELA, DISTRICT-NORTH DELHI, DELHI-110036., Bakoli, New Delhi, Taluka: Alipur, District: DELHI, State: Delhi, Pin : 110036 - under Gas Cylinder Rules 2016 - Grant of approval regarding.

महोदय/Sir
(सं.)

कृपया आपके दि. 17/07/2019 के आवेदन सं. - का संदर्भ ग्रहण करें/Please refer to your application No.- dated 17/07/2019.

प्रस्तावित सीएनजी भरण व भंडारण सुविधाओं का विवरण दर्शाता लेआउट आरेखण सं. IGL/CNG/STN/BAKOLI DELHI अनुमोदित की जाती है- अनुमोदन की शर्तें: - Conditions of the Approval:-
Following documents should be submitted at the time of grant of licence: (1)Structural adequacy with respect to the super structure with reference to static and dynamic load/vibration on full operation of all equipment along with supporting documents. (2)P&I diagram of compressor and dispenser should be submitted (3)CCE approval of compressor, pipeline, cascade and dispenser(4)Filling permission letter of cylinders attached with the cascade . (5) Risk analysis report prepared by a reputed engineering agency and its report shall be enclosed along with supporting documents. (6) Standard note to the effect that compressed gas shall be free from impurities like carbon monoxide, hydrogen sulphide and other sulphurous impurities and the moisture should be incorporated in the final drawing.

और प्रत्येक आरेखण की दो प्रतियां विधिवत पृष्ठांकित कर अनुमोदन के टोकन के रूप में अयोधित की जा रही है। अनुमोदित आरेखण के अनुसार सुविधाओं के पूर्ण होने पर गैस सिलेंडर नियम, 2016 के फार्म जी के अंतर्गत अनुमति जारी करने हेतु निम्नलिखित दस्तावेज प्रस्तुत किए जाएंगे। / The layout drawing No. IGL/CNG/STN/BAKOLI DELHI, showing the details of the proposed CNG Filling-cum-Storage facilities is approved Conditions of the Approval:-
Following documents should be submitted at the time of grant of licence: (1)Structural adequacy with respect to the super structure with reference to static and dynamic load/vibration on full operation of all equipment along with supporting documents. (2)P&I diagram of compressor and dispenser should be submitted (3)CCE approval of compressor, pipeline, cascade and dispenser(4)Filling permission letter of cylinders attached with the cascade . (5) Risk analysis report prepared by a reputed engineering agency and its report shall be enclosed along with supporting documents. (6) Standard note to the effect that compressed gas shall be free from impurities like carbon monoxide, hydrogen sulphide and other sulphurous impurities and the moisture should be incorporated in the final drawing.

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

1. प्रत्येक गैस के कुल सिलेंडरों की दर्शाता प्रत्येक सी में विधिवत भरा हुआ एवं हस्ताक्षरित आवेदन/ An application in form 'C' in duplicate duly filled and signed; showing total number of filling Points and CNG filled cylinders stored by you.(in triplicate)
2. प्रति वर्ष के अनुमति शुल्क के लिए किसी भी राष्ट्रीय बैंक के नाम अर्द्धित, Jt. Chief Controller of Explosives, के पक्ष में Agra में देय, रु 10000/- का डिमांड ड्राफ्ट /Licence fee of Rs. 10000/- towards the licence fee for one year in favour of Jt. Chief Controller of Explosives payable at Agra on any Nationalised Bank.
3. अनुमोदित आरेखण के की 4 प्रतियां, पुनरीक्षण के पश्चात्, उपरोक्त शर्तों के संदर्भ में यदि अपेक्षित हों/4 copies of the replica of the approved drawings, after due revision if required in rio of above conditions.

उक्त नियम के नियम 17 के तहत आवश्यक दस्तावेजों सबूत के साथ (तीन प्रतियों में) भरण एवं भंडारण के परिचालन हेतु जिम्मेदार

21

संयंत्र प्रभारी, संयंत्र पर्यवेक्षक परिचयनको, जहाँ सहित सक्षम व्यक्तियों के नाम, योग्यता और अनुभव दर्शाता बायो-डाटा।/ Bio-data indicating name, qualification and experience of the competent persons including manager, supervisors and operator responsible for filling and storage operations as required under rule 17 of the said rules with documentary evidence in duplicate.

5. अनुमोदित आरेखण के अनुसार गोदाम का निर्माण कार्य पूर्ण हो चुका है, इस आख्य का प्रमाण पत्र। / A certificate to the effect that the facilities have been constructed as per approved drawing and complying conditions imposed as above, in duplicate.
6. भरण अनुमति के संदर्भों सहित प्रस्तावित सीएनजी सिलेंडरों/ कस्केड्स की विशिष्टियां, प्रमाण-पत्र के साथ / Particulars of CNG cylinders/cascades with certificates proposed to be filled with necessary references permitting filling thereof with certificate of cascade. (in duplicate)
7. मुख्य विस्फोटक नियंत्रक से क्षमता रेटिंग अनुमोदन के संदर्भों के साथ कंप्रेसरों और डिस्पेंसरों की बनावट सहित विशिष्टियां/ Particulars of compressors and dispensers make, capacity rating references regarding approval from Chief Controller of Explosives with copy in duplicate.
8. मुख्य विस्फोटक नियंत्रक से क्षमता रेटिंग अनुमोदन के संदर्भों के साथ कंप्रेसरों और डिस्पेंसरों की बनावट सहित विशिष्टियां/ Specification and Test certificate of gas pipelines from competent engineers of your company under Gas Cylinder Rules 2016 in duplicate.
9. गैस सिलेंडर नियम 2016 के नियम 48 के तहत जिला मजिस्ट्रेट प्राधिकारी/ पुलिस आयुक्त से अनापत्ति प्रमाण पत्र के साथ उनके द्वारा विधिवत पृष्ठबद्ध एक साइट प्लान(मूल + 2 जेरोक्स प्रतियां)। /NOC from the District Magistrate Authority/Commissioner of Police under Rule 48 of Gas Cylinder Rule 2016 with one site plan duly endorsed by him.(Original + 2 xerox copies)

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

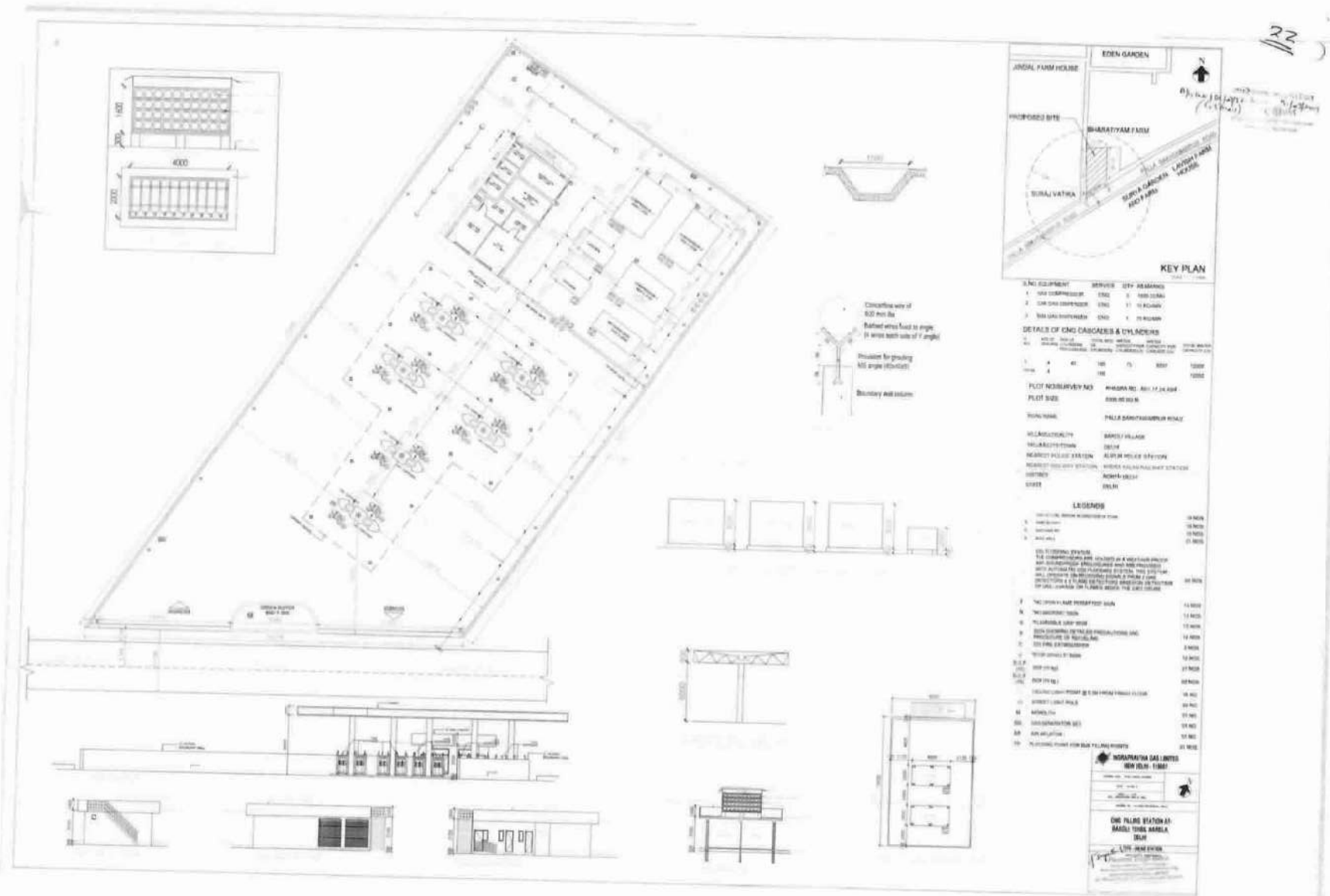
श्रद्धा/ Yours faithfully,



((आर.एन.मीना))
(R.N.Meena)

संयंत्र मुख्य विस्फोटक नियंत्रक
Jt. Chief Controller of Explosives
फरीदाबाद/Faridabad

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





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

AMENDMENT TO LOI ISSUED

IGL/MKTG/CNG/LOI/02-2019/6.1

8th January, 2020

Divye Ratna Dixit

S/O Anil Bhardwaj, 8-UB Jawahar Nagar

Bungalow Road, Jawahar Nagar, North Delhi

Delhi-110007

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

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

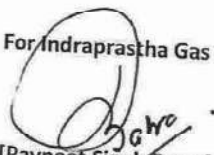
Khasra No. 46/1,17,24,49/4, Village Bakoli, Tehsil-Narela, District- North Delhi, Delhi-110036.

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

All other terms and conditions of the LOI remain unaltered.

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

For Indraprastha Gas Limited,



[Pavneet Singh Batra]

GM (CNG Projects & BD)

IGL Bhawan, Plot No. 4, Community Centre, R.K. Puram, Sector - 9, New Delhi-110 022
Phone : 46074607 Fax : 26171863 Website : www.iglonline.net

CIN : L23201DL1998PLC097614

An ISO 9001:2008, ISO 14001 : 2004, OHSAS 18001 : 2007 Certified Organisation

**INDRAPRASTHA GAS LIMITED**

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

Date: 09/12/2020

IGL/MKTG/DODO/DLH/13

Mr. Divye Ratna Dixit
S/o. Anil Bhardwaj
Bhartiyam House,
50 Babar Road, Bengali Market,
New Delhi- 110001

Sub. : Validity extension of LOI issued on 22/02/2019 for setting up of
CNG/LCNG/Electrical Charging Station under DODO Model

Ref. : LOI No. IGL/MKTG/CNG/LOI/02-2019/6 dated 22/02/2019

Dear Applicant,

- 1- This is in reference to the LOI issued on 22/02/2019 for setting up of CNG Station at Khasra No-46/1,17,24,49/4, Village -Bakoli, Tehsil - Narela, District – North Delhi, Delhi-110036 under DODO model. As per the LOI, all the activities were to be completed by 06/09/2020. However, on the basis of your request for extension of time, due to pandemic/lockdown, no action was taken by IGL for terminating the said LOI.
- 2- Considering your request for extension of time due to pandemic, LOI dated 22/02/2019 stands extend till 31/03/2021. Kindly note that no more extension will be granted under any circumstances and at this expiry of date 31/03/2021 the LOI shall stand automatically expired.
- 3- You have to submit the CLU Certificate/demand letter for CLU issued by competent authority, to IGL.

Thanking You,

Your's faithfully,

For and on behalf of Indraprastha Gas Limited


Sudhanshu Pant

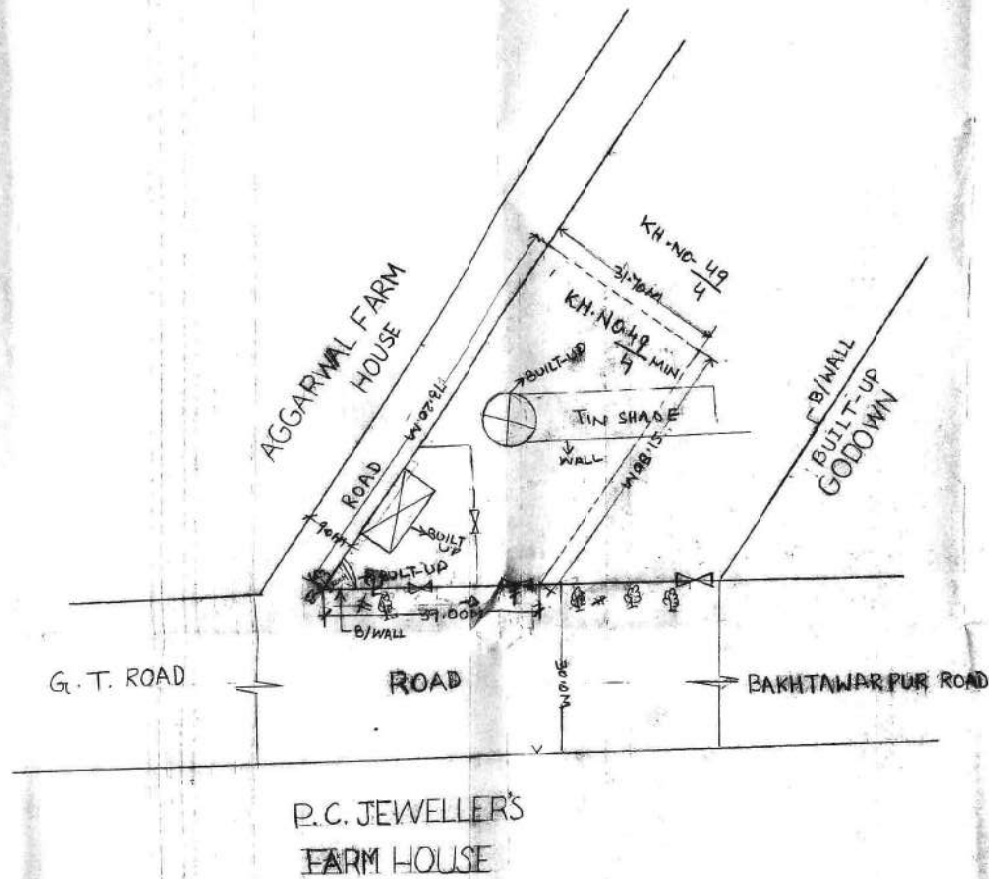
VP (CNG Marketing)

Email Id: cngmarketingpl@igl.co.in

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

ID. ID. A.

NARELA PROJECT (SURVEY UNIT)



FILE NO.- LD/CL/0018/2020/CN61

F.13 - COMMERCIAL LAND.

P.T. SURVEY OF KHASHRA NO- 46/16,

17, 24, 49/4 VILL - BAKOLI, NARELA

NORTH DELHI. PROPOSED SITE FOR CNG

& EVC (IGL)

APPNAME:- DIVYE RATNA DIXIT.

SURVEYED BY COMM. ON SCALE

JOYSHREE
MONDAL

03/11/2020

1:500

COMP. ON DRG. NO.

03/11/2020

2/2020

A.D. (S.)

BY D.R (S)



दिल्ली विकास प्राधिकरण
योजना क्षेत्र पी -I और पी -II (नरेला उप-नगर परियोजना)
11वीं मंजिल, विकास मिनार, आई पी एस्टेट, नई दिल्ली-110002
फोन: +91-11-23370326

No. F.03(11)2009/MP/D-10

Dated: 29/01/2021

MINUTES OF MEETING

A meeting was held on 21.12.2020 from 11:30 PM as per the Meeting Notice dt. 18.12.2020 sent through email under the chairmanship of Commissioner (Plg.), DDA to discuss the permissibility of fuel stations in the low-density residential areas in Delhi w.r.t. letter no. F.7(1)/2018-MP/122 dt. 24.04.2020 issued by Master Plan Section. The list of participants is enclosed.

Initiating the discussion Addl. Commr. (Plg.) Projects informed that Commercial Land Branch requested Master Plan Section to clarify the permissibility of Petrol pumps/CNG/EV within the premise / adjoining of Farm Houses.


The Master Plan Section vide above referred letter examined the matter and conveyed that Petrol pumps/CNG/EV is not a permitted activity in the Low Density residential plot. Hence, permission cannot be granted.

On the basis of reply from Master Plan section, CL branch conveyed to the applicant that the request for setting up CNG/EV station cannot be acceded.

In response to the letter of CL branch, the applicant represented to CL branch intimating the Clause 12.13 of the Master Plan – 2021' which pertains to fuel stations. According to 12.13 the object of the Master Plan for Delhi regarding fuel station is to encourage the advancement of technology qua clean fuel, like CNG.EV etc. It provides that CNG station be permitted in all USE ZONES, except in Regional Park/Ridge, development district parts, which is Zone 'O'.

On the basis of MPD-2021, the applicant has requested to consider his submissions and reconsider the request of the applicant for setting up CNG station at the site applied for setting up CNG station.

In the meeting, it was discussed that the matter with reference to the submissions made by the applicant shall be re-examined in accordance with the Master Plan of Delhi, 2021 and guidelines for fuel stations on Pvt. Land with respect to Low Density Residential Area (LDRA). The e-file of the applicant shall be sent to Master Plan section for comments and observation.


(H. K. Bharti)

Addl. Comm. (Plg.) / Projects & MPMR

To: -

1. Commissioner (Plg.), DDA, 5th Floor, Vikas Minar, I. P. Estate, New Delhi – 110002.
2. Addl. Commr. (Plg.) – I, DDA, 6th Floor, Vikas Minar, I. P. Estate, New Delhi – 110002.
3. Dy. Director (MP & DC), DDA, 6th Floor, Vikas Minar, I. P. Estate, New Delhi – 110002.

116025/2021/AD(PLG-NARELA PROJECTS)

70

- 705/c -

7

114737/2021/AD(PLG-NARELA PROJECTS)



Delhi Development Authority
Planning Zones P-I & P-II (Narela Sub-City Project)

No. F.03(11)2009/MP

Date: 21.12.2020

Sub.: Meeting to discuss the permissibility of fuel stations in the low-density residential areas in Delhi w.r.t. letter no. F.7(1)/2018-MP/122 dated 24.04.2020 issued by Master Plan Section.

ATTENDANCE SHEET

S. No.	Name	Designation & Organization	E-mail ID	Contact Number	Signature
1	2	3	4	5	6
1.	Ms. Leenu Sehgal	Commissioner (Plg.), DDA	commplg@dda.org.in	9810927919	In-Chair
2.	Manoj P.			981067769	Manoj P.
3.	H. K. Bhardwaj	Addl. commr. (Plg.) Projects		9818368429	H. K. Bhardwaj
4.	Anas Nihal	Plg Asst. Narela Project		9910877523	Anas Nihal
5.					
6.					
7.					

Note # 62

May please refer to Note # 57 wherein the file is forwarded for comments on permissibility of Fuel Stations in Low Density Residential Area of Delhi.

1. In this regard, a representation was previously received in this office in which the specific query reiterated below was sought:

“ Permissibility of Petrol pumps/CNG/EV within the premise/adjoining of Farm Houses”

2. In response to the above query, following reply was given:

- i. *“As per the regulation for enabling the planned development of privately owned land notified vide S.O No. 3249(E) dated 04.07.2018, following is mentioned at Para 5.3:*

“The land parcels falling under “Residential” land use, within Low Density Residential Area (LDRA) shall be governed as per the provisions given under Para 4.4.3 (G) Low density Residential Plot of Chapter 4 in MPD-2021. “

- ii. *As per MPD-2021, Para 4.2.2.1, sub para D: Farm Houses in the urban extension areas has been categorised under “Low density Residential Area (LDRA)”. Further, as per Table 4.3 of Chapter 4 of MPD-2021 following use/use activities are permitted in LDRA: (copy of relevant MPD-2021 extract attached)*

- *Low Density Residential/Housing Plots,*
- *service Personnel Residence,*
- *watch and Ward residence*

In view of above, Petrol pumps/CNG/EV is not a permitted activity in the Low Density residential plot. Hence, permission cannot be granted.”

3. The file has again been received wherein clarification in respect of following has been sought :

“ Permissibility of Fuel Stations in Low-Density Residential Areas in Delhi.”

4. In response to the specific query raised above following is submitted

- **LDRA:** The majority of Farm Houses in the urban extension areas are located on lands where ground water has already been severely depleted or close to such depletion. Further, intensification of residential density and heavy additional load on civic infrastructure such as water supply, Drainage, Sewerage, Parking etc. is highly undesirable in such areas from environmental considerations. Therefore, villages containing existing farm houses clusters are notified as “Low Density Residential Area”
- **LDRA:** Residential plots falling under LDRA. Use premise includes: Low Density Residential/Housing Plots, service Personnel Residence, watch and Ward residence.
- **Layout Plan:** Layout Plan means a Plan indicating configuration and sizes of all Use Premises. Each Use Zone may have one or more than one Layout Plan depending upon

the extensiveness of the area under the specific Use Zones and vice-versa. *A layout plan shall have at least two use premises (apart from Recreational, utilities and transportation) and a minimum area of 1 Ha. below which it shall be termed as site plan or sub division plan.*

5. With respect to permissibility of Fuel Stations in Low Density Residential Area of Delhi, the matter has been re-examined and the following is submitted in this regard:

- Para 12.13 of Chapter 12 of MPD-2021 stipulates the following:

"Petrol pumps are permissible in all use zones except in Zone 'O' and recreational use zone."

6. Further, following is stipulated under Para 1 & 2 of S.O 1244(E) dated 08.03.2019 of "regulations for setting up of fuel stations on privately owned lands in National Capital Territory of Delhi" (1) "Fuel stations will be permitted on privately owned lands falling in all use zones of urban areas (including urban extension areas) and in agriculture areas/green belt except on land parcels falling in Zone 'O', Ridge, Regional Park, Reserved Forest areas, developed district/city/community parks, Monument Regulated Zones, unauthorized colonies and disputed land parcels wherein the land acquisition proceedings are pending/matter is sub-judice. However, CNG stations may be permitted in undeveloped recreational areas (with the exception of Ridge/Recreational Park) subject to all statutory clearances".

(2) An area in respect of which there is no approved Layout Plan, the privately owned land pocket shall be governed by the provisions of the Master Plan/Zonal Development Plan. The same shall be appropriately incorporated in the layout plan as and when prepared by the concerned local body /Authority.

In view of above examination, Petrol pump may be permitted in Low Density Residential Area (LDRA).

14/01/2021 12:10 PM

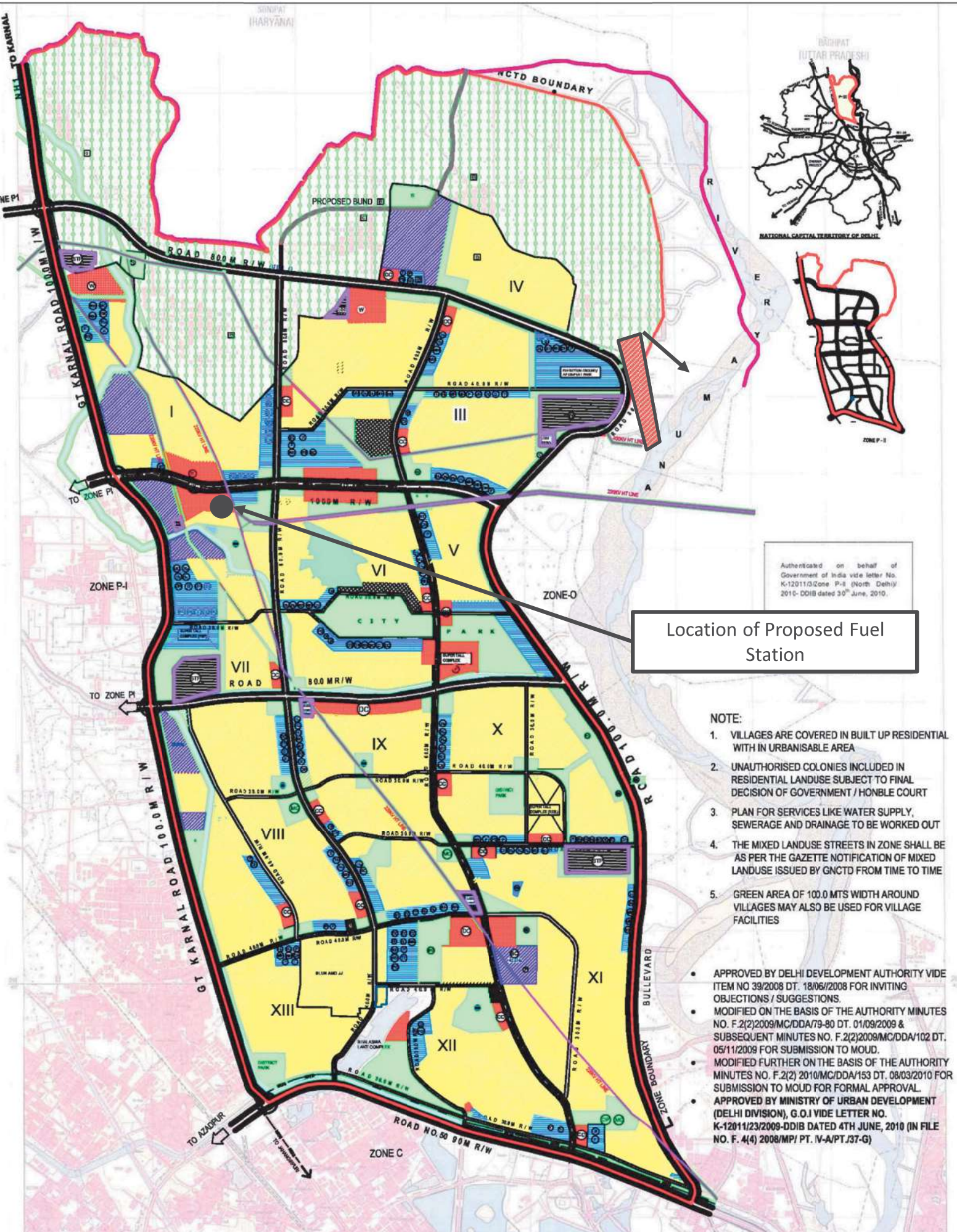
**FAHAD SHAHEEN
(ASSISTANT DIRECTOR)**

Note # 63

In continuation to Note #62, Petrol Pump/CNG/ EV station may be permitted in Low Density Residential Area (LDRA) .

14/01/2021 12:21 PM

**SHIKHA BHARGAVA
(DY. DIRECTOR)**



MPD-2021 modified upto 31/12/2020

¹[Annexure- 4.0 (I)]²[List of villages declared as Low Density Residential Area (LDRA) in Urban Extension:

- | | |
|-------------------|------------------|
| 1. Sayurpur* | 13. Mehrauli* |
| 2. Satbari* | 14. Rajokri |
| 3. Chattarpur | 15. Samlakha |
| 4. Khanpur | 16. Ghitorni* |
| 5. Devli* | 17. Rangpuri* |
| 6. Bhatti* | 18. HolambiKhurd |
| 7. FatehpuriBeri* | 19. Bakoli |
| 8. Asola* | 20. Bakatawarpur |
| 9. Jounapur | 21. Hiranki |
| 10. Chandan Hula | 22. Bijwasan |
| 11. Gadaipur | 23. Bamnoli |
| 12. Sultanpur | |

Note:

- i) ³[Transit Oriented Development (TOD) policy would not be applicable to the influence zone of MRTS corridors lying within the villages falling in Low Density Residential Area.]
- ii) Low Density Residential area in 5 villages mentioned at Sr. No. 1 to 5 shall be subject to relevant stipulations imposed by the Authority arising from Supreme Courts orders.
- iii) *Villages where low density residential development may be allowed in the areas other than those falling under Regional Park.
- iv) Any approved Layout/ Scheme falling in the above villages shall be deemed to have been approved under clause 3(4) of Development Code of MPD-2021.
- v) The term "Village" refers to "Revenue Village Boundary"].

¹ Modified vide S.O. 3173(E) dated 12-12-2014² Added vide S.O. 1744 (E) dated 18-06-2013³ Modified vide S.O. 1914(E) dated 14-07-2015



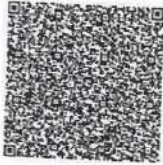
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 : ANIL BHARDWAJ
 : Article 4 Affidavit
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 : ANIL BHARDWAJ
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 : ANIL BHARDWAJ
 : 100
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19

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AFFIDAVIT

I, Anil Bhardwaj S/o Sh. Chander Bhan Bhardwaj R/o 8-UB, Jawahar Nagar, Banglow Road, Delhi-110007, do hereby affirm and declare as under:-

1. That I am the Director of M/S BHARATIYAM VILLAGE FOODS AND BEVERAGES PVT. LTD., which is owner of land bearing khasra no. 46/16, 17, 24, 49/4, situated in the revenue estate of village Bakoli, Teh. Alipur, Distt. North Delhi-110036.
2. That I have leased a portion of my land to Sh. Divye Ratna Dixit S/o Sh. Anil Bhardwaj R/o 50, Babar Road, Bangali Market, Delhi-110001, for the purpose of setting of IGL CNG refueling station for 30 years.
3. That my land is situated on the Northern side of Palla-Bakhtawarpur Road and as per revenue department records there is no intersection in front of /adjacent to my land as mentioned above.
4. That there is no Govt./Public Passage/Road adjacent to my land, other then Palla-Bakhtawarpur Road which is in front.
5. That this is my true and correct statement.

अनिल भारद्वाज
Deponent

Verification

Verified at Delhi on this 26/2/2021, that the contents of the above affidavit are true and correct to the best of my knowledge and belief.

8
26/2/2021

Appear Before me, ~~Commissioner~~ ~~Magistrate~~

26/2/21
Executive Magistrate
Alipur, Delhi





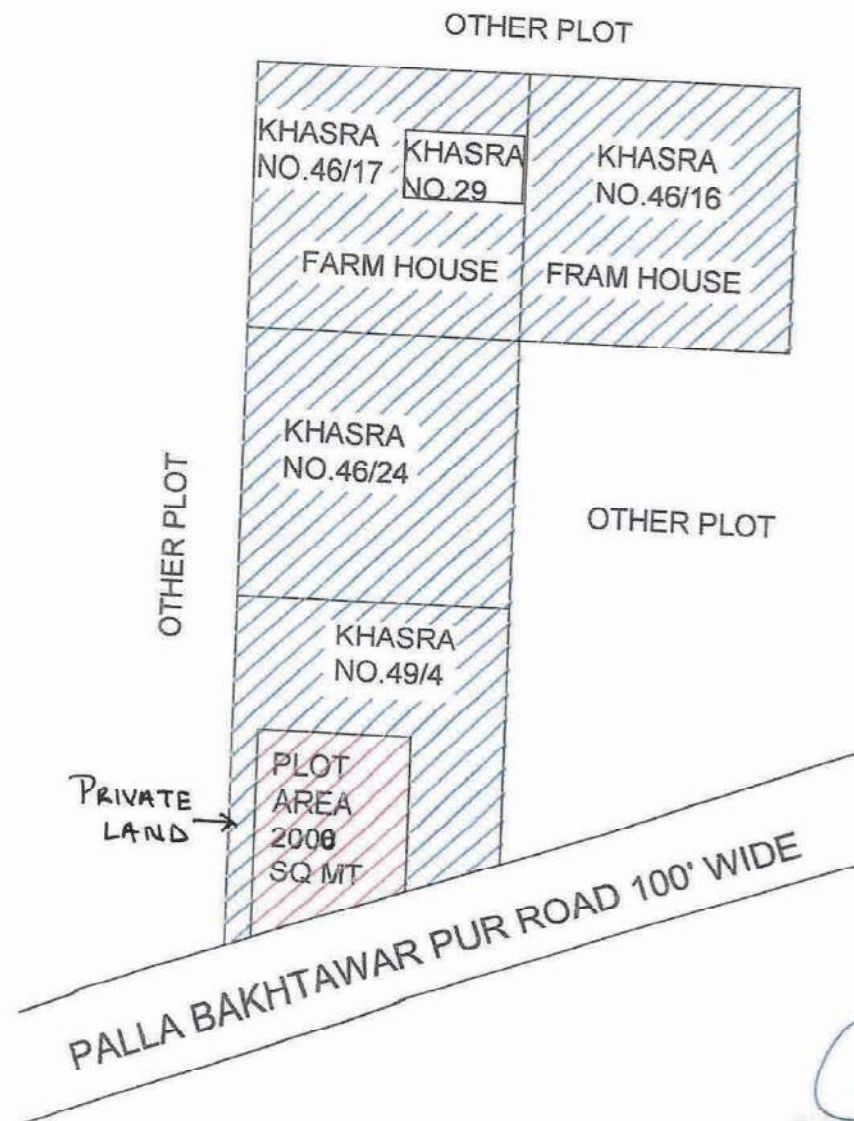
अनिल भारद्वाज

Deponent

9163-0085-3633

1 SITE PLAN KHASRA NO. 46/16, 46/17, 46/24, 46/29, 49/4, VILLAGE BAKOLI, PALLA
BAKHTAWAR PUR ROAD, TEH. ALI PUR, DISTT. NORTH DELHI, DELHI-110036.

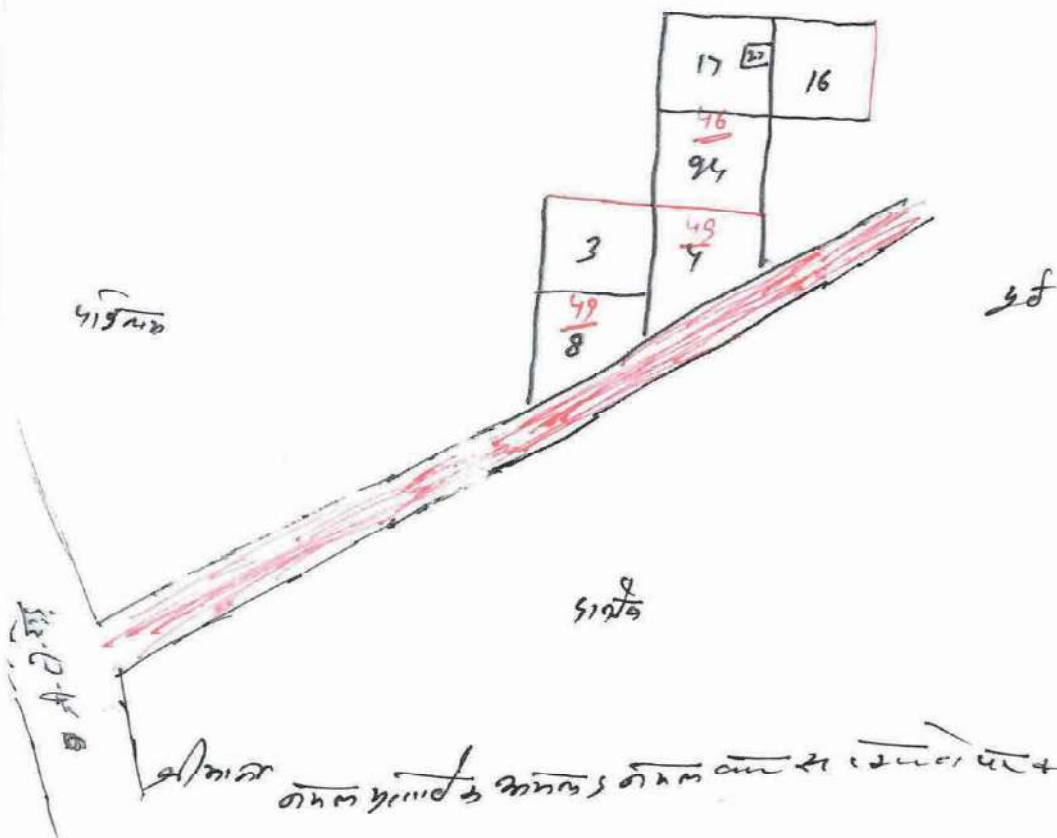
1. M/S. BHARATIYAM VILLAGE FOODS & BEVERAGES PVT. LTD.,
PORTION SHOWN IN BLUE 
2. SH. DIVYE RATNA DIXIT, PORTION AREA 2000 SQ MT, SHOWN IN RED 



જાન્યુઆરી ૧૯૭૨ના રોજ બેઠકની તારીખ નીચેના રીતે દર્શાવેલ છે.

૧૯૭૧-૭૨

જાન્યુઆરી



જાન્યુઆરી ૧૯૭૨ના રોજ બેઠકની તારીખ નીચેના રીતે દર્શાવેલ છે.

Kanuj (Rahit)

Signature

23/2/21



नकल खतौनी पैमाईश
KHATONI PAMAISH

गाँव : बकौली Village : Bakoli		हदबस्त नं० Had Bast No. 33		तहसील : अलीपुर Teshil : Allpur		जिला नॉथ Distt. N		
नम्बर खेवट साविक Previous Khewat No.		नम्बर खेवट हॉल New Khewat No.		भूमिधर का नाम : Name of Bhoomidar				
1011 - 106 1-2 11 307, 11		18		14 1015 मारती 10/11/2005 केवरेजे प्र. 10-8-0-8 5 फाईर गोर कमला गोर मद्र डिप्ली मारि सारेकर मारि मारि				
नम्बर इन्तकालात Mutation No.				नाम आसामी Name of Asami				
नं० खसरा साविक Previous Khasra No.		नम्बर खसरा हाल New Khasra No.		वसायल आवपामी Means of inigation		रकबा	मुआमला Land Revenue	विशेष विवरण Remarks
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982	29			0-5				
980 11	16 11			3-14				
978	24			4-16				
966	49 4			4-18				
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Mangal Patra

Sym attested

23/2/21

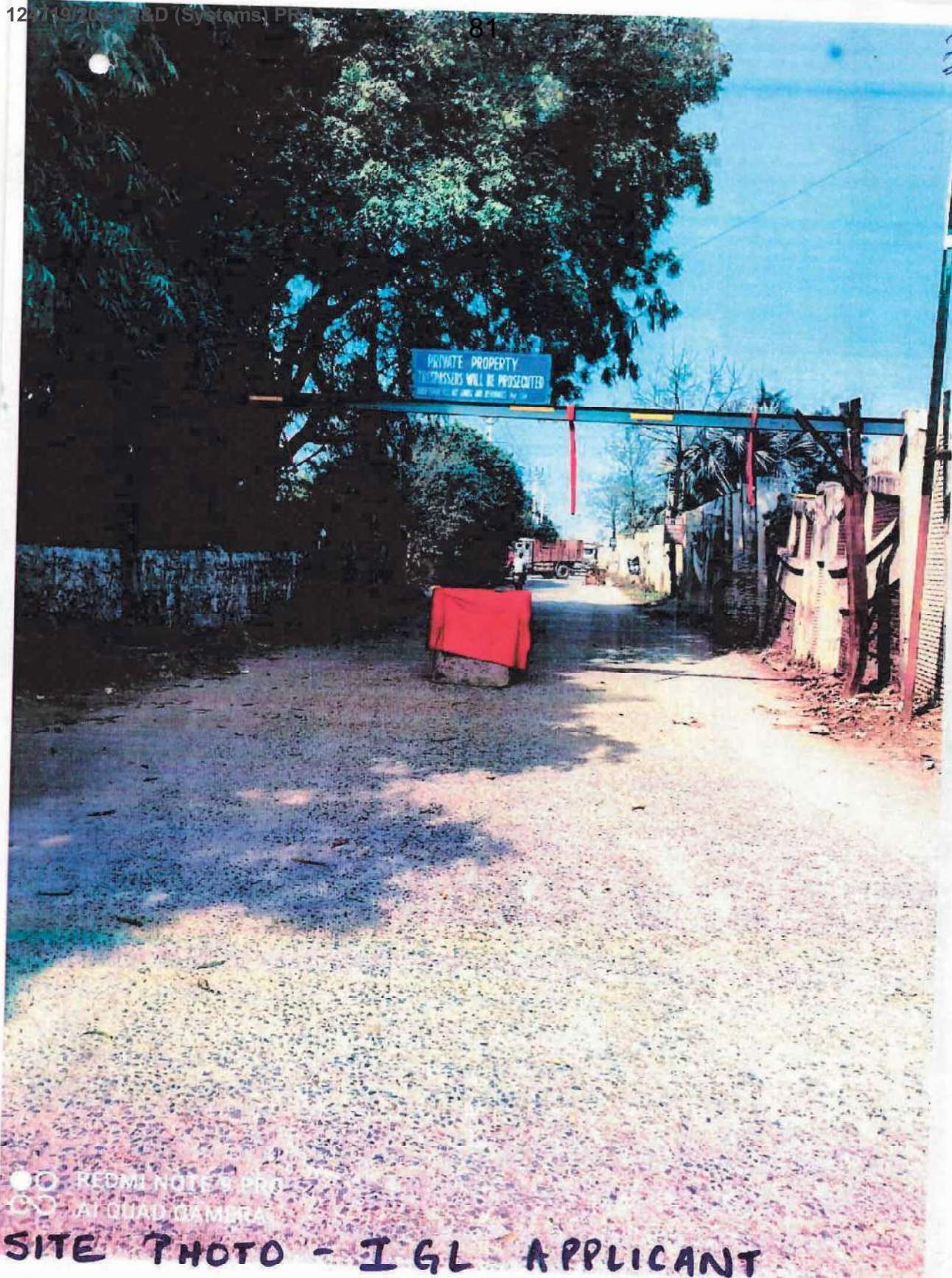
15

नकल खतोनी पमाइश
KHATONI PAMAISH

गाँव : बकौली Village : Bakoli	हदबस्त नं० Had Bast No. 33	तहसील : अलीपुर Teshil : Allpur	ज़िला नॉथ Distt. N		
नम्बर खेवट साविक Previous Khewat No.	332	भूमिधर का नाम : Name of Bhoomidar	0-P. गुल्ल 9 म-15 HUF + 3/45 FC 4 म-15 काग नई दिल्ली 2 म-15 0.P. गुल्ल 51- 2/10/2015		
नम्बर खेवट होल New Khewat No.	493	नाम आसामी Name of Asami			
नम्बर इन्तकालात Mutation No.	493				
नं० खसरा साविक Previous Khasra No.	नम्बर खसरा हाल New Khasra No.	यसायल आवपामी Means of Inigation	रकबा	मुआमला Land Revenue	विशेष विवरण Remarks
977	2 म		4-7		
968	8		4-0		
972	9 म		4-7		
969	12 म		2-9		
	16 म 4		14-1	6-4	
<p>अभिमान</p> <p>कमल प्रसाद कान्त 5/10/2015</p> <p>मो. 98765</p> <p>कमल प्रसाद</p>					

Sign attested

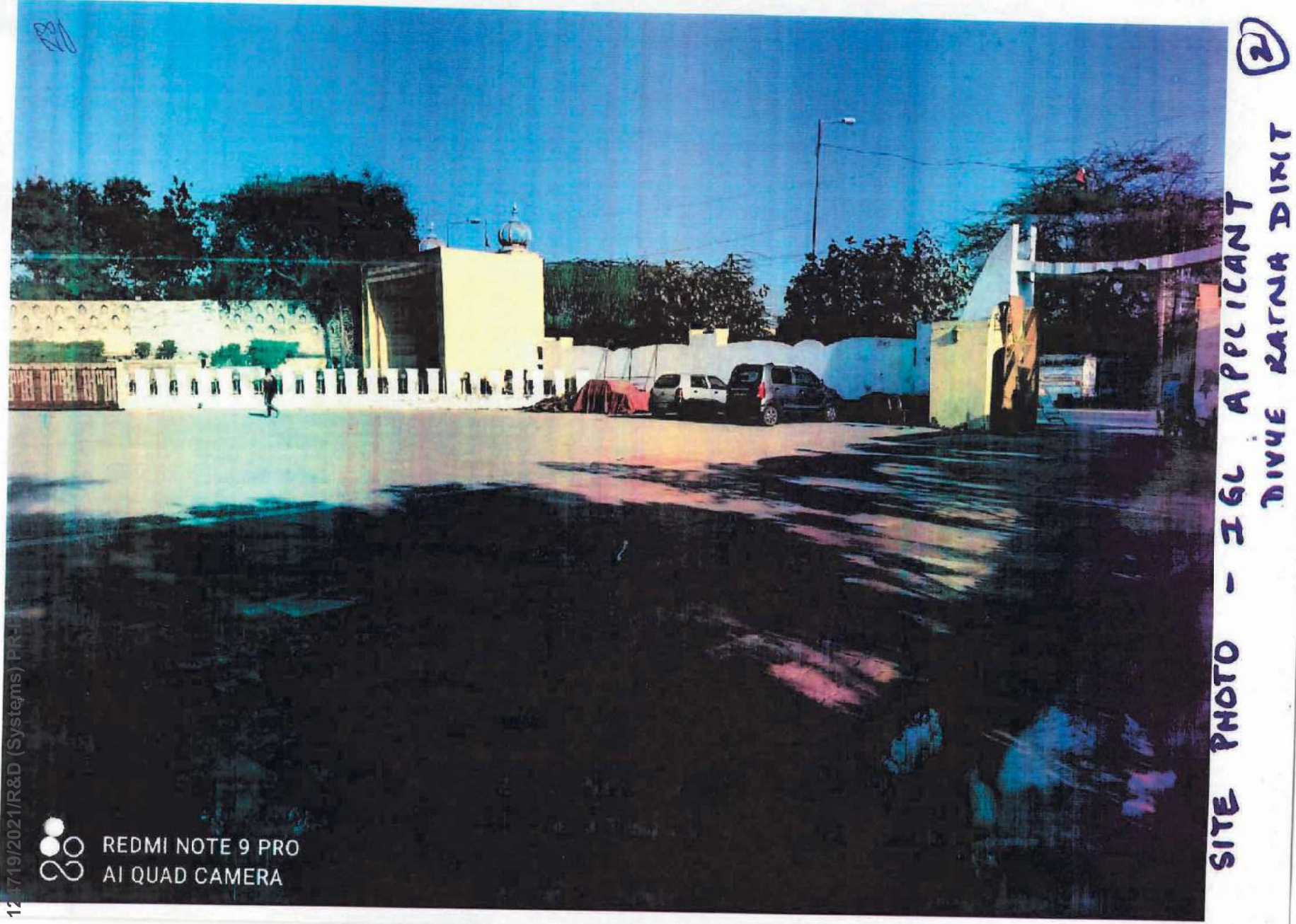
EXCUTIVE MAGISTRATE, ALLPUR



● CO REDMI NOTE 5 PRO
● CO AI QUAD CAMERA

SITE PHOTO - I GL APPLICANT
DIVYE RATNA DIXIT

①



Annexure P

198/198

124719/2021/R&D (Systems) PR-I

REDMI NOTE 9 PRO
AI QUAD CAMERA

SITE PHOTO - IGL APPLICANT
THURSDAY 10/10/2021 (3)



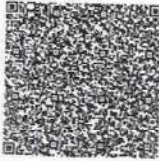
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Description of Document	: Article Undertaking
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: DIVYA RATNA DIXIT
Second Party	: Not Applicable
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UNDERTAKING

I, Divye Ratna Dixit S/o Sh. Anil Bhardwaj R/o 8-UB, Jawahar Nagar, Bunglow Road, Delhi-110007 do hereby solemnly affirm and declare as under:

1. That I have applied for Planning permission for setting up IGL CNG Fuel Station in Khasra No. 46/1, 17, 24, 49/4, Palla - Bakhtawarpur Road, Village Bakoli, Tehsil Alipur, Distt. North Delhi, Delhi-110036.
2. That the Village Bakoli, falls under Low Density Residential Area.
3. That I understand that Delhi Development Authority has no prepared Layout Plan for this area.
4. That I agree for a temporary permission of 5 years or till the layout plan is prepared (whichever is earlier).
5. That in case layout plan by DDA does not incorporate/relocate our plot, then we will shift/close the retail outlet at our own cost.

Verification:

I/the above named lessee(s), do hereby at Delhi on this day of 26.02.2021 verify that contents of the above undertaking are true and correct to my/our knowledge and belief and nothing is false therein or has been concealed therefrom.

Deponent

Divye Ratna Dixit

Deponent

Divye Ratna Dixit

ATTESTED

NOTARY PUBLIC
(INDIA)



26 FEB 2021