



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

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

Date : 03.07.2021

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

The 8th Technical Committee Meeting of DDA for the year 2021 held under the chairmanship of Vice Chairman, DDA through online mode on 'Webex' portal on **Wednesday, 30.06.2021 at 03:00 PM**. The list of the participants is annexed. Please find enclosed herewith a copy of the minutes of the same for information and further necessary action.

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

Special Invitees:

1. Additional Chief Architect, V.C. Office, DDA
2. Director (Plg), Zone - D
3. Shri Deepak Dhaundiyal, Commandant, 55 Bn, CRPF
4. Shri Udeep K. Singhal, Chief General Manager, NHAI

Item No. 42/2021

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

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

Item No. 43/2021

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

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

Item No. 44/2021

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

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

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

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

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

Item No. 45/2021

Planning permission for CNG Station on Private Land Khasra No. 10/10 South J01 – 18], Village – Singhola, Tehsil – Alipur, Delhi in view of notified regulations dated 08.03.2019.

PLG/MP/0004/2021/F-7/-O/oADDL. 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. However, in view of the observations made



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

Item No. 46/2021

Planning permission for Petrol Pump & CNG on Private Land Khasra No. 36/19, 36/22/1, 36/22/2, Village -Mamurpur, Narela, Delhi in view of notified regulations dated 08.03.2019.

PLG/MP/0003/2021/F-7/-O/o ADDL. COMM(RPLG-PROJ) MPMR)

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

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

Meeta

ANNEXURE-I

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

DELHI DEVELOPMENT AUTHORITY

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

Representatives of the following Organizations has also attended the meeting:

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



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


**E-File No.- PLG/MP/0014/2021/F-
1/-O/o DY DIRECTOR
(PLG)MP AND DC/358**

Date : 28.06.2021

MEETING NOTICE

The 8th Technical Committee Meeting of DDA for the year 2021 will be held under the chairmanship of Vice Chairman, DDA through online mode on 'Webex' portal on **Wednesday, 30.06.2021 at 03:00 PM**. The ID for the same is **184 037 3052** and the password is **12345**.

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


(Manju Paul) 28/06/2021
Addl. Commissioner (Plg.)-I

To:

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

Special Invitees:

1. Addl. Chief Architect, VC Office, DDA
2. Director (Plg), Zone - D
3. Shri Deepak Dhaundiyal, Commandant, 55 Bn, CRPF
4. Shri Udeep K. Singhal, Chief General Manager, NHAI

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MASTER PLAN SECTION
6th Floor, Vikas Minar
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E-File No.- PLG/MP/0013/2021/F- 355
1/-O/o DY DIRECTOR
(PLG)MP AND DC/

Date : 22.06.2021

Subject: Minutes of the 7th Technical Committee meeting of DDA for the year 2021 held on 14.06.2021.

The 7th 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, 14.06.2021 at 11:00 AM**. The list of the participants is annexed. Please find enclosed herewith a copy of the minutes of the same for information and further necessary action.

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

Manju Paul
(Manju Paul)
Addl. Commissioner (Plg.)-I 22/06/21

Special Invitees:

1. Additional Chief Architect, V.C. Office, DDA

Item No. 39/2021

**Confirmation of the Minutes of 6th Technical Committee meeting held on 20.05.2021.
PLG/MP/0012/2021/F-1/-O/o DY DIRECTOR (PLG)MP AND DC/**

Since no observations/comments were received, the minutes of the 6th Technical Committee held on 20.05.2021 were confirmed as circulated.

Item No. 40/2021

**Proposal regarding increase in height restriction from 276 MSL to 293.99 MSL for IGNOU Campus, Maidangarhi, New Delhi falling in Planning Zone - J, as per the NOC received from Airport Authority India.
PLG/MP/0021/2021/F-20/-O/o DIRECTOR (PLG)UC AND ZONE J**

The agenda was presented by Director (Plg), Zone J. After detailed deliberations, the relaxation in height as proposed in the agenda item was approved.

Item No. 41/2021

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

The agenda was presented by Addl. Comm. (Plg.)- II. It was discussed that the site under reference would require to be shifted to ensure availability of 50.0 m distance from the intersection. 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, based on the observations of CTP, SDMC, it was decided that the 30.0 m road on which the fuel station is being proposed be suitably earmarked on the Layout plan / Zonal Plan.

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

M. N. M.

ANNEXURE-I

List of participants of 7th Technical Committee meeting for the year 2021 dated 14.06.2021.

DELHI DEVELOPMENT AUTHORITY

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

Representatives of the following Organizations has also attended the meeting:

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

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DRAFT AGENDA FOR THE TECHNICAL COMMITTEE MEETING

दिल्ली विकास प्राधिकरण

Sub: Proposed change of land use of an area measuring 1.94 acre(7850.90sq.m.) from 'Recreational (District Park)' to 'Public & Semi-Public Facilities' PS1 (Police Camp) allotted to Ministry of Home Affairs for construction of Transit Camp for CRPF in the vicinity of New Delhi Railway Station, New Delhi.

File No. F.20(7)2017/MP

1.0 Background

- i. CRPF vide letters No. B-V-1/2017-18-55(TC LAND) dated 26.05.2017 & 25.05.2017 requested DDA to change the land use of an area measuring 1.94 acre from 'District Park/Green' to 'Police Camp' allotted to Ministry of Home Affairs (MHA) on as is where is basis for construction of Transit Camp/Yatri Niwas for Central Reserve Police Force (CRPF) in the vicinity of New Delhi Railway Station, New Delhi. In response, DDA vide letter dated 12.06.2017 has requested CRPF to send the requisite information/documents, which were sent by CRPF vide letter dated 20.06.2017.
- ii. As per Para 2 (ii) of L&DO allotment letter dated 30.03.2017, the allottee will take up matter with DDA or other agency to change the land use of allotted land from 'District Park/Green' to 'Residential'.
- iii. While examining the matter, it is observed that the requirements stated by CRPF are part of Police Camp which falls under 'Public & Semi-Public Facilities' land use. Further, DDA vide letter dated 04.08.2017 requested CRPF to take up the matter with L&DO for modification in the allotment letter.
- iv. Thereafter, DDA has received the CRPF letter No. B-V-1/2017-19-55(TC LAND) dated 22.01.2019, enclosing therewith, L&DO Corrigendum F.No. L-IIA/11/(747)/2015/31 dated 18.01.2019, wherein, it has been stated that allottee will take up the matter with DDA or other agency to change the land use of allotted land from 'District Park/Green' to 'Public & Semi-Public'.

2.0 Decision of Technical Committee Meetings:**2.1 Decision of 3rd Technical Committee Meeting held on 26.02.2019 vide Item No. 10/2019**

On the basis of CRPF letter dated 22.01.2019, the proposed change of land use of an area measuring 1.94 acre from 'Recreational (District Park)' to 'Public & Semi-Public Facilities', was placed before the 3rd Technical Committee Meeting held on 26.02.2019 vide Item No. 10/2019. The decision of the Technical Committee is reproduced as below:

"The proposal was presented by the Dy. Director (Plg) Zone-D. After detailed deliberations, the Technical Committee recommended that the matter may be submitted after examining the following:

- i. *The impact of the traffic due to the proposed use of the land.*
- ii. *Explore the possibility of limiting the ground coverage and the total built up area considering the site is having green cover."*

2.2 In response to the decision of Technical Committee, CRPF vide letter dated 25.03.2019 has ensured the following:

- i. *4 to 5 vehicles will ply daily. So there will be no traffic impact outside of the camp. Also parking of vehicles will be inside the basement. Our Regimental Police (RP) will be available at main gate to ensure. No traffic congestion around the camp.*
- ii. *There will be only 30% Ground Coverage and FAR -300 will be limited as per plan under land use Public-Semi Public Facility. The remaining portion of the area will be green and will nicely be maintained by CRPF.*

2.3 Further, DDA vide letter dated 16.09.2019 had communicated to CRPF that Competent Authority has a view that CRPF may explore for an alternate site for construction of Transit Camp.

2.4 In response to DDA letter dated 16.09.2019, CRPF vide letter dated 10.02.2020 has again requested to look into the matter and to accord permission for conversion of the land use from 'Recreational (District Park)' to 'Public & Semi-Public Facilities' for construction of Transit Camp.

2.5 Decision of 3rd Technical Committee Meeting held on 05.06.2020 vide Item No. 15/TC/2020

On the basis of CRPF letters dated 25.03.2019 & 10.02.2020, the proposal was again placed before the 3rd Technical Committee, DDA held on 05.06.2020 vide Item No.15/TC/2020. The decision of the Technical Committee is reproduced as below:

"The proposal was presented by Director (Plg) Zone D and DIG (Engineer), CRPF. After detailed deliberations, the Technical Committee recommended the following:

- i. *The matter may be resubmitted after conducting a traffic impact assessment study for the proposal submitted with enhanced FAR and currently proposed permanent structures.*
- ii. *The Planning department would put forth the details of cases where change of landuse has been done from Recreational 'District Park' to other uses in the past and whether alternative land has been provided in their cases for compensating the loss of green area. Planning would also examine conditions and restrictions with which such permissions were given in the past."*

(The copy of Technical Committee Agenda along with decision is enclosed at **Annexure-I**)

As a follow up action, DDA vide letter dated 24.06.2020 requested CRPF to comply with the decision of 3rd Technical Committee meeting dated 05.06.2020 and also to co-coordinate with Rail Land Development Authority (RLDA) w.r.t their letter dated 05.06.2020, wherein, RLDA requested that Transit Camp for CRPF may be planned in harmony with re-development of New Delhi railway station.

3.0 Compliance of 3rd Technical Committee decision dated 05.06.2020

3.1 In compliance of para (i) of 3rd Technical Committee decision dated 05.06.2020, CRPF vide letter dated 29.04.2021 has submitted the Traffic Impact Assessment Study and Rail Land Development Authority (RLDA) letter dated 27.04.2021. The details of the same are as under: (**Annexure-II**)

i. Traffic Impact Assessment Study

The major findings of Traffic Impact Assessment report are as follows:

- a. *No change in LOS of abutting roads is observed due to additional site traffic.*
- b. *There is no impact on road network within 1km radius as there negligible change in trafficload.*
- c. *In operational year 2025, the Bhavbhuti Marg is operating at LOS-C and Tagore road at LOS-D.*
- d. *The Impact of traffic generated by CRPF transit camp on road network is negligible as most of the traffic from CRPF camp is plying in off-peak time (1AM-7AM).*
- e. *In Horizon Year 2030, when the New Delhi Railway Station Redevelopment will be in place, the LOS of abutting roads will be greatly improved as majority of station bound traffic will be bypassed and capacities of roads will also be increased.*
- f. *Skywalks facility proposed in NDRS redevelopment plan should be extended to the other side of road with travelator facility.*

ii. RLDA letter dated 27.04.2021

RLDA vide letter dated 27.04.2021 has informed that "Traffic Impact Assessment on Bhavbhuti Marg including plots of other agencies i.e., CRPF and North DMC has been included/considered by RLDA while planning the overall Transport Plan of Redevelopment of New Delhi Railway Station."

3.2 In compliance of para (ii) of 3rd Technical Committee decision dated 05.06.2020, it is to state that, lately, two (2) cases of change of land use has been processed by DDA under Section 11-A of DD Act, 1957 from Recreational 'District Park' to other uses, wherein alternative land has been provided in Planning Zone-D and Planning Zone-C for compensating the loss of greens.

4.0 Proposal

In view of the Technical Committee decision dated 05.06.2020 and subsequent letter of CRPF dated 29.04.2021, the proposal for change of land use of an area measuring 1.94 acre (7850.90 sq.m.) may be changed from 'Recreational (District Park)' to 'Public & Semi-Public Facilities' (Police Camp). The details of the proposal are as under:

Location	Area	Land use as per MPD-2021/ ZDP-2001	Land use Changed to	Boundaries
1	2	3	4	5
The proposed site for CRPF Transit Camp is situated in the vicinity of New Delhi Railway Station.	1.94 acre (7850.90 sq.m.)	Recreational (District Park)	Public & Semi-Public Facilities (Police Camp)	North: Tagore Road & Multilevel parking South: Existing Railway colony East: Existing Railway colony West: Bhavbhuti Marg & New Delhi Railway Station

(The location plan of the site under reference is annexed as **Annexure- III**)

5.0 Recommendation

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

Khareem Mishra
 Planning Assistant
 Zone-D

[Signature]
 Asstt. Director (Plg.)
 Zone-D

[Signature]
 Director (Plg.), Zone-D

Sub: Proposed change of land use of an area measuring 1.94 acre (7850.90 sq.m.) from 'Recreational (District Park)' to 'Public & Semi-Public Facilities' (Police Camp) allotted to Ministry of Home Affairs for construction of Transit Camp/Yatri Niwas for CRPF in the vicinity of New Delhi Railway Station, New Delhi.
File No. F.20(7)2017/MP

1.0 Background

- i. CRPF vide letters No. B-V-1/2017-18-55(TC LAND) dated 26.05.2017 & 25.05.2017 requested DDA to change the land use of an area measuring 1.94 acre from 'District Park/Green' to 'Police Camp' allotted to Ministry of Home Affairs (MHA) on as is where is basis for construction of Transit Camp/Yatri Niwas for Central Reserve Police Force (CRPF) in the vicinity of New Delhi Railway Station, New Delhi. In response, DDA vide letter dated 12.06.2017 has requested CRPF to send the requisite information/documents, which were sent by CRPF vide letter dated 20.06.2017.
- ii. As per Para 2 (ii) of L&DO allotment letter dated 30.03.2017, the allottee will take up matter with DDA or other agency to change the land use of allotted land from 'District Park/Green' to 'Residential'.
- iii. While examining the matter, it is observed that the requirements stated by CRPF are part of Police Camp which falls under 'Public & Semi-Public Facilities' land use. Further, DDA vide letter dated 04.08.2017 requested CRPF to take up the matter with L&DO for modification in the allotment letter.
- iv. DDA has received the CRPF letter No. B-V-1/2017-19-55(TC LAND) dated 22.01.2019, enclosing therewith, L&DO Corrigendum F.No. L-IIA/11/ (747)/2015/31 dated 18.01.2019 wherein it has been that allottee will take up the matter with DDA or other agency to change the land use of allotted land from 'District Park/Green' to 'Public & Semi-Public'.

2.0 Follow up action

- A. The proposal for change of land use of an area measuring 1.94 acre (7850.90 sqm.) from 'Recreational (District Park)' to 'Public & Semi Public Facilities' was considered by the 3rd Technical Committee of DDA in its meeting held on 26.02.2019 vide item No. 10/2019. The decision of the Technical Committee is reproduced as below:

"The proposal was presented by the Dy. Director (Plg) Zone-D. After detailed deliberations, the Technical Committee recommended that the matter may be submitted after examining the following:

- i. *The impact of the traffic due to the proposed use of the land.*
- ii. *Explore the possibility of limiting the ground coverage and the total built up area considering the site is having green cover."*

(The copy of Technical Committee Agenda alongwith decision is enclosed at Annexure-1)

- B. In response to the decision of Technical Committee, CRPF vide letter dated 25.03.2019 has ensured the following:
- 4 to 5 vehicles will ply daily. So there will be no traffic impact outside of the camp. Also parking of vehicles will be inside the basement. Our Regimental Police (RP) will be available at main gate to ensure. No traffic congestion around the camp.*
 - There will be only 30% Ground Coverage and FAR -300 will be limited as per plan under land use Public-Semi Public Facility. The remaining portion of the area will be green and will nicely be maintained by CRPF.*
- (The copy of CRPF letter dated 25.03.2019 decision is enclosed at **Annexure-2**)
- C. Further, DDA vide letter dated 16.09.2019 had communicated to CRPF that Competent Authority has a view that CRPF may explore for an alternate site for construction of Transit Camp/Yatri Niwas.
- D. In response to DDA letter dated 16.09.2019, CRPF vide letter dated 10.02.2020 has again requested to look into the matter and to accord permission for conversion of the land use from 'Recreational (District Park)' to 'Public & Semi-Public Facilities' for construction of Transit Camp/ Yatri Niwas. (Refer **Annexure-3**)

3.0 Examination

- The site is located on Bhavbhuti Marg near New Delhi Railway Station. The site falls outside Lutyens' Bungalow Zone (LBZ).
- The land use of the site under reference is 'Recreational (District Park)', as per MPD-2021 and approved Zonal Development Plan of Zone 'D' prepared under MPD-2001.
- L&DO vide letter dated 30.03.2017 has allotted a plot of land measuring about 2.05 acre in the vicinity of New Delhi Railway Station to the Ministry of Home Affairs on as is where is basis for construction of Transit Camp/Yatri Niwas for CRPF.
- CRPF vide letter dated 26.05.2017 has mentioned that after digital survey by CPWD and L&DO, 0.11 acre land earmarked for road widening as per Delhi Master Plan-2021 and only 1.94 acre land has been taken in possession by CRPF on paper on 25.05.2017.
- As per para 2 (ii) of L&DO allotment letter dated 30.03.2017, the allottee will take up matter with DDA or other agency to change the land use of allotted land from 'District Park/Green' to 'Residential'. Subsequently, L&DO vide letter dated 16.06.2017 has sent 'No Objection Certificate' to DDA for change of land use.
- Further, CRPF vide letter dated 03.08.2017 sent the requirements of the said plot which includes accommodation facilities, underground parking, Mess with dining halls and lounge, which were clarified by DDA officials that the requirements are part of Police Camp which comes under land use category of 'Public & Semi-Public Facilities' as per MPD-2021. In view of this, DDA vide letter dated 04.08.2017 requested CRPF to take up the matter with L&DO for modification in the allotment letter.

- vii. As per the Table 13.10 under MPD-2021, the Planning Standards & Development Controls for Public Semi-Public (Government Use Premises) are as under:

Sl. No.	Category	Pop. / unit (approx.)	Plot Area	Maximum Ground Coverage (%)	FAR**	Parking (ECS/100 Sq.m. Floor Area)
7	Police Training Institute /College, Fire Training Institute/ College, Police Firing Range, Police camp including Central Police Organization / Security Forces, Disaster Management Centre	City level	Upto 5 Ha.	50	300	2.0

Other Controls:

** The maximum FAR for Use Premises located in Zone O, and Bungalow Area of Zone C & Zone D, will be 120, along with other provisions given in Zonal Development Plans.

- Residential Use – Maximum up to 30% of permissible FAR can be utilized for residential activities. The activities permitted within residential component shall be as per Residential Plot - Group Housing.
 - Height – No Restriction, subject to clearance from AAI, Delhi Fire Service and other statutory bodies.
 - Other controls for setbacks, basement, services plans etc. as per Chapter 17.0 Development Code.
 - For intensive utilization of existing government buildings / land, as mentioned in para 8.2 following will be applicable in case of redevelopment:
 - Utilization of 10% of total permissible FAR for Commercial Uses to make the redevelopment process financially feasible.
 - Use premises such as National Security Establishments and Disaster Management Units shall be permitted within the categories mentioned in above Table.
- viii. Thereafter, CRPF vide letter dated 22.01.2019, enclosing therewith, L&DO Corrigendum dated 18.01.2019, stated that Land Allotment Screening Committee (LASC) in its meeting held on 27.11.2018 recommended that clause 2(ii) of the allotment later may be amended to change land use from 'District Park/Green' to 'Public & Semi- Public' in respect of land allotted to CRPF situated in the vicinity of New Delhi Railway Station, as requested by the Ministry of Home Affairs vide letter dated 26.02.2018.
- ix. Further, Land & Development Office vide letter dated 11.02.2019 has given 'No Objection' for the change of land use from 'District Park/Green' to 'Public & Semi-Public' in respect of land measuring 2.05 acres allotted to MHA in the vicinity of New Delhi Railway Station for construction for multi-storey transit Camp/Yatri for CRPF.

4.0 Information as per the MoUD (now MoHUA), GoI letters dated 07.04.2015 & 04.09.2015

MOUD, GOI vide letters dated 07.04.2015 & 04.09.2015 has issued the following instructions with respect to the proposals sent by DDA for amendment to MPD-2021 and change of land use cases for final notification under Section 11-A of Delhi Development Act, 1957.

The information received from CRPF vide letters dated 25.05.2017 & 26.05.2017 with respect to MoUD letter dated 07.04.2015 is as follows:

S. No.	Information asked by MoUD vide letter dated 07.04.2015	Reply
1.	Whether the land is government or private and who is the land owning agency?	It is a Government land and is with Land & Development Office (L&DO), MoHUA, GOI.
2.	On whose request the change of land use case or modification to MPD-2021 has been initiated?	As per the request by CRPF letters dated 26.05.2017 & 25.05.2017 and Ministry of Home Affairs (MHA) D.O. letter dated 05.01.2017.
3.	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	The site under reference was inspected by the officers of Planning Department and following was observed: <ul style="list-style-type: none"> i. The site under reference is accessible from Bhavbhuti Marg near New Delhi Railway Station. ii. There are tin sheds of CRPF camp existing within the site under reference and there are large number of grown up trees existing at the site.
4.	What is the public purpose proposed to be served by modification of MPD and/ or change of land use?	As per CRPF letter dated 26.05.2017, this piece of land utilized as Transit Camp to facilitate troops while emergent deployment/mobilization by train for election and urgent law & order duties. Considering security scenario & emergent mobilization, this camp is utilized to accommodate family of Martyrs/injured personnel, Mahila Troops as well as CRPF coys for short duration as per requirement. Thus, this land will be used for National Interest.
5.	What will be impact of proposal on the ZDP/ MPD and whether the changes are in consonance with the approved plans/ policies?	CRPF vide letter dated 25.03.2019 has ensured that <i>there will be only 30% Ground Coverage and FAR -300 will be limited as per plan under land use Public-Semi Public Facility. The remaining portion of the area will be green and will nicely be maintained by CRPF.</i>
6.	What will be proposal's impact/ implications on general public eg. Law & order etc.?	Law and order situation will be improved after establishment of Police Camp and public feel safety and security in around Minto road, Ajmeri gate side railway station.
7.	Whether any court cases are ongoing on the land mentioned in the proposal? Full details be attached.	There is no court case in respect of the site under reference.

The information received from CRPF vide letters dated 25.05.2017 & 26.05.2017 with respect to MoUD, GOI letter dated 04.09.2015 is as follows:

S. No.	Information asked by MoUD vide letter dated 04.09.2015	Reply
1.	Background note indicating the current situation/ provisions	L&DO vide letter dated 30.03.2017 has allotted land to Ministry of Home Affairs (MHA) for construction of Transit Camp/Yatri Niwas for CRPF in the vicinity of New Delhi Railway Station, Ajmeri Gate, New Delhi. The land falls under District Park Use Zone as per MPD-2021 and to be changed to Public & Semi-Public Facilities. Presently temporary tin sheds of CRPF camp existing within the site under reference.
2.	Whether similar proposal have earlier been considered by DDA/ Ministry and /or disposed and if yes, when and how?	<ul style="list-style-type: none"> - Earlier, on the basis of the request received from the land owning agency (i.e. L&DO), MoHUA, GOI, DDA has initiated this proposal for the change of land use under Section 11A of DD Act, 1957. - This is a proposal of the Ministry of Home Affairs, Govt.
3.	What are the specific recommendations of the Authority with regard to the proposal.	<ul style="list-style-type: none"> - Central Reserve Police Force (CRPF) functions under the aegis of Ministry of Home Affairs (MHA) of the Government of India to enable the government to maintain Rule of Law, Public Order and Internal Security effectively and efficiently. - The proposal, if recommended by the Technical Committee is to be considered by the Authority as per Section 11-A of DD Act, 1957 and further action will be taken as per the recommendations of the Authority.
4.	How and why proposal was initiated	- The proposal has been initiated by Ministry of Home Affairs vide D.O. dated 05.01.2017, wherein, MoUD was requested to allot the said land permanently in favor of CRPF/MHA for construction of Transit Camp/Yatri Niwas with change of land use.
5.	What are the pros and cons of the proposal whether they have been carefully examined and if yes, the outcomes thereof.	- Yes, this piece of land is being utilized as Transit Camp to accommodate to CRPF personnel. The case examined in LASC meeting held at MoUD, then plot was allotted by MoUD to MHA vide letter No. F.No. L.IIA/11/474/2016/137 dated 30 March 2017 for construction of Transit camp / Yatri Niwas for CRPF.
6.	What are the expected short term and long term outcomes if the proposal is approved and implemented	- This piece of land is being utilized as Transit Camp to accommodate to CRPF personnel and safe custody of Govt. equipment/materials.

		Besides, the transit of jawans, CRPF coys for election and urgent law & order duties are also accommodated at the transit Camp on requirement basis, in view of large scale movements in CRPF due to unpredictable changing internal scenario in the Nation.
7.	How the proposal will benefit in the development and economic growth of the city	- It will benefit regarding the development of New Delhi railway station since coy movement will be monitored by the camp location as per availability of train.
8.	What are the provisions corresponding to the proposed policy/change in other metropolitan cities in India and other countries & if those provisions differ from the proposal, then why are they not considered appropriate for Delhi	Not Applicable
9.	What will be the public purpose served by the proposed modification	- As per CRPF letter dated 26.05.2017, this piece of land utilized as Transit Camp to facilitate troops while emergent deployment/mobilization by train for election and urgent law & order duties. Considering security scenario & emergent mobilization, this camp is utilized to accommodate family of Martyrs/injured personnel, Mahila Troops as well as CRPF coys for short duration as per requirement. Thus, this land will be used for National Interest.
10.	What is the number of people/families/ households likely to be affected by the proposed policy	- Not applicable. It will benefit the families/jawans of the CRPF.
11.	Whether the proposal is in consonance with the existing plans, laws, by laws, rules etc.	- The proposal is not in consonance with the land use of the site under reference as per MPD-2021 & approved Zonal Development Plan of Zone-D; therefore, the change of land use is being processed under Section 11-A of DD Act, 1957 to bring it in consonance.
12.	Whether the implementation of proposal will require changes in certain rules, provisions of Master Plans etc and if yes what action has been taken to bring about such changes?	No such change is required in rules and provisions of Master Plan. However, the proposed change of land use is being processed under Section 11-A of DD Act, 1957.
13.	Whether the department/ organization/ Ministry related with the proposal have been consulted and if yes what were	- Yes, Ministry of Home Affairs (MHA) & MoUD have been consulted and approved allotment of the land.

	their views and how they were disposed.	
14.	Whether the relevant guidelines/ orders of DOPT, ministry of Finance and other nodal Ministries/ Departments were taken into account while preparing and examining the proposal	The issue of change of land use is not related to any guidelines/orders of DOPT, Ministry of Finance and other nodal Ministries/ Departments.
15.	The name, designation and contact information of an officer of the level of Director or above who will be the Nodal officer to be contacted by the Ministry regarding the proposal	- Sh P.K. Naik, Deputy Inspector General - Sh Deepak Dhoundiyal , Commandant 55 Bn, CRPF, Contact No. 9868395001

5.0 Proposal

In view of the Technical Committee decision dated 26.02.2019 and subsequent request letters of CRPF dated 25.03.2019 & 10.02.2020, the proposal for change of land use of an area measuring 1.94 acre (7850.90 sq.m.) may be changed from 'Recreational (District Park)' to 'Public & Semi-Public Facilities' (Police Camp). The details of the proposal are as under:

Location	Area	Land use as per MPD-2021/ ZDP-2001	Land use Changed to	Boundaries
1	2	3	4	5
The proposed site for CRPF Transit Camp/Yatri Niwas is situated in the vicinity of New Delhi Railway Station.	1.94 acre (7850.90 sq.m.)	Recreational (District Park).	Public & Semi-Public Facilities (Police Camp)	North: Tagore Road & Multilevel parking South: Existing Railway colony East : Existing Railway colony West : Bhavbhuti Marg & New Delhi Railway Station

(The location plan of the site under reference is annexed as **Annexure-4**)

6.0 Recommendation

Proposal at para 5.0 above is submitted for the consideration of the Technical Committee for further processing under Section 11-A of DD Act, 1957.

Assst. Director (Plg.)
Zone-D

Director (Plg.), Zone-D

Addl. Commissioner
(Plg.)-II

DECISION

2.	15/2020	Proposed Change of Landuse of an area measuring 1.94 acre (7850.90 sqm) from 'Recreational (District Park)' to 'Public & Semi-Public Facilities' (Police Camp) allotted to Ministry of Home Affairs for construction of Transit Camp/Yatri Niwas for CRPF in the vicinity of New Delhi Railway Station, New Delhi F.20(7)2017/MP	<p>The proposal was presented by Director (Plg) Zone D and DIG(Engineer) CRPF. After detailed deliberations, the Technical Committee recommended the following:</p> <ol style="list-style-type: none">The matter maybe re-submitted after conducting a traffic impact assessment study for the proposal submitted with enhanced FAR and currently proposed permanent structures.The Planning department would put forth the details of cases where change of landuse has been done from Recreational 'District Park' to other uses in the past and whether alternate land has been provided in their cases for compensating the loss of green area. Planning would also examine conditions and restrictions with which such permissions were given in the past.
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DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION

The Proposal was Co-ordinated by

3rd

5.6.2020

15/12/2020

Joint Director
Master PlanDy. Director
Master Plan

16/11/19
 118/C
 Committee Meeting
 Laid On Table
 ANNEXURE-1 - 19 -

ITEM No. 10/TC/2019

Sub: Proposed change of land use of an area measuring 1.94 acre (7850.90 sq.m.) from 'Recreational (District Park)' to 'Public & Semi-Public Facilities' allotted to Ministry of Home Affairs for construction of Transit Camp/Yatri Niwas for CRPF in the vicinity of New Delhi Railway Station, New Delhi.

File No. F.20(7)2017/MP

1.0 Background

- i. CRPF vide letters No. B-V-1/2017-18-55(TC LAND) dated 26.05.2017 & 25.05.2017 requested DDA to change the land use of an area measuring 1.94 acre from 'District Park/Green' to 'Police Camp' allotted to Ministry of Home Affairs (MHA) on as is where is basis for construction of Transit Camp/Yatri Niwas for Central Reserve Police Force (CRPF) in the vicinity of New Delhi Railway Station, New Delhi.
- ii. In response, DDA vide letter dated 12.06.2017 has requested CRPF to send the requisite information/documents, which were sent by CRPF vide letter dated 20.06.2017.
- iii. As per Para 2 (ii) of L&DO allotment letter dated 30.03.2017, the allottee will take up matter with DDA or other agency to change the land use of allotted land from 'District Park/Green' to 'Residential'.
- iv. While examining the matter, it is observed that the requirements stated by CRPF are part of Police Camp which falls under 'Public & Semi-Public Facilities' land use. Further, DDA vide letter dated 04.08.2017 requested CRPF to take up the matter with L&DO for modification in the allotment letter.
- v. Now, DDA has received the CRPF letter No. B-V-1/2017-19-55(TC LAND) dated 22.01.2019, enclosing therewith, L&DO Corrigendum F.No. L-IIA/11/ (747)/2015/31 dated 18.01.2019 wherein it has been that allottee will take up the matter with DDA or other agency to change the land use of allotted land from 'District Park/Green' to 'Public & Semi-Public'. (Annexure-A)

2.0 Examination

- i. The site is located on Bhavbhuti Marg near New Delhi Railway Station. The site falls outside Lutyens' Bungalow Zone (LBZ).
- ii. The land use of the site under reference is 'Recreational (District Park)', as per MPD-2021 and approved Zonal Development Plan of Zone 'D' prepared under MPD-2001.
- iii. L&DO vide letter dated 30.03.2017 has allotted a plot of land measuring about 2.05 acre in the vicinity of New Delhi Railway Station to the Ministry of Home Affairs on as is where is basis for construction of Transit Camp/Yatri Niwas for CRPF.
- iv. As per CRPF letter dated 26.05.2017, after digital survey by CPWD and L&DO, 0.11 acre land earmarked for road widening as per Delhi Master Plan-2021 and only 1.94 acre land has been taken in possession by CRPF on paper on 25.05.2017.

- 110/17/c
61/C
-20-
- v. As per Para 2 (ii) of L&DO allotment letter dated 30.03.2017, the allottee was to take up matter with DDA or other agency to change the land use of allotted land from 'District Park/Green' to 'Residential'. Subsequently, L&DO vide letter dated 16.06.2017 has sent 'No Objection Certificate' to DDA for change of land use.
- vi. Further, CRPF vide letter dated 03.08.2017 sent the requirements of the said plot which includes accommodation facilities, underground parking, Mess with dining halls and lounge, which were clarified by DDA officials that the requirements are part of Police Camp which comes under land use category of 'Public & Semi-Public Facilities' as per MPD-2021. In view of this, DDA vide letter dated 04.08.2017 requested CRPF to take up the matter with L&DO for modification in the allotment letter.
- vii. As per the Table 13.10 under MPD-2021, the Planning Standards & Development Controls for Public Semi-Public (Government Use Premises) are as under:

Sl. No.	Category	Pop. / unit (approx.)	Plot Area	Maximum Ground Coverage (%)	FAR**	Parking (ECS/100 Sq.m. Floor Area)
7	Police Training Institute /College, Fire Training Institute/ College, Police Firing Range, Police camp including Central Police Organization / Security Forces, Disaster Management Centre	City level	Upto 5 Ha.	50	300	2.0

Other Controls:

** The maximum FAR for Use Premises located in Zone O, and Bungalow Area of Zone C & Zone D, will be 120, along with other provisions given in Zonal Development Plans.

- viii. Recently, CRPF letter dated 22.01.2019, enclosing therewith, L&DO Corrigendum dated 18.01.2019, stated that Land Allotment Screening Committee (LASC) in its meeting held on 27.11.2018 recommended that clause 2(ii) of the allotment later may be amended to change land use from 'District Park/Green' to 'Public & Semi-Public' in respect of land allotted to CRPF situated in the vicinity of New Delhi Railway Station, as requested by the Ministry of Home Affairs vide letter dated 26.02.2018.
- ix. Further, Land & Development Office vide letter dated 11.02.2019 has given 'No Objection' for the change of land use from 'District Park/Green' to 'Public & Semi-Public' in respect of land measuring 2.05 acres allotted to MHA in the vicinity of New Delhi Railway Station for construction for multi-storey transit Camp/Yatri for CRPF.

3.0 Information as per the MoUD (now MoHUA), GoI letters dated 07.04.2015 & 04.09.2015

MOUD, GOI vide letters dated 07.04.2015 & 04.09.2015 has issued the following instructions with respect to the proposals sent by DDA for amendment to MPD-2021 and change of land use cases for final notification under Section 11A of Delhi Development Act, 1957.

139/18
160/c/60
-21-

The information received from CRPF vide letters dated 25.05.2017 & 26.05.2017 with respect to MoUD letter dated 07.04.2015 is as follows:

S.No.	Information asked by MoUD vide letter dated 07.04.2015	Reply
1.	Whether the land is government or private and who is the land owning agency?	It is a Government land and is with Land & Development Office (L&DO), MoHUA, GOI.
2.	On whose request the change of land use case or modification to MPD-2021 has been initiated?	As per the request by CRPF letters dated 26.05.2017 & 25.05.2017 and Ministry of Home Affairs (MHA) D.O. letter dated 05.01.2017.
3.	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	The site under reference was inspected by the officers of Planning Department and following was observed: i. The site under reference is accessible from Bhavbhuti Marg near New Delhi Railway Station. ii. There are tin sheds of CRPF camp existing within the site under reference and there are large number of grown up trees existing at the site.
4.	What is the public purpose proposed to be served by modification of MPD and/ or change of land use?	As per CRPF letter dated 26.05.2017, this piece of land utilized as Transit Camp to facilitate troops while emergent deployment/mobilization by train for election and urgent law & order duties. Considering security scenario & emergent mobilization, this camp is utilized to accommodate family of Martyrs/injured personnel, Mahila Troops as well as CRPF coys for short duration as per requirement. Thus, this land will be used for National Interest.
5.	What will be impact of proposal on the ZDP/ MPD and whether the changes are in consonance with the approved plans/ policies?	As such, no adverse impact on the ZDP/ MPD.
6.	What will be proposal's impact/ implications on general public eg. Law & order etc.?	Law and order situation will be improved after establishment of Police Camp and public feel safety and security in around Minto road, Ajmeri gate side railway station.
7.	Whether any court cases are ongoing on the land mentioned in the proposal? Full details be attached.	There is no court case in respect of the site under reference.

The information received from CRPF vide letters dated 25.05.2017 & 26.05.2017 with respect to MoUD, GOI letter dated 04.09.2015 is as follows:

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S.No.	Information asked by MoUD vide letter dated 04.09.2015	Reply
1.	Background note indicating the current situation/ provisions	L&DO has allotted land to Ministry of Home Affairs (MHA) for construction of Transit Camp/Yatri Niwas for CRPF in the vicinity of New Delhi Railway Station, Ajmeri Gate, New Delhi. The land falls under District Park Use Zone as per MPD-2021 and to be changed to Public & Semi-Public Facilities. Presently temporary tin sheds of CRPF camp existing within the site under reference.
2.	Whether similar proposal have earlier been considered by DDA/ Ministry and /or disposed and if yes, when and how?	<ul style="list-style-type: none"> - Earlier also, on the basis of the request received from the land owning agency (i.e. L&DO), MoHUA, GOI, DDA has initiated this proposal for the change of land use under Section 11A of DD Act, 1957 - This is a proposal of the Ministry of Home Affairs, Govt.
3.	What are the specific recommendations of the Authority with regard to the proposal.	<ul style="list-style-type: none"> - Central Reserve Police Force (CRPF) functions under the aegis of Ministry of Home Affairs (MHA) of the Government of India to enable the government to maintain Rule of Law, Public Order and Internal Security effectively and efficiently. - The proposal is to be considered by the Authority as per Section 11-A of DD Act, 1957 and further action will be taken as per the recommendations of the Authority.
4.	How and why proposal was initiated	- The proposal has been initiated by Ministry of Home Affairs vide D.O. dated 05.01.2017, wherein, MoUD was requested to allot the said land permanently in favor of CRPF/MHA for construction of Transit Camp/Yatri Niwas with change of land use.
5.	What are the pros and cons of the proposal whether they have been carefully examined and if yes, the outcomes thereof.	Yes, this piece of land is being utilized as Transit Camp to accommodate to CRPF personnel. The case examined in LASO meeting held at MoUD then plot was allotted by MoUD letter No. F.No. L.IIA/11/474/2016/137 dated 30 March 2017
6.	What are the expected short term and long term outcomes if the proposal is approved and implemented	This piece of land is being utilized as Transit Camp to accommodate to CRPF personnel and safe custody of Govt equipment/materials. Besides, the transit of

58/C 151/159
-23-

		Jawans, CRPF coys for election and urgent law & order duties are also accommodated at the transit Camp on requirement basis, in view of large scale movements in CRPF due to unpredictable changing internal scenario in the Nation.
7.	How the proposal will benefit in the development and economic growth of the city	It will benefit regarding the development of New Delhi railway station since coy movement will be monitored by the camp location as per availability of train.
8.	What are the provisions corresponding to the proposed policy/ change in other metropolitan cities in India and other countries and if those provisions differ from the proposal, then why are they not considered appropriate for Delhi	Not Applicable
9.	What will be the public purpose served by the proposed modification	As per CRPF letter dated 26.05.2017, this piece of land utilized as Transit Camp to facilitate troops while emergent deployment/mobilization by train for election and urgent law & order duties. Considering security scenario & emergent mobilization, this camp is utilized to accommodate family of Martyrs/injured personnel, Mahila Troops as well as CRPF coys for short duration as per requirement. Thus, this land will be used for National Interest.
10.	What is the number of people/families/ households likely to be affected by the proposed policy	Not applicable. It will benefit the families/Jawans of the CRPF.
11.	Whether the proposal is in consonance with the existing plans, laws, by laws, rules etc.	The proposal is not in consonance with the land use of the site under reference as per MPD-2021 & approved Zonal Development Plan of Zone-D; therefore, the change of land use is being processed under Section 11-A of DD Act, 1957 to bring it in consonance.
12.	Whether the implementation of proposal will require changes in certain rules, provisions of Master Plans etc and if yes what action has been taken to bring about such changes.	No such change is required in rules and provisions of Master Plan. However, the proposed change of land use is being processed under Section 11-A of DD Act, 1957.
13.	Whether the department/ organization/ Ministry related with the proposal have been	- Yes, Ministry of Home Affairs (MHA) & MoUD have been consulted and approved allotment of the land.

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	consulted and if yes what were their views and how they were disposed.	
14.	Whether the relevant guidelines/ orders of DOPT, ministry of Finance and other nodal Ministries/ Departments were taken into account while preparing and examining the proposal	The issue of change of land use is not related to any guidelines/orders of DOPT, ministry of finance and other nodal Ministries/ Departments.
15.	The name, designation and contact information of an officer of the level of Director or above who will be the Nodal officer to be contacted by the Ministry regarding the proposal	- Sh P.K. Nair, Deputy Inspector General - Sh Rakesh Kumar , Commandant 55 Bn, CRPF, Contact No. 9868395001 - Sh. Chandu Bhutia, Addl. Commissioner (Plg.)-II, Contact No. 011 23378085

4.0 Proposal

In view of the request of CRPF letter dated 22.01.2019, the proposal for change of land use of an area measuring 1.94 acre (7850.90 sq.m.) may be changed from 'Recreational (District Park)' to 'Public & Semi-Public Facilities'. The details of the proposal are as under:

Location	Area	Land use as per MPD-2021/ ZDP-2001	Land use Changed to	Boundaries
1	2	3	4	5
The proposed site for CRPF Transit Camp/Yatri Niwas is situated in the vicinity of New Delhi Railway Station.	1.94 acre (7850.90 sq.m.)	Recreational (District Park)	Public & Semi-Public Facilities	North: Tagore Road & Multilevel parking South: Existing Railway colony East : Existing Railway colony West : Bhavbhuti Marg & New Delhi Railway Station

(The location plan of the site under reference is annexed as Annexure-'B')

5.0 Recommendation

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

DECISION

10/19

Proposed change of land use of an area measuring 1.94 acrs (7850.90) sqm. from 'Recreational' (District Park) to 'Public & Semi Public Facilities' allotted to Ministry of Home Affairs for construction of Transit Camp/ Yatri Niwas for CRPF in the vicinity of New Delhi Railway Station, New Delhi.

F.20(7)2019
Dy. Director
Master Plan

The proposal was presented by the Dy. Director(Plg)Zone-D. After detailed deliberations, the Technical Committee recommended that the matter may be submitted after examining the following:

Dy. Director (Plg) Zone-D)

- The impact of the traffic due to the proposed use of the land.
- Explore the possibility of limiting the ground coverage and the total built up area considering the site is having green cover.

CH. DEVELOPMENT AUTHORITY
MASTER PLAN
VERIFIED
3rd
10/19
Asstt. Director
Master Plan

OFFICE OF THE COMMANDANT-55 BN CRPF, BAWANA, DELHI-110059

No- B-V-1/2017-19-55(TC LAND)

Dated, the January, 2019

To,

The Commissioner (Plg.),
Delhi Development Authority,
Vikash Minar, New Delhi.

VC Office

Dy. No.

Dated

ANNEXURE-A

234-B

23.1.19

Subject :-

REGARDING CHANGE OF LAND USE FROM 'DISTRICT PARK/GREEN' TO 'PUBLIC & SEMI-PUBLIC' OF 2.05 ACRES LAND ALLOTTED TO CRPF IN THE VICINITY OF NEW DELHI RAILWAY STATION, AJMERI GATE, NEW DELHI.

Sir,

It is to inform you that, a piece of land measuring 2.05 Acres allotted to CRPF in the vicinity of New Delhi Railway station for construction of multi storey transit Camp/Yatri Niwas vide Ministry of Urban Development letter No. L.II-A/11(747)2016/137 Dated 30/03/2017.

After digital survey by CPWD and L&DO, 0.11 acre land earmarked for road widening as per Delhi Master Plan-2021. Accordingly, only 1.94 acre land has been taken in possession by CRPF on 25/05/2017 as per Para 2 (ii) of allotment letter No. L.II-A/11(747)2016/137 Dated 30/03/2017.

3. Land use under category 'Residential' could not fulfill our requirements thus, this office took the case with MoHUA/L&DO regarding allotment of land from "District Park/Green" to "Public & Semi-Public Facilities-Police Camp". Accordingly, MoHUA/L&DO vide their office corrigendum F. No. L-IIA/11(747)/2015/31 dated 18th January, 2019 amended the Clause 2 (ii) of allotment letter dated 30/03/2017 and may be read as under :

Quote "The allottee will take up the matter with DDA or other agency to change of land use of allotted land from 'District Park/Green' to 'Public & Semi-Public'.....
Unquote.

4. It is therefore requested to kindly change the land use from "District Park/Green" to "Public & Semi-Public" please.

Regards.

Yours faithfully

Encl : (01 Leaf)

Commandant-55 Bn, CRPF

Dated, the 22 January, 2019

No- B-V-1/2017-19-55(TC LAND)

Copy forwarded to the following for information and necessary action please.

1. The IGP, Northern Sector, CRPF, R. K. Puram, New Delhi;
2. The DIGP (Works) Directorate, CRPF, R.K. Puram, New Delhi.
3. The DIGP, Range New Delhi, CRPF, R. K. Puram, New Delhi.
4. The Vice-Chairman, DDA, Vikas Sadan, INA, New Delhi.
5. The Director (Plg.) Zone-D, 12th Floor, Vikash Minar, New Delhi w.r.t. his office letter No. F. 20(07)2017/MP/D-116 dated 04/08/2017.

Asst. Dir. (Plg.) Zone D

23/1/19
24/1/19

Commandant-55 Bn, CRPF

2

F.No. L-IIA/11(747)/2015/31
Government of India
Ministry of Housing & Urban Affairs (MoHUA)
Land & Development Office (L&DO)

Nirman Bhawan, New Delhi-110011
Dated 18th January, 2019

CORRIGENDUM

Subject: Allotment of 2.05 acres of land in the vicinity of New Delhi Railway Station to MHA on permanent basis for construction of Transit Camp/Yatri Niwas.

The undersigned is directed to refer to this office's allotment letter No. L-IIA/11(747)/2015/137 dated 30.03.2017 on the above cited subject and to say that Land Allotment Screening Committee (LASC), in its meeting held on 27.11.2018, recommended that clause 2 (ii) of the allotment letter may be amended to change land use from 'District Park/Green' to 'Public & Semi-Public' in respect of land allotted to CRPF situated in the vicinity of New Delhi Railway Station, as requested by the Ministry of Home Affairs, vide letter dated 26.02.2018.

2. Accordingly, Clause 2(ii) of allotment letter dated 30.03.2017, may be read as under:

"The allottee will take up the matter with DDA or other agency to change the land use of allotted land from 'District Park/green' to 'Public & Semi-Public'."

3. The other terms and conditions of the Allotment letter dated 30.03.2017 will remain same with full force.

4. This Issues with the approval of Hon'ble Minister (HUA).

Rajeev Kumar
(Rajeev Kumar)

Dy. Land and Development Officer
For & on behalf of the President of India

To

The Home Secretary,
Ministry of Home Affairs (MHA),
North Block, New Delhi - 11000.

Copy to:

1. The DG (CRPF), CGO Complex, Lodhi Road, New Delhi.
2. The Vice Chairman, Delhi Development Authority, Vikas Sadan, INA, New Delhi.
3. The Director General (Works), CPWD, Nirman Bhawan, New Delhi.
4. The Chief Architect (NDR), CPWD, Nirman Bhawan, New Delhi.
5. Engineer officer, L&DO
6. Drawing Section, L&DO
7. Accounts Section, L&DO

Copy for information to:

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



DELHI
DEVELOPMENT
AUTHORITY

PROPOSED CHANGE OF LAND USE
OF AN AREA MEASURING 1.94 ACRE
(7850.90 S.Q.M.) FROM
RECREATIONAL (DISTRICT PARK) TO
PUBLIC & SEMI-PUBLIC FACILITIES
ALLOTTED TO MINISTRY OF HOME
AFFAIRS FOR CONSTRUCTION OF
TRANSIT CAMPAIGN MARGAS FOR
CBSE IN THE VICINITY OF NEW DELHI
RAILWAY STATION, NEW DELHI

North: Tagore Road & Multilevel
Parking
South: Existing Railway Colony
East: Existing Railway Colony
West: Bhambhuti Marg & New Delhi
Railway Station

FILE NO.: F-267/2017/NP

LOCATION
MAP

SCALE: NOT TO SCALE



ZONE 'D'

KEY MAP



SITE UNDER REFERENCE

MINTO ROAD (30.48 M ROW)

TAGORE ROAD

Existing
Railway
Colony

ROAD

Existing
Railway Colony

Existing Multilevel
Parking

PLOT UNDER REFERENCE
AREA: 1.94 Acre
(7850.90 sq.m.)

BHAMBHUTI MARG (30.48 M ROW)

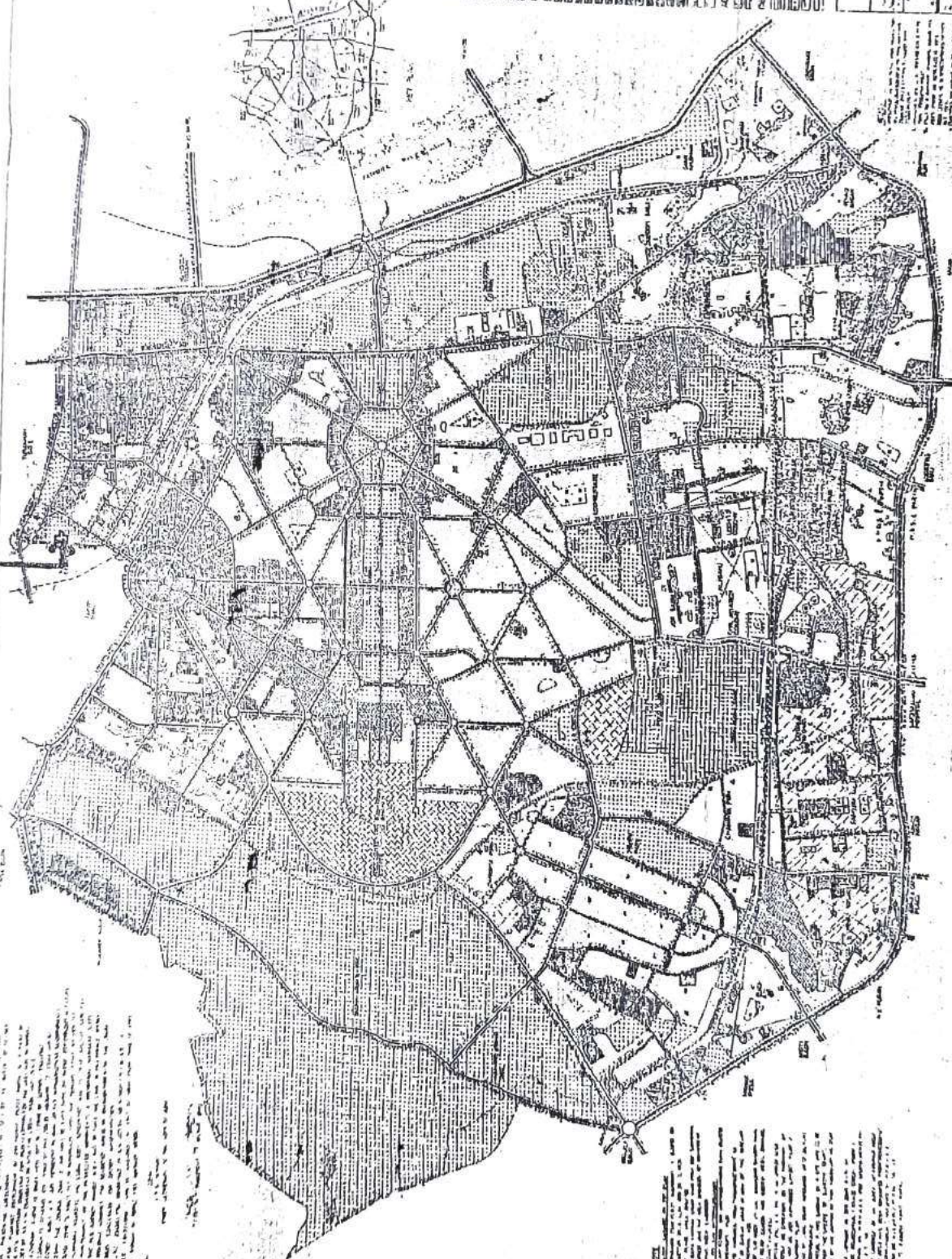
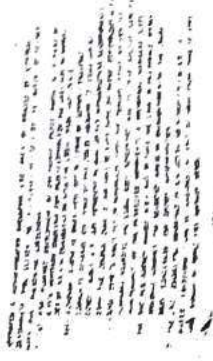
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TO KAMLA MARKET

New Delhi
Railway Station

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SALE OF PROPERTY OF
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REGIONAL DEVELOPMENT: PLAN
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GENERAL PLANNING SECTION
HUMAN DEVELOPMENT AUTHORITY

10

OFFICE OF THE COMMANDANT-55 BN CRPF, BAWANA, DELHI-110039

No. B-V-1/2017-19-55(TC LAND)

Dated, the 25 March, 2019

The Commissioner (Plg.), *en study for*
 Delhi Development Authority,
 Vikash Minar, New Delhi.

आयुक्त (योजना) कार्यालय
 हाथी सं. I-928
 दिनांक 26/3/19

ANNEXURE-2

ANNEXURE-2

Subject:-

REGARDING CHANGE OF LAND USE FROM 'DISTRICT PARK/GREEN' TO 'PUBLIC & SEMI-PUBLIC' OF 2.05 ACRES LAND ALLOTTED TO CRPF IN THE VICINITY OF NEW DELHI RAILWAY STATION, AJMERI GATE, NEW DELHI.

In continuation to this office letter of even number dated 11/03/2019 and kindly refer to your office letter No. F.1 (05)/2019/MP/ dated --/02/2019 regarding minutes of the 3rd Technical Committee Meeting of DDA for the year 2019 held on 26/02/2019.

Reply of this office on paras raised by your office vide letter under reference are as under:-

- i) There will be only 30 % Ground coverage and FAR-300 will be limited as per plan under land use Public-Semi Public Facility. The remaining portion of the area will be green and will nicely be maintained by us.
- ii) 4 to 5 vehicles will ply daily. So there will be no traffic impact outside of the camp. Also parking of vehicles will be inside the basement. Our Regimental Police (RP) will be available at main gate to ensure. No traffic congestion around the camp.

It is therefore requested that kindly drop the paras raised by the 3rd Technical Committee Meeting of DDA and change the land use of the 1.94 acres allotted land from 'District Park/Green' to 'Public & Semi-Public facilities' for speedy progress of work please.

Regards.

Yours faithfully

[Signature]
 Commandant-55 Bn, CRPF

No. B-V-1/2017-19-55(TC LAND)

Dated, the 24 March, 2019

Copy forwarded to the following for information please.

1. The SDG J&K Zone, CRPF, Jammu, J&K.
2. The IGP, Northern Sector, CRPF, R. K. Puram, New Delhi.
3. The Vice-Chairman, DDA, Vikas Sadan, INA, New Delhi.
4. The DIGP (Works) Directorate, CRPF, R.K. Puram, New Delhi.
5. The DIGP Range New Delhi, CRPF, R. K. Puram, New Delhi.

[Signature]
 Commandant-55 Bn, CRPF

अति० आयुक्त (बो०)-II

डायरी सं० 242

दिनांक 21-2-20

2020-D-12

दिनांक 02-03-2020

ANNEXURE-3
By No. 2947
Date 20/2/2020

By hand

**DIRECTORATE GENERAL,
C.R.P.F., BLOCK NO.7, LEVEL-III, SECTOR-I, R.K.PURAM, NEW
DELHI-110066**

(Ministry of Home Affairs/Grih Mantralaya)

No. A.III-2(1)/1991-Works-NZ-TC/Y.N R.Stn

Dated, the 10 January 2020.

To

The Vice Chairman
Delhi Development Authority,
Vikas Sadan, New Delhi-110023.

आयुक्त (योजना) कार्यालय
डायरी सं० 1-449
दिनांक 18/2/2020

Subject:-

**REGARDING CHANGE OF LAND USE FROM 'DISTRICT
PARK/GREEN' TO 'PUBLIC & SEMI PUBLIC' OF 2.05 ACRES
LAND ALLOTTED TO CRPF IN THE VICINITY OF NEW
DELHI RAILWAY STATION, AJMERI GATE NEW DELHI.**

Sir,

Please refer to your letter No. F.20(07)2017/MP/D-57 dated 16/09/2019 addressed to the Commandant-55 Bn, CRPF, Bawana, New Delhi on the subject and this Directorate letter of even No. dated 18/12/2019.

02) In this regard, it is submitted that, 2.05 Acres of land allotted to CRPF in the vicinity of New Delhi Railway Station, Ajmeri gate for establishment of Transit Camp for the officers and personnel of CRPF deployed in far flung areas of Jammu and Kashmir, North Eastern region and Naxal affected area to maintain the law & order of state and to ensure the internal security from anti national elements. Establishment of Transit Camp is purely for the welfare of Force personnel to reach their place of deployment smoothly by train from New Delhi and other nearby Railway Stations after a long and tired duty scheduled in highly sensitive areas. Transit camp also used to facilitate the family members of Force personnel during their visit of Delhi and nearby vicinity.

03) The said land is with CRPF on lease basis since 2005. Now, considering the recent orders of Government of India regarding declaration of Delhi as base point for deployment of CRPF troops in Kashmir valley, North Eastern Region and Naxal affected areas facilities available in Temporary Transit Camp, Ajmeri Gate are not adequate and it is essential to construct multi storey Transit Camp to accommodate required number of transients, so that congestion at platforms on New Delhi Railway Station could be checked. Troops are coming from all over India for deployment in valley and they halt at Transit Camp till further arrangements made for further movement to Kashmir valley, North Eastern Region or Naxalite affected areas. On one side subject land of Transit Camp at Ajmeri Gate is most suitable for Transit Camp and on the other side location of this camp is such that its entry and

Contd..p/2.

A.C.D.I. - II

A.C.D.I. - II

A.C.D.I. - II

A.C.D.I. - II

A.C.D.I. - II

A.C.D.I. - II

:: 2 ::

exit is not having any impact on the traffic of New Delhi Railway Station because it is from Tagore Road. The matter is in correspondence with your office since March 2019. Further, 2-3 coys of CRPF are also camp at this location to provide security to the campus as well as to meet any exigency at the time of any requirement, as a result of which adequate accommodation for their barracks, office and M.T. will also be managed in the subject camp itself. This Directorate vide letter dated 18/12/2019 requested for conversion of land use of said land from 'District Park/Green' to 'Public & Semi Public' under category Security Police (Para 13.5 of MPD-2021 corrected upto 31/03/2017). Though a considerable time has been passed but necessary confirmation regarding change of land use as requested not yet received so far resulting the construction work is delaying inordinately.

04) Therefore, you are requested to kindly look into the matter and necessary permission for conversion of land use of said land from 'District Park/Green' to 'Public & Semi Public' under category Security Police (Para 13.5 of MPD-2021 corrected upto 31/03/2017) may be accorded so that required transit accommodation could be constructed.

05) Your kind co-operation in this regard will be highly appreciated.

Yours faithfully

(Bhupendra Kumar)
DIGP(Works), CRPF

No. A.III-2(1)/1991-Works-NZ-TC/Y.N.R.Stn

Dated, the 10th Feb
January 2020.

Copy for information and necessary action forwarded to:-

1. The Commissioner (Planning) Delhi Development Authority, 2nd Floor, Vikas Minar, New Delhi. (31)
2. The Inspector General of Police, Northern Sector, CRPF, New Delhi. It is requested that necessary liaison be made with the authorities of DDA for change of land use of the land allotted to CRPF at Ajmeri Gate, New Delhi for establishment of Transit Camp from 'District Park/Green' to 'Public & Semi Public'.
3. The Commandant 55 Bn, CRPF, Bawana, New Delhi.

(Bhupendra Kumar)
DIGP(Works), CRPF

54/150/73

ANNEXURE - 4

New Delhi
Railway Station

TO KAMLA MARKET

BHAVBHUTI MARG (30.48 M RoW)

Existing Multilevel
Parking

TAGORE ROAD

PLOT UNDER REFERENCE
AREA: 1.94 Acre
(7850.90 sq.m.)

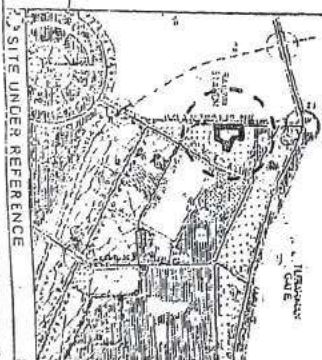
Existing
Railway
Colony

ROAD

Existing
Railway Colony

TO CONNAUGHT PLACE

MINTO ROAD (30.48 M RoW)



KEY MAP

DELHI
DEVELOPMENT
AUTHORITY



PROPOSED CHANGE OF LAND USE
OF AN AREA MEASURING 1.94 ACRE
(7850.90 SQ.M.) FROM
RECREATIONAL (DISTRICT PARK) TO
PUBLIC & SEMI-PUBLIC FACILITIES
ALLOTTED TO MINISTRY OF HOME
AFFAIRS FOR CONSTRUCTION OF
TRANSIT CAMPYATRI NIMAS FOR
CRPF IN THE VICINITY OF NEW DELHI
RAILWAY STATION, NEW DELHI.

North: Tagore Road & Multilevel
Parking
South: Existing Railway colony
East: Existing Railway colony
West: Bhavbhuti Marg & New Delhi
Railway Station

FILE NO.: F.207/2017/MAP

LOCATION
MAP

SCALE: NOT TO SCALE



ZONE 'D'

Note: This plan was prepared on the basis of layout of Capital Quarter in area North of G.I.P. Railway, notified by the Central Government for the purpose of Planning & Urban Affairs, Govt.

Annexure - B



OFFICE OF THE COMMANDANT-55 BN, CRPF, BAWANA, DELHI-39

NO. B.V-1/2017-18-55 (TC LAND)

Dated 29th April, 2021

To,

By hand

Annexure-II

Delhi Development Authority,
Master Plan Section, 6th Floor,
I.P. State, New Delhi-110002.

Subject :- **Forwarding of Project report of Traffic Impact Assessment study for CRPF Transit Camp, Ajmeri Gate, New Delhi.**

Kindly refer to point no.-02 of the minutes of the 3rd Technical Committee meeting of DDA for the year 2020 held under the Chairmanship of V.D. DDA through online mode on 05/06/2020 vide which CRPF was asked to resubmit the matter after conducting traffic impact assessment study for CRPF Transit Camp, Ajmeri Gate, New Delhi.

2. In this regard project report on Traffic Impact Assessment Study for CRPF Transit Camp at New Delhi Railway Station on Ajmeri Gate site received from Director, Dhrupad Consultants Private Limited is forwarded herewith for further needful action please.

3. In this regard it is also submitted that RLDA vide letter No. RLDA/2021-Co. Committee/NDRS/2347 dated 27/04/2021 has intimated that Traffic Impact Assessment on Bhavbhuti Marg including plots of other agencies i.e., CRPF and North DMC has been included/considered by RLDA while planning the overall Transport Plan of Redevelopment of New Delhi Railway Station. Letter in this regard, received from RLDA is enclosed herewith for necessary action please.

Encl :- As above.

(Deepak Dhoundiyal)
Commandant-55 Bn

NO. B.V-1/2017-18-55 (TC LAND)

Dated 29th April, 2021

Copy to the following w.r.t. his office signal No. D.III-01/2021-55-ST dated 17/04/21 & 22/04/21 for kind info and n/a please :-

1. The IGP (Works) Directorate, CRPF, New Delhi.
2. The IGP, Northern Sector, CRPF, R.K. Puram, New Delhi.
3. The DIGP, Range CRPF, R.K. Puram, New Delhi.

MF
DirCP/92 G/H/see

(Deepak Dhoundiyal)
Commandant-55 Bn

Pl. put up as a
follow up action for the T.C.

154094/2021/AD(PLG-ZONE D)

रेल भूमि विकास प्राधिकरण
भूमि विकास

178/1001

रेल भूमि विकास प्राधिकरण
Rail Land Development Authority(रेल भूमि विकास प्राधिकरण का पंजीकृत प्राधिकरण)
(A Statutory Authority under Ministry of Railways, Govt. of India)

RLDA/2021/Co. Committee/NDRS/2347

Dated: 27.04.2021

The Commandant,
55th Battalion,
CRPF, BAWANA,
Delhi-110039

Sub: Transit Camp of CRPF near New Delhi Railway Station.

Ref: CRPF Letter no. B.V-1/2017-18-55 dt: 17.04.2021.

1. RLDA has undertaken the re-development of New Delhi Railway Station, which is being planned on the basis of ToD policy of Ministry of Housing and Urban Development on PPP mode. This consists of preparation of Influence Zone Plan (IZP) of the entire area falling under 800 m radius considering existing traffic patterns and likely impact of new development.
2. In view of above, it is to inform that the Traffic Impact Assessment on Bhavbhuti Marg including plots of other agencies i.e., CRPF and North DMC has been included/considered by RLDA while planning the overall Transport Plan of Redevelopment of New Delhi Railway Station.


27/4/2021
(Manoj Sharma)
Chief Project Manager/DLI


27/4

Unit No.702-B, 7th Floor, Konnectus Tower-II, DMRC Building, Ajmeri Gate, New Delhi-110002
Ph:011-23233518, 23232854, Fax:011-23232835

Traffic Impact assessment for CRPF Transit Camp at New Delhi Railway Station on Ajmeri Gate Site

Date : 19th April, 2021

For Dhrupad Consultants Pvt. Ltd.


Director

Consultant :



Dhrupad Consultants Pvt. Ltd.

Client



Central Reserve Police Force

List of abbreviations:

ACS	Air Courier Services
BAU	Built-up Area
CRPF	Central Reserve Police Force
DTC	Delhi Transport Corporation
ECS	Equivalent Car Space
FAR	Floor Area Ratio
GO	Gazetted Rank Officers
IGI	Indira Gandhi International
LOS	Level of Service
MLCP	Multi Level Car Parking
MMTH	Multi Modal Transport Hub
NDRS	New Delhi Railway Station
NMV	Non Motorized Vehicle
OR	Other Rank Officers
PCU	Passenger Car Unit
PT	Public Transport
ROW	Right of Way
RLDA	Railway Land Development Authority
RUB	Railway Under Bridge
TMC	Traffic Movement Count
TVC	Traffic Volume Count

Introduction

Project brief:

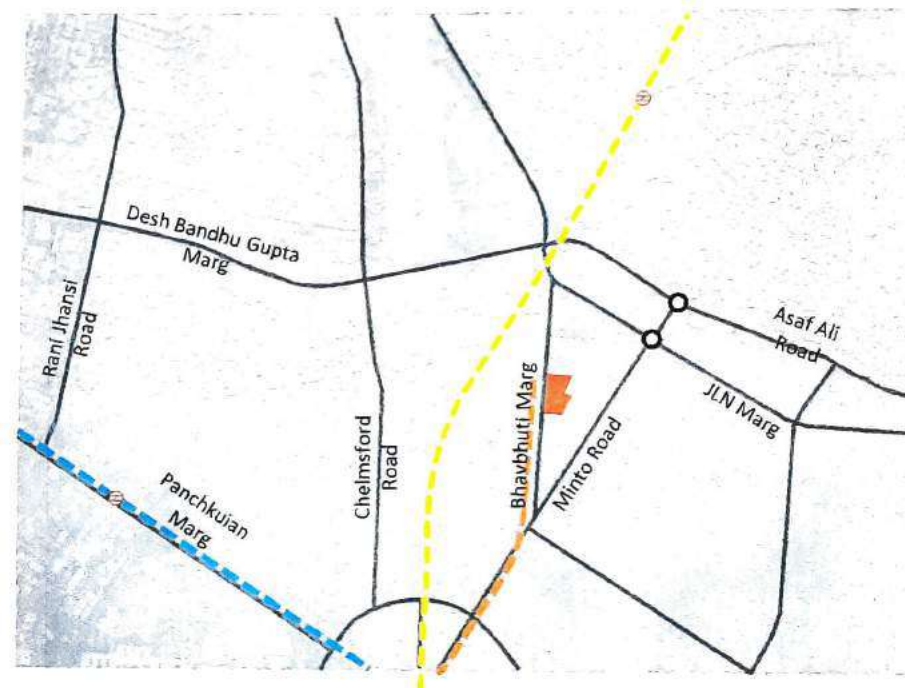
CRPF has a transit camp at New Delhi railway Station on Ajmeri gate side.

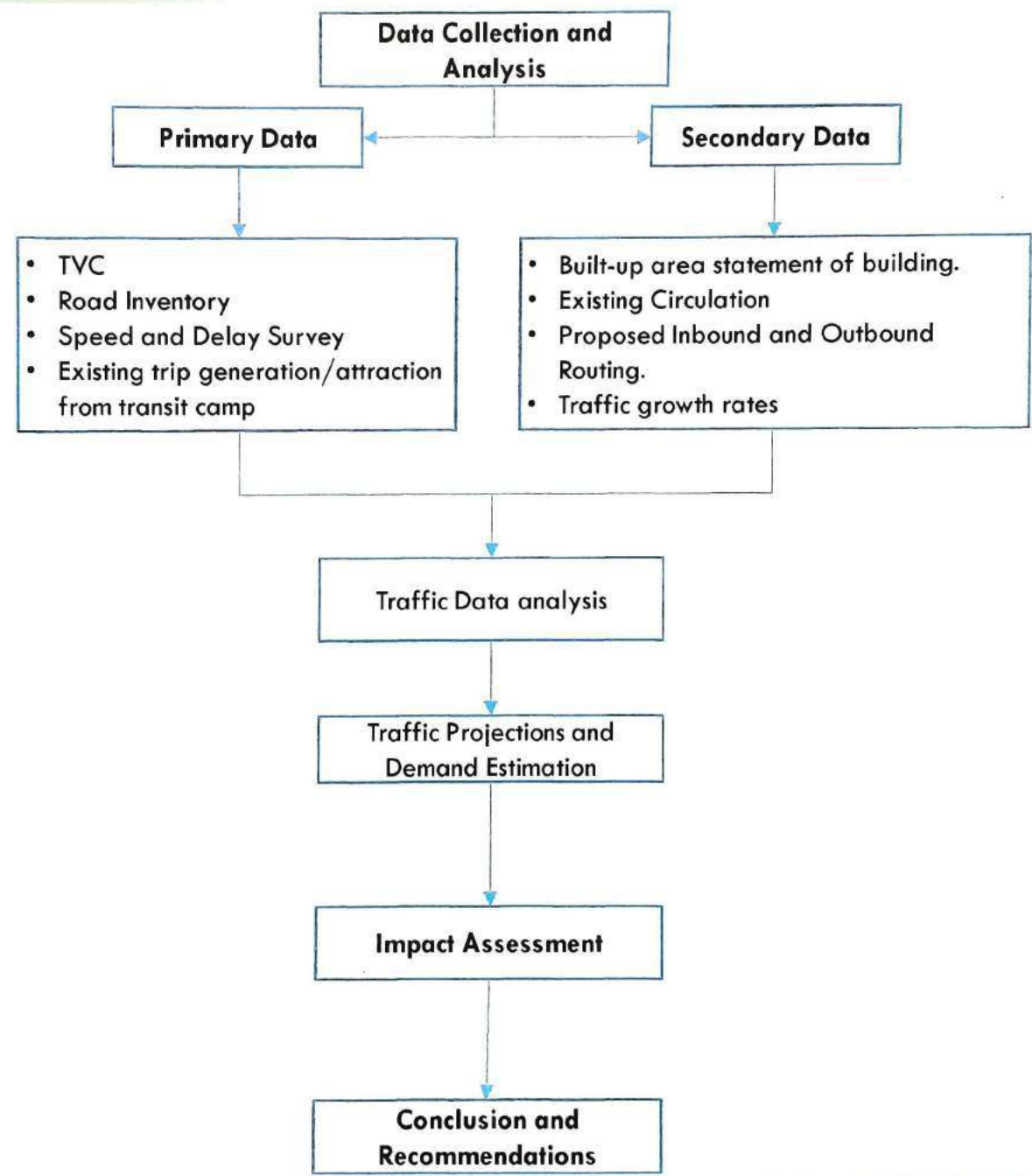
The transit camp provides temporary accommodation to CRPF personnel. The activities performed in transit camp are mainly :

- Handling official posts/deliveries (Dak Duties)
- Handling Air Courier Services to Leh, Srinagar and Guwahati
- Handling other inventory deliveries.

Keeping in mind, the future operations and activities, CRPF wishes to augment the capacity of transit camp to provide better facilities to the personnel.

Keeping the use of site same as existing , the accommodation capacity and facilities at Transit camp will be increased and separate blocks for GOs, SOs, Ors will be provided with separate accommodation facility for women



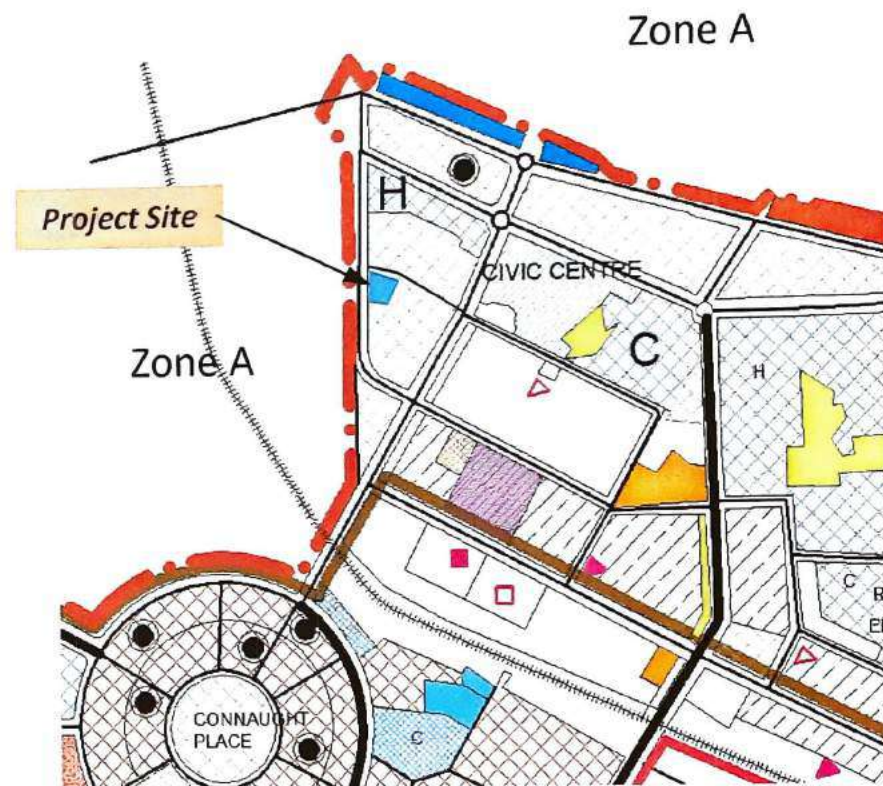


Site Analysis



Zone-D, Delhi Map (MPD-2021)

- Project Site is part of New Delhi's Lutyen's Zone – Zone D of Delhi Master Plan 2021.
- The site is in close proximity to New Delhi Railway Station and Connaught Place.
- Surrounding areas include Public and Semi Public Areas
- New Delhi Railway Station is on the west side of the site
- Towards the South of the Study area is dominantly commercial land uses, includes Connaught Place



Site Location

Boundary Network and Study Area

The site is bounded by Bhavbhuti Marg on west and Tagore Road on North.

Other sides of site are surrounded by Railway colony.

Existing access to the camp is through a minor road that opens on Tagore road .

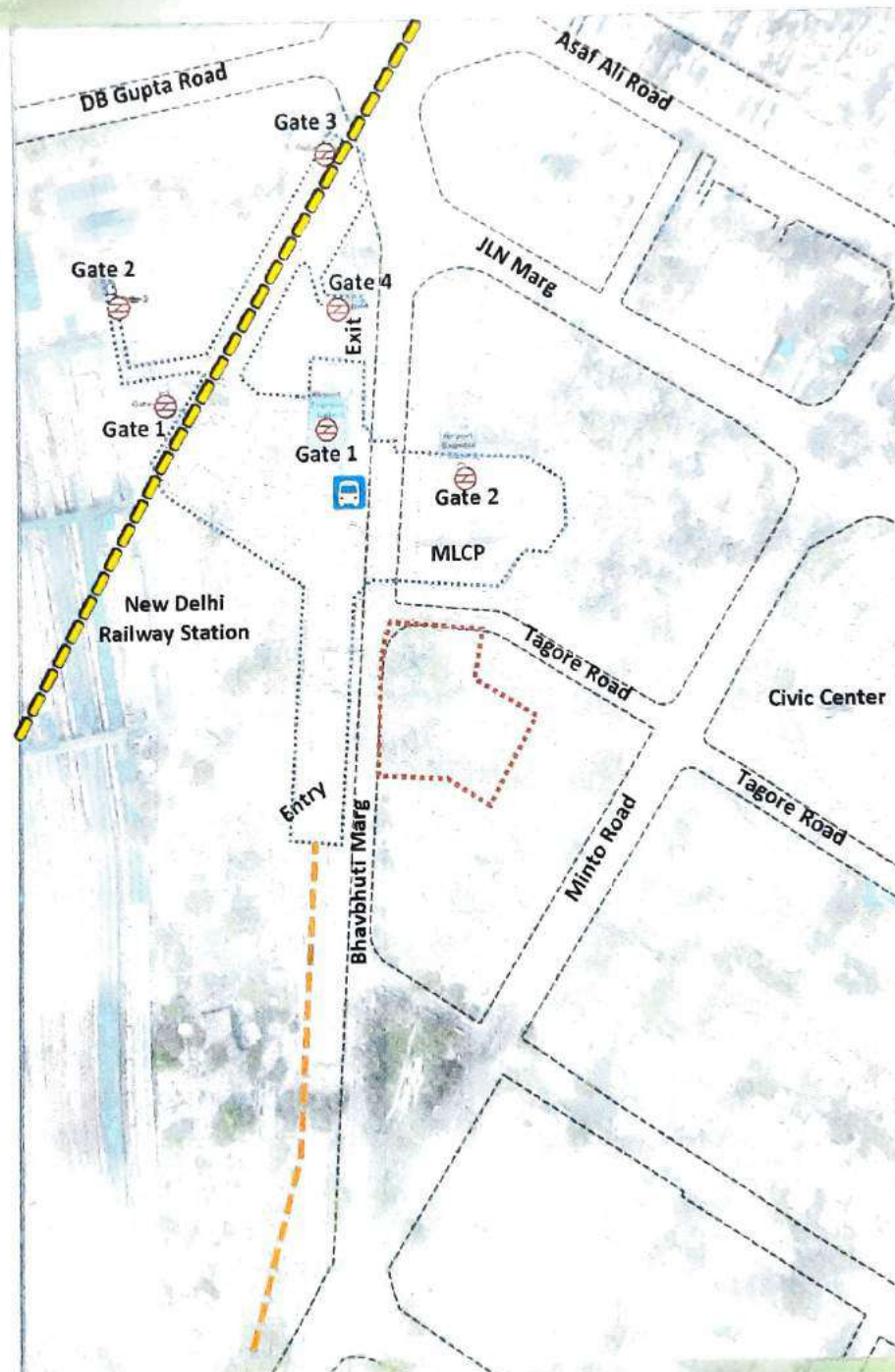





Public Transport

The site is well connected by road network and has excellent connectivity to public transport

Distance of CRPF camp to nearest public transport node:

- DTC Bus Terminal : 220m
- Airport express line : 230m
- Yellow Line : 230m
- New Delhi Railway Station: 300m



-  Bus Stop
-  Metro Station Gates
-  Site Area
-  Underground metro area
-  Yellow line
-  Airport Express Line



Bhavbhuti Marg (opposite to MLCP towards Ajmeri Gate)



Bhavbhuti Marg (towards Ajmeri Gate)

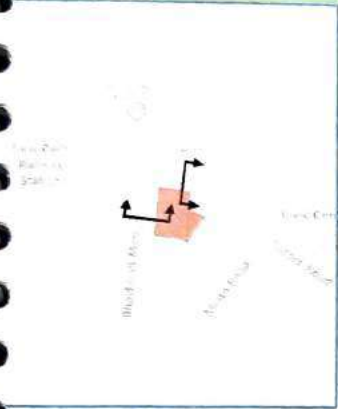


Tagore Road (towards Minto Road)



Bhavbhuti Marg (towards Connaught Place)

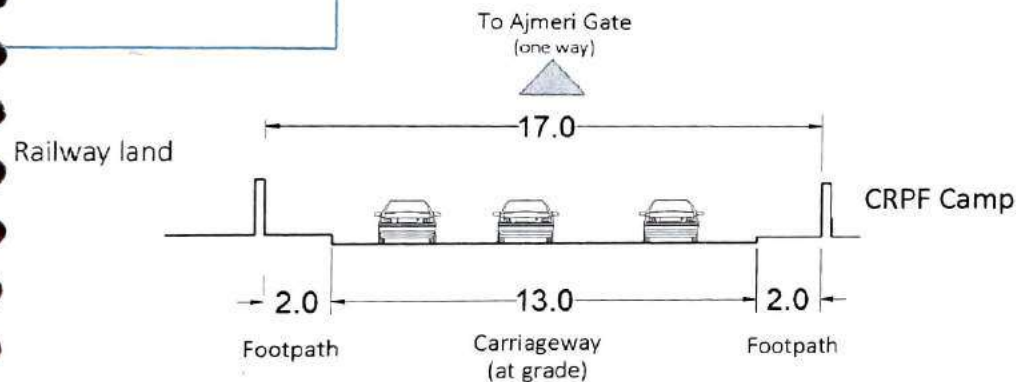
Printing Road Inventory



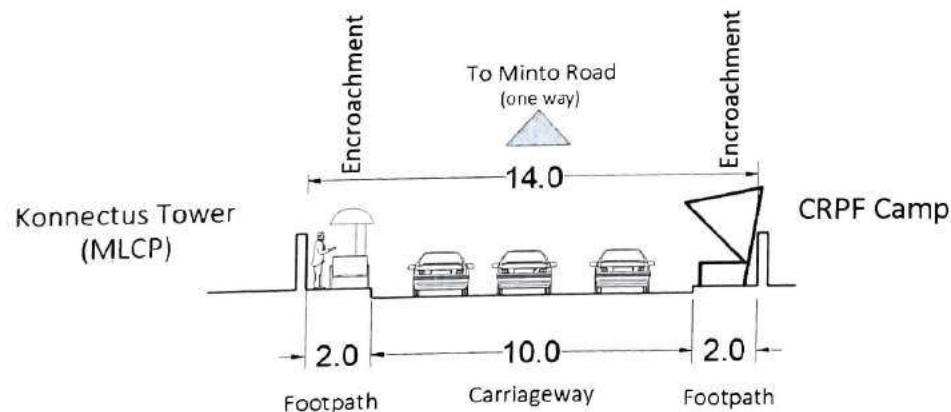
The width of Bhavbhuti Marg varies from 17m (along CRPF Camp) to 24m (opposite to MLCP).

Width of Tagore Road varies from 14m to 18m.

While both roads are encroached by street vendors and parked vehicles, Tagore road is heavily encroached by street vendors and also by squatter settlements on either side.



Existing cross section – Bhavbhuti Marg



Existing cross section – Tagore Road



Bhavbhuti Marg (towards Ajmeri Gate)

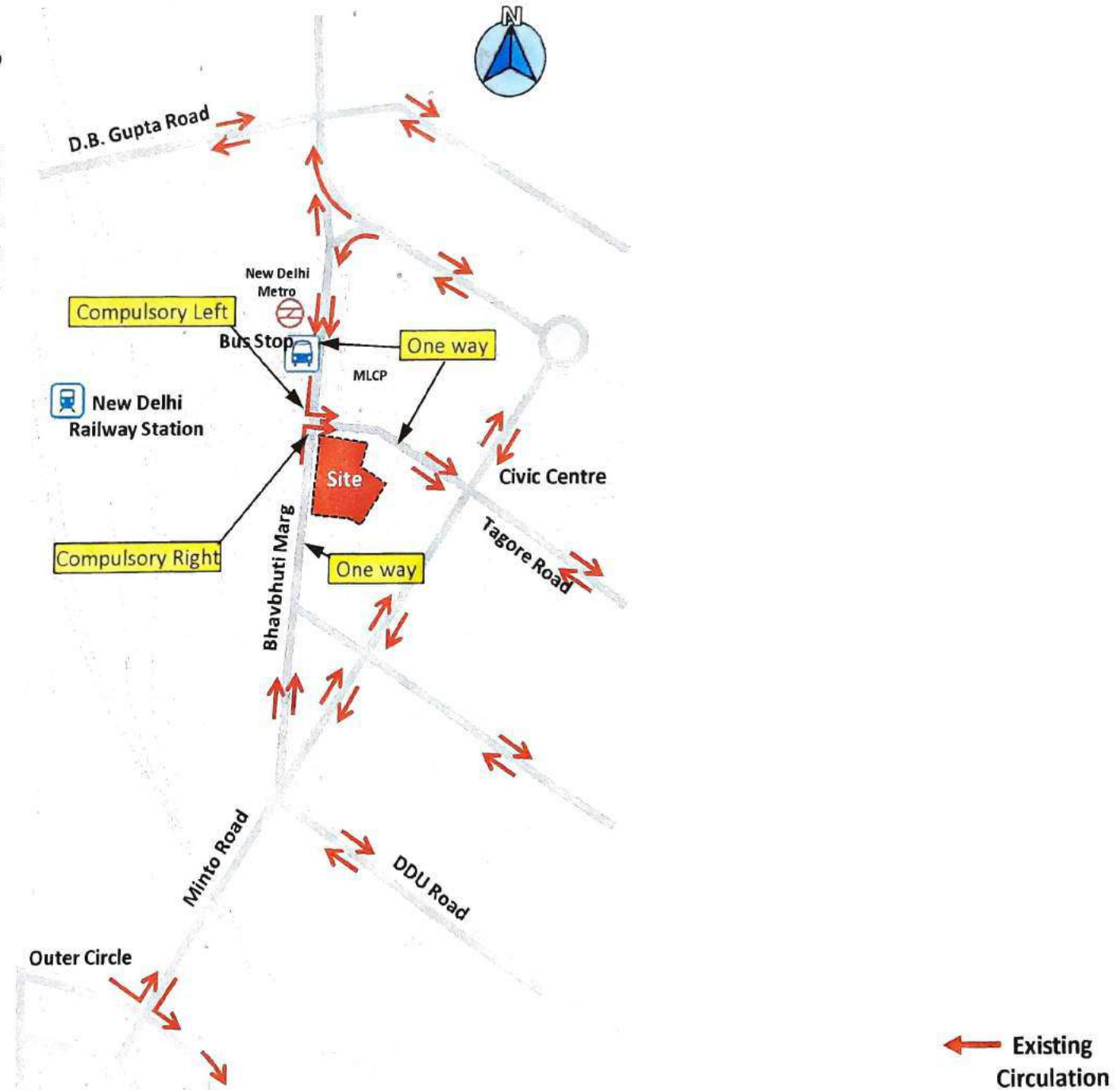


Tagore Road (towards Minto Road)

Existing Traffic Circulation

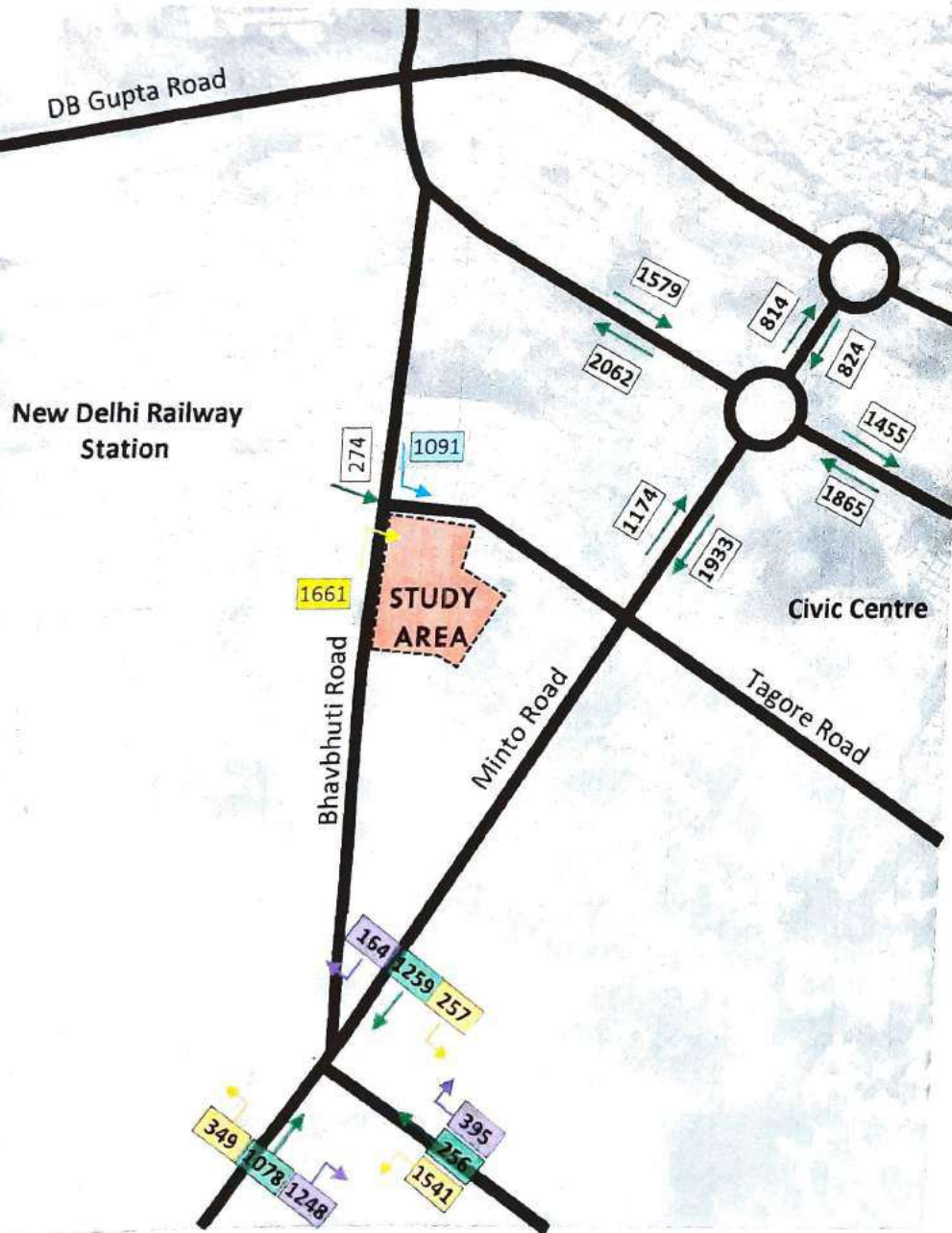
Tagore Road is one way towards Minto Road.

At intersection of Tagore Road and Bhavbhuti Marg, traffic coming from Connaught Place has to take compulsory right and traffic coming from Ajmeri Gate has to take a compulsory left.



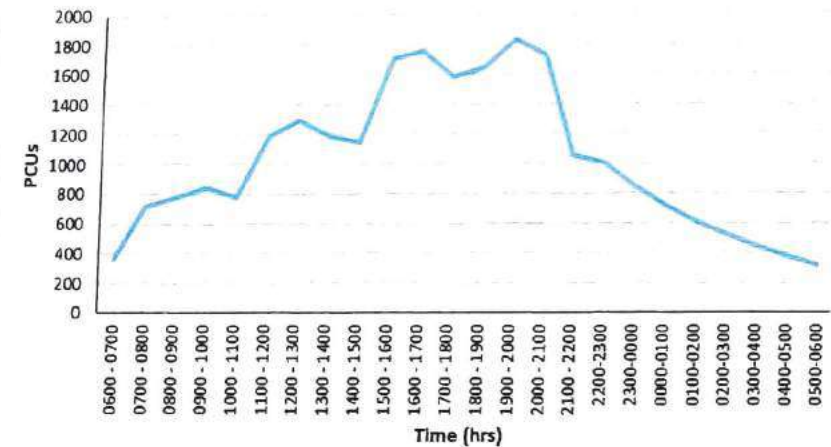
Traffic Surveys

Traffic Flow Diagram , Evening Peak (5PM-6PM)



Bhavbhuti Road

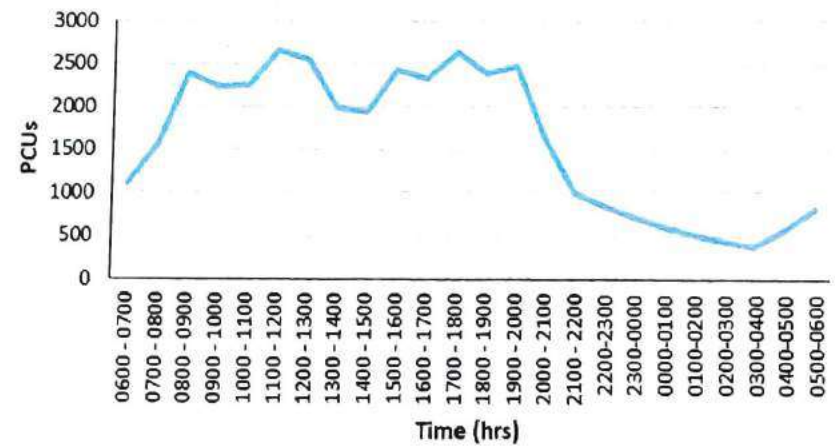
Hourly Variation



Peak Hour: 1930-2030
Peak Hour Traffic: 1887 PCUs

Tagore Road

Hourly Variation



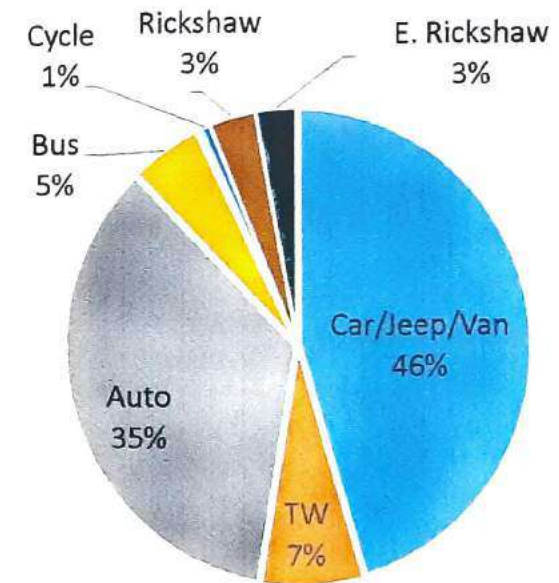
Peak Hour: 1645-1745
Peak Hour Traffic: 2752 PCUs

15/09/2021/AD(PLG-ZONE-D)

Traffic Volume Count

- The abutting roads do not have a significant peak hour and major traffic is distributed in a duration of 5PM - 9PM .
- The highest contributor to traffic are cars (46%) followed by Autos (35%) two Wheelers (7%)
- Out of 46% of cars ,considerable number is of taxis.
- As New Delhi railway station is a terminal stop for many bus routes, so significant number of buses were also observed.

Traffic Composition



Existing Level of Service



Based on the traffic data from primary surveys, LOS is calculated for abutting roads to check the capacity of roads against the traffic load.

The theoretical capacities of roads is taken from IRC 86:1983

TABLE 4. TENTATIVE CAPACITIES OF URBAN ROADS BETWEEN INTERSECTIONS

No. of traffic lanes and widths	Traffic flow	Capacity in PCUs per hour for various traffic conditions		
		Roads with no frontage access, no standing vehicles, very little cross traffic	Roads with frontage access but no standing vehicle and high capacity intersections	Roads with free frontage access, parked vehicles and heavy cross traffic
2-lane (7-7.5m)	One way	2400	1500	1200
	Two way	1500	1200	750
3-lane (10.5m)	One way	3600	2500	2000
4-lane (14 m.)	One way	4800	3000	2400
	Two way	4000	2500	2000
6-lane (21 m)	One way*	3600	2500	2200
	Two way	6000	4200	3600

CRPF Transit Camp (Existing Scenario)

Purpose:

Temporary accommodation for police personnel

Activities :

- Handling mails and deliveries (Dak Duties)
- Air Courier Services
- Inventory Deliveries
- Services Vehicles for Mess and other services
- Office

Daily Person trips:

- All main/long haul trips are performed by railways, metro, airways and by CRPF buses.
- All access/dispersal trips to public transport are by Walk as metro and railway station are at a walking distance of 200m.

Apart from public transport, the daily movement of vehicles are as follows

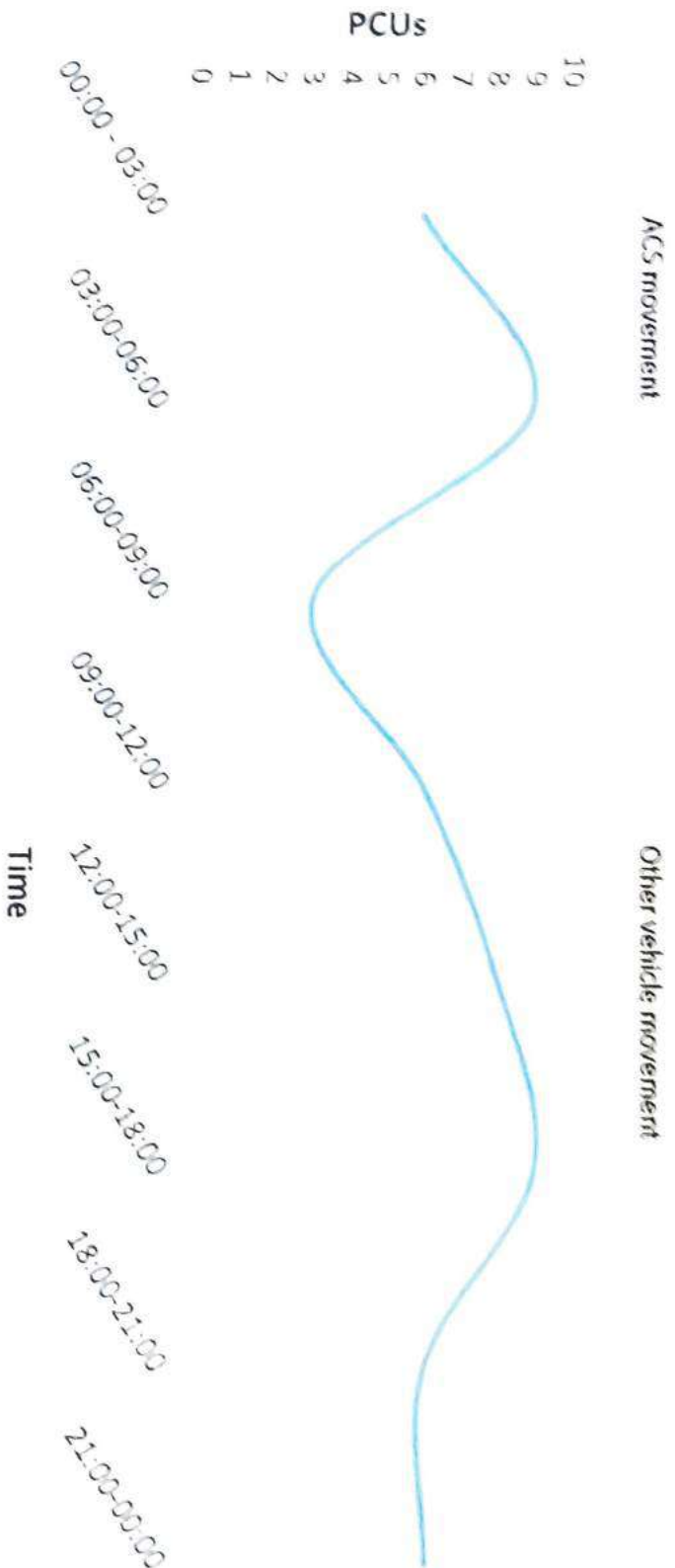
Daily Vehicle Trips					
Activities	CRPF Buses	Trucks	2 Wheelers	Cars	cycle rickshaw
ACS	3	-	-	-	-
Inventory Deliveries	-	2	-	-	-
Service Vehicles	-	-	-	-	1
office Staff	-	-	3	2	-
GO's vehicles	-	-	3	5	-
Total Vehicles	3	1	6	7	1
PCU Values	3	3	0.5	1	1.5
Total PCUs	9	6	3	7	1.5

26.5 PCUs

Total Traffic generated : 53 PCUs (considering in and out movement)

CRPF Transit Camp (Existing Scenario)

Traffic Variations throughout day



The Air Courier Service (ACS) is performed to transfer goods and personnel from Transit Camp to Airport.

At present 3 CRPF buses are used to take personnel from transit camp to Airport. The personnel on ACS duty have to board first flight to their respective destinations (Srinagar, Leh, Guwahati), for which they have to depart as early as 1:30AM from transit camp.

Other vehicle movements like delivery trucks, office staff vehicles and GO's vehicles are distributed throughout the day and are very negligible compared to traffic on abutting roads

CRPF Transit Camp - Proposed Plan

CRPF Transit Camp – Proposed Plan

Konnectus Tower (MLCP)

Tagore Road

To Minto Road >>>

New Delhi Railway Station

Bhavbhuti Marg

Gate 1

Gate 2

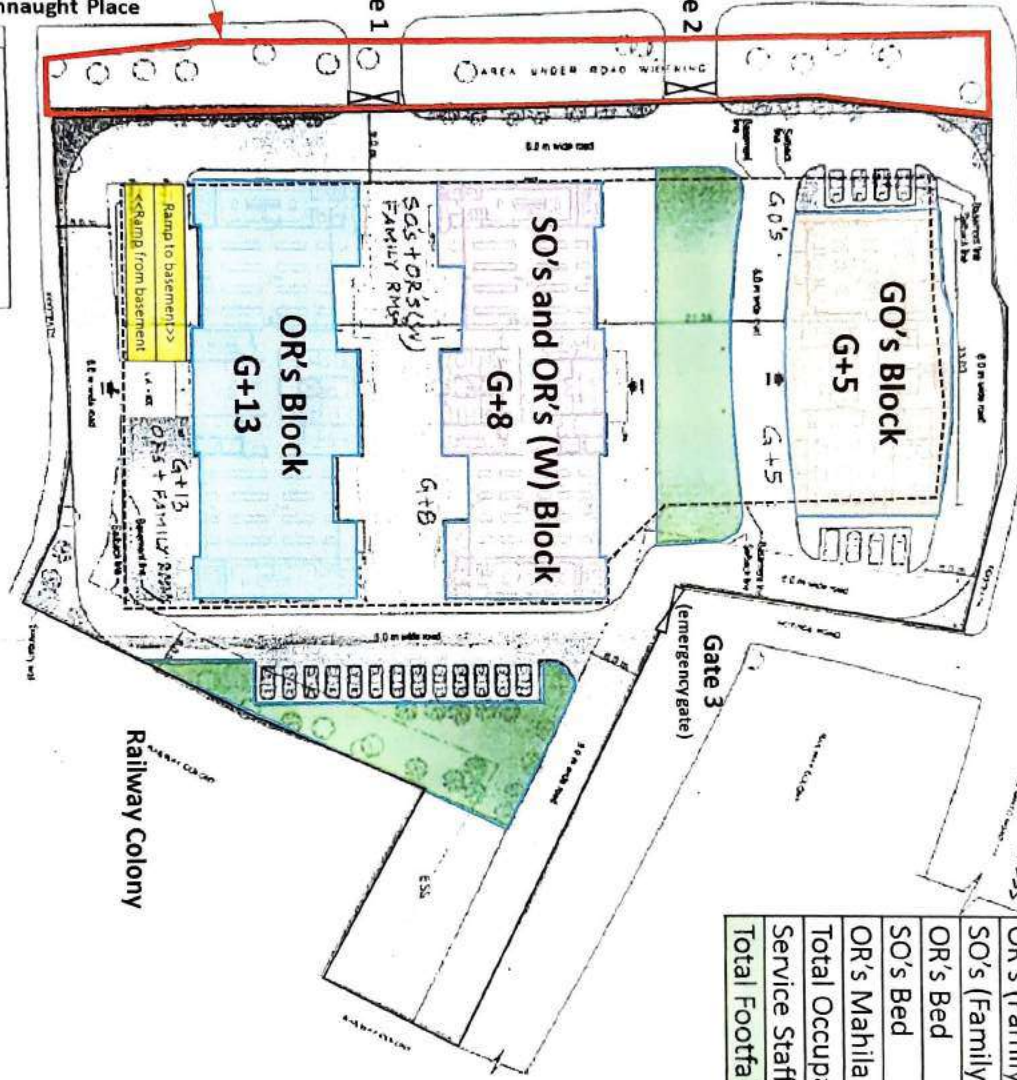
Gate 3
(emergency gate)

Area under road widening
(820 m² / 0.2 Acre)

<<< To Connaught Place

Railway Colony

Railway Colony



	Rooms/Beds	Occupants
GO's Room	40	40
OR's (Family Room)	12	30
SO's (Family Room)	6	15
OR's Bed	576	576
SO's Bed	144	144
OR's Mahila Bed	192	192
Total Occupancy		997
Service Staff		33
Total Footfall		1030

CRPF Transit Camp – Proposed Plan (Inbound/outbound routing)

New Delhi Railway Station

To Ajmeri Gate >>>

Konnectus Tower (MLCP)

Tagore Road

To Minto Road >>>

Gate 3
(emergency gate)

Bhavbhuti Marg

Gate 2

Gate 1

Area under road widening
(820 m² / 0.2 Acre)

Railway Colony

Railway Colony




GO's Block
G+5

SO's and OR's (W) Block
G+8

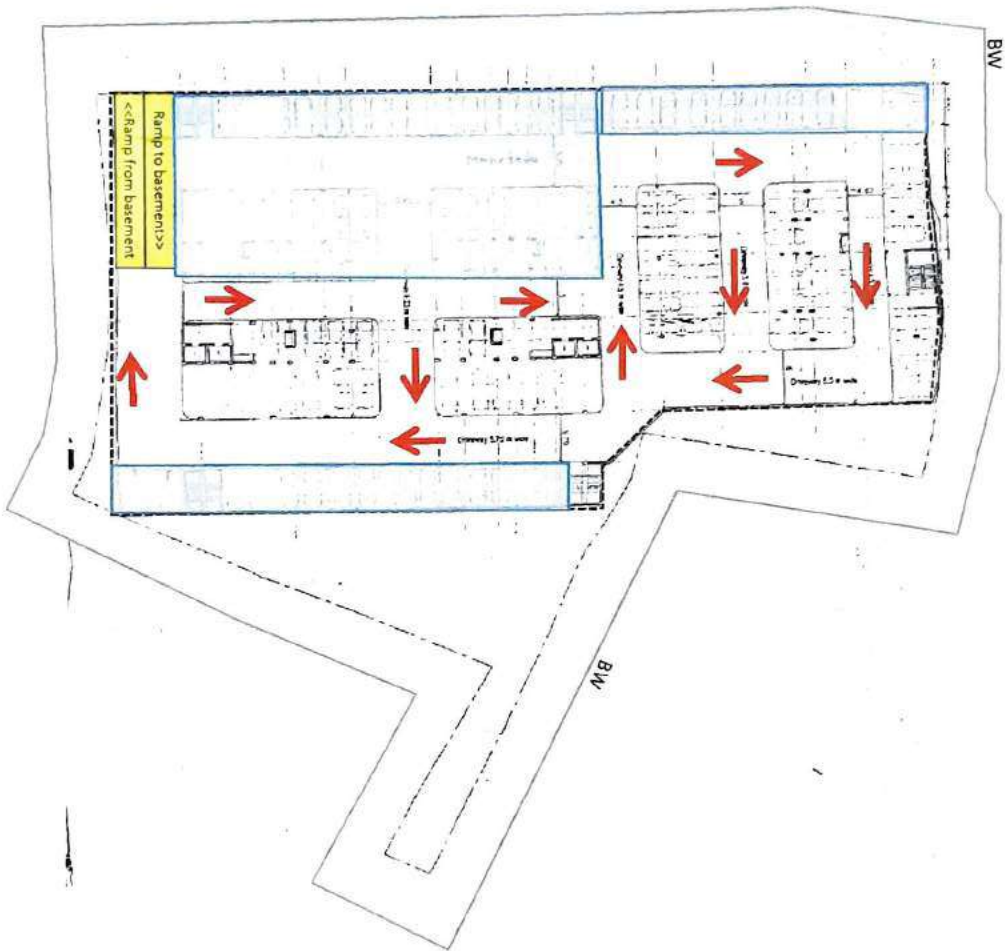
OR's Block
G+13

<< Ramp from basement >>

	Rooms/Beds	Occupants
GO's Room	40	40
OR's (Family Room)	12	30
SO's (Family Room)	6	15
OR's Bed	576	576
SO's Bed	144	144
OR's Mahila Bed	192	192
Total Occupancy		997
Service Staff		33
Total Footfall		1030

-  Inbound circulation
-  Outbound circulation
-  External circulation

CRPF Transit Camp – Basement Plan (Single basement)



- Parking Supply : 50 ECS
- ➔ Traffic Circulation
- ▭ Services/Storage

Traffic Forecast and Estimation

CRPF Camp traffic estimation (operational Year 2025)

Proposal:

- The proposal is to provide Temporary accommodation for police personnel with separate blocks for GOs, SOs, ORs (female) and ORs (Male).
- The activities and function of the camp will remain same as existing.

Daily Person trips:

- All main/long haul trips will be performed by railways, metro, airways and by CRPF buses.
- All access/dispersal trips to public transport will be by Walk as metro and railway station are at a walking distance of 200m.

Apart from public transport, the daily movement of vehicles will be as follows

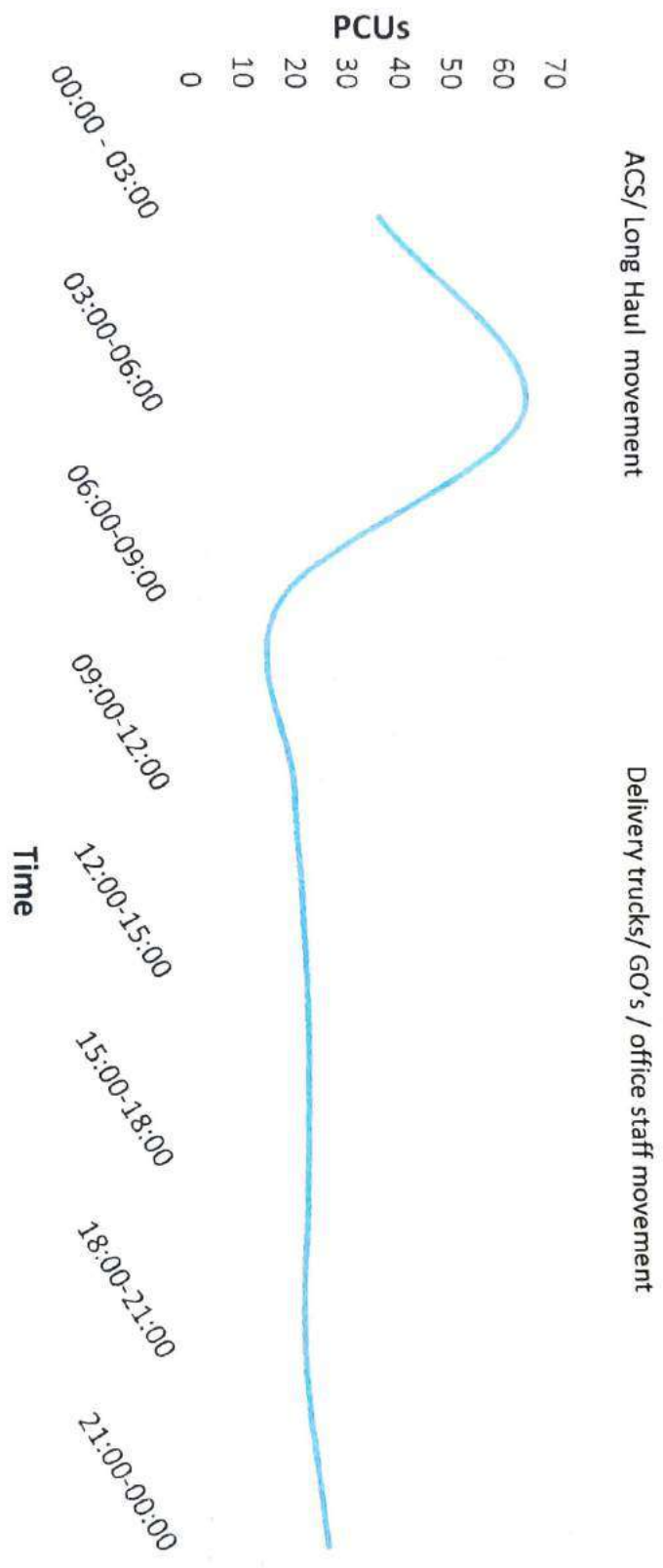
Daily Vehicle Trips							
Activities	CRPF Buses	Trucks	LCV	2 Wheelers	Cars	cycle rickshaw	Cycle
ACS	6	-	-	-	-	-	-
Inventrory Deliveries	-	4	-	-	-	-	-
Service Vehicles	-	-	-	-	-	4	-
Emergency Vehicle	-	-	1	-	-	-	-
office Staff	-	-	-	12	10	-	20
GO's vehicles	-	-	-	-	40	-	-
Total Vehicles	6	4	1	12	50	4	20
PCU Values	3	3	2	0.5	1	1.5	0.5
Total PCUs	18	12	2	6	50	6	10

104 PCUs

Total Traffic generated : 208 PCUs (considering in and out movement)

CRPF Camp traffic estimation (operational Year 2025)

Traffic Variations throughout day



As in existing scenario

- The Air Courier Service (ACS) will be operated in early morning hours from 1AM -6AM.
- Other vehicle movements like delivery trucks , office staff vehicles and GO's vehicles will be distributed throughout the day and will be very negligible compared to forecasted traffic on abutting roads

Network Traffic Forecast

- Vehicle Growth rates are calculated mode wise using Econometric Models from the secondary sources and consultant previous studies.
- The growth rates adopted are

Mode	Growth Rate (%)
Cars/Jeep/Taxi	11.91
Two Wheelers	10.05
Three Wheelers	3.00
Buses	4.10
Goods	5.94

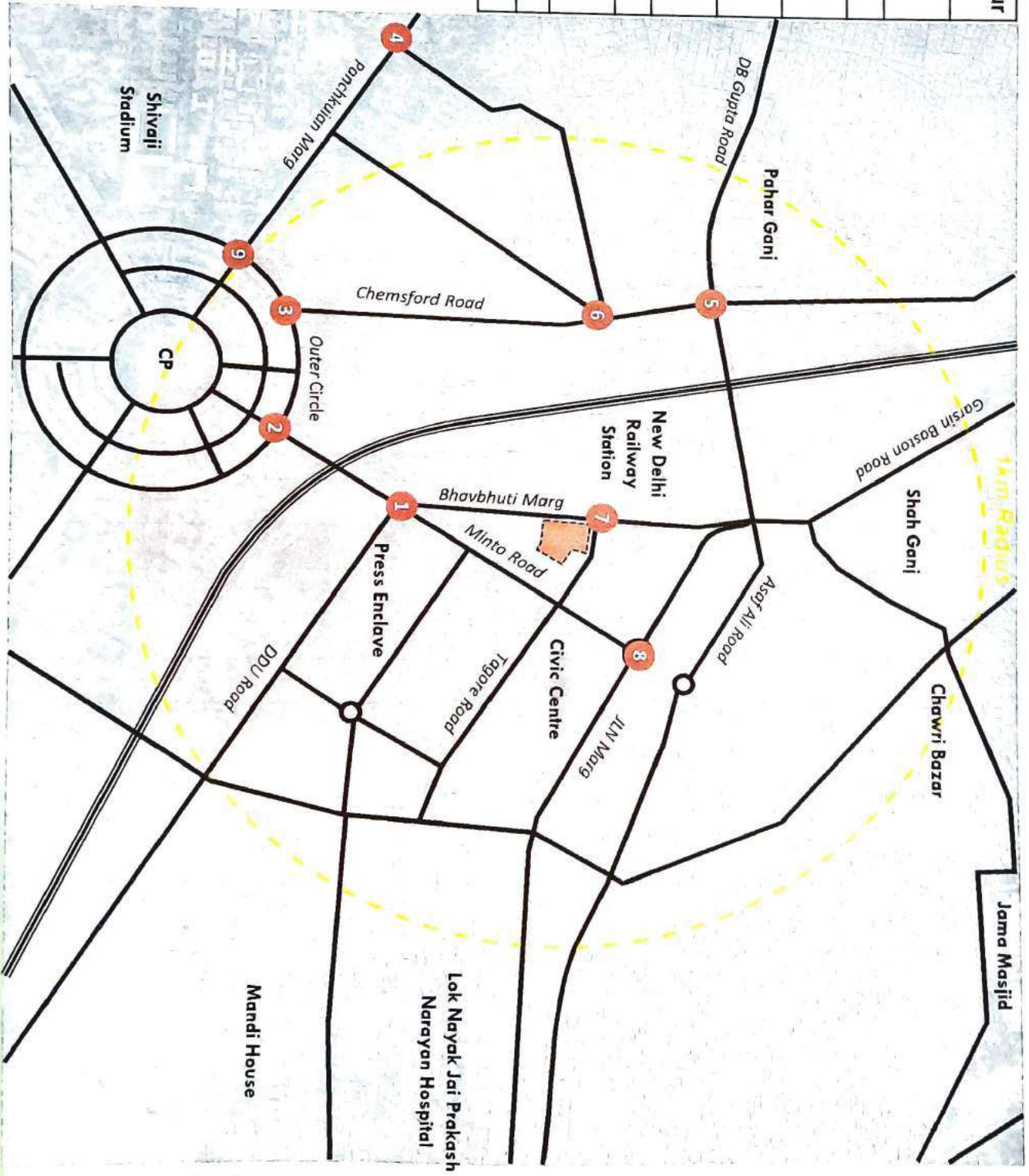
- The elasticity values are moderately reduced after 3 years to accommodate changes infra development, vehicle occupancies, modal shift and travel pattern
- The Growth expected to decrease in subsequent years and same is considered for traffic forecasting.
- The LOS has been estimated for operational year i.e 2025

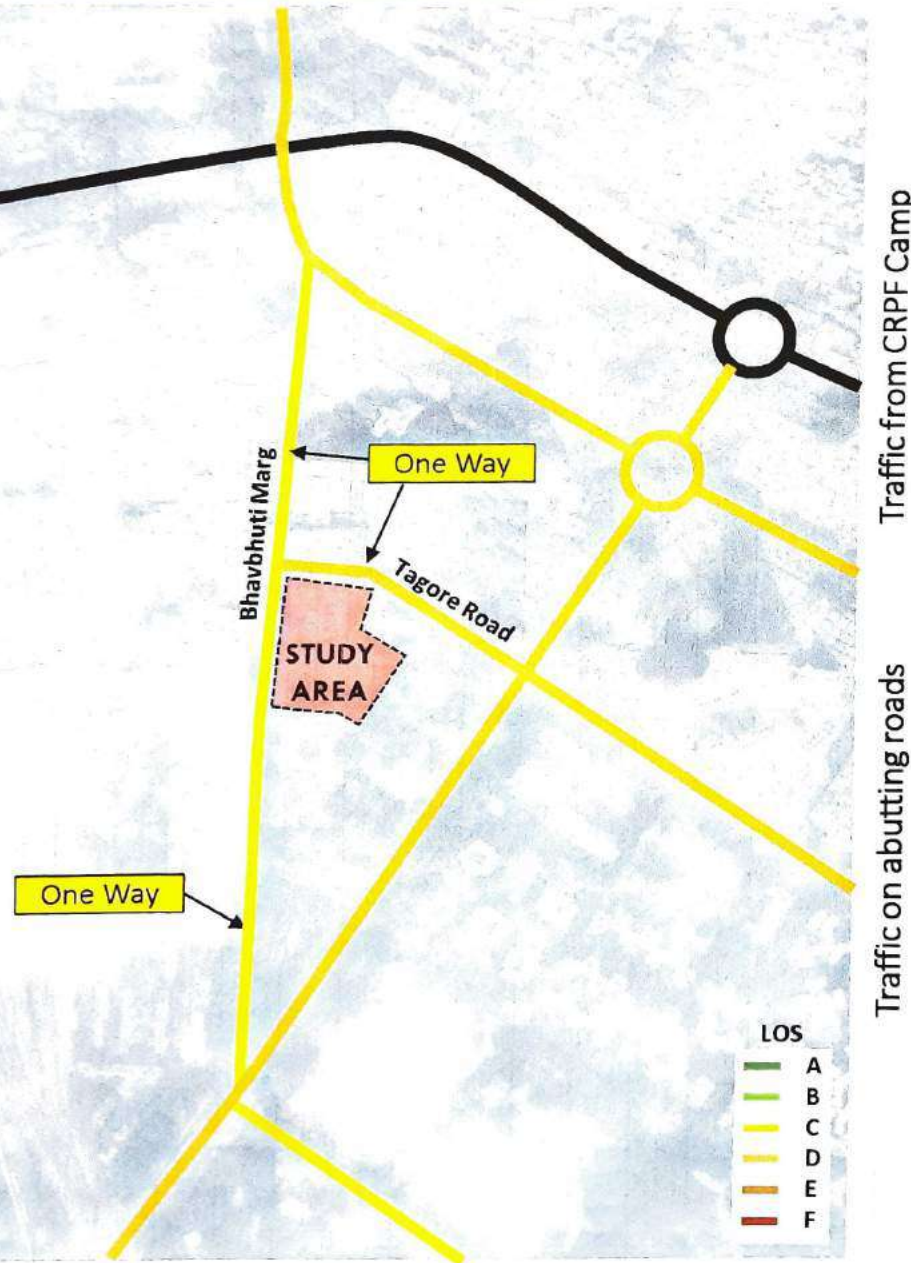
Impact Analysis

- The operational year for the new Transit camp is assumed to be 2025.
- For impact analysis, it is assumed that the camp will run at its **100% occupancy in operational year**
- Two scenario have been made for impact analysis,
 - For Year 2025 (operational year)
 - For year 2030 (considering the redevelopment of New Delhi Railway Station will be in place).
- For year 2025,
 - The existing road capacities have been considered for impact analysis.
 - It is assumed that the roads will be free from encroachment by 2025.
- For year 2030,
 - The capacities as proposed in redevelopment plan of New Delhi Railway Station are considered
 - The traffic of New Delhi Railway Station will
- The impact analysis is done by overlapping the site traffic on abutting roads and check the change in LOS due to the addition of extra traffic generated by the site.
- The Impact on road network within 1km radius will also be checked.

Traffic Load on nearby Network

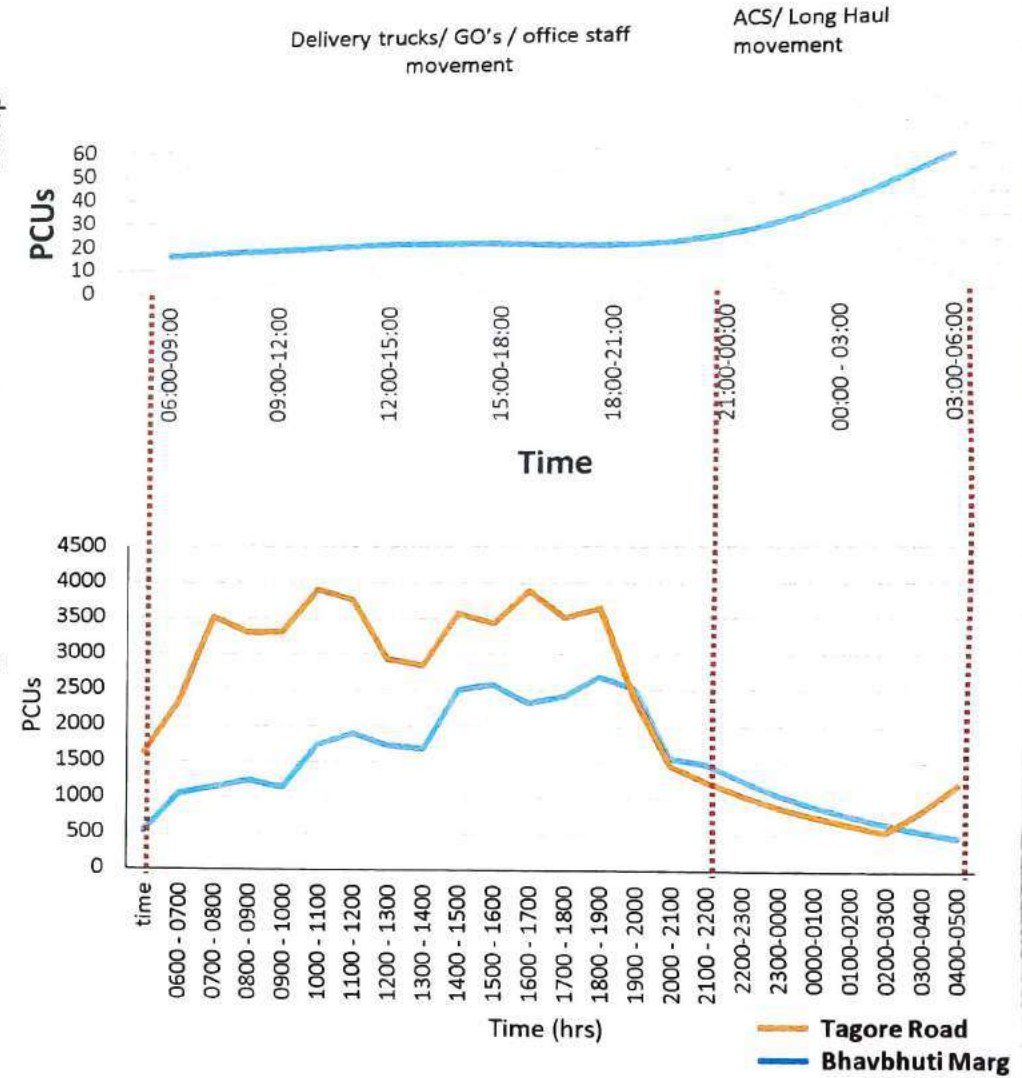
S. No.	Intersection	Peak Hour PCU
1	Krishna Lal Datta Chowk	7270
2	Indira Chowk	8826
3	Chelmsford Intersection	7448
4	R K Ashram Metro Station	6278
5	DB Gupta Road Near Sheela Cinema	3904
6	Main Bazaar Chowk	4118
7	Ajmeri Gate Intersection	3026
8	JLN Marg	7299
9	Panchkuin (CP)	10092





Traffic from CRPF Camp

Traffic on abutting roads



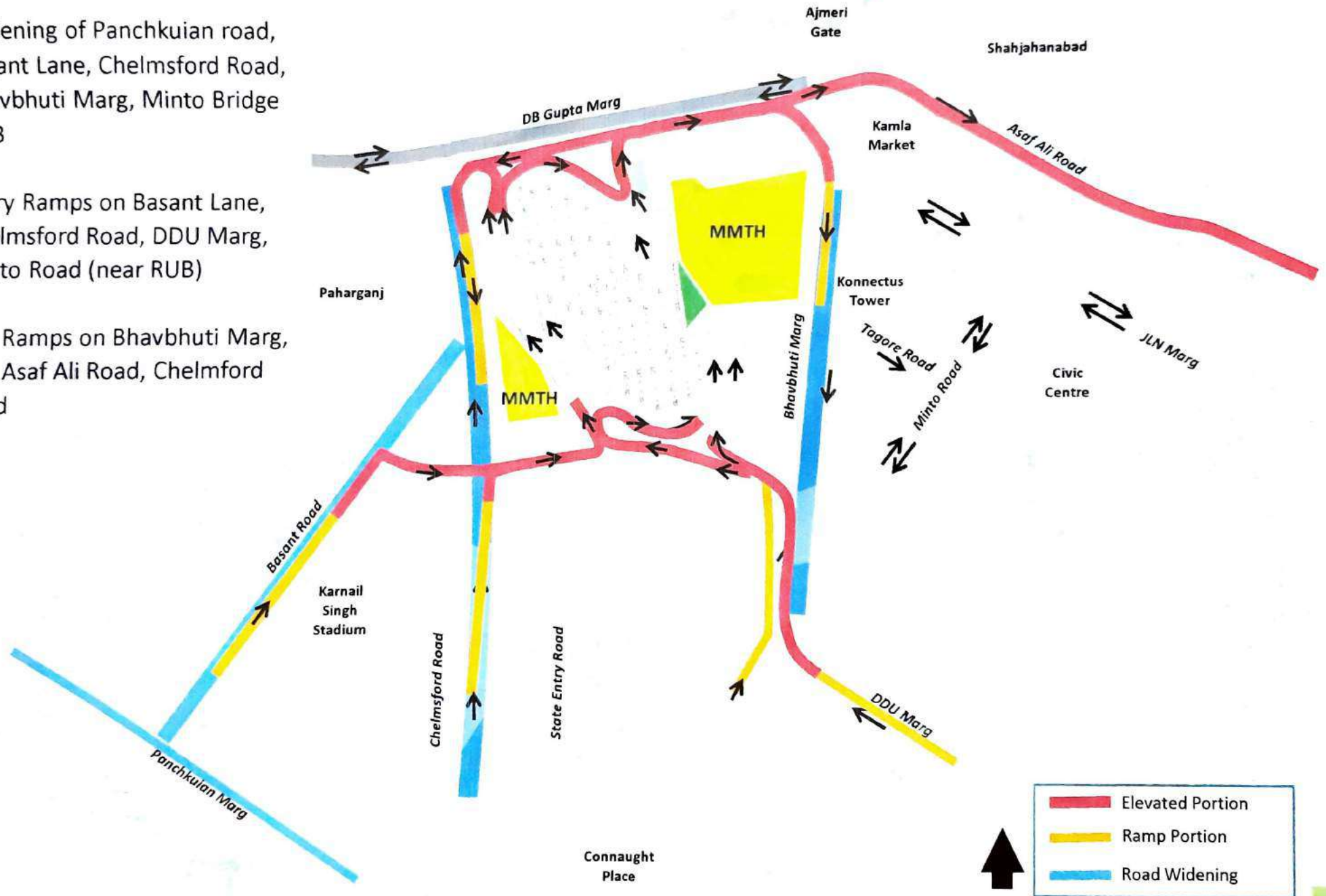
No Impact of additional site traffic on LOS of abutting roads

Master Plan Year 2030 : Redevelopment of New Delhi Railway Station

Widening of Panchkuian road,
Basant Lane, Chelmsford Road,
Bhavbhuti Marg, Minto Bridge
RUB

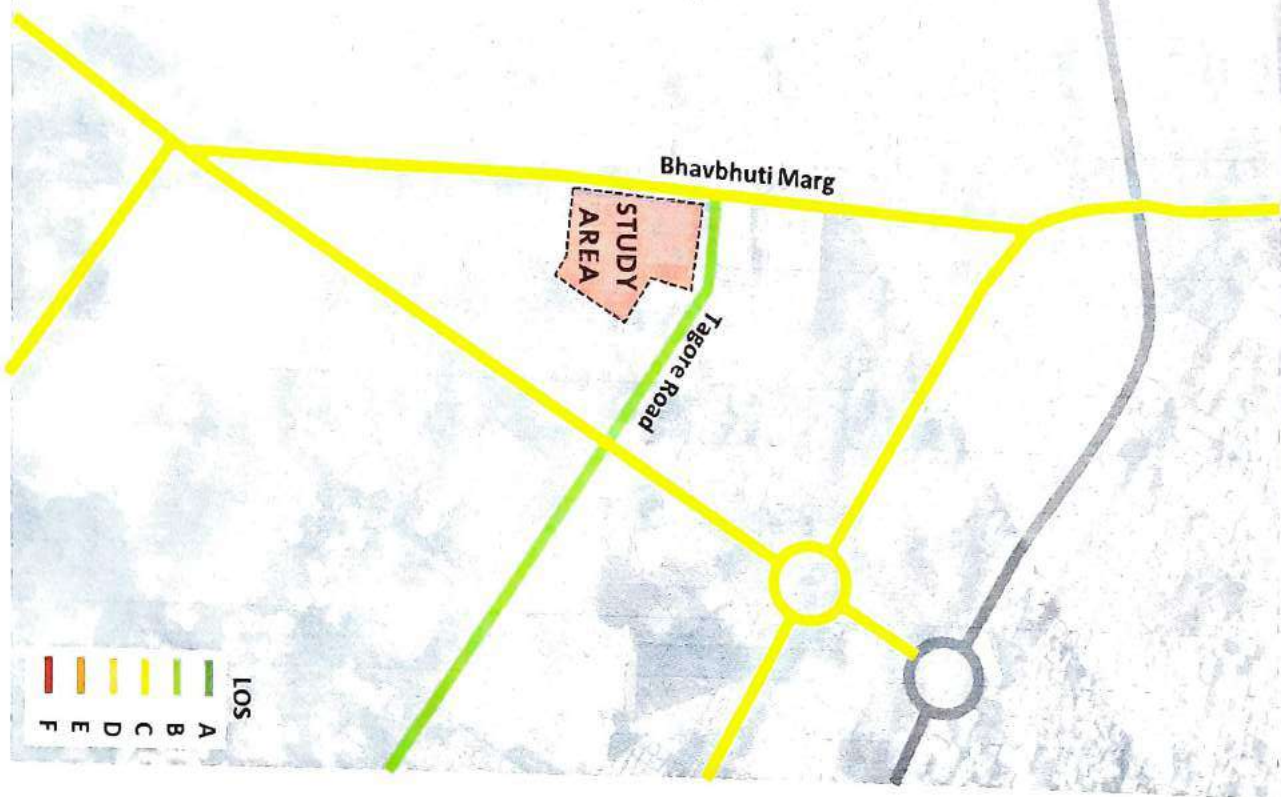
Entry Ramps on Basant Lane,
Chelmsford Road, DDU Marg,
Minto Road (near RUB)

Exit Ramps on Bhavbhuti Marg,
and Asaf Ali Road, Chelmsford
Road



Scenario in Year 2030 : Redevelopment of New Delhi Railway Station





- Existing traffic is projected for 2030
- The capacities of roads are taken as proposed in NDRS redevelopment plan with following interventions
 - New Delhi railway station will get dedicated flyovers for entry and exit.
 - All Buses, autorickshaws and taxis will be moved to Multi-Modal transport Hub (MMTH)
 - Dedicated footpaths and NMV lanes.
 - Dedicated spaces for street vendors

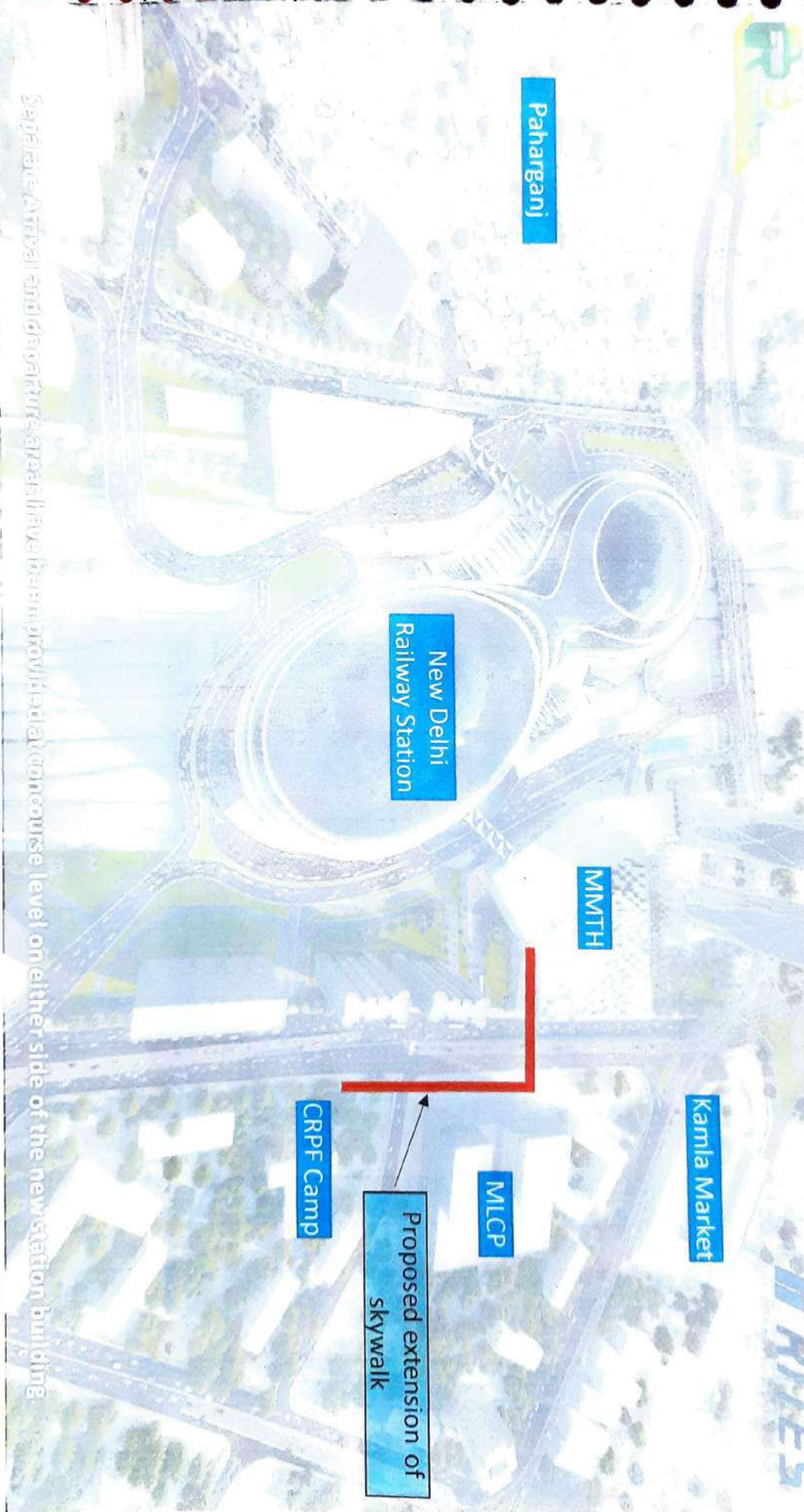
LOS of 2030 is better as compared to LOS of 2025

1. No change in LOS of abutting roads is observed due to additional site traffic.
2. There is no impact on road network within 1km radius as there negligible change in traffic load.
3. In operational year 2025, the Bahvbhuti Marg is operating at LOS-C and Tagore road at LOS-D.
4. The Impact of traffic generated by CRPF transit camp on road network is negligible as most of the traffic from CRPF camp is plying in off-peak time (1AM – 7AM).
5. In Horizon Year 2030, when the New Delhi Railway Station Redevelopment will be in place, the LOS of abutting roads will be greatly improved as majority of station bound traffic will be bypassed and capacities of roads will also be increased .

Recommendation

As the access/dispersal trips to public transport are by walk, so there is a requirement of providing convenient pedestrian crossing facility .

Skywalks proposed in NDRS redevelopment plan should be extended to the other side of road with traveler facility



Separate arrival and departure areas have been provided at a concourse level on either side of the new station building.

ANNEXURE - 4

New Delhi
Railway Station

TO KAMLA MARKET

BHAVBHUTI MARG (30.48 M ROW)

Existing Multilevel
Parking

TAGORE ROAD

PLOT UNDER REFERENCE
AREA: 1.94 Acre
(7850.90 sq.m.)

Existing
Railway
Colony

ROAD

Existing
Railway Colony

TO CONNAUGHT PLACE

MINTO ROAD (30.48 M ROW)



KEY MAP

DELHI
DEVELOPMENT
AUTHORITY



PROPOSED CHANGE OF LAND USE
OF AN AREA MEASURING 1.94 ACRE
(7850.90 SQ.M.) FROM
RECREATIONAL (DISTRICT PARK) TO
PUBLIC & SEMI-PUBLIC FACILITIES
ALLOTTED TO MINISTRY OF HOME
AFFAIRS FOR CONSTRUCTION OF
TRANSIT CAMP/ATRIUMS FOR
CRPF IN THE VICINITY OF NEW DELHI
RAILWAY STATION, NEW DELHI.

North: Tagore Road & Multilevel
Parking
South: Existing Railway colony
East: Existing Railway colony
West: Bhavbhuti Marg & New Delhi
Railway Station

FILE NO.: F-2007/2017/ADP

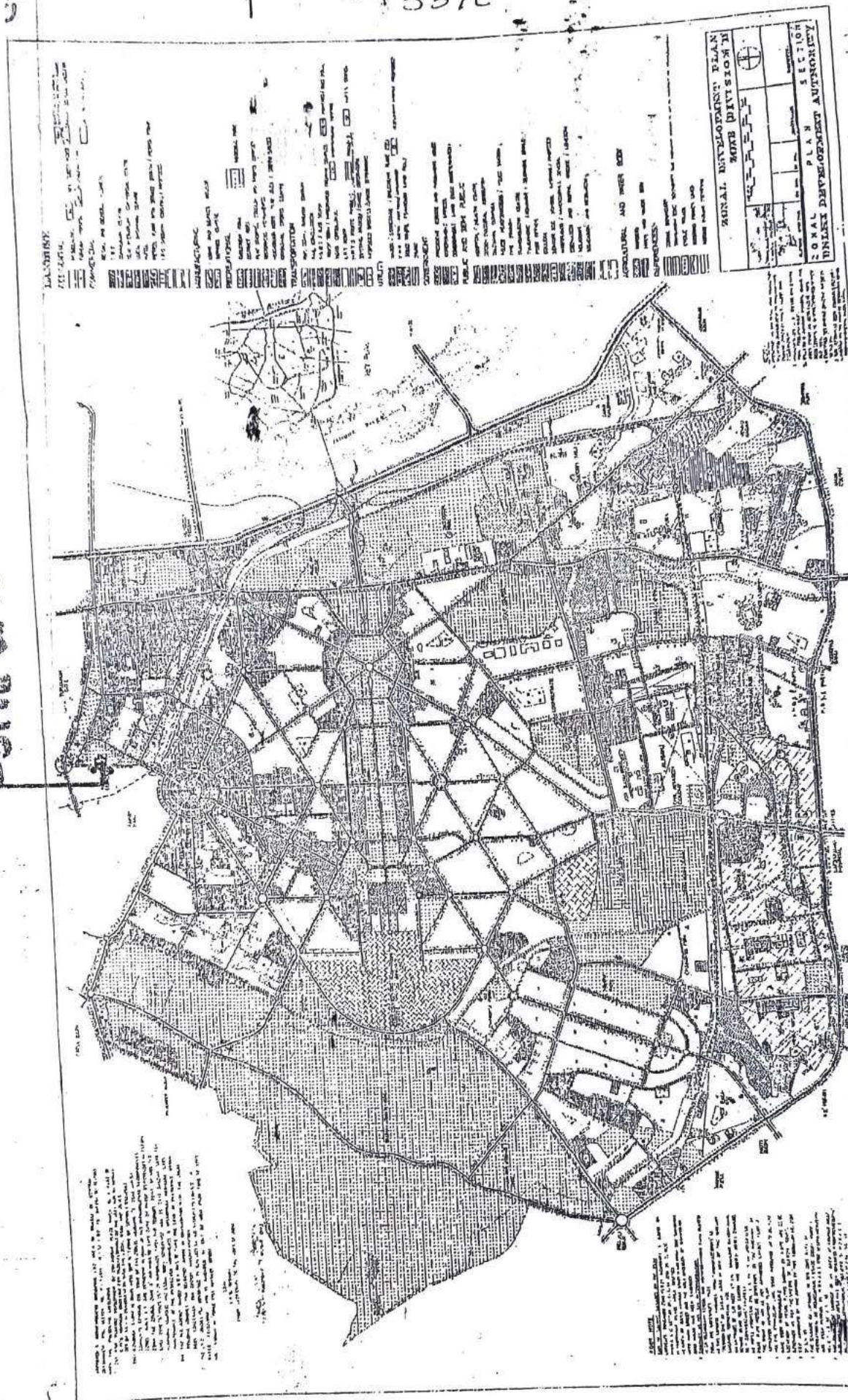
LOCATION
MAP

SCALE: NOT TO SCALE

ZONE - D

Annexure - B

82-1



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

1. Background:

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

1.6. Subsequently, the matter was forwarded to Master Plan Section. The brief of the observations of Additional Commissioner (Master Plan) vide her note dated **24.05.2021 (Annexure-III)** as under:

1.6.1. The Master Plan in its Chapter 17, Clause 8(3) under General Notes provides the following:

1.6.1.1. Where Development Controls are not Stipulated for any use premise, the same can be formulated by the Authority.

1.6.1.2. The Project under reference is a special project being developed with state-of-the-art international level and facilities which will cater to the city as well as have the capability of hosting international sports events.

1.6.1.3. In case the sports complex is classified under clause 13.3.2 of MPD 2021-International Sports Events, specific Development control norms may be formulated for the complex with approval of the Authority.

1.7. The matter was then forwarded by Member (Admin) and Chief Engineer (Sports) to Planning Department, for *“ratification in the Dwarka Zonal Plan as a special project and to further process for the approval of the Authority.”*

1.8. The observation of Dwarka Planning office is as under:

1. **Sports Complex in MPD-2021** - The site under reference is earmarked as ‘Sports Complex’ in approved ZDP of Zone K-II (Page- 120/C) and approved layout plan of Sector-19, Ph.-I, Dwarka measuring 25 Ha(approx.).

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

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

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

LOP and there are no development control norms specified specifically for the same purpose.

1.9. Thereafter, Master Plan section stated:

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

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

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

2. Examination:

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

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

3. Proposal:

3.1. Based on the above examination, approval of relaxed norms to be adopted for 'Commercial' activity in the proposed sports complex may specifically be considered for this particular site for **Modification in the Nomenclature for plot earmarked as "Sports Complex" to "International Sports Complex" in Sector-19 (I), Dwarka with Development Control Norms is prepared for deliberations. (Modified LOP is annexed as Annexure-VIII).**

3.2. The Development Control Norms for 'International Sports Complex' are not defined in MPD-2021. Accordingly, the comprehensive Development Control Norms for this particular site only which is proposed as 'International Sports Complex' are as under:

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

i) 35% of the built-up space in the sports complex be utilized for commercial development

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

4. Recommendation:

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

-sd-

(Anu Punj)

Asstt. Dir.(Plg.)/Dwk

-sd-

(Neetu Randhawa)

Dy. Dir.(Plg.)/Dwk

-sd-

(Vikas Verma)

Director(Plg.)/Dwk

Note No. #1

Subject: Development, Operations and Maintenance of Integrated Sports Complex at Dwarka Sector-19B on PPP model.

The Expression of Interest was invited on 25th Sept., 2020 from the bidders for development and operations of Integrated Sports Complex. Application was invited prior to commencement of competitive bidding process to select a suitable Private entity and also with the objective to encourage applicants to submit their suggestions on project Structure and sustainable business model under PPP framework.

In response to EOI, this office has received good participation from various leading organisations operating in the Sports and Infrastructure sectors. Various applicants participated in Applicant meet conducted by this office on 16-10-2020 and 23-10-2020, which was followed by submission of applications by interested applicants on 04-12-2020, as per due date of EOI :

S.No.	Name of the Applicants
1	JSW Sports Private Limited + Ecofirst + EBTC
2	GMR Group
3	Transtadia Holdings Pvt. Ltd
4	City Corporation Limited
5	Hybrid Sports Group of Companies

Subsequent to submission of Expression of Interest, this office has evaluated the recommendation submitted by the bidders based on following heads listed in EOI document:

1. Project Cost
2. Project key component and Program
3. PPP Structure/Development and operations model
4. Broad level approach for revenue optimisation and O&M plan for Sports complex
5. Proposed changes in Master Plan for Delhi-2021
6. Other suggestions

All the applications were evaluated by this office and findings of the evaluation was presented to the Vice Chairman/DDA and other officers on 14-12-2020. As per advice of Vice Chairman of DDA and other officers, the steps suggested for way forward are as below :

1. Based on suggestions of Applicants and further discussed during the meeting lead by Vice Chairman of DDA, It was decided to explore route for development of World class Stadium with multipurpose facilities including Cricket, Football and other Indoor arenas. This route will also explore commercial development at bigger scale to support Sports Infrastructure and viability through such real estate development like Hotels, Retail, Convention Centre, Residential etc.
2. It was proposed to create specific development guidelines and subsequent modification to the MPD -2021 for this project site as a "Special Project" to allow maximum commercial development for project viability.
3. Team to be formed comprising of Planning, Architecture and Engineering wing to examine the suggestions/recommendations with respect to change in master plan and related architecture issues to give their recommendation.
4. Commence process for appointment of the Transaction Advisor for the project to ascertain following points :
 - a. Prepare financial viability model along with demand assessment study to list down changes in MPD-2021 suggested by Applicants.
 - b. Ascertain project cost based on financial model to define minimum development obligation for Concessionaire.
 - c. Determine right mix of commercial and mandatory sports infrastructure development for Project viability and sustainable model to encourage bidders.

This office has submitted the proposal to constitute the committee and principle approval to appoint Transaction Advisor for Market & Financial Feasibility Study to VC/DDA on 18.12.2020. VC/DDA approved the proposal submitted by this office on 24.12.2020 with the remarks to allow maximum commercial development for project viability (**copy placed opposite**).

Accordingly, Transaction Advisor M/s Knight Frank was appointed to study the Market financial & Feasibility of the Project.

Transaction advisor M/s Knight Frank has submitted market and financial feasibility report of the project (**Copy placed opposite**) which highlights their recommendation on changes required in current Master Plan. Key factors considered for change in Master Plan are as follows :

1. The financial viability of the project will be established based on Public Private Partnership (PPP) model considering long term concession agreement with PPP partner under suitable DBOT/DBFOT/ Hybrid PPP model and also taking into consideration other Sports Infrastructure project developed under PPP model by other State Government in India.
2. Addressing the financial viability aspects through necessary commercial development in lieu of capital expenditure against Sports infrastructure development and also operations & maintenance cost during the tenure of

the project.

3. Benefits to DDA under PPP development model

Key highlights of market and financial feasibility report.

Report is based on demand assessment, market benchmark of similar facilities in Delhi-NCR existing Stadium facilities in India and recommendation of applicants w.r.t. development mix.

Different development scenarios were presented to the Vice Chairman and the planning team on 22.02.2021 while considering optimum utilization of commercial facilities. Based on subsequent discussions with the team and feedback on revised interim report, the study covers following project development mix and developments options.

The Transaction Advisor submitted comparative analysis of development option as under :

BASE CASE	CASE-1	CASE-2
FSI: 0.4 & Commercial Area is 5% of total BUA	FSI: 0.4 & Commercial Area is 25% of total BUA	FSI: 0.4 & Commercial Area is 35% of total BUA
Multi Arena area : 6.5 lakh sq.ft.	Multi Arena area : 6.5 lakh sq.ft.	Multi Arena area : 6.5 lakh sq.ft.
Commercial area: 50,930 sq. ft.	Commercial area: 2.5 Lakh sq. ft.	Commercial area: 3.5 lakh sq. ft.
Multi-Arena NPV @17% - 183 Cr.	Multi-Arena NPV @17% - 183 Cr.	Multi-Arena NPV @17% - 183 Cr.
Commercial NPV @17% - INR 26.26 Cr.	Commercial NPV @17% - INR 74.09 Cr.	Commercial NPV @17% - INR 103 Cr.
Scenario 1: Fixed Annuity	Scenario 1: Fixed Annuity	Scenario 1: Fixed Annuity
Annuity Grant for 60 years - 26 Cr.	Annuity Grant for 60 years - 18.53 Cr.	Annuity Grant for 60 years - 13.6 Cr.
Scenario 2: Variable Annuity escalation of 10% every 3 years	Scenario 2: Variable Annuity escalation of 10% every 3 years	Scenario 2: Variable Annuity escalation of 10% every 3 years
Annuity Grant for 60 Years- INR 20 Cr.	Annuity Grant for 60 Years- INR 13.09 Cr.	Annuity Grant for 60 Years- INR 10.2 Cr.
Requires a viability gap funding to make the project financially viable	Requires a viability gap funding to make the project financially viable	Requires a viability gap funding to make the project financially viable

Case 3	Case 3 A
--------	----------

<ul style="list-style-type: none"> Stadium: 35.5 acres land area, with built-up area of stadium as 6.5 lakh sq ft and lease period of 60 years. Commercial: 18 acres free hold land area, subdivide and change the land use to Commercial use, FSI of <u>1.5</u> for commercial land and built-up area is 11.7 lakh sq ft. 	<ul style="list-style-type: none"> Stadium: 35.5 acres land area, with built-up area of stadium as 6.5 lakh sq ft and lease period of 30 years. Commercial: 18 acres free hold land area, subdivide and change the land use to Commercial use, FSI of <u>1.5</u> for commercial land and built-up area is 11.7 lakh sq ft.
Multi-Arena NPV @17% - 183 Cr.	Multi-Arena NPV @17% - 185 Cr.
Commercial NPV @17% - INR 350 Cr.	Commercial NPV @17% - INR 350 Cr.
Upfront Premium - INR 167 Cr.	Upfront Premium - INR 165 Cr.
THE PROJECT IS FINANCIALLY VIABLE	THE PROJECT IS FINANCIALLY VIABLE

The study submitted by Transaction Advisor was duly forwarded to Architect Wing, Planning Wing and Commissioner (Sports) for their comments/suggestions on 19.03.2021 (**copy placed opposite**).

After obtaining the comments of Planning Wing, Architect wing and Commissioner (Sports), this office submitted the following proposal for kind approval of VC/DDA:

Sl.No.1 - CASE-1

FSI: 0.4 & Commercial Area is 25% of total BUA

Multi Arena area : 6.5 lakh sq.ft.

Commercial area : 2.5 Lakh sq. ft.

Multi-Arena NPV @17% : 183 Cr.

Commercial NPV @17% : INR 74.09 Cr.

Scenario 1: Fixed Annuity

Annuity Grant for 60 years : 18.53 Cr.

Scenario 2: Variable Annuity escalation of 10% every 3 years

Annuity Grant for 60 Years : INR 13.09 Cr.

Requires a viability gap funding to make the project financially viable

OR

Sl.No.2 - CASE-2

FSI: 0.4 & Commercial Area is 35% of total BUA

Multi Arena area : 6.5 lakh sq.ft.

Commercial area : 3.5 lakh sq. ft.

Multi-Arena NPV @17% :183 Cr.

Commercial NPV @17% : INR 103 Cr.

Scenario 1: Fixed Annuity

Annuity Grant for 60 years : 13.6 Cr.

Scenario 2: Variable Annuity escalation of 10% every 3 years

Annuity Grant for 60 Years : INR 10.2 Cr.

Requires a viability gap funding to make the project financially viable

OR

Sl.No.3 - CASE- 3 A

- Stadium: 35.5 acres land area, with built-up area of stadium as 6.5 lakh sq ft and lease period of 30 years.
- Commercial: 18 acres free hold land area, subdivide and change the land use to Commercial use, FSI of 1.5 for commercial land and built-up area is 11.7 lakh sq ft.

Multi-Arena NPV @17% :185 Cr.

Commercial NPV @17% : INR 350 Cr.

Upfront Premium - : INR 165 Cr.

The Member (Admin/Sports) has requested VC/DDA to hold a meeting with stakeholders to decide the option and thereafter the RFP can decide based on the option selected. A webex meeting was held on 23.04.2021. Minutes of meeting was circulated by CE(Sports) vide No.F1/CE(Sports)/DDA/2021-22/07 dated 03.05.2021 (**Copy placed opposite**). Four options were present in the meeting.

After due discussion and deliberation, the following was decided in the meeting:

1. It was agreed that the Case 2 (i.e. 0.4 FSI remains intact, and 35% of total built up area to be used as commercial) is preferred option. This amounts to 3.5 Lacs sqft of commercial development and 6.5 Lac sqft. Built up space for Multi Sports Arena.
 2. Variable annuity payment (or premium as the case may be) (as bid variable) with escalation after every 3 years which was agreed in principle. However, whether to provide escalation in grant (if any) would be decided after detailed analysis of financial calculations.
 3. Planning and Architectural wing to explore and suggest potential commercial development uses/activities and if required, to suitably incorporate in MPD-2021. As far as possible, Commercial activities ancillary to sports complex should be provided in the commercial built up space.
 4. Mandatory Sports activities to be developed by concessionaire be defined in the bid document as finalized in discussion with DDA. Planning department will provide data of sports facilities available in the vicinity. Consultant should prepare guidelines specifying how the FSI for Sports complex will be utilized.
 5. Discount rate of 17% appears to be high and need to be re-examined. Transaction advisor will also prepare different scenarios of financial model with NPV calculation at different discount rate (lower than 17%) and the details to be shared for further detailed examination.
 6. The Concessionaire should provide a certain minimum facility for Pay and Play to general public, apart from exclusive Sports Club membership. Pay and play facilities can be provided either by Time sharing model or facility demarcation. Revenue from pay and play should be also factored in financial model.
 7. An alternate option for 30 year license of sports stadium be prepared. Further, in calculating revenue from commercial properties, lease of commercial property has been presumed. Financial analysis of option of outright sale of commercial component by developer may also be prepared.
 8. Timelines and way forward
- o
 - Seek opinion of potential bidders on Case 2 and request for feedback by 10.05.2021.
 - Modifications required in Master Plan to be done based on selected option and also feedback from potential bidders.
 - Bids to be prepared and floated based on selected option post feedback of potential bidders and other internal approvals required on the options.
 - Target to complete the entire process by end of May'2021 and issue RFP by 1st week of June, 2021.

9. Justification to be provided by Transaction Advisor for development of stadium over 35 acres, as indicated in feasibility study.

As per the decision during the course of meeting to prepare RFP document based on Option-2 (i.e. 0.4 FSI remains intact and 35% of total build up area to be used as Commercial) is preferred option and 65% are for multi sports arena.

As per master plan 2021, 0.4 FSI is allowed with 5% Commercial component in this particular case so we need the relaxation in the Master Plan-2021 to have 35% Commercial component instead of 5% with FSI component i.e. 0.4.

So we may request Commr. (Planning) to initiate the case for relaxation in Master plan to allow this office to change the commercial component from 5% to 35% in this particular case as a special relaxation. The case may be put up for approval of Competent Authority.

Chief Engineer (Sports)

Member (Admin / Sports)

Commissioner (Plg.)

10/05/2021 3:29 PM

NISHIKANT ATEY
(CHIEF ENGINEER)

Note No. #2

As per the decision taken in the meeting, necessary approval / relaxation in MPD is to be allowed for executing Model 2.

Planning department is requested to process for amendment / relaxation in MPD provisions to allow 35% of the built-up space in the sports complex be utilised for commercial

ANNEXURE-3

development.



10/05/2021 4:27 PM

MANISH GUPTA
(MEMBER(ADMIN & LM))

Note No. #3

Please examine.

10/05/2021 7:12 PM

LEENU SAHGAL
(COMMR(PLG))

Note No. #4

Perused the notings and the proposal. This was also discussed with Comm Planning and Addl Comm HK Bharti. The Master Plan in its Chapter 17, Clause 8(3) under General Notes provides the following:

Where Development Controls are not Stipulated for any use premise, the same can be formulated by the Authority.

The Project under reference is a special project being developed with state of the art international level and facilities which will cater to the city as well as have the capability of hosting international sports events.

In case the sports complex is classified under clause 13.3.2 of MPD 2021-International Sports Events, specific Development control norms may be formulated for the complex with approval of the Authority.

24/05/2021 1:01 PM

MANJU PAUL
(ADDL. COMMISSIONER)

Note No. #5

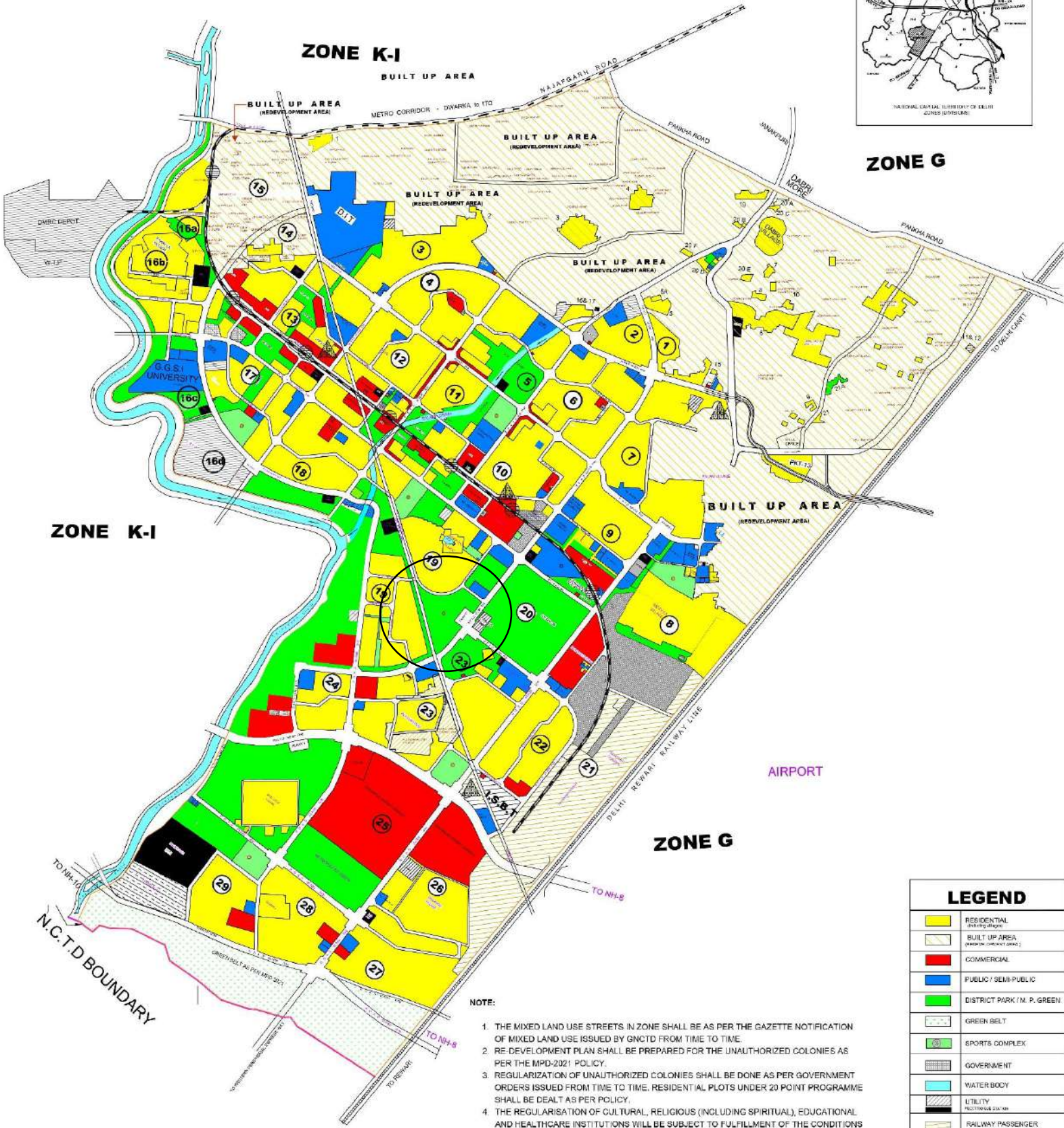
Kindly take reference of note 4 of Addl. Comm.(1), where it has been specified that if the sports complex is earmarked as international sports event under clause 13.3.2 of MPD-2021, then special development norms can be followed, may like to take action accordingly.

24/05/2021 2:49 PM

LEENU SAHGAL
(COMMR(PLG))

Note No. #6

From the above note of Addl. Commr.(Plg.)-I and Commissioner (Plg.),



LEGEND	
	RESIDENTIAL (including village)
	BUILT UP AREA (including current land)
	COMMERCIAL
	PUBLIC / SEMI-PUBLIC
	DISTRICT PARK / N. P. GREEN
	GREEN BELT
	SPORTS COMPLEX
	GOVERNMENT
	WATER BODY
	UTILITY (including gas station)
	RAILWAY PASSENGER TERMINAL
	I.S.B.T. BUS TERMINAL / DEPOT
	CIRCULATION ROAD
	PROP. MRTS CORRIDOR
	DELHI-REWARI RLY. LINE
	METRO STATION
	MULTI-LEVEL PARKING
	ZONE K-II BOUNDARY

- NOTE:
1. THE MIXED LAND USE STREETS IN ZONE SHALL BE AS PER THE GAZETTE NOTIFICATION OF MIXED LAND USE ISSUED BY GNCTD FROM TIME TO TIME.
 2. RE-DEVELOPMENT PLAN SHALL BE PREPARED FOR THE UNAUTHORIZED COLONIES AS PER THE MPD-2021 POLICY.
 3. REGULARIZATION OF UNAUTHORIZED COLONIES SHALL BE DONE AS PER GOVERNMENT ORDERS ISSUED FROM TIME TO TIME. RESIDENTIAL PLOTS UNDER 20 POINT PROGRAMME SHALL BE DEALT AS PER POLICY.
 4. THE REGULARISATION OF CULTURAL, RELIGIOUS (INCLUDING SPIRITUAL), EDUCATIONAL AND HEALTHCARE INSTITUTIONS WILL BE SUBJECT TO FULFILLMENT OF THE CONDITIONS AS GIVEN IN PARA NO 2.4.2 OF THE ZONAL DEVELOPMENT PLAN (REPORT) / GOVERNMENT DIRECTIONS ISSUED FROM TIME TO TIME
 5. EXISTING FARM HOUSES SHALL BE DEALT AS PER POLICY AND MPD-2021 PROVISIONS.
 6. VILLAGE RE-DEVELOPMENT PLANS SHALL BE PREPARED WITH THEIR INTEGRATION TO SURROUNDING SCHEMES / DEVELOPMENT
 7. DRAFT ZONAL DEVELOPMENT PLAN AS PER MPD2021 WAS APPROVED BY AUTHORITY ON 30-10-07 VIDE ITEM NO 78/2007.
 8. DRAFT ZONAL DEVELOPMENT PLAN AS PER MPD2021 WAS APPROVED BY AUTHORITY ON 17/12/2008 VIDE ITEM NO 83/2008 FOR FINAL APPROVAL BY MOUD, GOI.
 9. MODIFIED BASED ON THE APPROVAL BY MOUD, GOI VIDE LETTER NO. K 12011/23/2009/DDIB ON 08.03.2010

AUTHENTICATED ON BEHALF OF
GOVT. OF INDIA VIDE LETTER NO.
K-12011/3/2010-DDIB DT. 30.04.2010

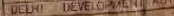
sd/-
(U.VISWANADHAM)
UNDER SECRETARY TO THE GOVT. OF INDIA
MINISTRY OF URBAN DEVELOPMENT
NIRMAN BHAWAN,
NEW DELHI



LANDUSE
ZONAL PLAN K - II
(as per MPD 2021)

sd/- Deepak Joshi Pg. Asst.	sd/- Durganand Minz Asstt. Director (Pg.)
sd/- Tapan Kumar Mandal Jt. Director (Pg.)	sd/- S.P. Pathak Director (Pg.)

DWARKA PROJECT
DELHI
DEVELOPMENT AUTHORITY



13.3 SPORTS FACILITIES

Delhi is emerging as an important centre for National and International Sports events. Sizeable sports facilities have been developed in the City by various agencies like the Sports Authority of India (SAI), Delhi Development Authority (DDA), GNCTD, etc. However, sports activities, so far, been dealt with as a part of Recreational use. It is also felt that many of the facilities, which have been developed, could actually be seen as recreation and / or club type of facilities. As a result, even though the DDA has developed a large network of excellent sports facilities, over and above the facilities developed by the SAI, etc. there is an evident need for a properly planned and structured sports infrastructure in the city which, inter alia, should also be able to take care of mega / international sporting events, such as the forthcoming Commonwealth Games in 2010.

Even the various facilities, which have been developed as pure sports facilities, suffer from lack of full and proper utilisation, and there are issues related to maintenance and resources for the same. With reference to the latter, for example, the Jawahar Lal Nehru Stadium premises are, on the one hand, presently under use for a variety of non-sports related activities and on the other hand, the Stadium itself cannot be used for anything but sports activities. The latter aspect, in turn, is characterised by gross under utilisation. This also brings out the need for developing and prescribing planning and development control norms geared to planned, practical and proper development of sports facilities as an important component of social development and optimum utilisation of the facilities to be developed.

In addition to the above, there is a trend for development of gyms, spas, bowling alleys etc. at neighbourhood level. Since these are mostly being established as commercial ventures, provision of land / space for these should be made in commercial premises.

13.3.1 PROVISION OF SPORTS FACILITIES

Sports activities are an important part of physical and social development of an individual and, at another level sports activities have a significant aspect of, and potential in the form of congregational and competitive events at the community, city, national and international levels. Keeping this in view norms and space standards separately for sports facilities at neighbourhood level and city level have been proposed with the aim of development of sports and play areas for all age groups at appropriate levels.

Table 13.7: Planning Norms and Standards for Sports Facilities

Sl. No.	Category	Pop. / Unit (Approx.)	Plot Area (Ha.)*
1	Divisional Sports Centre / Golf Course	10 lakh	10 to 30 & above

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

* Subject to availability of land.

Notes:

- i. The sports facilities shall be developed according to proper layout plan and landscape plan with adequate parking facility.
- ii. The existing sports infrastructure shall be upgraded and efficiently re-planned to provide better facilities.
- iii. New play fields shall be preferably provided / developed in the vicinity of educational institutions and landscape areas.
- iv. The playground and sports facilities should be accessible by a network of pedestrian and cycle tracks wherever feasible.
- ²[v. Multi-gyms would be permissible in parks having an area of one ha. and would have built up area upto 225 sq.m.]

13.3.2 INTERNATIONAL SPORTS EVENTS

Suitable area of about 200 ha. shall be reserved for International Sports events wherever possible.

13.3.3 DEVELOPMENT CONTROLS

The development controls for the various sports facilities will be as indicated below:

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

Other Development Controls:

- i. To incentivise development of sports facilities and swimming pool (upto maximum 100 sqm) within the group housing areas, schools, clubs, etc. shall not be counted towards ground coverage and FAR.
- ii. All these various sports facilities shall have layout plan, landscape plan, and parking plan, etc.

¹ Modified vide S.O. 2890(E) dated 23-09-2013 and S.O. 149(E) dated 20-01-2014

² Added vide S.O. 2890(E) dated 23-09-2013

MPD-2021 modified upto 31/12/2020

8(3) REGULATIONS FOR BUILDING CONTROLS WITHIN USE PREMISES

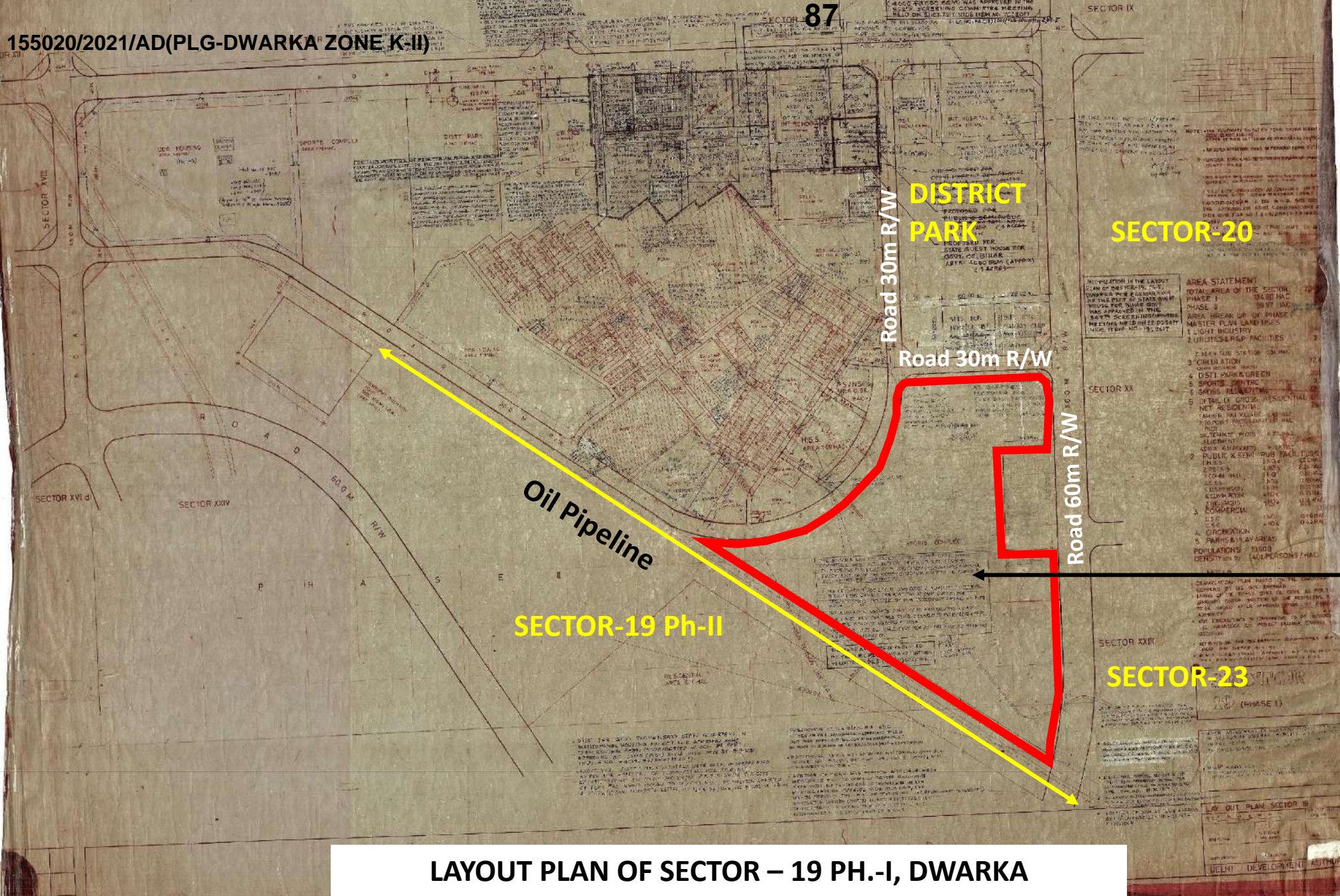
The objective of these regulations is to provide controls for building(s) within use premises excluding the internal arrangement, which are covered in Building Bye-laws.

General Notes:

1. Where development controls are not stipulated for any use premise, the same can be formulated by the Authority.
2. The mezzanine floor and service floor wherever provided shall be considered as a part of the total FAR. ¹[In case of the buildings with 26 m. and more height in all use-zones, Technical Committee of DDA may permit the following in special circumstances:
 - a) In case of provision of stack-parking in stilt floor or basement, minimum height should be 2.5 m.
 - b) Intermittent service floor may be permitted for installation of equipments and services required for the maintenance of the building with prior approval of the agencies concerned and are not to be counted in FAR. The height of the service floor is to be decided based on the depth of structural members, the height requirement for providing water-reservoirs, other equipments, etc. The height of Service floor in the building shall be limited to 1.8 m.]
3. If the building is constructed with stilt area of non-habitable height (2.4 mts) and is proposed to be used for parking, landscaping, etc. the stilt floor need not be included in FAR.
4. Wherever the building regulations are given for different categories of plots, the area covered and the floor area shall in no case be less than the permissible covered area and floor area respectively for the largest size of plot in the lower category.
5. ²[In case of all the plots of size 1000 sq.m. and above, except 'Residential Plot – Plotted Housing', atrium will be permitted with stipulations – Maximum 10% additional ground coverage shall be allowed for providing atrium. In case, the permissible additional ground coverage for atrium is utilized, 25% of the utilized ground coverage shall be counted towards FAR.]

¹ Added vide S.O. 2895(E) dated 23-09-2013

² Added vide S.O. 678(E) dated 04-03-2014



LAYOUT PLAN OF SECTOR – 19 PH.-I, DWARKA

SPORTS COMPLEX
INTERNATIONAL SPORTS
COMPLEX
(DEVELOPMENT
CONTROL NORMS AS PER
SCREENING COMMITTEE
AGENDA

ITEM NO. ____:2021

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

[File No. PLG/MP/0004/2021/F-7/-O/o ADDL. COMMR(PLG-PROJ MPMR)]

1.0 BACKGROUND

- 1.1 Delhi Development Authority vide S.O. 1244 dated 08.03.2019 notified '*Regulations for setting up of Fuel Stations on Privately owned Lands in National Capital Territory of Delhi*'.
- 1.2 An e-File bearing no. LD/CL/0059/2020/CNG/F13-Commercial Land was received from Director (CL), DDA vide which application of M/S Aditya Filling Station for grant of NOC for setting up CNG station on Private Land Khasra No. 10/10 South [01-18], Main GT Road, Village – Singhola, Tehsil – Alipur, 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 situated at Main GTK Road (National Highway-1) on Khasra No. 10/10 South [01-18], having ROW of 100 M, situated in Village Singhola, Tehsil – Alipur, Delhi.
- 2.2 A Site Inspection and Survey was conducted by Planning Department on 31.03.2021 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 enclosed in the file received from CL branch. **(Annexure-B)**
- 2.3 The LoI from IGL is expired on 31.03.2021. As per note#68 of e-File No. LD/CL/0059/2020/CNG/F13-COMMERCIAL LAND, LOI will be extended in due course of time and the same will be submitted, before issue of final CLU NOC, to CL department, DDA by the Applicant.
- 2.4 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	-	P-I	-
b	Land use as per MPD-2021/ Zonal Development Plan	-	Commercial/ Recreational	ZDP of Zone P-I showing the location. (Annexure-C)
c	Whether site lies in Urban area or Rural area	-	-	-
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	-
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 & EVC	CNG	LoI from IGL dated 09.12.2020. (Annexure-D) 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".

Page 2 of 5

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21/AD(PLG-NARELA PROJECTS)				
b	Proportion & Location of CNG & EVC earmarked in the map	-	-	-
c	Area of plot (in sq. m)	1089 Sqm.	1080 Sqm.	(As per Linear Layout Plan by IGL in the file received from CL branch)
d	Plot Dimensions (in Metre) - Front - Back - Left - Right	Front- 33 m Back- 33 m	33.2 m 32.6 m 35.9 m 29.9 m	(As per PESO drawing in the file received from CL branch)
e	Whether Plot frontage is at least 30 m, if not what is it?	Yes	Yes	(As per PESO drawing in the file received from CL branch)
f	Width of land left between existing RoW & proposed RoW to be maintained as Green (except entry & exit)	3 m	11 m (approx.)	(As per Linear Layout Plan by IGL in the file received from CL branch)
g	Area of land left for Green/ parking, if Plot size is more than 1485 sq m	-	N/A	-
h	Site plan showing ingress & egress points	-	Yes	(As per PESO drawing in the file received from CL branch)
3	Road/ Approach details			
a	Whether the Site lies on National Highway	-	Yes	GTK Road (NH-1)
b	Proposed RoW (as per notified ZDP)	-	100 M	As per Zonal Development Plan of Zone P-I (Narela Sub-city) approved by Ministry of Urban Development (Delhi Division), G.O.I. vide letter No. K-12011/23/2009/DDIB dated 08.03.2010.
c	Existing road width in front of the plot	-	60 M (Approx.)	
4	Distance of site from nearest intersection			
a	From minor road	-	400m	More than 50 m, which is in

	than 30m		(Approx.)	conformity with the provisions stipulated in Regulations, dated 08.03.2019.
b	From major road having RoW more than 30m	-	700m (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	-	130 m (Same side of Road)	Less than 1000 m, which is NOT in conformity with the provisions stipulated in Regulations, dated 08.03.2019. However, clarification to be sought from NHAI before issue of final NOC from DDA.
b	Undivided Carriageway - Same side of road - Opposite side of road	-	-	-
6	Approvals/NOC taken from other Authorities			
a	Approval from PESO	-	Yes	To be verified by CL branch
b	NOC from Traffic Police	-	Not submitted	As per minutes of 7th TC Meeting held on 05.10.2020, "Traffic Police NOC may be allowed to be submitted before the issuance of final letter from Land Disposal Section of DDA".
c	Approval from NHAI (if applicable)	-	Not submitted	To be submitted by the applicant to CL branch before issuance of final NOC from DDA.
d	Any other approval/ NOC (if taken)	-	-	-

7	Current Status of Site	-	Vacant Land	As per Site Survey Report, the site is Vacant.
8	Any other information/ detail furnished	-	Not Submitted	Undertaking w.r.t 'temporary permission of five years or till the layout plan is prepared (whichever is earlier)' submitted in compliance of S. No. 6 of Minutes of 4th TC dated 14.08.2020. To be submitted by the applicant to CL branch before issuance of final NOC from DDA.

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.



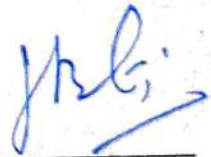
Plg. Asst.
(Narela Project)



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



Director (Plg.)
(Narela Project)



Addl. Commr. (Plg.)
Projects & MPMR

- 86/c -



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 (यो०) लैंड पु.
आयरी सं० 190
दिनांक 21.02.2020

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

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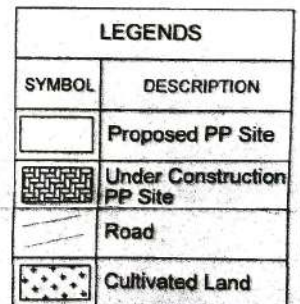
1. Addl. Commr. (Plg.) I/III/II/Projects.
2. Director (Plg.) Land Pooling & Zone K-I/L/N
3. Director (Plg.) MP
4. Director (Plg.) UTTIPEC
5. Director (Plg.) AP-II
6. Director (Plg.) AP-III
7. Director (Plg.) E & O
8. Director (Plg.) UC & Zone 'J'
9. Director (Plg.) MPMR & NCR
10. Director (Plg.) Co-ordination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

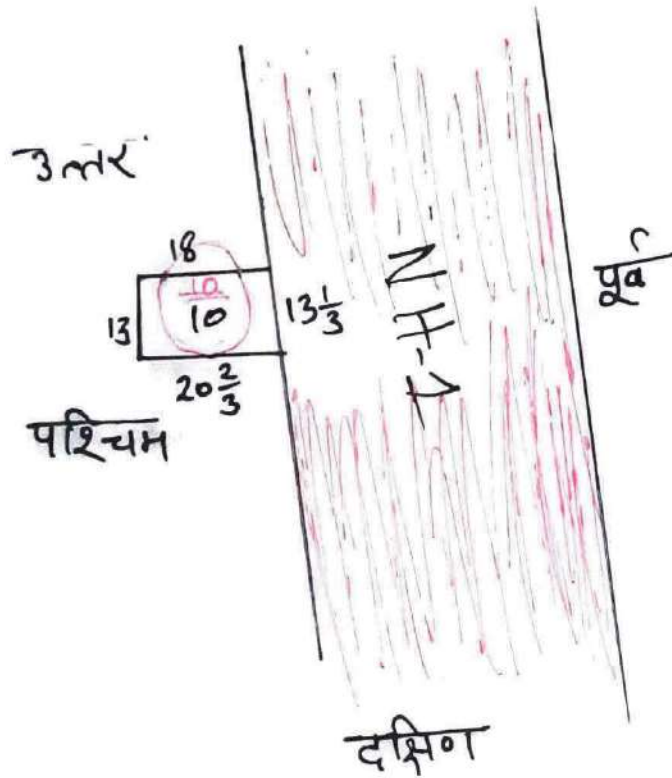
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SURVEYOR

A.D. (SURVEY)

नकल अक्स सिजरा गाम सिंधोला दिल्ली



श्रीमान जी

नकल अक्स सिजरा मुलाखि अलला ह
अलल नकल के लमा-य दिया गया
6/11/2020



भारत सरकार / Government of India
वाणिज्य और उद्योग मंत्रालय / Ministry of Commerce & Industry
पेट्रोलियम तथा विस्फोटक सुरक्षा संगठन / Petroleum & Explosives Safety Organisation (PESO)
हाल संख्या 502 एवं 507, लेवल-5, ब्लॉक II, 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

पूर्व अनुमोदन सं/Prior Approval No : A/G/NC/DL/07/168
(G77782)

दि/Dated : 12/03/2021

सेवा में/To,

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

विषय /Sub : Khasra No, 10/10, Khasra No. 10/10 South(01-18), Main GT Road, Village-Singhola, Tehsil-Alipur, District-North West Delhi, NCT Delhi-110040., SINGHOLA, Alipur, Taluka: Alipur, District: DELHI, State: Delhi, Pin : 110040 - 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, 10/10, Khasra No. 10/10 South(01-18), Main GT Road, Village-Singhola, Tehsil-Alipur, District-North West Delhi, NCT Delhi-110040., SINGHOLA, Alipur, Taluka: Alipur, District: DELHI, State: Delhi, Pin : 110040 - under Gas Cylinder Rules 2016 - Grant of approval regarding.

महोदय/Sir(s),

कृपया आपके दि. 01/03/2021 के आवेदन सं. OIN752976 का संदर्भ ग्रहण करें/Please refer to your application No.OIN752976 dated 01/03/2021 .

प्रस्तावित सीएनजी भरने व भंडारण सुविधाओं का विवरण दर्शाता लेआउट आरेखण सं. , अनुमोदित की जाती है- अनुमोदन की शर्तें : - और प्रत्येक आरेखण की दो प्रतियां विधिवत पृष्ठांकित कर अनुमोदन के टोकन के रूप में अग्रेषित की जा रही है। अनुमोदित आरेखण के अनुसार सुविधाओं के पूर्ण होने पर गैस सिलेंडर नियम, 2016 के फार्म जी के अंतर्गत अनुज्ञप्ति जारी करने हेतु निम्नलिखित दस्तावेज प्रस्तुत किए जाए। / The layout drawing No. , showing the details of the proposed CNG Filling-cum-Storage facilities is approved and two copy of each drawing is forwarded herewith duly endorsed in token of approval. After completion of the facilities as per the approved drawing, you may submit the following documents for Grant of Licence in form 'G' of Gas Cylinders Rules, 2016.

1. प्रत्येक गैस के कुल सिलेंडरों को दर्शाता प्ररूप 'सी' में विधिवत भरा हुआ एवं हस्ताक्षरित आवेदन/ An application in form 'C' in duplicate duly filled and signed; showing total number of filling Points and CNG filled cylinders stored by you.(in triplicate)
2. गैस सिलेण्डर नियम, 2016 के तहत ऑनलाइन आवेदन पोर्टल पर उपलब्ध ई-भुगतान सुविधा के माध्यम से प्रति वर्ष रू 10000/- का लाइसेंस शुल्क ऑनलाइन जमा किया जाना है I/A license fee of Rs. 10000/- per year to be submitted online through e-payment facility available on online application portal under Gas Cylinders Rules, 2016.
3. अनुमोदित आरेखण के की 4 प्रतियां, पुनरीक्षण के पश्चात, उपरोक्त शर्तों के संदर्भ में यदि अपेक्षित हो/4 copies of the replica of the approved drawings, after due revision if required in r/o of above conditions.
4. उक्त नियम के नियम 17 के तहत आवश्यक दस्तावेजी सबूत के साथ (तीन प्रतियों में) भरण एवं भंडारण के

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

5. अनुमोदित आरेखण के अनुसार गोदाम का निर्माण कार्य पूर्ण हो चुका है, इस आशय का प्रमाण पत्र। / A certificate to the effect that the facilities have been constructed as per approved drawing and complying conditions imposed as above, in duplicate.
6. भरण अनुमति के संदर्भों सहित प्रस्तावित सीएनजी सिलेंडरों/ कास्केड्स 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 पृष्ठांकित एक साइट प्लान(मूल + 2 जेरोक्स प्रतियां)। /NOC from the District Magistrate Authority/Commissioner of Police under Rule 48 of Gas Cylinder Rule 2016 with one site plan duly endorsed by him.(Original + 2 xerox copies)

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

भवदीय/Yours faithfully,

((के.पी.शर्मा)

(K. P. SHARMA))

विस्फोटक नियंत्रक

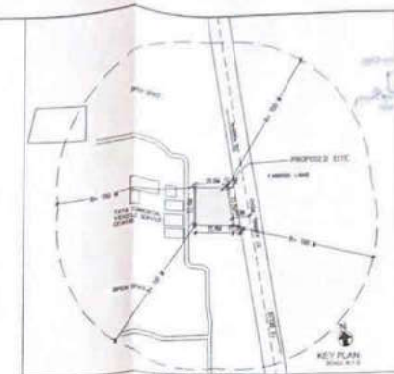
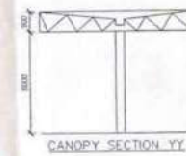
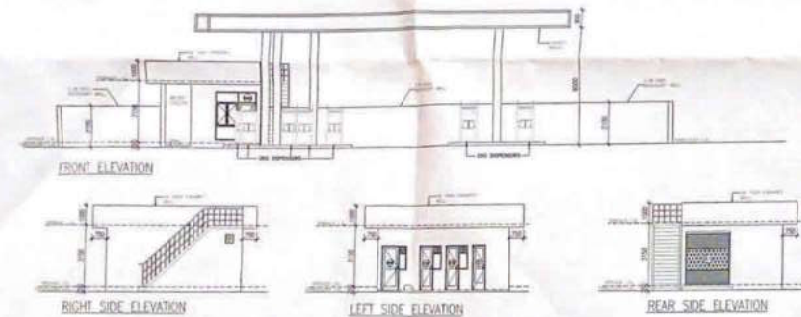
Controller of Explosives

कृते संयुक्त मुख्य विस्फोटक नियंत्रक

For Jt. Chief Controller of Explosives

फरीदाबाद/Faridabad

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



EQUIPMENT LIST				
NO	ITEM	SERVICE	QTY	REMARKS
1	SATS CONDUIT	CMS	2	100' PLUMB
2	SATS GAS DISPENSER	CMS	8	10' PLUMB
3	WELDING GAS DISPENSER	CMS	1	10' PLUMB

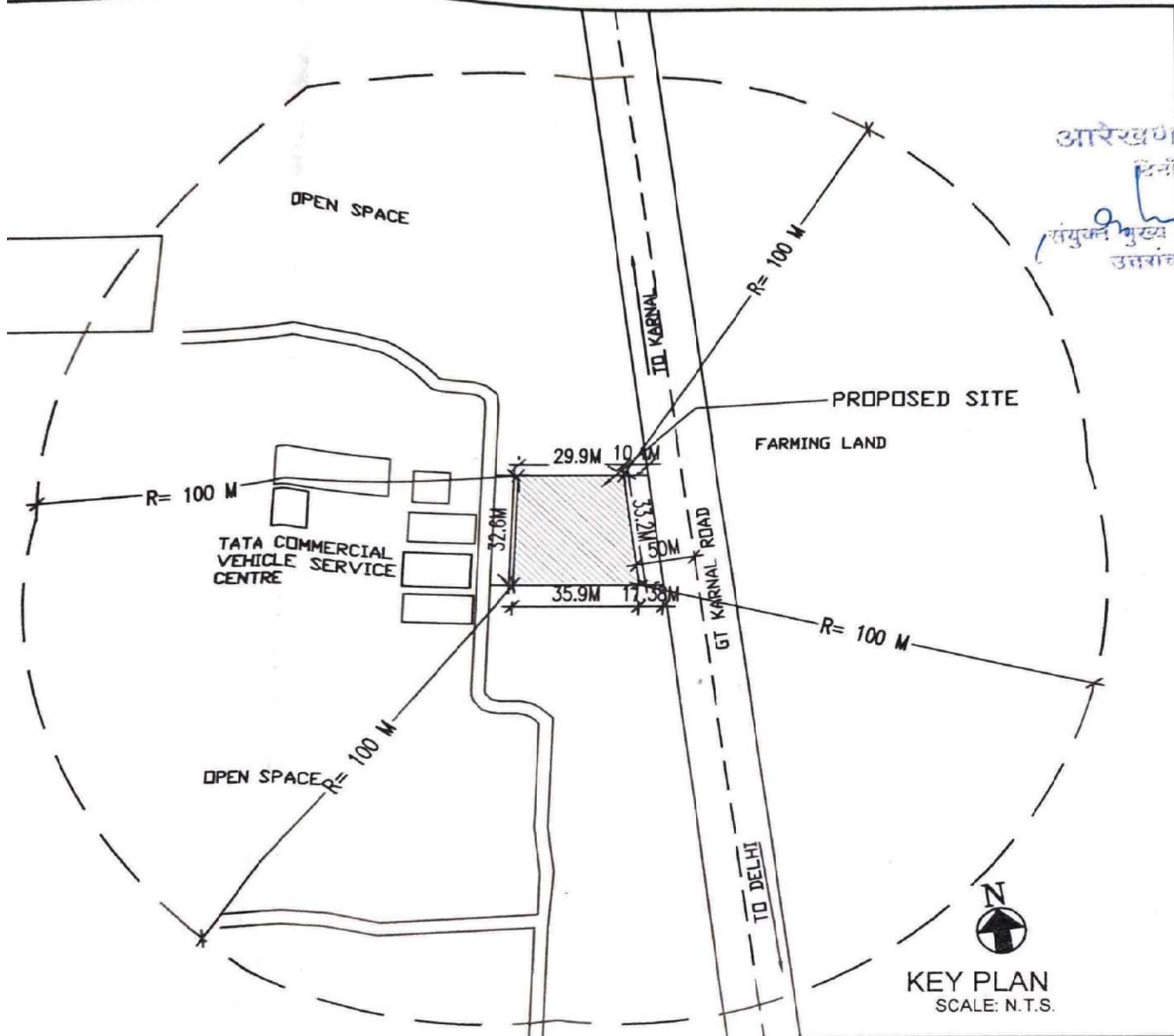
DETAILS OF GAS CASCADES & CYLINDERS				
NO	ITEM	QTY	REMARKS	STOCK
1	10' GAS CASCADE	1	10' PLUMB	1000
2	10' GAS CASCADE	1	10' PLUMB	1000
3	10' GAS CASCADE	1	10' PLUMB	1000
4	10' GAS CASCADE	1	10' PLUMB	1000
5	10' GAS CASCADE	1	10' PLUMB	1000
6	10' GAS CASCADE	1	10' PLUMB	1000
7	10' GAS CASCADE	1	10' PLUMB	1000
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9	10' GAS CASCADE	1	10' PLUMB	1000
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68	10' GAS CASCADE	1	10' PLUMB	1000
69	10' GAS CASCADE	1	10' PLUMB	1000
70	10' GAS CASCADE	1	10' PLUMB	10

INDRAPRASTHA GAS LIMITED
 NEW DELHI - 110001

ISSN: 0013-788X	
Volume 1, No. 1	
January 1, 1980	
100 pages	

CNG FILLING AND E.V CHARGING STATION AT-
KHASRA NO. 18/11, SINGHOLA VILLAGE, MAIN
GT ROAD TO SONPAT, DELHI

TYPE - ONLINE STATION
APPLICANT'S SIGNATURE *[Signature]*
Power of Attorney
Notarized by _____
Notary Public for the State of _____
My Commission Expires _____
By _____, Notary Public for the State of _____
100 South Main Street, Suite 100, St. Louis, MO 63102

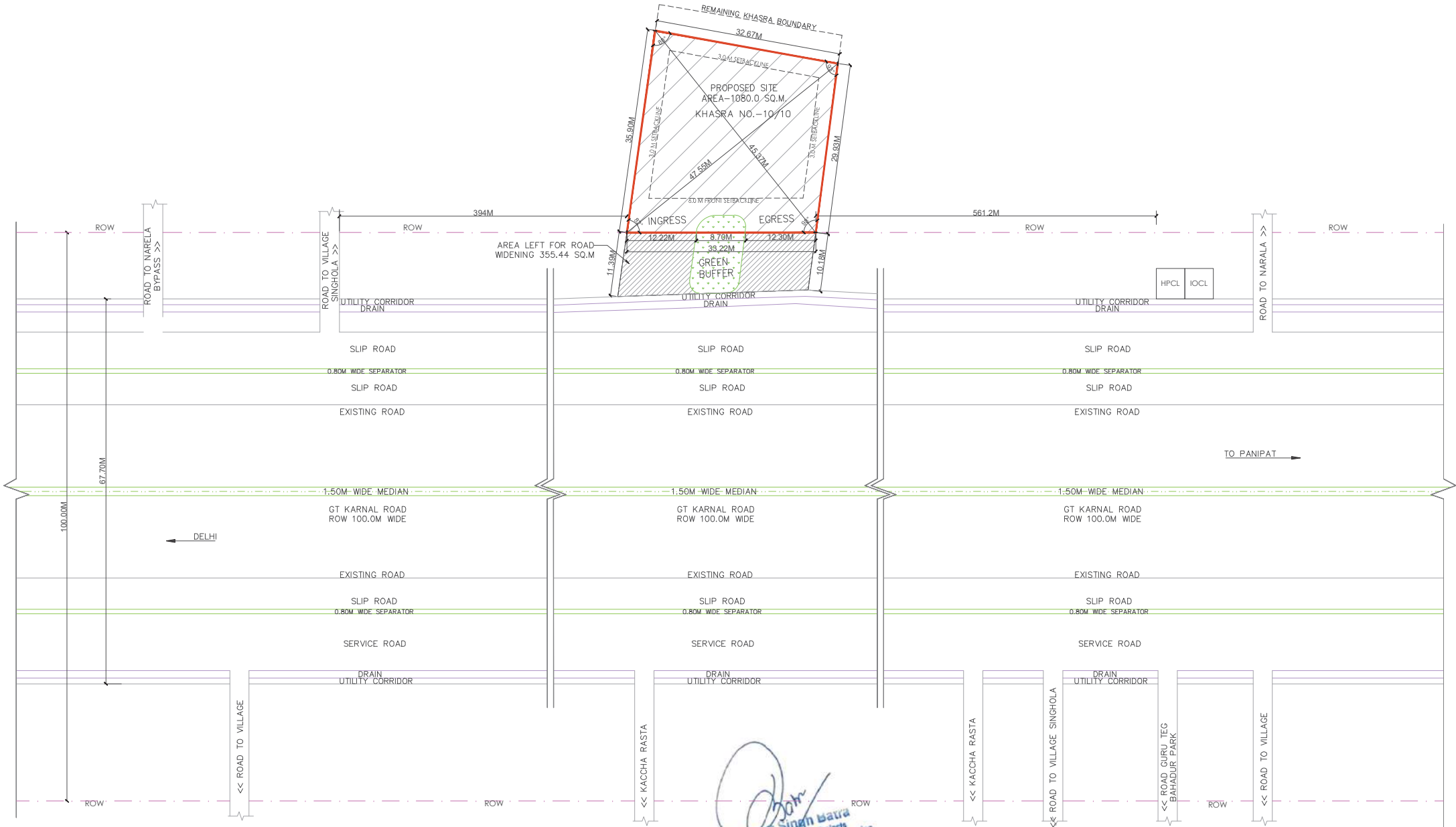


G-77782
आरेखण अनुमोदित
दिनांक 12/08/2021

संयुक्त मुख्य 1000 नियन्त्रक
उत्तरांचल करीदायाद



KEY PLAN
SCALE: N.T.S.



LINEAR LAYOUT PLAN

PROJECT :

PROPOSED CNG STATION FOR INDRAPRASTHA GAS LIMITED AT -
KHASRA NO. - 10/10 SINGHOLA VILLAGE, MAIN G.T ROAD TO SONIPAT DELHI

Pavneet Singh Batra
General Manager CNG Projects
Business Development & Corporate Planning
INDRAPRASTHA GAS LIMITED
101, Bhawan Plot No. 94, Community Center, Sector-49
RK Puram, New Delhi-110022

DATE
12-10-2020

DRAWN BY
AR. ANSHUL

SCALE- N.T.S.

DWG NO.- 24





INDRAPRASTHA GAS LIMITED

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

IGL/MKTG/DODO/DLH/06

Date: 09/12/2020

M/s Aditya Filling Station,
D-786, Saraswati Vihar,
Pitampura, Delhi-110034

Sub. : Validity extension of LOI issued on 03/12/2018 for setting up of
CNG/LCNG/Electrical Charging Station under DODO Model

Ref. : LOI No. IGL/MKTG/CNG/LOI/12-2018/1 dated 03/12/2018

Dear Applicant,

- 1- This is in reference to the LOI issued on 04/10/2018 for setting up of CNG Station at Khasra No.- 10/10 South (01-18), Main GT Road ,Village –Singhola, Tehsil - Alipur, District – North West Delhi, Delhi-110040 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 03/12/2018 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


for Sudhanshu Pant

VP (CNG Marketing)

Email Id: cngmarketingpl@igl.co.in

ITEM NO. ____:2021

SUBJECT: Planning permission for Petrol Pump & CNG on Private Land Khasra No. 36/19, 36/22/1, 36/22/2, Village - Mamurpur, Narela, Delhi in view of notified regulations dated 08.03.2019.

[File No. PLG/MP/0003/2021/F-7/-O/o ADDL. COMM(RPLG-PROJ MPMR)]

1.0 BACKGROUND

- 1.1 Delhi Development Authority vide S.O. 1244 (E) dated 08.03.2019 notified '*Regulations for setting up of Fuel Stations on Privately owned Lands in National Capital Territory of Delhi*'.
- 1.2 An e-File bearing no. LD/CL/0056/2020/CNG/F13-COMMERCIAL LAND was received from CL branch, DDA via e-office vide which application of M/S M A Enterprises to grant NOC for setting up Petrol Pump & CNG station on Private land on Khasra No. 36/19, 36/22/1, 36/22/2, Village – Mamurpur, Narela, 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 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 situated at Ch. Ramdev Marg on Khasra No. 36/19, 36/22/1, 36/22/2, having ROW of 30 m as per Zonal Development Plan of Zone P-I (Narela Sub-city), situated in Village – Mamurpur, Narela, Delhi-110040.
- 2.2 A Site Inspection and Survey was conducted by Planning Department on 02.12.2020 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 enclosed in the e-file received from CL branch. **(Annexure-B)**
- 2.3 As per letter No. F.3(11)/2009/MP/D-44 dated 15.06.2021 by AD (Plg.)/Narela Project, to Director (CL), it was requested to provide certain necessary documents; in reply to which IGL sent the relevant documents via email with

2.4 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-I	Zone P-I	-
b	Land use as per MPD- 2021/ Zonal Development Plan	Green Belt	Green Belt	ZDP of Zone P-I showing the location. (Annexure-D)
c	Whether site lies in Urban area or Rural area	-	Urban	Village Mamurpur declared 'Urban' as per S.O. 3302(E), Dept. of Urban Development, GNCTD vide notification no. F7(128)/DLB/2019/00058015 6/14600-15 dated 20.11.2019 (Annexure-E)
d	Whether in prohibited Zone	No	No	-
e	Whether in Green Belt	-	Yes	As per MPD-2021, Annexure 4.0(II), Village - Mamurpur falls in the list of villages in Green Belt where Low Density Residential Plots are permitted. (Annexure-F) As per S.O. 1244(E), Fuel station is permitted in Green Belt.
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(II), Vill. - Mamurpur falls in the list of villages in Green Belt where Low Density Residential Plots are permitted and is not part of
h	Name of Land Pooling Zone & Sector number	-	N/A	

155752/2021/AD(PLG-NARELA PROJECTS)

2021/AD(PLG-NARELA PROJECTS)				
i	Undertaking for participation in Land Policy		N/A	Land Pooling area.
2 Plot Details				
a	Category of Fuel Station – CNG/ CNG Mother Station/ Petrol/ EVC	CNG Electric Petrol Diesel	Petrol Pump & CNG	As per Lol from IOCL dated 11.09.2020 (Annexure-G) 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 Sqm.)	1089 Sqm.	1089 Sqm	(As per PESO drawing)
d	Plot Dimensions (in Metre) - Front - Back - Left - Right	Front- 33 m Depth- 33 m	33 m 33 m 33 m 33 m	(As per PESO drawing)
e	Whether Plot frontage is at least 30 m, if not what is it?	Yes	Yes	(As per PESO drawing)
f	Width of land left between existing RoW & proposed RoW to be maintained as Green (except entry & exit)	9.5 m	-	Land between existing road and proposed ROW to be maintained as green.
g	Area of land left for Green/ parking, if Plot size is more than 1485 sq m	-	N/A	-
h	Site plan showing ingress & egress points	-	Yes	-
3 Road/ Approach details				
a	Whether the Site lies on National Highway	-	No	-
b	Proposed RoW (as per notified ZDP)	-	30 m	As per Zonal Development Plan of Zone P-I (Narela Sub-city) approved by Ministry of Urban Development (Delhi Division), G.O.I. vide letter No. K-12011/23/2009/DDIB dated 08.03.2010.
c	Existing road width in front of the plot	33 m	30 m	
4 Distance of site from nearest intersection				

155752/2021/AD(PLG-NARELA PROJECTS)

a	From minor road having RoW less than 30m	-	N/A	
b	From major road having RoW more than 30m	-	150 m (Approx.)	More than 100m 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 500m 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	To be verified by CL branch
b	NOC from Traffic Police	-	Not submitted	As per Minutes of the 7 th Technical Committee held on 05.10.2020, "Traffic Police NOC may be allowed to be submitted before the issuance of final letter from Land Disposal Section of DDA".
c	Approval from NHAI (if applicable)		N/A	-
d	Any other approval/ NOC (if taken)	-	-	-
7	Current Status of Site	-	Vacant Land	(As per site survey report)
8	Any other information/ detail furnished	-	-	Undertaking w.r.t 'temporary permission of five years or till the layout plan is prepared (whichever is earlier)'

155752/2021/AD(PLG-NARELA PROJECTS)

				submitted in compliance of S. No. 6 of Minutes of 4th TC dated 14.08.2020. (Annexure-H)
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3.0 PROPOSAL

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

- i. Permission shall be given on the plot area left after leaving the portion of plot required for proposed road widening/ROW as per ZDP. The land required for road widening has to be kept as Green open space.
- ii. Land if required for the road widening or any other planned development shall be surrendered by the owner/ occupier. The permission does not confer any immunity against acquisition of the land for any planned scheme by Government.
- iii. All the necessary clearances and NOCs from the concerned authorities shall be obtained before execution.
- iv. All conditions as laid down in Gazette Notification S.O. 1244 dated 08.03.2019 shall be mandatorily complied.
- v. The general provisions regarding proposals of fuel stations as per decision of 4th T.C. Meeting held on 20.07.2020 and 7th T.C. Meeting held on 05.10.2020 shall be adhered to.

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



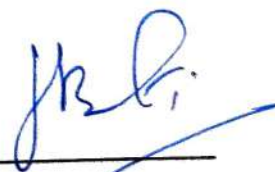
Plg. Asst.
(Narela Project)



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



Director (Plg.)
(Narela Project)



Addl. Commr. (Plg.)
Projects & MPMR

-86/c-

Annexure A



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 सं. 190
दिनांक 21.02.2020

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

Copy to:-

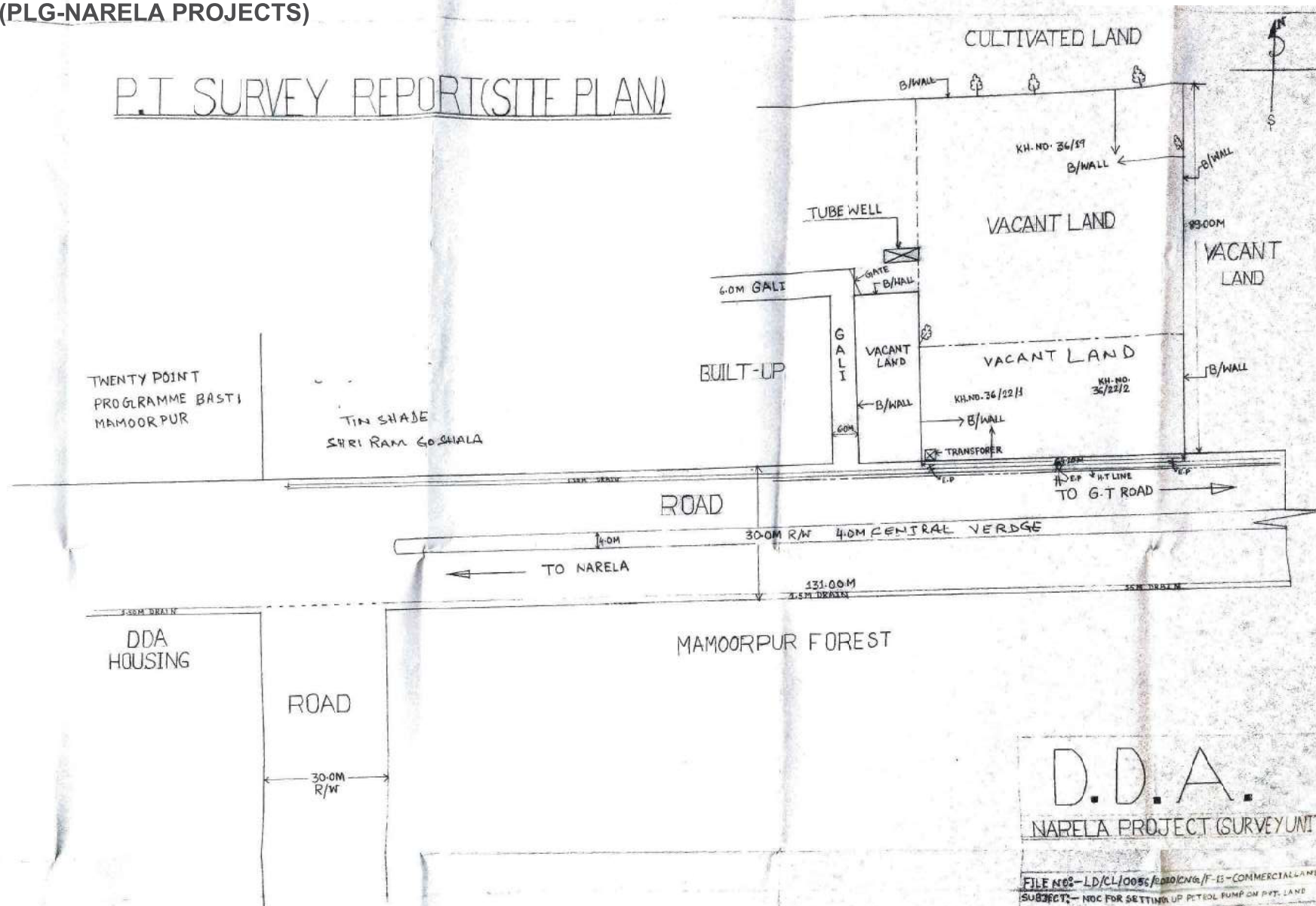
1. Addl. Commr. (Plg.) I/III/II/Projects.
2. Director (Plg.) Land Pooling & Zone K-I/L/N
3. Director (Plg.) MP
4. Director (Plg.) UTTIPEC
5. Director (Plg.) AP-II
6. Director (Plg.) AP-III
7. Director (Plg.) E & O
8. Director (Plg.) UC & Zone 'J'
9. Director (Plg.) MPMR & NCR
10. Director (Plg.) Co-ordination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

P.T SURVEY REPORT(SITE PLAN)

D.D.A.

NARELA PROJECT (SURVEY UNIT)

FILE NO. LD/CL/0056/2020/NG/17-E-COMMERCIAL LAND
 SUBJECT: NOC FOR SETTING UP PETROL PUMP ON PVT. LAND
 ROAD-36/19, 36/22/1, 36/22/2, VILL - MAMOORPUR, NARELA

SURVEYED BY	COMM. ON.	SCALE
Ground 02/12/2020	02/12/2020	1:500
COMP. ON.	DRG. NO.	
02/12/2020		

A.D.(SURVEY)

DY. DIR.(SURVEY)



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.3(11)/2009/MP/D-44

Date: 15/06/2021

To,

✓ Director (CL),
DDA, 1st Floor,
Vikas Sadan, INA,
New Delhi – 110023.

Subject: Regarding planning permission for setting up Petrol Pump/CNG/EVC on Private land Khasra No. 36/22/1, 36/22/2, 36/19 at Village Mamoorpur, Tehsil-Narela, Delhi.

Sir,

This is with reference to the request of planning permission for setting up Petrol Pump/CNG/EVC on Private land Khasra No. 36/22/1, 36/22/2, 36/19 at Village Mamoorpur, Tehsil-Narela, Delhi, received in this unit vide e-file no. LD/CL/0056/2020/CNG/F13-COMMERCIAL LAND from Commercial Land Branch, DDA on the above cited subject. In this regard, following deficiencies are observed:

1. As per S.O. 1244 (E) 3.0 v) "In case of CNG stations, minimum size of plot may vary subject to the NOC and norms/standards as prescribed by the Petroleum and Explosives Safety Organization or any other statutory body defined for the same". Hence, PESO approval along with clear readable PESO authenticated drawing may be provided.
2. In the IGL endorsed drawings, proposed site area is mentioned as 83325 sqm.. Also, complete Khasras are not mentioned.
3. Site is not earmarked on ZDP of Zone P-I.
4. Sr. No. 6 of Minutes of 4th Technical Committee dated 14.08.2020 states- "For the sites falling in the areas where layout plan of the area has not been prepared for instance in land pooling areas, green belt, etc. it was deliberated that such cases will be considered for approval for temporary permission of 5 years or till the layout plan (whichever is earlier). In this

155752/2021/AD(PLG-NARELA PROJECTS)

regard the applicant and IGL has to submit undertaking to the effect that in case the site doesn't get accommodated in the layout plan, they will shift/close the business from the existing site." Hence, referred undertaking (to be verified by CL branch) maybe provided in compliance of above.

Hence, it is requested to provide the information for further examination.

gsm
15/6/21

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

Copy to: -

1. DGM (Retail Sales), Delhi Divisional Office, Indian Oil Corporation Ltd., World Trade Centre, Babar Road, New Delhi – 110001.
2. Sh. Ashish Garg, 43, Swastik Kunj Apartments, Sector – 13, Rohini, New Delhi – 110085.

gsm

Asst. Dir. (Plg.)/
Narela Project

To,

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

File No: **F.3(11)2019/MP/D-44**

Subject: **NOC for Setting up Petrol Pump on private land at Khasra No 36/22/1, 36/22/2, 36/19, Village Mamoorpur, Delhi.**

Dear Sir,

This is in reference to letter No F.3(22)2019/MP/D-44 dated 15.06.2021 from AD Planning Narela for NOC for Setting up Petrol Pump on private land at Khasra No 36/22/1, 36/22/2, 36/19, Village Mamoorpur, Delhi. Please find the reply as under:

1. This is a proposal of Petrol Pump cum CNG station with proposed area of 1089 sq m. The minimum size of Fuel station as per Gazette and MPD is 1080 sq m hence there is no requirement of approved PESO drawing. However a true color copy of PESO drawing was submitted with AD Planning, a copy of the same is attached herewith.
2. LOI for this Fuel station is given by IOCL and all authenticated drawings are only showing area of 1089 sq m. Area written in site plan was evidently written as 833.25 sq m (this is combined area of part Khasra No 36/22/1 & 36/22/2) whereas the total site has part of third khasra no 36/19 (Area 255.75). Please consider 1089 sq m as site total area. A copy of Khasra Plans are attached herewith.
3. A copy of ZDP was submitted with AD planning Narela. Same is attached herewith.
4. Scan copy of Undertaking is attached herewith, the original will be deposited before NOC with Director (CL) Branch

Kindly do the needful at the earliest.



AshishGarg
FLAT NO. 43, SWASTIK KUNJ APARTMENTS,
SECTOR-13, ROHINI, DELHI-110085
(9873656627, 9899998227)
Dated: 17.06.2021

Copy to: -

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



भारत सरकार / Government of India
 वनियम और उद्योग मंत्रालय / Ministry of Commerce & Industry
 पेट्रोलियम तथा विस्फोटक सुरक्षा संगठन / Petroleum & Explosives Safety Organisation (PESO)
 हास संख्या 802 एवं 807, सेक्टर-5, ब्लॉक II, पुराना सी.जी.ओ. कॉम्प्लेक्स, एन.एच.4
 फरीदाबाद-121001

Hall No. 802 & 807, 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 : 07/08/2020

अनुमोदन सं/Prior Approval No : A/G/NC/DU/07/126 (G68341)

M/s. Indian Oil Corporation Limited,
 2ND FLOOR, WORLD TRADE CENTRE,
 BABAR ROAD, CONNAUGHT PLACE,
 DELHI,
 DELHI,
 Taluka: BADARPUR,
 District: DELHI
 State: Delhi
 Pin : 110044

अनुमोदन सं/Prior Approval No : A/G/NC/DU/07/126 (G68341)
 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. 36/22/1, 36/22/2, 36/19, MAMOORPUR, MAMOORPUR, Narela, Taluka: Narela, District: DELHI, State: Delhi, Pin : 110040 - में सिलेंडरों में सी.एन.जी. गैस का अनुमोदन जारी करने के बारे में/Proposed Filling cum Storage Capacity of CNG at Khasra No. 36/22/1, 36/22/2, 36/19, MAMOORPUR, MAMOORPUR, Narela, Taluka: Narela, District: DELHI, State: Delhi, Pin : 110040 - under Gas Cylinder Rules 2016 - Grant of approval regarding.

कृपया आपके दि 31/07/2020 के आवेदन सं. OIN545478 का संदर्भ ग्रहण करें/Please refer to your application No.OIN545478 dated 31/07/2020.

प्रस्तावित सोएनजी भरने व भंडारण सुविधाओं का विवरण दर्शाता सैलाउट आरेख सं. 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 आरेख की दो प्रतियां विधिवत पृष्ठांकित कर अनुमोदन के टोकन के रूप में अर्पित की जा रही है। अनुमोदित आरेख 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. 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 को दर्शाता प्रारूप '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. गैस सिलेंडर नियम, 2016 के तहत ऑनलाइन आवेदन पोर्टल पर उपलब्ध ई-भुगतान सुविधा के माध्यम से प्रति वर्ष रु 10000/- का लाइसेंस शुल्क ऑनलाइन जमा किया जाना है। /A license fee of Rs 10000/- per year to be submitted online through e-payment facility available on online application portal under Gas Cylinders Rules, 2016.
3. अनुमोदित आरेख के की 4 प्रतियां, पुनरीक्षण के पश्चात, उपरोक्त शर्तों के संदर्भ में यदि अपेक्षित हो/4 copies of the replica of the approved drawings, after due revision if required in r/o of above conditions.
4. उक्त नियम के नियम 17 के तहत आवश्यक दस्तावेजी सबूत के साथ (तीन प्रतियां में) भरण एवं भंडारण के परिचालन हेतु जिम्मेदार संबंधित प्रभारी, संबंधित पर्यवेक्षक, परिचालक, आदि सहित सक्षम व्यक्तियों के नाम, योग्यता और अनुभव दर्शाता बायो-डाटा/Bio-data indicating name, qualification and experience of the competent persons including manager, supervisors and operator responsible for filling and storage operations as required under rule 17 of the said rules with documentary evidence in duplicate.
5. अनुमोदित आरेख के अनुसार गोदाम का निर्माण कार्य पूर्ण हो चुका है, इस आशय का प्रमाण पत्र। / A certificate to the effect that the facilities have been constructed as per approved drawing and complying conditions imposed as above, in duplicate.
6. भरण अनुमति के संदर्भ सहित प्रस्तावित सोएनजी सिलेंडरों/कास्केड्स 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 संदर्भ 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 संदर्भ के साथ कंप्रेसरों और डिस्पेंसरों की बनावट सहित विशिष्टियां/ Specification and Test certificate of gas pipelines from competent engineers of your company under Gas Cylinder Rules 2016 in duplicate.
9. गैस सिलेंडर नियम 2016 के नियम 48 के तहत जिला मजिस्ट्रेट प्राधिकारी/पुलिस आयुक्त से अनापत्ति प्रमाण पत्र के साथ उनके द्वारा विधिवत पृष्ठांकित एक साइट प्लान(मूल + 2 जेरोक्स प्रतियां) /NOC from the District Magistrate Authority/Commissioner of Police under Rule 48 of Gas Cylinder Rule 2016 with one site plan duly endorsed by him. (Original + 2 xerox copies)

यदि सोएनजी की सुविधाएं मौजूदा रिटेल आउटलेट में हैं, तो संशोधित सैलाउट ड्राइंग में परिवर्तन 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

भवदीय/Yours faith/fully,

((आर.एन.मीना)
 (R.N.Meena))

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

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



सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No.	: IN-DL14717322082905S
Certificate Issued Date	: 07-Dec-2020 10:08 AM
Account Reference	: IMPACC/(IV)/ dl721003/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL.DL72100333733323713912S
Purchased by	: ASHISH GARG
Description of Document	: Article Undertaking
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: ASHISH GARG
Second Party	: ASHISH GARG
Stamp Duty Paid By	: ASHISH GARG
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



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



Statutory Alert:

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

155752/2021/AD(PLG-NARELA PROJECTS)

Undertaking

I, Ashish Garg S/o Shri Hari Sarup R/o Flat No. 43, Swastik Kunj Apartments, Sector-13, Rohini, Delhi – 110085, do hereby solemnly affirm and declare as under :-

1. That I have applied for Planning permission for setting up Petrol Pump on Khasra No. 36/22/1, 36/22/2, 36/19, Village Mamoorpur, Delhi.
2. That the Village Mamoorpur falls under Green Belt.
3. That I understand that Delhi Development Authority has not prepared layout 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, and then we will shift/ close the retail outlet at our own cost.



Deponent

Verification:

I/ the above named lessee(s), do hereby at Delhi on this day of 07.12.2020 verify that contents of the above E- undertaking are true and correct to my/ our knowledge and belief and nothing is false therein or has been concealed therefrom.

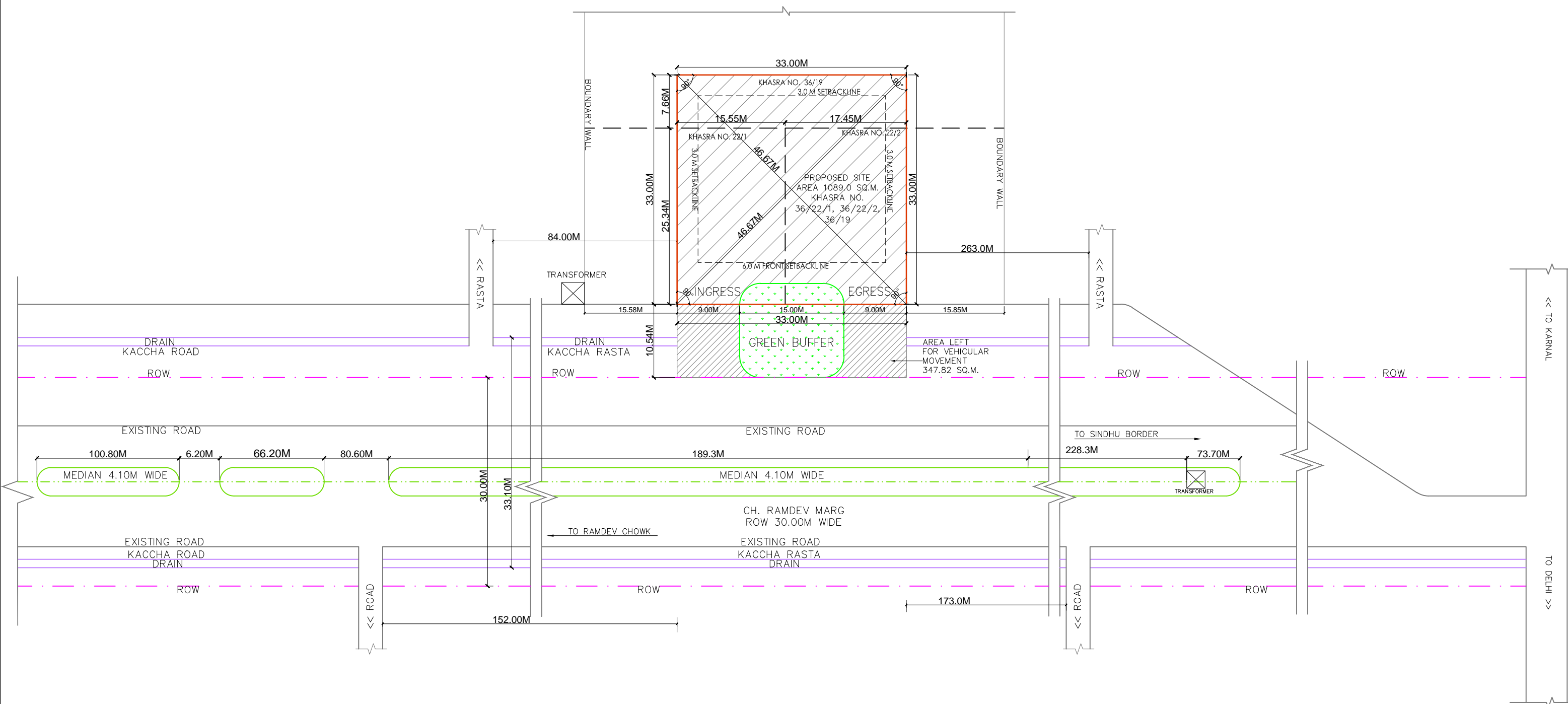


Deponent

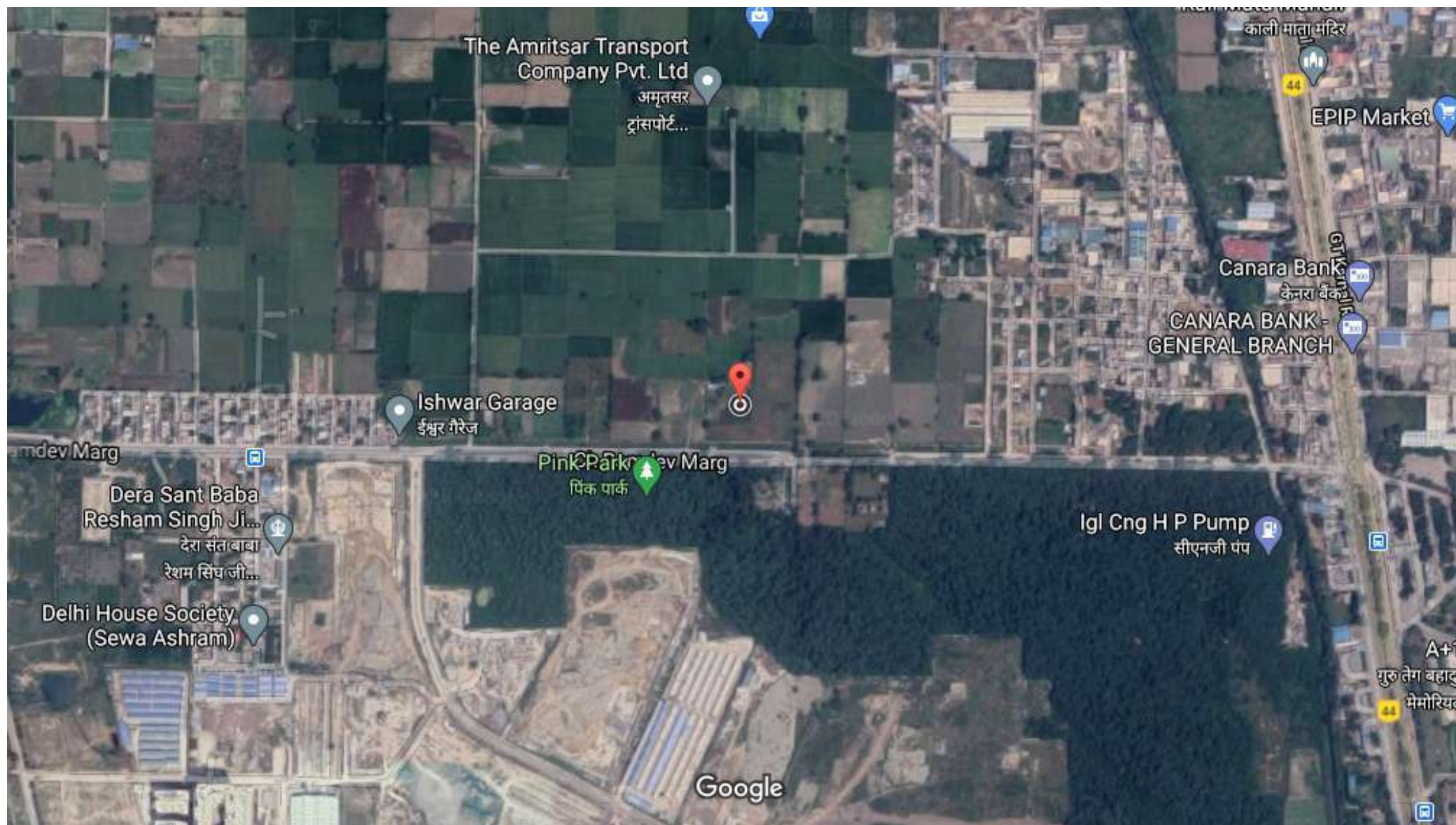
ATTESTED
NOTARY PUBLIC
(INDIA)



08 DEC 2020

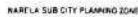


Google Maps



Imagery ©2020 Maxar Technologies, Imagery ©2020 CNES / Airbus, Maxar Technologies, Map data ©2020

200 m



NATIONAL CAPITAL TERRITORY OF DELHI

NARELA PROJECT

उत्तर

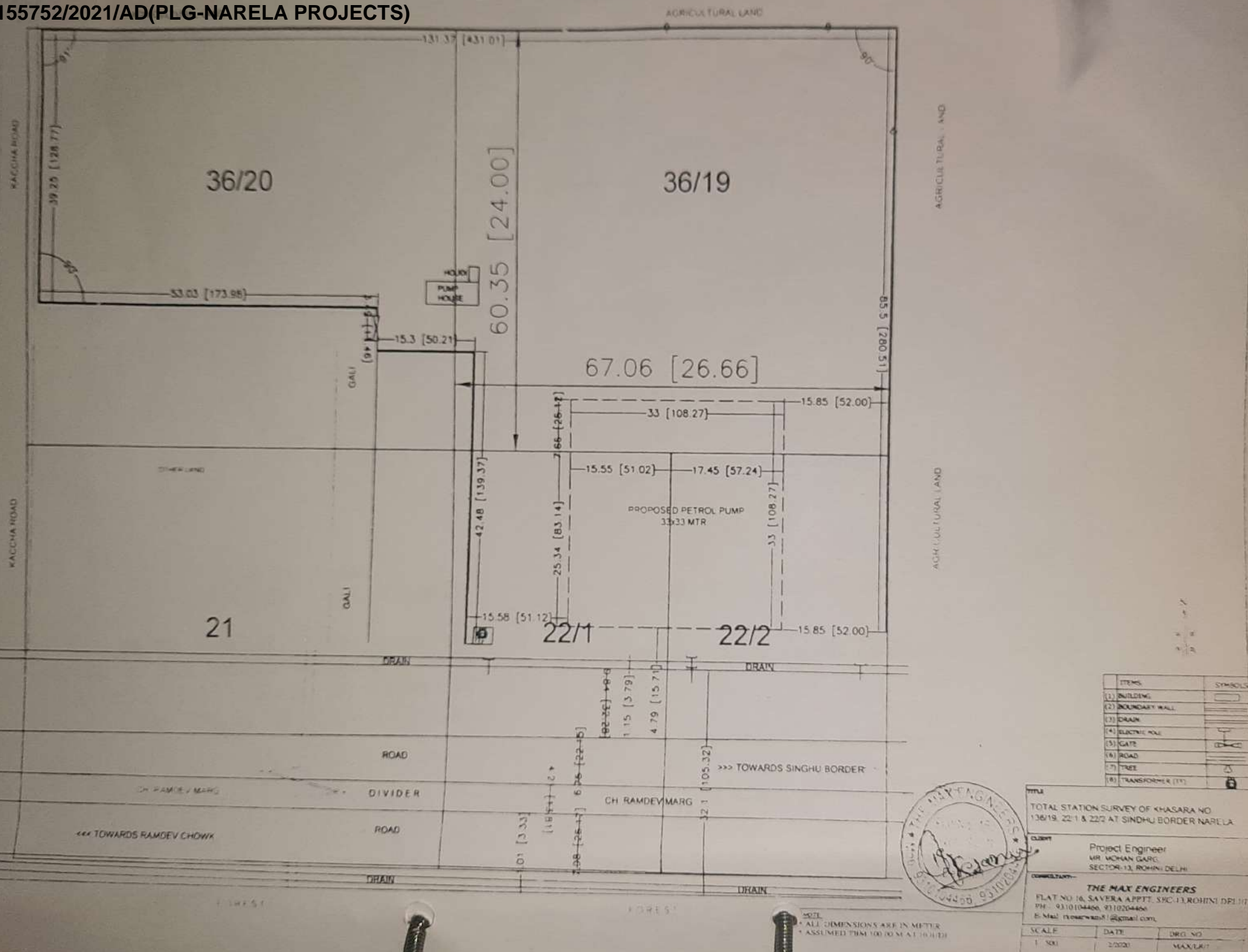
A hand-drawn sketch of a 2x2 grid. The top-left cell contains the number 20. The top-right cell contains the fraction $\frac{36}{19}$. The bottom-left cell contains the number 21. The bottom-right cell contains the fraction $\frac{22}{2}$. The grid is drawn with simple lines, and there are some additional scribbles at the bottom.

Yes

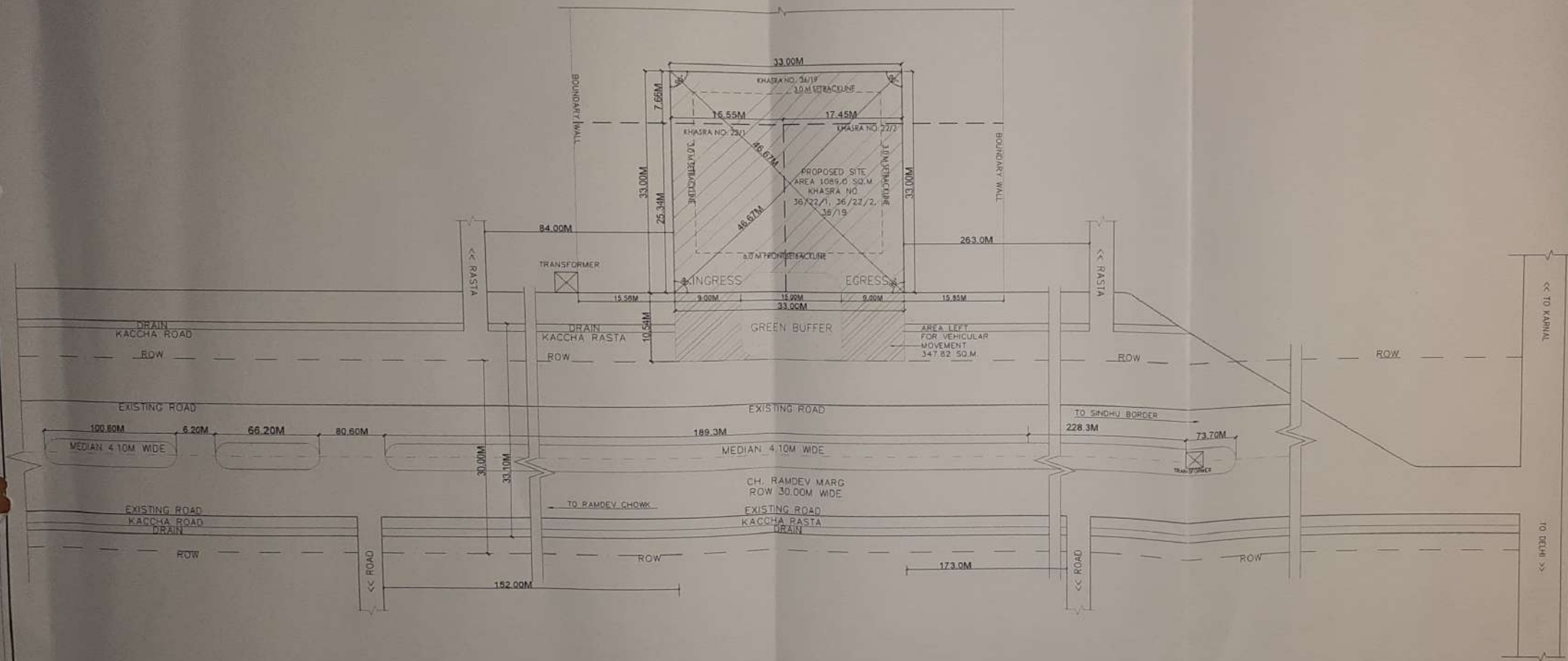
दक्षिण

(Handwritten signature)

02/11/2020



155752/2021/AD(PLG-NARELA PROJECTS)



LINEAR LAYOUT PLAN

PROJECT :

PROPOSED RETAIL OUTLET, AT -
 KHASRA NO. 36/22/1, 36/22/2, 36/19, VILLAGE MAMoorPUR FROM SINDHU BORDER TO CHAUDHARY RAMDEV CHOWK, DIST. NORTH WEST DELHI,
 STATE-DELHI

Kundra
 गौरव कुंद्रा / GAURAV KUNDRA
 डी. जे. मैन्यागंज, गीता नदी / Dy. General Manager (Retail Sales)
 इंडियन ऑइल कॉर्पोरेशन लिमिटेड (राजीव)
 Indian Oil Corporation Limited (MO)
 गीता नदी, बल्लभपुरा / Delhi District Office
 बाबर रोड, बल्लभपुरा / Babar Road, Ballabhpur

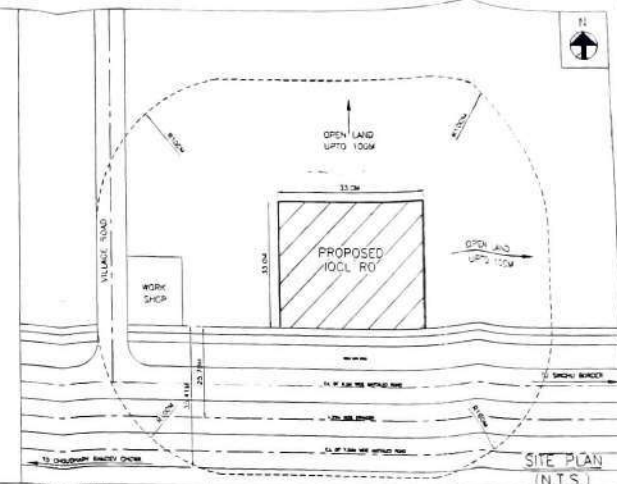
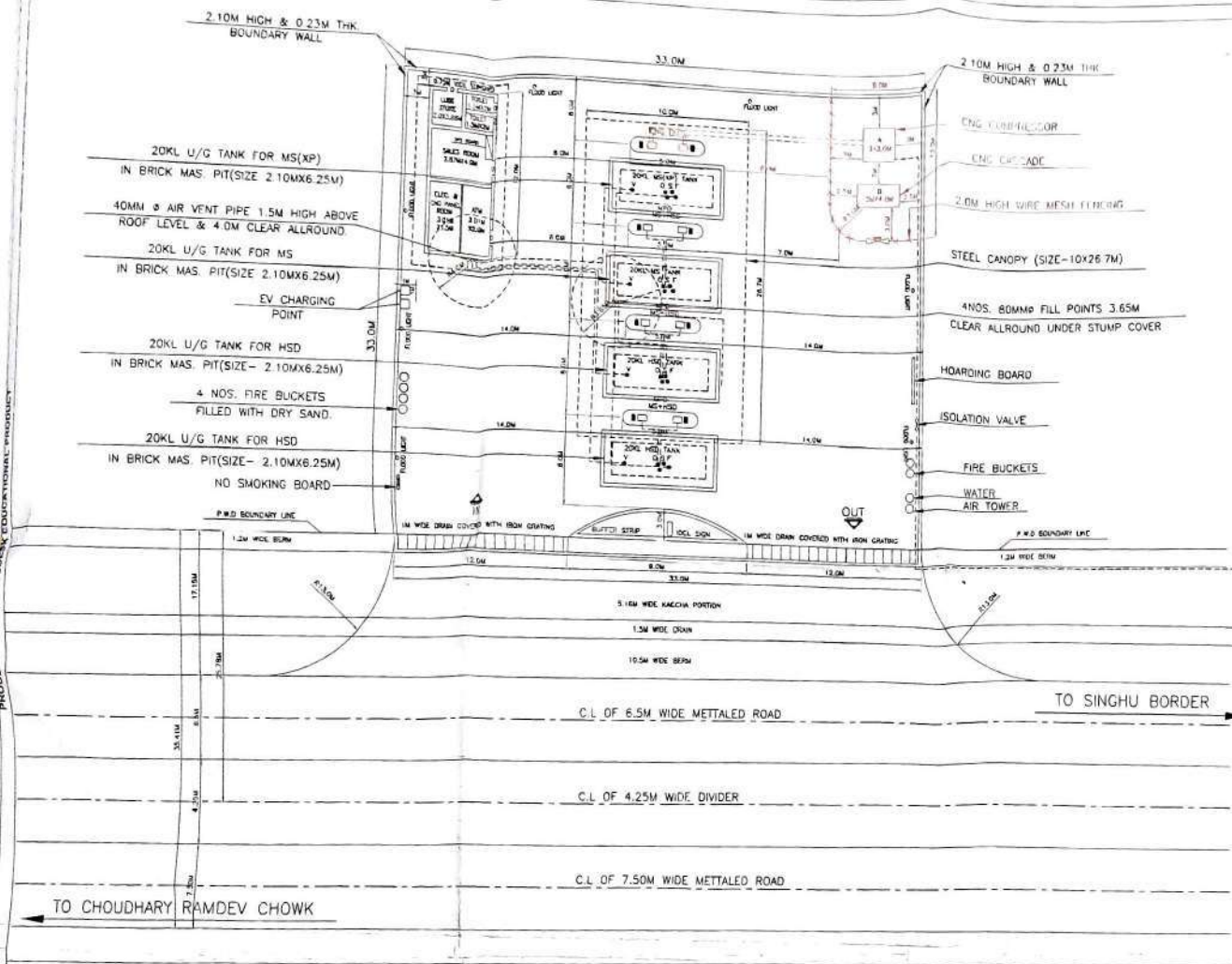
DATE
01-10-2020

SCALE- N.T.S.

DWG NO.- 25



155752/2021/AD(PLG-NARELA PROJECTS)



S.NO	EQUIP. NAME	SERVICE CITY NAME	REMARKS
1	ENG. COMPRESSOR	MS	15 KLMS
2	ENG. CASCADE	MS	20 KL

S.NO	EQUIP. NAME	SERVICE CITY NAME	REMARKS
1	ENG. COMPRESSOR	MS	15 KLMS
2	ENG. CASCADE	MS	20 KL

TANK SCHEDULE -

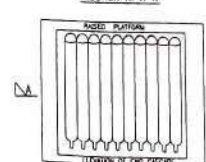
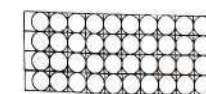
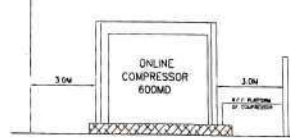
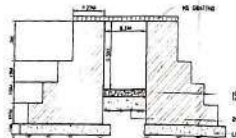
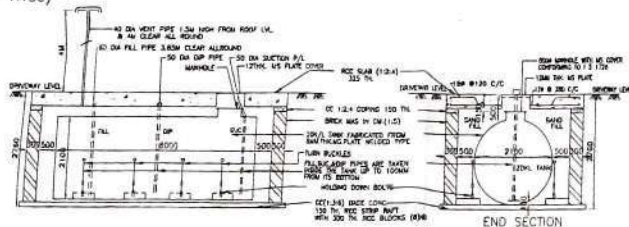
TANK	SIZE	PRODUCTS	CAPACITY
1	2.1 X 6.25M	MS/DPY	20 KL
2	2.1 X 6.25M	MS	20 KL
3	2.1 X 6.25M	HSD	20 KL
4	2.1 X 6.25M	HSD	20 KL

SITE INFORMATION -

VILLAGE	MAMMOORPUR
KHASARA NO	36/22/1, 36/22/2, 36/19
POLICE STATION	NARELA
TEH	NARELA
DISTRICT	DELHI
STATE	NEW DELHI
PIN CODE	110040

NOTES

- NO ROAD CROSSING WITHIN 91.5M ON EITHER SIDE OF THE PLOT.
- NO DRAIN, SEWER OR STRUCTURE WITHIN 1.5M FROM THE UNDER GROUND TANK.
- SUCTION PIPES UNDER THE DRIVEWAY TO BE HOUSED UNDER PIPE SLEEVES.
- FILL POINT ARE KEPT 4M CLEAR ALLROUND WITHIN THE PLOT AND FITTED WITH LOCKING CAP.
- 40MM DIA VENT PIPE 4M HIGH FROM GROUND LEVEL AND 4M CLEAR ALLROUND FITTED WITH INVERTED 'U' TYPE VENT HOOD COVER WITH TWO LAYERS OF NON-CORROSCABLE METAL WIRE GAUZE OF 11 MESH PER LINER CM AT ITS OPEN ENDS.
- DPS BOARD FIXED ON THE SALES ROOM 1.5 M HIGH FROM G-LVL AND SHALL NOT BE KEPT UNDER LOCK & KEY.
- ALL ELECTRICAL FITTING SHALL CONFORM TO BESS 229 OR EQUIVALENT ISI SPECIFICATION.
- CERTIFICATE THAT THERE IS NO OVERHEAD ELECTRICAL WIRE IS PASSING OVER THE PLOT.
- SIX NOS. FIRE BUCKETS FILLED WITH DRY SAND 2 NOS. FOAM TYPE FIRE EXTINGUISHERS OF CAPACITY 9 LTRS. EACH AND ONE NO CO TYPE FIRE EXTINGUISHERS OF CAPACITY 3kgS. FOR PETROLEUM AND ELECTRIC FIRE SHALL BE PROVIDED AT PETROL PUMP.
- "NO SMOKING" SIGN SHALL BE DISPLAYED AT THE PETROL PUMP.
- TANK FED BY TANK LORRY.
- ALL THE TANK ARE NOT TO BE REPAIRED AT THE SAME TIME.
- DESIGN OF CANOPY /SALES BUILDING WOULD BE /HAS BEEN CARRIED OUT AS PER SOUND ENGINEERING PRACTICE.

LAYOUT PLAN
(SCALE:-1:150)

INDIAN OIL CORPORATION LTD
(MARKETING DIVISION)
DELHI DIVISIONAL OFFICE
NEW DELHI

PROJECT

PROPOSED RETAIL OUTLET,
AT VILLAGE MAMMOORPUR FROM SINGHU BORDER
TO CHOUDHARY RAMDEV CHOWK,
(ON EITHER SIDE OF CR 10A)
DIST. NORTH WEST DELHI, STATE - DELHI

TITLE - SITE & LAYOUT OF ON-LINE ENG
FACILITY AT RETAIL OUTLET

DRAWN BY- P.S.

DWG. NO. - (P/453/20)

CHKD. BY-

DATE - 23/07/2020

APPRD -

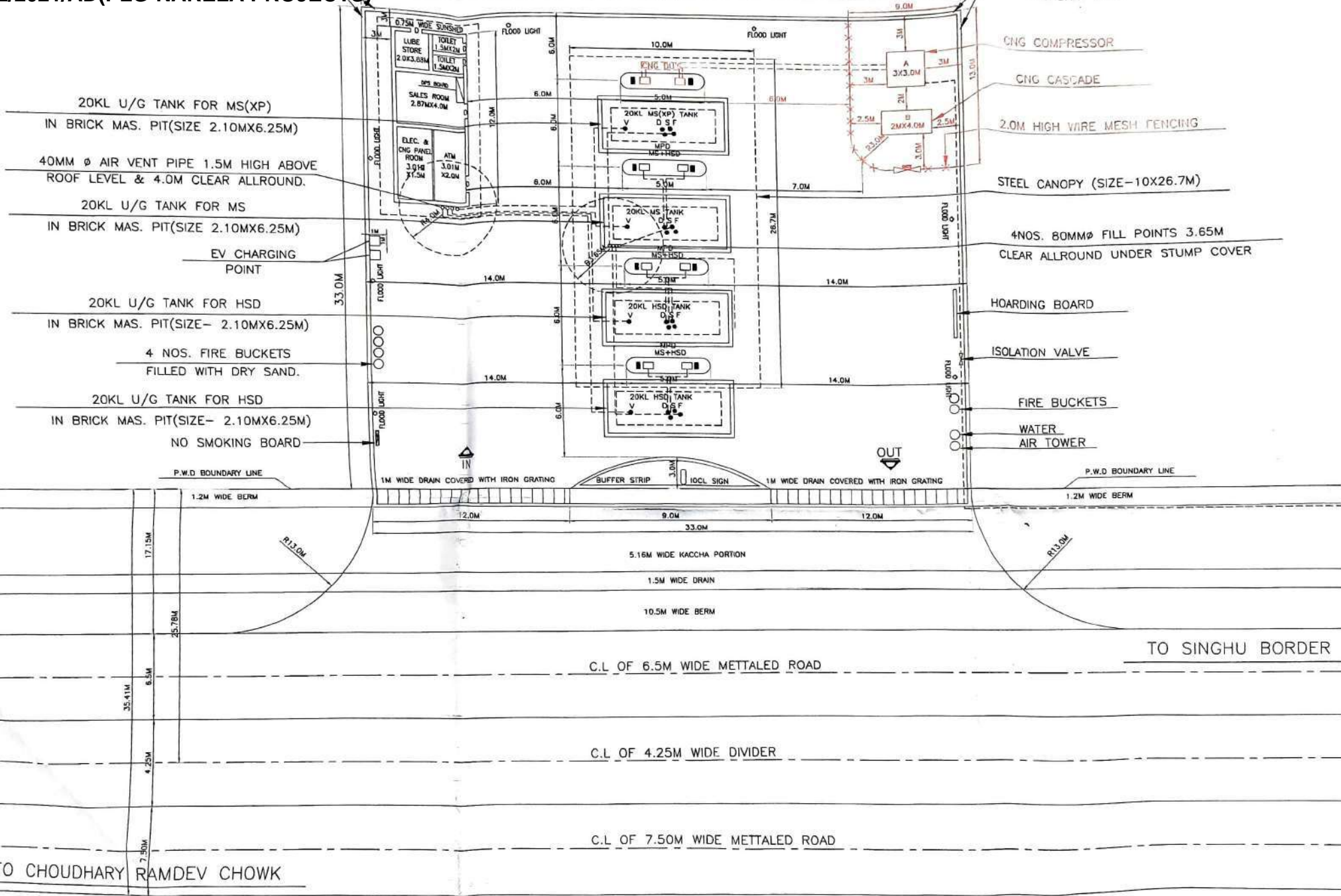
SCALE - 1:100

PREPARED BY -

MSFT ENGINEERING SERVICE, DELHI

2.10M HIGH & 0.23M THK.
BOUNDARY WALL

2.10M HIGH & 0.23M THK.
BOUNDARY WALL



PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

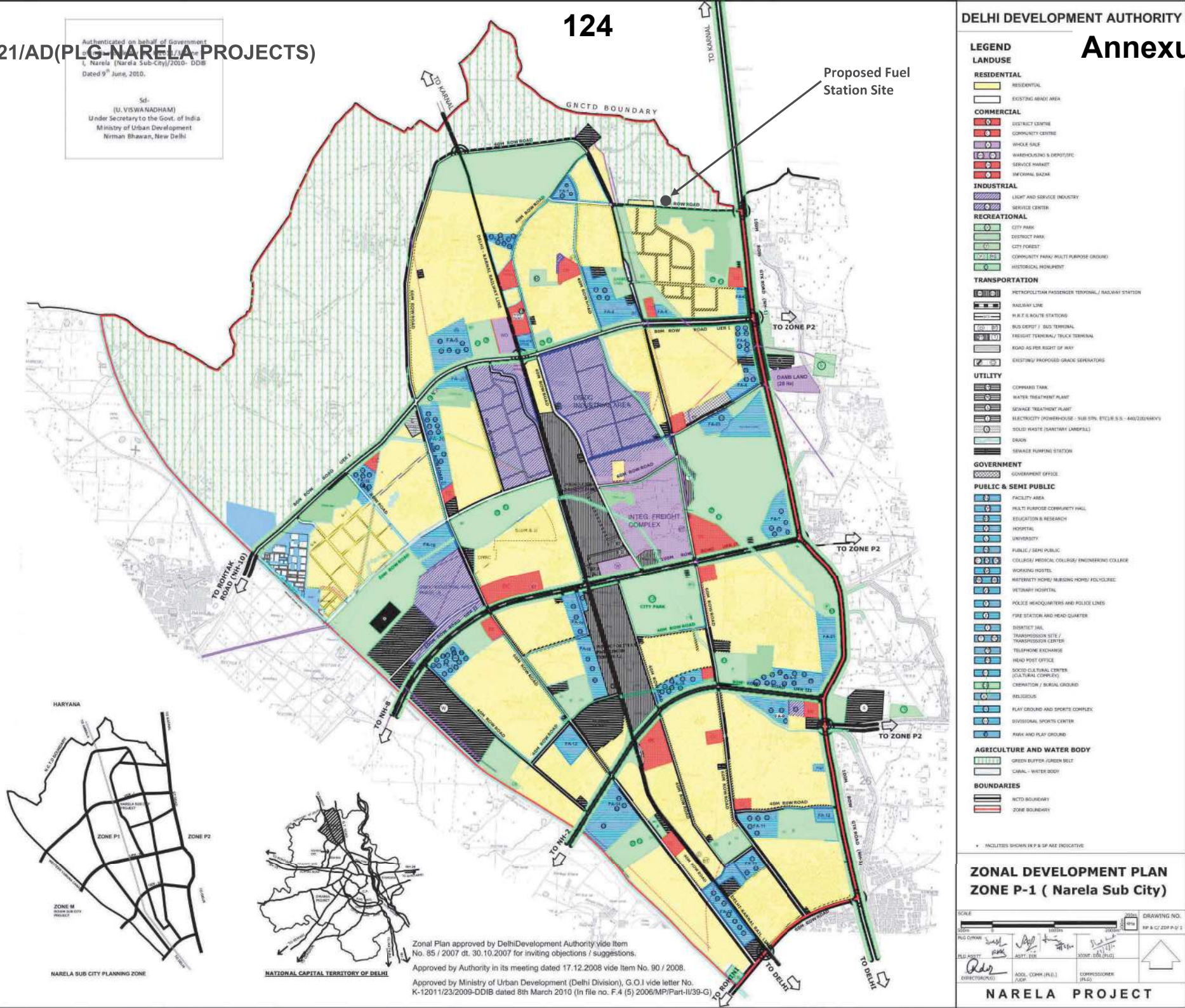
TO SINGHU BORDER

TO CHOUDHARY RAMDEV CHOWK

Authenticated on behalf of Government of India
 L. Narela (Narela Sub-City)/2010- DD8
 Dated 9th June, 2010.

Sd/-
 (U. VISWANADHAM)
 Under Secretary to the Govt. of India
 Ministry of Urban Development
 Nirman Bhawan, New Delhi

Proposed Fuel
 Station Site



Zonal Plan approved by Delhi Development Authority vide Item No. 85 / 2007 dt. 30.10.2007 for inviting objections / suggestions.

Approved by Authority in its meeting dated 17.12.2008 vide Item No. 90 / 2008.

Approved by Ministry of Urban Development (Delhi Division), G.O.I vide letter No. K-12011/23/2009-DDIB dated 8th March 2010 (In file no. F.4 (5) 2006/MP/Part-II/39-G)

रजिस्ट्री सं. डी.एल.-33002/99

भारत सरकार

REGISTERED No. D.L.-33002/99

GOVERNMENT OF INDIA

दिल्ली राजपत्र Delhi Gazette



असाधारण

EXTRAORDINARY

प्राधिकार से प्रकाशित

PUBLISHED BY AUTHORITY

सं. 324] दिल्ली, बृहस्पतिवार नवम्बर 21, 2019/कार्तिक 30, 1941 [रा.रा.रा.क्षे.दि. सं. 299
No. 324] DELHI, THURSDAY, NOVEMBER 21, 2019/KARTIKA 30, 1941 [N.C.T.D. No. 299

भाग—IV

PART—IV

राष्ट्रीय राजधानी राज्य क्षेत्र, दिल्ली सरकार

GOVERNMENT OF THE NATIONAL CAPITAL TERRITORY OF DELHI

शहरी विकास विभाग

अधिसूचना

दिल्ली, 20 नवम्बर, 2019

सं.फा.7(128)/डीएलबी/2019/000580156/14600-15.—दिल्ली नगर निगम अधिनियम, 1957 (1957 का 66) की धारा 507 के खंड (क) द्वारा प्रदत्त शक्तियों का प्रयोग करते हुए राष्ट्रीय राजधानी क्षेत्र दिल्ली के उपराज्यपाल घोषणा करते हैं कि निम्न अनुसूची के कॉलम 3 में उल्लिखित गाँव के क्षेत्रों तथा कॉलम 1 में उल्लिखित राजस्व सम्पदा/जोन जो अब तक ग्रामीण क्षेत्रों के भाग हैं उन्हें ग्रामीण क्षेत्रों से हटाया जाएगा और अब उन्हें शहरी क्षेत्र के रूप में माना जाएगा, अर्थात् :-

अनुसूची

जिला का नाम	क्र. सं.	गाँव का नाम उत्तरी दिल्ली नगर निगम – 31 गाँव	शहरीकरण के लिए प्रस्तावित क्षेत्र का विवरण
01	02	03	04
उत्तर-पश्चिम	01	कुतुब गढ़	गाँवों की पुरानी अबादी के साथ-साथ पूरी राजस्व सम्पदा को शहरी घोषित किया जाता है।
	02	जौनती	—वही—
	03	गढ़ी रिंघाला	—वही—
	04	पंजाब खोड़	—वही—
	05	पूठकलां	—वही—
	06	मुबारकपुर	—वही—
	07	निठारी	—वही—
	08	बेगमपुर	—वही—

उत्तर	09	होलम्बी कलां	—वही—
	10	हरेवली	—वही—
	11	नरेला मामुरपुर	—वही—
	12	पनसाली	—वही—
	13	मामुरपुर	—वही—
	14	सनौठ	—वही—
	15	बरवाला	—वही—
	16	नरेला	—वही—
	17	लामपुर	—वही—
	18	नरेला बाकनेर	—वही—
	19	बाकनेर	—वही—
	20	कुरैनी	—वही—
	21	शाहबाद दौलतपुर	—वही—
	22	प्रहलादपुर बांगर	—वही—
	23	भोरगढ़	—वही—
	24	झंगोला	—वही—
	25	हिरनकी	—वही—
	26	बख्तावरपुर	—वही—
	27	घोघा	—वही—
	28	सिंधु	—वही—
	29	होलम्बी खुर्द	—वही—
	30	खेड़ा कलां	—वही—
पश्चिम	31	टिकरी कलां	—वही—
		दक्षिण दिल्ली नगर निगम — 29 गांव	
दक्षिण	32	दियोली	—वही—
	33	छतरपुर	—वही—
	34	सैदुल्लाजाब	—वही—
	35	राजपुर खुर्द	—वही—
	36	मैदान गढ़ी	—वही—
	37	सतबारी	—वही—
	38	शहुरपुर	—वही—
	39	गडईपुर	—वही—
	40	आया नगर	—वही—
	41	जोनपुरा	—वही—
	42	डेरा मंडी	—वही—
	43	भाटी	—वही—
	44	सुल्तानपुर	—वही—
	45	असोला	—वही—
दक्षिण — पूर्व	46	पुल पहलादपुर	—वही—
	47	जैतपुर	—वही—
	48	ताजपुर	—वही—
	49	मीठापुर	—वही—
	50	मोलारबंद	—वही—
	51	आली	—वही—
	52	कोटला माहीग्राम	—वही—
दक्षिण — पश्चिम	53	झड़ोदा कलां	—वही—
	54	कापसहेड़ा	—वही—
	55	मितराउं	—वही—
	56	सालारपुर	—वही—
नई दिल्ली	57	रंगपुरी	—वही—
	58	रजोकरी	—वही—
	59	समालखा	—वही—
	60	गिटोरनी	—वही—
		पूर्वी दिल्ली नगर निगम — 19 गांव	

उत्तर — पूर्व	61	मुस्तफाबाद	—वही—
	62	गोकुलपुर	—वही—
	63	जियाउद्दीनपुर	—वही—
	64	सभापुर शाहदरा	—वही—
	65	करावल नगर	—वही—
	65	जौहरीपुर	—वही—
	66	सादतपुर	—वही—
	67	बिहारीपुर	—वही—
	68	खजुरी खास	—वही—
	70	मीरपुर तुर्क	—वही—
	71	गढ़ी मंडु	—वही—
शाहदरा	72	बाबरपुर	—वही—
	73	मंडोली	—वही—
पूर्व	74	समसपुर जागीर	—वही—
	75	चिल्ला सरोदा बांगर	—वही—
	76	दलपुरा	—वही—
	77	घड़ोली	—वही—
	78	घरोड़ा नाम का बांगर	—वही—
	79	कोडली	—वही—

राष्ट्रीय राजधानी क्षेत्र दिल्ली के उपराज्यपाल
के आदेश से तथा उनके नाम पर
अनिल घिल्डियाल, उप सचिव (स्थानीय निकाय)

DEPARTMENT OF URBAN DEVELOPMENT

NOTIFICATION

Delhi, the 20th November, 2019

No. F7(128)/DLB/2019/000580156/14600-15.—In exercise of the powers conferred by clause (a) of section 507 of the Delhi Municipal Corporation Act 1957 (66 of 1957), the Lt. Governor of the National Capital Territory of Delhi is pleased to declare that the areas of villages mentioned in column 3 of the Schedule below and falling in the revenue estate/District mentioned in column 1, hitherto part of the rural areas, shall, cease to be the rural areas and shall be deemed as Urban areas, namely:-

SCHEDULE

Name of District	Sl. No.	Name of Villages – North DMC – 31 Villages	Particular of the Area proposed to be Urbanised
1	2	3	4
North West	1.	Qutubgarh	The old Abadis as well as the entire Revenue Estate of the said village declared as urban
	2.	Jaunti	-do-
	3.	Garhi Rindhala	-do-
	4.	Punjab Khor	-do-
	5.	Pooth Kalan	-do-
	6.	Mubarakpur	-do-
	7.	Nithari	-do-
	8.	Begampur	-do-
North	9.	Holambi Kalan	-do-
	10.	Harewali	-do-
	11.	Narela Mamurpur	-do-
	12.	Pansali	-do-
	13.	Mamurpur	-do-
	14.	Sannoth	-do-
	15.	Barwala	-do-
	16.	Narela	-do-
	17.	Lampur	-do-

	18.	Narela Bankner	-do-
	19.	Bankner	-do-
	20.	Kureni	-do-
	21.	Shahbad Daulatpur	-do-
	22.	Prahladpur Bangar	-do-
	23.	Bhorgarh	-do-
	24.	Jhangola	-do-
	25.	Hiranki	-do-
	26.	Bakhtawarpur	-do-
	27.	Ghoga	-do-
	28.	Singhu	-do-
	29.	Holmbi Khurd	-do-
	30.	Khera Kalan	-do-
West	31.	Tikri Kalan	-do-
		South DMC – 29 Villages	
South	32.	Deoli	-do-
	33.	Chattarpur	-do-
	34.	Saidullajab	-do-
	35.	Rajpur Khurd	-do-
	36.	Maidan Garhi	-do-
	37.	Satbari	-do-
	38.	Sahoorpur	-do-
	39.	Gadaipur	-do-
	40.	Aya Nagar	-do-
	41.	Jonapur	-do-
	42.	Dera Mandi	-do-
	43.	Bhati	-do-
	44.	Sultanpur	-do-
South East	45.	Asola	-do-
	46.	Pul Pehlad Pur	-do-
	47.	Jaitpur	-do-
	48.	Tajpur	-do-
	49.	Meethapur	-do-
	50.	Molarband	-do-
	51.	Aali	-do-
South West	52.	Kotla Mahigram	-do-
	53.	Jharoda Kalan	-do-
	54.	Kapashera	-do-
	55.	Mitraon	-do-
New Delhi	56.	Salarpur	-do-
	57.	Rangpuri	-do-
	58.	Rajokari	-do-
	59.	Samalkha	-do-
	60.	Ghitorni	-do-
North East		East DMC – 19 Villages	
	61.	Mustafabad	-do-
	62.	Gokulpur	-do-
	63.	Ziauddinpur	-do-
	64.	Sabhapur Shahdara	-do-
	65.	Karawal Nagar	-do-
	66.	Johripur	-do-
	67.	Sadatpur	-do-
	68.	Biharipur	-do-
	69.	Khajuri Khas	-do-
	70.	Mirpur Turk	-do-
	71.	Garhi Mendu	-do-
Shahdara	72.	Babarpur	-do-

155752/2021/AD(PLG-NARELA PROJECTS)

[PART IV

DELHI GAZETTE : EXTRAORDINARY

5

	73.	Mandoli	-do-
East	74.	Samaspur Jagir	-do-
	75.	Chilla Saroda Bangar	-do-
	76.	Dallupura	-do-
	77.	Gharoli	-do-
	78.	Gharonda Neem ka Bangar	-do-
	79.	Kondali	-do-

By Order and in the Name of Lt. Governor
of the National Capital Territory of Delhi,
ANIL GHILDIYAL, Dy. Director (Local Bodies)

MPD-2021 modified upto 31/12/2020

¹[Annexure- 4.0 (II)]²[List of villages in Green Belt where Low Density Residential Plots are permitted:

Sl. No.	Planning Zone	Name of Village	
(1)	Zone G	1. Bijwasan (Part) 2. Kapashera	3. Salahpur
(2)	Zone J	4. Rajokri (Part)	
(3)	Zone K-II	5. Bamnoli (Part)	6. Bijwasan (Part)
(4)	Zone L	7. Badusaria 8. Bakargarh 9. Deorala 10. Dhansa 11. Ghalibpur 12. Ghumanhera 13. Isapur 14. Jainpur 15. JharodaKalan (Part) 16. Jhatikara 17. Kair	18. Kanganheri 19. Mitraon (Part) 20. MndhelaKalan 21. MundhelaKurd 22. Nanakheri 23. Raghapur 24. Rauta 25. Shikarpur 26. Surekhpur (Part) 27. TikriKalan (Part)
(5)	Zone P-I	28. Bakaner 29. Ghoga	30. Lampur 31. Mamurpur
(6)	Zone P-II	32. Hamidpur 33. Jhangola 34. Palia	35. Singhu 36. Tajpurkalan
(7)	Zone N	37. Auchandi 38. Mungeshpur 39. Qutabgarh 40. Khor Punjab 41. Chatesar	42. Jaunti 43. GarhiRindhala 44. Nizampur-Rashidpur 45. TikriKalan (Part) 46. Hareoli
(8)	Zone E	47. Mandoli	

Source: As per Zonal Development Plan-2021]

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¹ Modified vide S.O. 3173(E) dated 12-12-2014² Added vide S.O. 1744 (E) dated 18-06-2013



विपणन प्रभाग

Marketing Division

इंडियन ऑयल कॉर्पोरेशन लिमिटेड
विपणन प्रभाग : दिल्ली मण्डल कार्यालय
वर्ल्ड ट्रेड सेंटर, बाबर रोड, नई दिल्ली -110 001

Indian Oil Corporation Limited
Marketing Division : Delhi Divisional Office
World Trade Center, Babar Road, New Delhi-110 001
Tel. : 46364444 (PBX) 23411545,
Internet Site : <http://www.iocl.com>

Registered Post

Ref: DDO/R/Singhu Border

Date: 11.09.2020

To,
The Commissioner (Land),
Delhi Development Authority,
Commercial Land Branch,
A-116, A-Block, Vikas Sadan, INA,
New Delhi- 110 023.

Subject: Regarding Proposed site Petrol Pump at location From Singhu Border to Chaudhary Ramdev Chowk (On Either side of Chaudhary Ramdev Chowk), District North West Delhi, State Delhi under Open Category.

Sir,

Reference subject matter. In this regard we would like to state the following:

Reference above M/s. IOCL has issued Letter of Intent (LOI) bearing reference no. M/2019/IN001618/DEL/000004/1101/00004 to Sh. Ashish Garg and Madan Mohan Garg dated 30.07.2019 for setting up MS/HSD Retail Outlet at the subject location under the Open Category. In the above referred LOI it was mentioned that in case the applicant/s fail to make available suitable land within 2 months, then the offer is liable to be withdrawn. However, in the specific case the applicant/s Sh. Ashish Garg and Sh. Madan Mohan Garg have offered land at Khasra Nos. 36/22/1, 36/22/2, 36/19 in village Mamoorpur, Taluka Narela within the stipulated period and as such the Letter of Intent (LOI) has not expired and is alive and active. Further since the offered land in the above mentioned Khasra numbers by the LOI Holder/s is agricultural in nature Change of Land Use is a prerequisite for setting up the retail outlet. Now in the wake of the new Gazette notification from DDA regarding Change of Land Use it is proposed to install both EV charging station as well as CNG facility at the proposed retail outlet.

The above is for your kind information and further necessary action in the matter please.

Thanking You,
Yours Faithfully,

For Indian Oil Corporation Limited,


DGM I/c (RS), Delhi Divisional Office

पंजीकृत कार्यालय : जी-9, अली यावर जंग मार्ग, बान्द्रा (पूर्व), मुम्बई-400 051
Regd. Office : G-9, Ali Yavar Jung Marg, Bandra (East) Mumbai-400 051 (India)
CIN : L23201 MH1959 GOI 011388



INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

सत्यमेव जयते

Certificate No.	: IN-DL14717322082905S
Certificate Issued Date	: 07-Dec-2020 10:08 AM
Account Reference	: IMPACC/(IV)/dl721003/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL.DL72100333733323713912S
Purchased by	: ASHISH GARG
Description of Document	: Article Undertaking
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: ASHISH GARG
Second Party	: ASHISH GARG
Stamp Duty Paid By	: ASHISH GARG
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



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

Ashish
Garg



Statutory Alert:

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

Undertaking

I, Ashish Garg S/o Shri Hari Sarup R/o Flat No. 43, Swastik Kunj Apartments, Sector-13, Rohini, Delhi – 110085, do hereby solemnly affirm and declare as under :-

1. That I have applied for Planning permission for setting up Petrol Pump on Khasra No. 36/22/1, 36/22/2, 36/19, Village Mamoorpur, Delhi.
2. That the Village Mamoorpur falls under Green Belt.
3. That I understand that Delhi Development Authority has not prepared layout 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, and then we will shift/ close the retail outlet at our own cost.



Deponent

Verification:

I/ the above named lessee(s), do hereby at Delhi on this day of 07.12.2020 verify that contents of the above E- undertaking are true and correct to my/ our knowledge and belief and nothing is false therein or has been concealed therefrom.



Deponent

ATTESTED

NOTARY PUBLIC
(INDIA)

08 DEC 2020

