

LAID ON TABLE  
Item No. 07/TC/2017  
Date 22.2.2017

Minutes of the Technical Committee Meeting Held  
On 22.2.2017.

AGENDA FOR TECHNICAL COMMITTEE

No. F.1(40) 2005/MP,

Sub: Proposed change of land use of DDA land measuring 4240 sq. m. at Govind Puri in Zone-F from 'Recreational' (District Park) to 'Public & Semi-Public' facilities (Police Station).

**1.0 BACKGROUND:**

PC (LD, H & CWG) vide his note dated 30/09/14 forwarded the minutes of the meeting held under the chairmanship of Hon'ble LG on 29.09.2014 regarding allotment of land to Delhi Police for Police Station wherein the issue of Police Station at Govind Puri was also discussed. In the meeting Hon'ble L.G. directed that the request of the Police department for allotment of land may be considered by DDA. It was also directed that the change of land use for the site under reference may be processed and the matter be placed in the T.C. meeting for consideration.

**2.0 EXAMINATION:**

2.1 The land use of the site under reference is 'Recreational' (District Park) as per ZDP, Zone-F and MPD-2021.

**2.2 Site inspection report:**

*"The site under reference is almost a rectangular piece of land, which is undeveloped park bounded by brick boundary wall approximately 5' high with 2' high grill. An iron gate exists on the western side of the site under reference. The existing boundary wall is broken at some places for gaining excess. A room like structure exists with a small thara on one side in the middle of the site under reference. A small plastic water tank exists along northern side of the boundary wall. A few trees exist at the site under reference most of these are along the boundary wall on four sides."*

2.3 The Total Station survey of the site was conducted by the office of Executive Engineer, ED-7 and as per the survey report, the area of plot under reference is 5129.28 sq. m. A H.T. Line is passing through the corner of the plot and according to the Indian Electricity Rules (National Electric Code 2011), the distance provided in NBC indicated in the table (Annexure-A), after leaving the safe distance of 2.3 m from the H.T. Line the total area left for allotment to Police Station is 4240 sq.m.(approx.).

2.4 As per the Planning norms for Security facilities duly notified by the Central Govt. vide S.O. 2790 (E) dated 24.8.16, the plot area permitted for Police Station is up to 1.0 Ha.

2.5 As per the report of Dy. Director (LM) SEZ vide dated 02.05.2016 in File no. F.25(11)15/IL, the land under reference is acquired land and the possession was given by LAC/L&B to DDA on dated 21.11.1983.

## 3.0 INFORMATION AS PER MOUD INSTRUCTIONS:

(i) Information for MoUD's letter No. K-13011/3/2012-DD-I dated 04.09.15:

S.No.	Information sought by MoUD	Point-wise information
(i)	Background note indicating the current situation/provisions;	A meeting was held under the Chairmanship of Hon'ble L.G., Delhi on 29.09.2014 to discuss the issues of allotment of land for new Police Stations where in police station at Govind Puri was also discussed. In the meeting Hon'ble L.G. directed that the request of the Police department for allotment of land may be considered by DDA.
(ii)	Whether similar proposals have earlier been considered by DDA/Ministry and/or disposed, and if yes, when and how;	Similar Change of land uses were processed under section 11(A) of DD Act 1957.
(iii)	What were the specific recommendations of the Authority with regard to the proposal;	The proposal is to be submitted to Authority after the approval of Technical Committee.
(iv)	How and why the proposal was initiated;	Same as para (i) above.
(v)	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof;	The provision of police station will benefit the residents of Govind Puri for security purpose.
(vi)	What are the expected short-term and long-term outcomes if the proposal is approved and implemented;	Residents of Govind Puri area will get Police Station facility in the area and the Law and Order situation shall improve.
(vii)	How the proposal will benefit in the development and economic growth of the city;	The facility of police station is expected to improve the economic situation through improvement of Law and Order situation
(viii)	What are the provisions corresponding to the proposed policy / changes in other metropolitan cities in India and other countries, and if those provisions differ from the proposal then why are they not considered appropriate for Delhi;	The DDA & other Development Authorities in metropolitan cities in India function as per their respective Acts and therefore the provisions of other cities are similar
(ix)	What will be the public purpose served by the proposed modification;	Provision of Police Station facility in order to improve the Law and Order situation in the area.
(x)	What is the number of people/families/household likely to be affected by the proposed policy;	No specific people/families/household are affected due to proposed change of land use. The Residents of Govind Puri area will get Police Station facility in the area.
(xi)	Whether the proposal is in consonance with the existing plans, laws, bye-laws, rules, etc.;	The proposal is examined and processed as per the provisions of DD Act 1957 and MPD-2021/Zonal Development Plan of Zone-F.

(xii)	Whether the implementation of the proposal will require changes in certain rules, provisions of Master Plan, etc., and if yes, what action has been taken to bring about such changes;	No change is required in rules and provisions of Master Plan of Delhi, however this would require processing of change of land use under section 11-A of DD Act 1957.
(xiii)	Whether the departments/organizations/Ministries related with the proposal have been consulted and if yes, what were their views and how they were disposed;	The request of Delhi Police is being processed under section 11A of DD Act-1957 in which the Public objections and suggestions are invited.
(xiv)	Whether the relevant guidelines/orders of DOP&T, Ministry of Finance and other nodal Ministries/Departments were taken into account while preparing and examining the proposal and;	The issue of change of land use is not related to any guidelines/orders of DOP&T, Ministry of Finance and other nodal Ministries/Departments.
(xv)	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.	The concerned Officer presently dealing with this matter is Dr. K. Srirangan, Director (Plg.) Area Planning-I (Zones A,B,C,G,F&H) DDA, 4th floor, Vikas Minar, New Delhi -110002. Contact No.: 23378167.

(ii) Information for MoUD's letter No. K-13011/3/2012-DD-IB dated 07.04.15:

S.No.	Information sought by MoUD	Point-wise information
(i)	Whether the land is Government or private and who is the land owning agency?	DDA owned land.
(ii)	On whose request the change of land use case or modification to MPD-2021 has been initiated?	The change of land use is being processed on the request of Police Department of Delhi.
(iii)	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	The site was jointly inspected by Assistant Director (Plg.), DDA on 07.10.15 and the land use of the site is 'Recreational'.
(iv)	What is the public purpose proposed to be served by modification of MPD and/or change of land use?	It will provide the Security facilities of the people of surrounding areas.
(v)	What will be the impact of proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans and policies?	No negative impact is envisaged.

(vi)	What will be proposal's impact/implications on general public e.g. Law and order etc?	It will improve Security facilities of the residents of surrounding areas and Law and Order situation will improve.
(vii)	Whether any court case are ongoing on the land mentioned in proposal? Full details be attached.	As per the records available in this office there is no Court case.

#### 4.0 PROPOSAL:

In view of the above, the land use in respect of an area measuring 4,240 sq.m.(approx.) located at Govind puri, New Delhi, falling in Planning Zone-F, may be changed from 'Recreational' (District Park) to 'Public & Semi-Public' facilities (Police Station) under Section 11A of DD Act, 1957. The boundary descriptions of the same are as follows:

Location	Area	Land use as per MPD-2021	Land use changed to	Boundaries
1	2	3	4	5
Proposed Police Station on DDA Land at Govind puri in Zone F.	4240 sqm	'Recreational' (District Park)	'Public & Semi-Public' facilities (Police Station)	North : District Park South : 45 m Row Road (Okhla Estate Marg) East : Existing H.T.Line West : Kalkaji Extn.

(Refer location map at Annexure B)

#### 5.0 RECOMMENDATIONS:

In view of background and examination mentioned above in para-1.0 & 2.0, the proposal as given in para-3.0 is placed before the Technical Committee for consideration. Based on recommendation by the Technical Committee, the proposal needs to be forwarded to the Authority for consideration and giving permission to invite objection / suggestions from the public

### DECISION

07/2017	Proposed change of land use of DDA land measuring 4240 sqm. at Govind Puri in Zone-F from 'Recreational' (District Park) to 'Public & semi-Public' facilities (Police Station). F.1(40)2005/MP	The proposal was presented by Director (Plg.) Zone 'F'. After detailed deliberation, the proposal as contained in para 4.0 of the agenda was recommended by the Technical Committee for further processing under Section- 11A of DD Act, 1957.	<b>Action:</b> Director (Plg.)Zone-F
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Sd/- 06.03.2017  
Asstt. Director  
Master Plan

2.4.3 For Institutional, Commercial, Industrial, Trade Group Housing schemes, number of trees in the one tree per 100 sq.m of open space in the plot.

Government  
premises shall

14 (ii)

$$344 = 116 \div 2.07$$

## 2.5 Requirement of Site

2.5.1 **Damp Site:** Wherever the dampness of a site or the nature of the soil such precautions necessary, the ground surface of the site between the any building erected thereon shall be rendered damp-proof to the satisfaction of the Authority/ concerned local body.

2.5.2 **Corner Site:** Where the site abuts two streets, the frontage would be street having the larger width. In cases where the two streets are of equal width, then the larger depth of the site will decide the frontage and spaces. In such case the location of a garage (on a corner plot) if provided within the open spaces shall be located diagonally opposite the plot intersection. However the details of the frontage of the building shall be as per the approved layout plan.

2.5.3 **Minimum Size of Site:** The minimum size of sites for the construction of different types of building or different use groups shall be mainly in accordance with provisions of the MPD and any land development Rules and Regulations of the Authority/ concerned local body.

2.5.4 **Distance from Electric Lines:** No verandah, balcony, or the like shall be erected or any additions or alterations made to a building within the space between the building and overhead electric supply line in accordance with the Indian Electricity Rules (National Electric Code 2011, Clause 3.2) and its amendments from time to time. The distances provided in NBC (Part 3) are indicated in the table below:

	Vertically (m)	Horizontally (m)
a) Low and medium voltage lines and service lines	2.5	1.2
b) High voltage lines up to and including 11 kV	3.7	1.2
c) High voltage lines above 11 kV to and including 33 kV	3.7	2.0
d) Extra high voltage lines beyond 33 kV	3.7 (add 0.3 m for every extra 33 kV or part thereof)	2.0 (add 0.3 m for every extra 33 kV or part thereof)

# D.D.

## AREA PLANNING - I

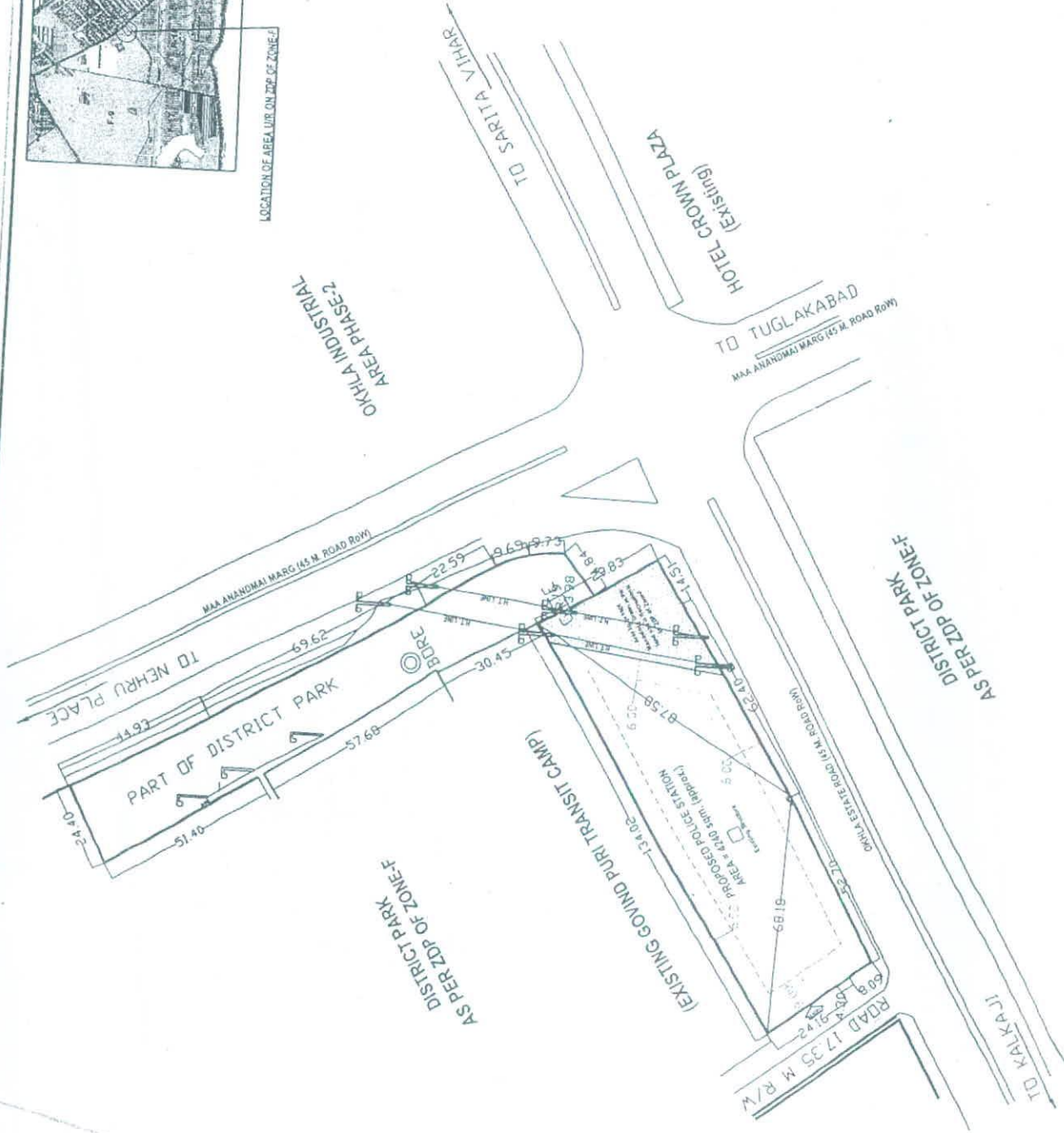
### NOTES

1. LAND OWNERSHIP SHALL BE CHECKED BY U. DEPARTMENT BEFORE HANDING OVER THE POSSESSION.
2. AERIAL LANDS SHALL CHECK THE PLOTTING DIMENSION AREA OF THE SITE BEFORE HANDING OVER POSSESSION.
3. PERMISSION OF THE COMPETENT AUTHORITY OBTAINED BEFORE CUTTING OF TREES IF ANY.
4. FIRE / EXPLOSIVE NORMS & VERTICAL / HORIZONTAL SAFETY DISTANCES BE MAINTAINED AS PER PREVAL STANDARDS.
5. ONLY WRITTEN DIMENSIONS TO BE FOLLOWED.
6. THIS DRAWING HAS BEEN PREPARED ON THE BASIS TOTAL STATION SURVEY PROVIDED TO LANDS (U. DEF BY EX. ENGG. (ED-7) DDA IN FILE BEARING # 25(11)191L.



KEY PLAN

LOCATION OF AREA U/R ON TOP OF ZONE-F



FILE NO.: F.1 (40) 05/MP

DWG. TITLE

PROPOSED PLAN FOR CHANGE OF LAND USE OF LAND MEASURING 4240 SQM. (APPROX.) FROM RECREATIONAL (DISTRICT PARK) TO PUBLIC & SEMI-PUBLIC FACILITY (POLICE STATION) AT GOVINDPURI

SCALE: 1:50 1:100 1:200 1:400 1:800 1:1600 1:3200 1:6400 1:12800

Date	Dwg. No.	Pg. Asst.	AD (Pg.)	UNITS

ITEM No. 04/TC/2017

-9-

Minutes of the Technical Committee Meeting Held  
on 22.2.2017.

**Subject:** Proposal seeking permissibility/relaxation in respect of rear setbacks for building block (towards play field area) in respect of Senior Secondary School at F-C 26, Dallapura, Vasundhara Enclave, Delhi-110092. F.3(83)/97-MP

Reference is invited to the C.T.P. EDMC's letter No. TP/EDMC/2016/51 dated 11.4.2016 (Annexure - 'A')

**1.0 Background:**

- 1.1 **Request received from:** Request received on Building file, from Building Department (HQ) EDMC to the Town Planning Department, EDMC.
- 1.2 **Sequence of events:** On 15.10.2015, the applicant East Point Education Society submitted the proposal for building plan sanction for their Senior Secondary School at F-C 26, Dallapura, Vasundhara Enclave, Delhi-110092.
- 1.3 The Building Department processed the case and conveyed to the Town Planning Department that in the earlier sanctioned building plan by DDA for this school, the play field was at the rear side with 6.0 mtr. setbacks of building block at the rear side, as was sanctioned within the area earmarked for building purpose.
- 1.4 The applicant has submitted a request stating that the rear setbacks in the building area be not insisted for, since the entire play field is open area which meets the setbacks requirement. At the time of request, it has been conveyed that the construction has also been carried out without leaving sanctioned setbacks of 6.0 mtr towards the play field and hence the exemption to this is being sought.

**2.0 Examination:**

**2.1 Provisions in MPD-2021/ZDP/Layout Plan:** In the MPD 2021 (table 17.1), the minimum setbacks for other than residential plots, have been specified. These setbacks are based on the plot size requirement and there is no separate differentiation/division amongst building area and play field area stated therein. The total plot area of this plot is of 6400 sq. mtr. for building (perpetual lease) and 9600 sq. mtr. for play ground (temporary lease).

Since two areas are congruous and one single entity, although the lease for building area and play field area are separate, the provision of relaxation by the Technical Committee of DDA to relax the setbacks in this case as contained in the note (point No.iv) of table 17.1 is sought to be invoked.

.....Annexure I (Copy of relevant provisions of MPD-2021)

**2.2 Site Visit/Inspection Report:** The building plan was sanctioned by the DDA, Department of Building, vide letter No.F-73(47)99/Bldg dated 20.12.2004. The Building Department (HQ), EDMC, vide their note dated 4.12.2016 have recorded that the applicant has carried out construction of building without leaving the rear setbacks of 6.0 mtr. towards play field.

**2.3 Planning Observations:**

.....A clarification regarding rear setback was sought from the DDA vide Letter No. TP/EDMC/2300/16 dated 19.02.16.....Annexure II which may be considered by the Technical Committee.

3.0 Information required as per the MoUD, Gol letters dated 07.04.2015/04.09.2015:

S. No.	Information required	Explanatory background
A.	As per MoUD letter 04.09.2015	
i.	Background Note indicating the current Situation / provisions;	Under this proposal, relaxation of setbacks at the rear side, where Play field of School is located has been sought, which is the prerogative of the Technical Committee of DDA.
ii.	Whether similar proposals have earlier been considered by DDA/Ministry and / or disposed, and if yes, when and how;	Yes. However, details are not available with EDMC.
iii.	What were the specific recommendations of the Authority with regard to the proposal;	Details are not available.
iv.	How and why the proposal was initiated;	This proposal has been initiated for availing additional FAR by the applicant as per MPD 2021 but since the construction at site has been carried out without leaving 6.0 mtr wide setback towards play field, relaxation to this setback has been sought by the applicant.
v.	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof;	Yes, these have been carefully examined. The area of plot being contiguous i.e. the building area and play field area are contiguous, the proposal can be considered for relaxation.
vi.	What are the expected short-term and long-term outcomes if the proposal is approved and implemented;	If the setback is relaxed, there will be no direct loss to any organization. Since the purpose of setback is to provide adequate light and air to buildings, there is a rear open play field, this requirement of setback can be met with from the play field area.
vii.	How the proposal will benefit in the development and economic growth of the city;	It will help the applicant in respect of ease of doing business to avail additional FAR as per MPD 2021, which will further help the additional number of students intake.
viii.	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 directly related to the present proposal.
ix.	What will be the public purpose served by the proposed modification;	The public purpose served will be higher intake of students in furtherance to the Government's policy under Right to Education Act, 2009.
x.	What is the number of people/families/households likely to be affected by the proposed policy;	Not related.
xi.	Whether the proposal is in consonance with the existing plans, laws, bye-laws, rules, etc;	Yes.
xii.	Whether the implementation of the proposal will require changes in certain rules, provisions of Master Plan, etc, and if yes, What action has been taken to bring about such changes;	The provision of relaxation of setbacks as contained under chapter 17 of MPD 2021 is being invoked here.

xiii.	Whether the department/organizations/Ministries related with the proposal have been consulted and if yes, what were their views and how they were disposed;	Not applicable.
xiv.	Whether the relevant guidelines/orders of DOP & T, Ministry of Finance and other nodal Ministries/Departments were taken into account while preparing and examining the proposal.	Not applicable.
xv.	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. Sunil Kumar Mehra, Chief Town Planner Town Planning Deptt, East Delhi Municipal Corporation.

<b>B. As per MoUD letter dated 07.04.2015:</b>		
a.	Whether the land is government or private and who is the land owning agency?	Private land on DDA's lease.
b.	On whose request the change of land use case or modification to MPD-2021 has been initiated?	On applicant's request to the Building Department(HQ) EDMC, this proposed relaxation in the setback is being sought through the Technical Committee.
c.	Whether a responsible officer from DDA (give detail) was deputed for inspection of site and a copy of inspection report be provided.	No.
d.	What is the public purpose proposed to be served by modification of MPD and/or change of land use?	By proposed relaxation of rear setback, the building plan sanction by availing additional FAR permitted under MPD 2021 could be achieved by the applicant which will help the provision of ease of doing business and furtherance to the Right to Education Act 2009.
e.	What will be impact of proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans/policies?	Not applicable.
f.	What will be proposal's impact/implications on general public eg. Law & order etc.?	No adverse impact.
g.	Whether any court cases are ongoing on the land mentioned in the proposal? Full details be attached.	As per the information of this office, no such court case is on going.

#### 4.0 Proposals:

In view of the above, under the provisions contained in chapter 17 under table 17.1 of MPD-2021, regarding relaxation of setbacks by the Technical Committee, the proposal is being sent for consideration of relaxation by the Technical Committee of DDA.

(Refer location map at Annexure

#### 5.0 Recommendations:

The proposal at para 4.0 above is placed before the Technical Committee for consideration under clause 8(3) of chapter 17.0 Development code of MPD-2021.

**DECISION**

<p><b>Proposal</b> seeking Permissibility/relaxation in respect of rear setbacks for building block(towards play field area)in respect of Senior Secondary School at F-C 26, Dallupura, Vasundra Enclave, Delhi-110092.</p> <p align="center">F3(83)/97-MP</p>	<p>The proposal was presented by Chief Town Planner, East Delhi Municipal Corporation (EDMC). After detailed deliberation, the proposal as contained in Para 4.0 of the agenda was approved subject to the approval/clearances from all the statutory bodies, if required.</p>	<p><b>Action:</b></p> <p>Director (Plg.)Zone-E</p>
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DELHI DEVELOPMENT AUTHORITY  
MASTER PLAN SECTION  
**REFILED**  
Considered in Technical Committee  
Held on 22.04.2017  
Item No. 24/2017  
Submitted on 03.04.2017  
By Director  
Master Plan

EAST DELHI MUNICIPAL CORPORATION  
TOWN PLANNING DEPARTMENT  
419, Udyog Sadan, Patparganj Industrial Area,  
Delhi-110092.

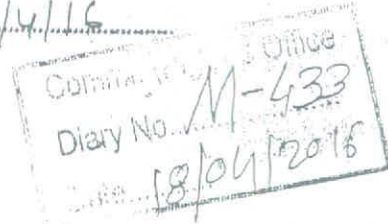
No.TP/EDMC/2016/51

निदेशक (पी०) एम० पी०  
डा० सं० 798  
दिनांक 19/4/16

Dated: 11.04.2016

To

The Commissioner (Planning),  
Delhi Development Authority,  
5<sup>th</sup> Floor, Vikas Minar,  
I.P. Estate,  
New Delhi-11002.

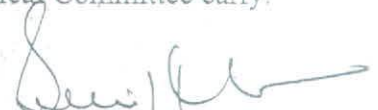


Sub: Agenda for Technical Committee meeting -duly prepared as per MoUD, GoI Instructions.

Sir,

May please find enclosed a copy of agenda note for consideration of the Technical Committee of DDA, in respect of relaxation in the rear setback for a plot of Senior Secondary School at F-C 26, Dallupura, Vasundhra Enclave, Delhi-110092.

It is requested to please consider the agenda note in the Technical Committee early.

  
Chief Town Planner,  
EDMC

Encl: As above.

13-

47181 - dated...  
Certified that full...  
has been deposited v...  
Receipt No...

D.D.A./P.P.

Collector of Stamp  
Vidya Sadan New Delhi

INSTITUTE

PERPETUAL LEASE

FIR(20)49/11

THIS INDENTURE made this...

day of... October

one thousand nine hundred and...

TRUE COPY

BETWEEN THE PRESIDENT OF INDIA (hereinafter called "the Lessor") of the one  
part and East Point Education Society through its  
President/Secretary, Shri/... Mohinder Singh

...registered under  
the Societies Registration Act... of 1860... and having its registered office  
at... Delhi - 110092  
hereinafter called "the Lessee") of the other part.

WHEREAS THE LESSEE HAS applied to the Lessor for the grant of a perpetual  
lease of nazul land and the Lessor has on the faith of the statements and the representation  
made by the Lessee agreed to demise the plot of nazul land hereinafter described and in  
the manner hereinafter appearing.

NOW THIS INDENTURE WITNESSETH that in consideration of the Lessee having  
paid to the Lessor Rs. 93,54,112/- (Rupees Ninety Three Lacs Fifty Four Thousand one hundred and twelve only)

towards premium before the execution of these presents (the receipt whereof the Lessor  
hereby acknowledges) and of the rent hereinafter reserved and of the covenants on the  
part of the Lessee hereinafter contained, the Lessor, doth hereby demise unto the Lessee

ALL THAT plot of nazul land containing by admeasurement an area of 6400 Sq. ft.  
or there about situate at Dalia Pura (TVA)

which nazul land is more particularly described in the schedule hereunder written and with  
boundaries thereof for greater clearness have been delineated on the layout plan annexed  
to these presents and thereon coloured red (hereinafter called "the said nazul land")  
TOGETHER with all rights, easements and appurtenances whatsoever to the said nazul  
land belonging or appertaining TO HOLD the premises hereby demised unto the Lessee

perpetuity from the 6th day of July  
one thousand nine hundred and Ninety Eight YIELDING AND PAYING

therefore the yearly rent payable in advance of Rs. 2,33,853/-  
(Rupees... only) upto the...

day of July one thousand nine hundred and... and there after  
Two Lacs Thirty Three Thousand Eight Hundred and Fifty Three only.

For East Point Education Society

Secret

East Point Education Society

President

East Point Education Society

Secretary

TRUE COPY

(2)

@ of.....2.57..... the premium the sum already paid and such other sum or sum hereafter to be paid towards premium under the covenants & conditions hereinafter contained or such other enhanced rent as may hereinafter be assessed under the covenants and condition hereinafter contained to be paid towards premium under the covenants and conditions hereinafter contained clear of all deductions by equal half yearly payments on the fifteenth day of January and fifteenth day of July in each year at the Reserve Bank of India, New Delhi, or at such other place as may be notified by the Lessor for this purpose, from time to time the first of such payments to be made on the fifteenth day of.....July..... one thousand nine hundred and.....1957..... and the rent amounting to Rs. 2,33,853.00 (Rs. Two Lacs Fifty Three Thousand Eight Hundred and Fifty Three Paise only) from the date of commencement of this lease to the last mentioned date having been paid before the execution of these presents.

Subject always to the exception, reservations, covenant and conditions hereinafter contained, that is to say as follows :-

1. The Lessor excepts and reserves unto himself all mines, minerals, oil, gas, coal, peat, earth oils and quarries in or under the said land and full power to do all acts and things which may be necessary or expedient for the purpose of searching for, working, obtaining, removing and enjoying the same without providing or leaving any vertical support for the surface of the said land or for any building for the time being standing thereon provided always that the Lessor shall make reasonable compensation to the Lessee for all damage directly occasioned by the exercise of the rights hereby reserved or any of them.

II. The Lessee for himself, successor and assigns covenants with the Lessor in the manner following that is to say :-

(1) The Lessee shall pay within such time such additional sum or sums towards premium as may be decided upon by the Lessor on account of the compensation awarded by the Land Acquisition Collector in respect of the said land or any part thereof being enhanced on reference or in appeal or on the decision of the Lessor in this behalf shall be final and binding on the Lessee.

The yearly rent of Two Lacs Fifty Three Thousand Eight Hundred and Fifty Three Paise percent of the premium hereby reserved shall be calculated on the sum received towards premium by the Lessor before the execution of these presents and such additional sum or sums payable towards premium as provided herein from.....6th..... day of.....July..... one thousand nine hundred and Forty Eight.....

(2) The Lessee shall pay unto Lessor the yearly rent hereby reserved on the day and in the manner herein appointed.

(3) The Lessee shall not deviate in any manner from the Master Plan for Delhi and the Zonal Development Plans nor alter the size of the said land whether by sub-division or amalgamation or otherwise.

(4) The Lessee shall, within a period of two years from the.....6th..... days of.....July..... one thousand nine hundred and Forty Eight..... (and the time so specified shall be of the essence of the contract) after obtaining sanction to the building plan, with necessary designs, plans and specifications

For East Point Education Society

*[Signature]*

East Point Education Society

*[Signature]* President

*[Signature]*  
D. S. SHARMA  
Lease Admin. Officer  
I.L. Branch D.D.A.  
Vikas Sadan, I.M.A. N. Delhi

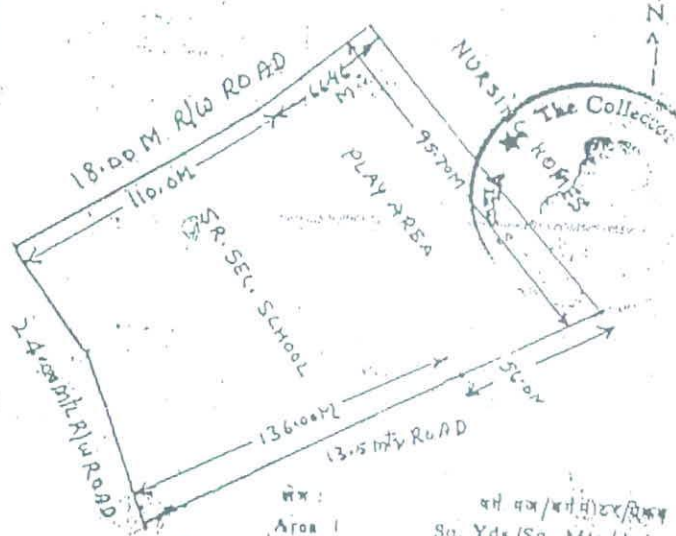
L.S.B. (INDL)

दिल्ली विकास प्राधिकरण  
Delhi Development Authority

FILE No.: F18(20)39/1-एल.एस.बी. नं.

Plot No. Block No.

योजना  
SCHEME: East Point Education Society  
भूमि प्रयोग/उपयोग  
LAND USE: INDUSTRIAL  
Sr. Sec. School Daulapura



Verified from map  
28/12/2001

प्राप्तकर्ता/विक्रेता  
LESSEE/VENDOR

PREPARED

क्षेत्र :  
Area :  
वर्ग मज/वर्ग मीटर/वर्ग  
Sq. Yds./Sq. Mts./Acres  
दिल्ली विकास प्राधिकरण, नई दिल्ली  
Delhi Development Authority  
पट्टादाता/विक्रेता  
LESSOR/VENDOR

DDA/PP

East Point Education Society

*[Signature]* President

For East Point Education Society

*[Signature]*  
Secretary

*[Signature]*  
D. N. SHARMA  
Lease Administration Officer  
I.L. Branch D.D.A.  
Vikas Sadan, I.N.A. N. Delhi

TIA  
MICA  
Centre

*[Signature]* President

*[Signature]* Education Society  
*[Signature]*

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L.S.B. (INDL)

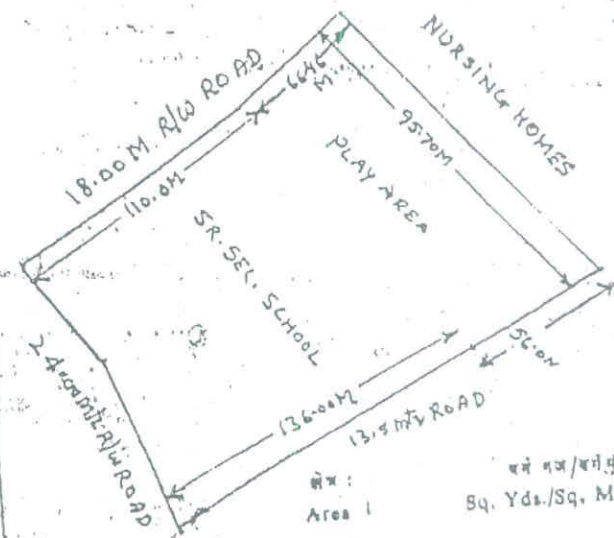
दिल्ली विकास प्राधिकरण  
Delhi Development Authority

**TRUE COPY**

FILE No.: F18(20)89/11  
Plot No.

Block No.

योजना  
SCHEME: East Point Education Society  
पूँजि प्रयोग: भवन/मि. Sr. Sec. School Building  
LAND USE: INDUSTRIAL



Verified by  
24/12/2001

क्षेत्र :  
Area 1

बने भूज/बने भूदर/क्षेत्र  
Sq. Yds./Sq. Mts./Acres

(दिल्ली विकास प्राधिकरण, नई दिल्ली)  
Delhi Development Authority  
पट्टादाता/विक्रेता-वाला

LESSOR/VENDOR

पट्टादाता/विक्रेता  
LESSEE/VENDEE

PREPARED

DDA/PP

East Point Education Society

*Moh*  
President

For East Point Education Society

Secretary

*Ampta*

D. J. SHARMA  
Secretary  
D.D.A.  
Vidya Sadan, I.N.A. N.Delhi

S. S. BHATIA  
Architect  
G.D. Archt., M.L.C.A.  
C.A. 78-2032  
E. 2, Shopping Centre  
Vijay Vihar  
New Delhi, India

East Point Education Society

*dhille*  
Treasurer

Treasurer

(3)

COPY

land and complete in a substantial and workmanlike manner a building for... with the requisite and proper walls, sewers and drain and other conveniences in accordance with the sanctioned building plan and to the satisfaction of such municipal or other authority.

(5) (a) The Lessee shall not sell, transfer, assign or otherwise part with possession of the whole or any part of the said land or any building thereon except with the previous consent in writing of the Lessor which he shall be entitled to refuse in his absolute discretion.

PROVIDED that such consent shall not be given for a period of ten years from the commencement of this lease unless, in the opinion of the Lessor, exceptional circumstances exist for the grant of such consent.

PROVIDED FURTHER that, in the event of the consent being given the Lessor may impose such terms and conditions as he thinks fit and the Lessor shall be entitled to claim and recover the whole or a portion (as the Lessor may in his absolute discretion determine) of the unearned increase in the value (i.e. the difference between the premium paid and the market value) of the said land at the time of sale, transfer, assignment, or parting with the possession and the decision of the Lessor in the respect of the market value, shall be final and binding.

PROVIDED FURTHER that the Lessor shall have the pre-emptive right to purchase the property after deducting such percentage as decided by the Lessor of un-earned increase as aforesaid.

(b) Notwithstanding any thing contained in sub-clause (a) above, the Lessee may with the previous consent in writing of the Lt. Governor, of Delhi (hereinafter called "the Lt. Governor") mortgage or charge the said land to such person as may be approved by the Lt. Governor in his absolute discretion.

PROVIDED that, in the event of the sale or fore-closure of the mortgaged or charged property, the Lessor shall be entitled to claim and recover such percentage as decided by the Lessor of the unearned increase in the value, of the said land as aforesaid, and the amount of the Lessor's share of the said unearned increase shall be a first charge, having priority over the said mortgage or charge. The decision of the Lessor in respect of the market value of the said land shall be final and binding on all parties concerned.

PROVIDED FURTHER that the Lessor shall have the pre-emptive right to purchase the mortgaged or charged property after deducting such percentage as decided by the Lessor of the unearned increase as aforesaid.

(6) The Lessor's right to the recovery of the unearned increase and the pre-emptive right to purchase the property as mentioned hereinbefore shall apply equally to an involuntary sale or transfer whether it be by or through an executing or insolvency court.

(7) Whenever the title of the Lessee in the said land is transferred in any manner whatsoever, the transferee shall be bound by all the covenants and conditions contained herein and be answerable in all respects therefor.

(8) Whenever the title of the Lessee in the said land is transferred in any manner whatsoever the transferor and the transferee shall, within three months of the transfer give notice of such transfer in writing to the Lessor.

The transferee or the person on whom the title devolves, as the case may be, shall

For East Point Education Society

Secretary

East Point Education Society

President

A. D. N. SHARMA  
Lease Administration Officer  
J.L. Branch D.D. No. 100  
Vikas Sadan, L.N.A.

TRUE COPY

The Lessor certified copies of the document(s) evidencing the transfer or devolution of the said land hereby demised.

(9) The Lessee shall from time to time and at all times pay and discharge all rates, taxes, charges and assessments of every description which are now or may at any time hereafter during the continuance of this lease be assessed, charged imposed upon the said land hereby demised or on any building to be erected thereupon or on the landlord or tenant in respect thereof.

(10) All arrears of rent and other payments due in respect of the said land hereby demised or any of them shall be recoverable in the same manner as arrears of rent and revenue.

(11) The Lessee shall in all respects comply with and be bound by the building, drainage and other bye-laws of the proper municipal or other authority for the time being in force.

(12) The Lessee shall not without sanction or permission in writing of the proper municipal or other authority erect any building or make any alteration or addition to such building on the demised land.

(13) The Lessee shall not without the written consent of the Lessor carry on, or permit to be carried on, on the said land or in any building thereon, any trade or business whatsoever or use the same or permit the same to be used for any purpose other than that of C/O. Sr. Sec. School

do or suffer to be done therein any act or thing whatsoever which in the opinion of the Lessor may be nuisance, annoyance or disturbance to the Lessor and persons living in neighbourhood.

PROVIDED that if the Lessee is desirous of using the said land or the building thereon for a purpose other than that of C/O. Sr. Sec. School

the Lessor may allow such change of use on such terms and conditions including payment of additional premium and additional yearly rent as the Lessor may in his absolute discretion determine.

(14) The Lessee shall at all reasonable times grant access to the said land to the Lt. Governor for being satisfied that the covenants and conditions herein contained have been and are being complied with.

(15) The Lessee shall on the determination of this Lease peaceably yield up the said land and the buildings thereon to the Lessor.

III. If the sum or sums payable towards the premium or the yearly rent hereby reserved or any part thereof shall at any time be in arrear and unpaid for one calendar month next after any of the days whereon the same shall have become due whether the same shall have been demanded or not, or if it is discovered that this Lease has been obtained by suppression of any fact or by any mis-statement, mis-representation or fraud or if there shall have been, in the opinion of the Lessor, whose decision shall be final, any breach by the Lessee by or any person claiming through or under it, of any of the covenants or conditions herein contained and on its part to be observed or performed, then and in any such case, it shall be lawful for the Lessor, notwithstanding the expiry of any previous cause or right of re-entry upon the said land hereby demised and the buildings

For East Point Education Society

*[Signature]*  
Secretary

East Point Education Society

*[Signature]* President

*[Signature]*  
D. N. SHARMA  
Lease Administration Officer  
III Branch, DDA  
Vikram Sarabhai Nagar, N.D. Delhi

(5)

thereon to re-enter upon and take possession of the said land and the buildings and fixtures thereon and thereupon this demise and everything hereunto contained shall cease and determine and the Lessee shall not be entitled to any compensation what so ever, not to the return of any premium paid by it.

PROVIDED that, notwithstanding anything contained herein to the contrary, the Lessor may without prejudice to his right of re-entry as aforesaid, and in his absolute discretion, waive or condone breaches temporarily or otherwise, on receipt of such amount and on such terms and conditions as may be determined by him and may also accept the payment of the said sum or sums of the rent which shall be in arrear as aforesaid together with interest at the rate of ten percent per annum or such other rate as the lessor may in his absolute discretion prescribe from time to time.

IV. No forfeiture or re-entry shall be effected until the Lessor has served on the Lessee a notice in writing.

- (a) specifying the particular breach complained of, and
- (b) if the breach is capable of remedy requiring the Lessee to remedy the breach, and the Lessee falls within such reasonable time as may be mentioned in the notice to remedy the breach if it is capable of remedy and in the event of forfeiture or re-entry the Lessor may in his discretion relieve against forfeiture on such terms and conditions as he thinks proper.

Nothing in this clause shall apply to forfeiture or re-entry.

- (a) for breach of covenants and conditions relating to subdivision or partition, partition, completion, the alteration of the size of the said land and transfer of the said land as mentioned in Clause 14.
- (b) in case this lease has been obtained by suppression of any fact, misstatement, misrepresentation or fraud.

The rent hereby reserved shall be enhanced from the first day of January two thousand and twenty eight and thereafter at the end of each successive period of thirty years provided that increase in the rent fixed at each enhancement shall not at each such time exceed one-half of the increase in the letting value of the site without bldgs., at the date on which the enhancement is due and such letting value shall be assessed by the Collector or Additional Collector of Delhi as may be appointed by the Lessor.

PROVIDED ALWAYS that any such assessment of the letting value for the purpose of this provision shall be subject to the same right on the part of the Lessee of appeal from the orders of the said Collector or Additional Collector and within such time as itself the same were an assessment by a Revenue Officer under the Punjab Land Revenue Act 1887 (Act XXII of 1887) or any amending Act for the time being in force and the proceeding for or in relation to any such appeal shall be in all respects governed by the provisions of the said Act, in the same manner as if the same had been taken thereunder.

VI. In the event of any question, dispute or difference arising under these presents, or in connection therewith (except as to any matters the decision of which is specially provided by these presents) the same shall be referred to the sole arbitration of the Lt. Governor or any other person appointed by him. It will be no objection that the arbitrator is a Government Servant, and that he has to deal with the matters to which

For East Point Education Society

Secretary

East Point Education Society

President

D. N. SHARMA  
Lease Administration Officer  
L.D. Branch D.D.A.  
Vikram Sadan, J.N.A. N.Deli

Education Society

(6)

the Lease relates, or that in the course of his duties as a Government Servant he has expressed views on all or any of the matters in dispute or difference. The award of the arbitrator shall be final and binding on the parties.

The arbitrator may, with the consent of the parties, enlarge the time from time to time, for making and publishing the award.

Subject as aforesaid, the Arbitration Act, 1940 and the Rules there under and any modifications thereof for the time being in force shall be deemed to apply to the arbitration proceedings under this Clause.

VII. All notices, orders, directions, consents, or approvals to be given under this Lease shall be in writing and shall be signed by such officers as may be authorised by the Lt. Governor and shall be considered as duly served upon the Lessee if the same shall have been delivered at or sent by post to the registered office of the Lessee or any person claiming any right to the said land if the same shall have been affixed to any building or erection whether temporary or otherwise upon the said land or shall have been delivered at or sent by post to the then residence, office or place of business or usual or last known residence, office or place of business of the Lessee or such person.

VIII. All powers exercisable by the Lessor under this lease may be exercised by the Lt. Governor. The Lessor may also authorise any other officer or officers to exercise all or any powers exercisable by him under this Lease.

(b) The Lt. Governor may authorise any officer or officers to exercise all or any of the powers which he is empowered to exercise under this Lease except the powers of the lessor exercisable by him by virtue of sub-clause (a) above.

IX. In this Lease the expression "The Lt. Governor" means the Lt. Governor of Delhi for the time being or in case his designation is changed or his office is abolished, the officer who for the time being is empowered whether or not in addition to other functions, with the functions similar to those of the Lt. Governor by whatever designation such officer may be called. The said expression shall further include such officer as may be designated by the Lessor to perform the functions of the Lt. Governor under the Lease.

X. The expression 'the Lessor' heretofore used shall where the context so admits include his successors and assigns, and the expressions "the Lessee" heretofore used shall mean the East Point Education Society.

XI. This lease is granted under the Government Grants Act, 1895. (Act. XXV of 1895).

IN WITNESS WHEREOF Shri D. N. Sharma

for and on behalf of and by the order and direction of the Lessor has hereunto set his hand and the common seal of the Lessee has hereunto been affixed the day and year first above written.

For East Point Education Society

East Point Education Society

President

D. N. SHARMA  
Lease Administrator  
Vikas, Sadan, I.N.A. N. Delhi

For Education

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For East Point Education Society

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N. Delhi

East Point Education Society

Signed by Shri. D. N. Sharma

for and on behalf of and by the order and  
direction of the President of India (Lessor) in  
the presence of.

(1) Shri. D. K. Gupta

The common seal of the



(Lessee) is hereby affixed in the presence of  
Shri. Mohan Lal Banerji

(Name and designation) in pursuance of bye-law  
No.

(Lessee)/Resolution No. N.E.

dt. the 15/3/2007  
of the managing Committee of the

(Lessee) and the said(a)

Shri.

(1) Shri. Madan Lal Banerji  
Gr-14/561, Paschim Vihar,  
N. Delhi - 110087

(2) Shri. S. K. Gupta  
C-1/37, A. Choris Vihar Ph. II -  
N. Delhi - 110051

(THE SCHEDULE ABOVE REFERRED TO)

North  
East  
South  
West

East Point Education Society

President

SEAL

D. N. SHARMA  
Lease Administration Officer  
I.L. Bhanu D.D.A.  
Vikas Sadan, I.N.A. N. Delhi

East Point Education Society

**TRUE COPY**

The document is  
Presented by At Large  
S/o Mohinder Singh  
P. A-13/1 Vasant Vihar New Delhi - 57  
in  
New  
between

Registrar-VI  
New Delhi 15/10/2003

Association admin.  
Sb/Smt. Mohinder Singh  
S/o President East Point Education Society  
host  
S/o  
with  
done  
made  
for

Registrar-VI  
New Delhi 15/10/2003



Having Satisfied in  
duly presented  
to the Registrar  
signature  
submitted  
D. N. Sharma LAO  
(DDA)  
1 &  
agent is

Registrar-VI  
New Delhi 15/10/2003

East Point Education Society

*[Handwritten signature]*

[Signature]  
Architect  
M. I. C. A.  
2032  
Planning Centre  
Phase-I  
20-11-03

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DELHI ADMINISTRATION : DELHI  
LAND & BUILDING DEPARTMENT

Temporary Lease

COPY

THIS INDENTURE MADE THIS 24th day of October 1964 between the President of India (here in after called 'The Lessor') which expression shall unless the context require another and different meaning includes its successor and assigns of the one part and East Point Education Society

a society registered under the Societies Registration Act No. XXI of 1960 and having its registered office at East Point, V. K. Road, Delhi-110022 (here in after called 'the Lessee') which expression shall wherever the context so admits, include the administrators, legal representatives and assigns of the said Society of the other part.

Sheth in consideration of the rent hereinafter reserved and of the covenants and conditions hereinafter contained and to be observed by the Lessee, doth hereby grant to the Lessee a temporary lease of all that plot of land and the building property of the Lessor, containing by 96.00 Sq. Mtr. more or less thereabouts situate at East Point, V. K. Road, Delhi-110022 which land is more particularly described in the Schedule here under written and with the boundaries thereof has for greater clearness been delineated on the plan annexed to these presents and thereon coloured red.

Provided that the land is leased for a period of 21 years subject to each and all of the terms and conditions of this indenture and not otherwise :-

Clause '1' :- The Lessee shall duly and regularly pay to the Lessor through the Housing Commissioner, Delhi Administration or such other officer as the Lessor may hereinafter appoint on this behalf a sum of Rupees 20,000/- per annum. The rent shall be payable annually in advance and if any portion of the rent be not paid on or before the expiry of fifteen days from the date on which it becomes so payable whether it be demanded or not, it shall be deemed to be in arrear.

Clause '2' :- The lease shall commence on and from the 1st day of July one thousand nine hundred and sixty four and the rent for the first year shall be due and payable on that date. The lease is granted for a period of 21 year/years by it, by mutual consent for for-bearance, it shall be allowed to continue in force after the expiry of the said period of 21 year/years, when, subject to such modification (if any) as the lessor and lessee may, in writing mutually agree to, the terms and conditions of this lease shall continue to operate and shall have full force and effect.

For East Point Education Society

Secretary

East Point Education Society

President

M. N. SHARMA  
Land Administration Officer  
D.D.A.  
East Point Education Society

-24-  
#

(2)

Clause No. "3": The Lessor does not grant to the Lessee, but hereby reserves to himself, out of and in respect of the land all existing rights to and over all mines, minerals, coals, earth-oils, gold washines and curries, in or under the land and all trees and fuel-timber, water courses and drainage channels and all through fares with in and traversing the land.

Clause No. "4": The Lessor and all persons acting under his order shall be at liberty at all times during the said terms to enter upon the said land for any purpose connected with the full discovery and enjoyment of all or any of the rights hereby reserved to the lessor, as well as for the purpose of enforcing compliance with each and all of the terms, conditions and requirements of this lease, and no compensation, whether by reduction of rent or otherwise, shall become due to or shall be recoverable by the lessee, by reason of anything done under the rights herein reserved for powers hereby conferred on the Lessor.

Clause No. "5": The lessee shall not, without the previous consent in writing of the Lessor, sell or mortgage or create any charge upon or sublet or otherwise transfer all or any of his rights under this lease, and every attempted transfer made without such consent shall be void as against the Lessor.

Clause No. "6": The lessee will not erect upon the land any building or structures by use the land, only for play grounds.

Clause No. "7": The lessee shall at all times maintain the land and keep it in a proper sanitary state, to the satisfaction in each case, of the L.G., Delhi or such officer or body as the President of India may appoint in this behalf. Lessee shall not make any pits or excavations in the land excepting only such excavation as may be necessary for the purpose of maintaining play grounds.

Clause No. "8": The lessee shall not, without the permission in writing to be previously obtained of the Lieutenant Governor Delhi, or such officer or body as the President of India may appoint in this behalf, at any time, use or cause or permit any person to use the land, for any purpose other than for the play grounds.

Clause No. "9": Should the land at any time before the expiration of the original period of (..... 0.10 ..... year/years) be required by the lessor, the lessor shall be at liberty to resume and take possession of the land after giving to the lessee one month's notice in writing, and determining this lease, and the lessee shall, on the expiration of the terms of the notice peaceably vacate and give up possession of the land. Provided that upon such determination of the lessor and upon the surrender by the lessee of possession (but not otherwise), the lessor shall be entitled to have refunded to him a proportionate part of any rent paid in advance for any unexpired period for which such rent has been paid and no compensation shall be paid to him for the materials of any kind which exists on the land at the time lease is determined and he will be required to remove from the land before the expiry of one month's notice any materials, which he may have placed thereon.

Clause No. "10": In the event of any rent being at any time in arrear or of any breach of any other condition of this lease to be observed by the Lessee, the lessor may forthwith and to be observed by the lessee, the lessor may forthwith and without notice, and upon the expiry of the original term ..... 0.10 ..... year/years of this lease or at any time thereafter the lessor may after one month's notice in writing, determine this lease and shall upon such determination thereon have full rights, power and authority to enter into and upon the land and to resume possession thereon and object, the lessee and any person building or through him therefore, and upon such resumption or possession of the land, all materials and things which at the time of such resumption of possession are in a upon the land shall vest in and become the absolute property of the lessor.

For East Point Education Society

Secretary

East Point Education Society

President

D. N. SHARMA  
Lease Administration Officer  
I.L. Branch D.D.A.  
Vikas Sadan, I.D. N. Delhi

-25-

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(3)

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Provided that the lessor may, in his discretion and as an act of grace, permit the lessee to remove all the materials or things with in such time and upon such terms as to such terms as to him may seem fit.

PROVIDED FURTHER that the lessee shall not be entitled to demand, receive or receiver any damage, compensation or payment whatsoever in respect of such determination by the lessor of the lease or of the resumption by him of possession of the land or of the materials or things existing in or upon the land, or of any things done by the lessor in the lawful exercise of the powers hereby conferred upon him or in any way relating thereto.

Clause No. "11": The lessee may, be one month's notice in writing of his intention to do so, determine his lease, and upon the expiration of the terms of the notice so given the the lessor shall have full right, power and authority to resume possession of the land in the matter in Clause-10 provided and in accordance with the provision thereof.

Clause No. "12": Upon the expiry of sooner determination of the lease, it shall be lawful for the lessor to remove all materials and things from the land to restore the land to the state in which it was in when this lease was executed and to all expenses incurred thereby or in connection therewith from the lessee in due course of law. Provided that nothing in this clause shall be held to prevent or disentitle the lessee from himself removing any materials and things belonging to him from the land any restoring the land to its original conditions at any time prior to the determination of the lease.

Clause No. "13": The tree, if any standing on the plot shall remain as Government property and shall not be removed or otherwise disposed off without obtaining prior permission of the lessor.

Clause No. "14": The needs of Govt. shall be given preference as regards the use of the land.

IN WITNESS WHEREOF SHRI. D. N. SHARMA

for and on behalf of any be the or-order and direction of the President of India has here into set his hand and the commence-all of the said society has hereunto been affixed the day and year first above written. Signed by Shri. D. N. SHARMA

for and on behalf of and by the order and direction of the President of India in the present of :-

i) .....

D. N. SHARMA  
Lease Adm. : ration Officer  
I.L. Panch D.D.A.  
Vikas Sadan, I.N.A. N.Delhi

The common seal of the society is here to affixed in the present of Shri. Mahendra Singh

Lease, President

(name and designation) in pursuance of by law No. ....

Society/regulations no. .... dated. 15-7-2002

of the Housing Committee of the ..... and

the said Shri. Mahendra Singh has signed in the presence of :-

1. Shri. Madan Lal Bhatia, F.O. (S.O.) Panch Vikas

H. D. D. T.

2. Shri. S. K. Gimple, C-1/37, Ashok Vihar Phase II

N. D. D. 110052

(Schedule above referred to)

For East Point Education Society

East Point Education Society

President

For East Point Education Society

D. N. SHARMA  
Lease Administration Officer  
I.L. Panch D.D.A.  
Vikas Sadan, I.N.A. N.Delhi

-26-

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15/1/51

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17

For East Point Education Society

Secretary

S. S. BHATIA  
Architect  
G. D. ARCH., M.L.C.A.  
C.A.-75-2362  
B-2, Shopping Centre  
Vilek Vihar-I  
New Delhi-110013

MPD-2021 modified upto 31/03/2016

5. <sup>1</sup>[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.]

**Table 17.1: Minimum Setbacks (Other than Residential Plotted Development)**

Sl. No.	Plot size (In sq.m)	Minimum Setbacks			
		Front (m)	Rear (m)	Side (m) (1)	Side (m) (2)
1	Upto 60	0	0	0	0
2	Above 60 & upto 150	3	1.5 (avg.)	-	-
3	Above 150 & upto 300	4	2 (avg.)	-	-
4	Above 300 upto 500	4	3	3	-
5	Above 500 upto 2,000	6	3	3	3
6	Above 2,000 upto 10,000	9	6	6	6
7	Above 10,000	15	12	12	12
<sup>2</sup> [Minimum Setbacks for integrated TOD schemes:					
	Plot/ scheme size (In sq.m)	Minimum Setbacks			
		Front* (m) (for all edges facing a public ROW of 18 m+)	Rear (m)	Side (m) (1)	Side (m) (2)
8	Above 3,000 upto 10,000	0	6	6	6
9	Above 10,000	0	12	12	12]

**Note:**

- In case the permissible coverage is not achieved with the above given setbacks, the setbacks of the preceding category may be <sup>3</sup>[allowed.]
- <sup>2</sup>[ii. TOD schemes shall be located on existing roads having a minimum width of 18 m ROW (12m ROW for redevelopment areas, Slum Rehabilitation / Special Area and Villages).]
- The setbacks are subject to requirements of height and ventilation as per building byelaws. <sup>2</sup>[TOD Schemes shall be planned as per above setback norms, while endeavouring to ensure that all dwelling units get a minimum 2-hour solar access in at least one habitable room on the shortest winter day, and have the option for natural ventilation. Relevant additions to building byelaws shall be made.]
- In case a layout is sanctioned with more than the minimum prescribed setbacks, the same shall be followed in the sanction of the building plans.

<sup>1</sup> Added vide S.O. 678(E) dated 04-03-2014<sup>2</sup> Added vide S.O. 1914 (E) dated 14-07-2015<sup>3</sup> Modified vide S.O. 1914 (E) dated 14-07-2015

MPD-2021 modified upto 31/03/2016

- v. The Technical Committee of DDA may relax setbacks, ground coverage and height in special circumstances.
- vi. ESS wherever required to be provided within the plot, is allowed by shifting of side / rear setbacks.
- vii. \*In TOD schemes, any edge of plot facing an existing public ROW >18 m shall be considered as "front".
- viii. For integrated TOD schemes, the main building facade(s) shall face the public street(s) without setback and have an active frontage as per Table 17.2 below, to facilitate visual surveillance of streets.

**Table 17.2: Minimum Active Frontage\* and built-to ROW line requirements.**

Facing Street Right-of-Way	Minimum Percent of Building Frontage at built-to R/W Line to have Active Frontage:
R/Ws of $\geq 12$ m	$\geq 50\%$
R/Ws of $< 12$ m	No minimum requirement

\* Active frontages include arcades, shop-fronts, entrance doorways, access points, entry / exits and transparent windows of active areas facing the main street. Commercial frontages shall have minimum 50% transparency (untinted) at ground floor level. The ground floor of all parking structures / podiums or stilts, must be lined with active frontage facing the main streets.

- i) Access and all other provisions shall be made as per Delhi Fire Service Act.
- ii) In the new layouts, underground pipelines for fire hydrants on the periphery, exclusively for fire fighting services shall be provided. Necessary provisions for laying underground / over ground fire fighting measures, water lines, hydrants etc. shall be made by Authority / local body.
- iii) In all TOD projects, boundary walls along any edge facing a public open space viz. pathway, road, park, etc. shall be prohibited. In case enclosure of sites is required, translucent fencing shall be used.]

#### 8(4) PARKING STANDARDS

Parking Standards have been prescribed in each use premises however, where it is not prescribed, it will be followed as given in the Table 17.2.

**Table 17.2: Parking Standards**

Sl. No.	Use Premises	Permissible Equivalent Car Spaces (ECS) per 100 sqm. of floor area <sup>1</sup> [ <sup>2</sup> ]
1.	Residential	2.0
2.	Commercial	3.0 <sup>2</sup> [ <sup>1</sup> ]
3.	Manufacturing	2.0
4.	Government	1.8
5.	Public and Semi Public-Facilities	2.0
<sup>1</sup> [6.	All Use Premises within TOD Zone	1.33]

<sup>1</sup>[Notes:

- \* Additional parking may be created within integrated schemes only as paid, shared

<sup>1</sup> Added vide S.O. 1914 (E) dated 14-07-2015

<sup>2</sup> Added vide S.O. 1914 (E) dated 14-07-2015

- 29 -

Annexure - II

**EAST DELHI MUNICIPAL CORPORATION**  
**TOWN PLANNING DEPARTMENT**  
2<sup>nd</sup> Floor, 419 Udyog Sadan, Patparganj Industrial Area, Delhi - 92

No. T.P./EDMC/2300 /16

Dated:- 19/2/16

To

The Commissioner (Plg.),  
Delhi Development Authority,  
5<sup>th</sup> Floor, Vikas Minar,  
I.P. Estate, New Delhi - 110002.

Commr. (Plg.)- 's Office

Diary No. F-490

Date. 19/2/16

Sub:- Seeking clarification regarding rear setback for sanctioning of building plan of Sr. Secondary School at F.C.-26, Dallupura, Vasundhra Enclave, Delhi-110096.

Sir,

An application regarding sanction of building plan on the above mentioned plot is under process in EDMC. The building plans submitted by the owner do not mention/ provide the rear setback towards play field. The applicant has represented through Architect, stating that the rear set back towards the play field area is not mandatory as play field is an open area of Sr. Sec. School and may be considered as set back part for school building.

In view of above, It is requested to clarify whether the set back towards the play field i.e. within the same plot for school, is required to be provided or not. A copy of the Site Plan of the present proposal is being sent attached, which may be referred for necessary examination of the issue by the DDA.

An early clarification on the issue would oblige.

Yours Sincerely,

*Shame*  
Dy. Town Planner

Encl:- As above.

Put up & file

*Ch*  
23/2/16

*ADP*  
23-2-16

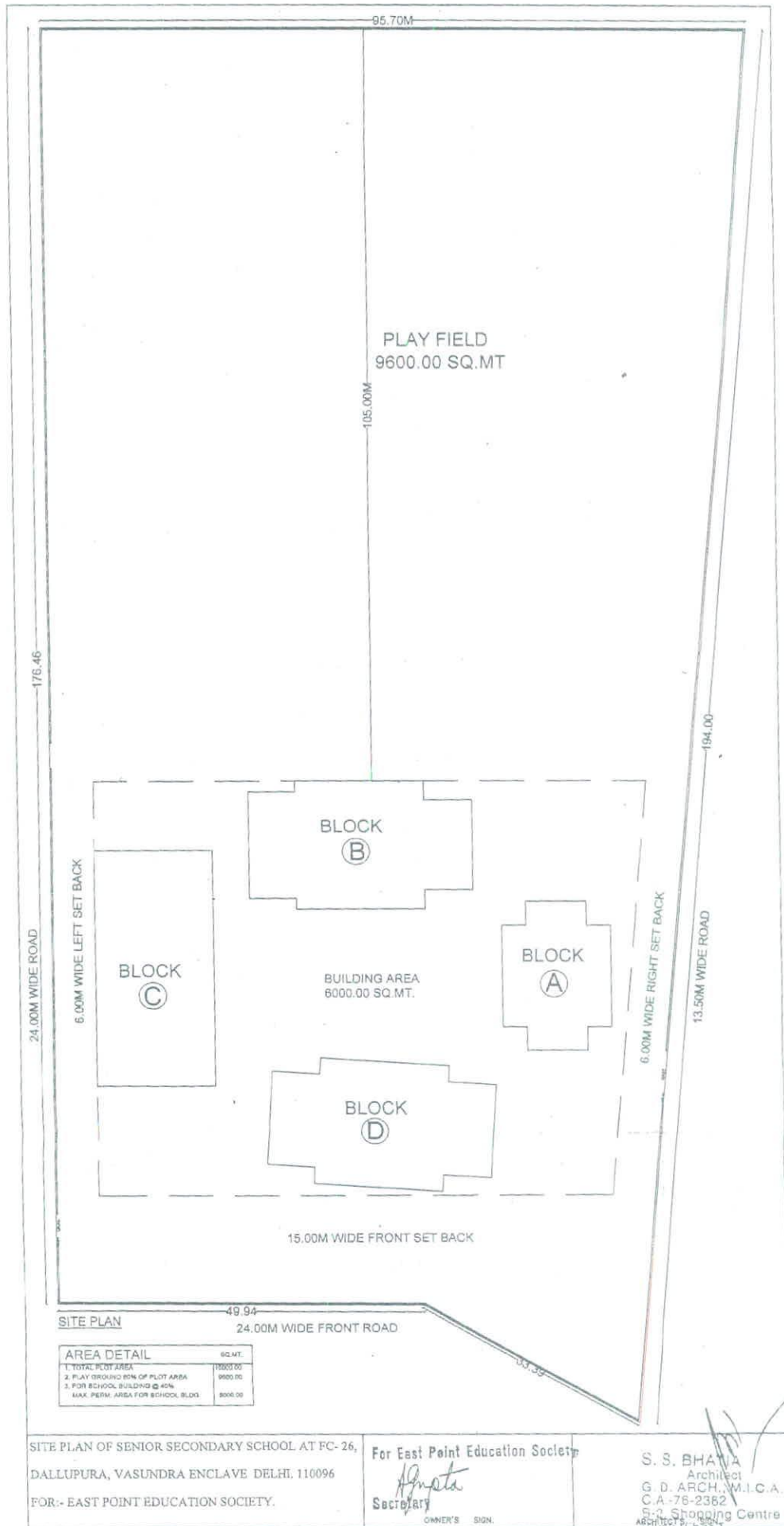
*A.2*  
23-2-16

Dir. (E & C) Office  
Dy. No. 136  
Date. 22-2-16  
(ZONE-E)  
431  
22/2/16

*13/2*  
*AC (13/2)*

*22.02.16*  
*Dir (Plan) / EGO*  
*23/2/16*

*23/2/16*  
*23-2-16*



511/2

-31-

Annexure - 'B'

Delhi Development Authority

AREA PLANNING WING

AREA STATEMENTS

FOR SERVICE CENTRE NO. II			
LAND USE	AREA (M <sup>2</sup> AC)	X	AREA
PSP PLATS	5.53C	25-41	25-41
GREEN (HAWK) 0.52C	0.52C	18-00	18-00
AREA UNDER PLTS	0.60	25-71	25-71
AREA UNDER B.S. DNH		1-66	1-66
CIRCULATION/PARKING 1.13		39-17	39-17
TOTAL	2.850		100.00
FOR FACILITY CENTRE NO. 2G			
P.S.P. FACILITIES	9.420		92.89
COLLEGE 4.00 AC			
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# Minutes of the Technical Committee Meeting Held on 22.2.2017.

**Subject :** Request for relaxation of Setback for the proposal for the construction of office of The Registrar General and Census Commissioner, Govt. of India at 2A, Mansingh Road, New Delhi. (F.20(3)/2015-MP)

Reference is invited to C.A. NDMC's letter dated 17.1.2017 (Annexure-A)

## BACKGROUND

2A, Mansingh Road, New Delhi is already occupied since long time by the Registrar General of India, Ministry of Home Affairs. Ministry of Urban Development vide their gazette notification dated 15.09.2016 has changed the land use from 'Residential' to 'Govt. Office' for 3019.5 sq. mt. in Zone-D. The plot is situated in LBZ at Man Singh Road.

## PROPOSAL

Plot Size (In Sq. Mt.)	Description	Norms as per Master Plan-2021	Proposal	Relaxation Required
3019.5	Setback	Front - 9mt. Side - 6mt., 6mt. Rear - 6mt.	Proposal of Passage at Basement, second & third floor falls in the rear setback.	Rear setback - 3mt.

## JUSTIFICATION FOR RELAXATION IN SETBACK

The applicant has been proposed for construction of building comprises of three level basement and ground to seventh floor, wherein two towers are connected with passage at basement, second & third floor. The proposed passage is falling in the setback area due to bottle neck of the plot in the middle, the front & rear setbacks of plots are overlapping each other, hence, you are requested to grant relaxation in rear set back as proposed 3mt. in place of 6mt. only for construction of passage at basement, second & third floor considering the practical aspect as explained above. (Annexure - B & C).

## RECOMMENDATIONS

As proposed by the party the case is placed below the technical committee relaxing the rear setback of the proposed building for construction of office of The Registrar General and Census Commissioner, Govt. of India at 2A, Mansingh Road, New Delhi.

## "DECISION"

03/2017	Request for relaxation of setback for the proposal for the construction of office of the Registrar General and Census Commissioner, Govt. of India at 2A, Mansingh Road, New Delhi.  F20(03)/2015-MP	The proposal was presented by Dy. Chief Architect, New Delhi Municipal Council (NDMC). After detailed deliberation, the proposal as recommended by the NDMC in its agenda was approved.	<b>Action:</b>  Chief Architect NDMC
---------	--	---	---

DELHI DEVELOPMENT AUTHORITY  
MASTER PLAN SECTION

**VERIFIED**

This Proposal was Considered in the 1st Technical Committee Meeting held on 22.02.2017. Vide Item No. 03/2017.

Sudhakar / 03.03.2017  
Asstt. Director  
Master Plan

Dr. Director  
03/03/17  
Master Plan

-6-

Annexure - A'

DEPARTMENT OF ARCHITECTURE & ENVIRONS  
NEW DELHI MUNICIPAL COUNCIL  
PALIKA KENDRA : NEW DELHI

No. CA/BP/2A, Mansingh Road, New Delhi/D- 1810-11

Dated : 17 Jan., 2017

The Director (Plg.) Zone-D  
Delhi Development Authority,  
Area Planning-II, Planning, Zone-D,  
12th Floor, Vikas Minar,  
New Delhi.

उप निदेशक (प्लग) एअर डी  
डा० सं० 123 MP/Rep  
दिनांक 19/1/17

Sub: New Scheme for the construction of office of The Registrar General and Census Commissioner, Govt. of India at 2A, Mansingh Road, New Delhi.

Ref. F.20(03)2015/MP/D-5 dated 05.01.2017

Sir/Madam,

This is in continuation of above mentioned letter on the subject cited above. Please find enclosed 2 sets of site plans.

In view of above, you are requested to put up the case in Technical Committee, DDA. Modified Agenda enclosed at Annexure-A.

Yours faithfully,

  
(RAJEEV SOOD)  
CHIEF ARCHITECT

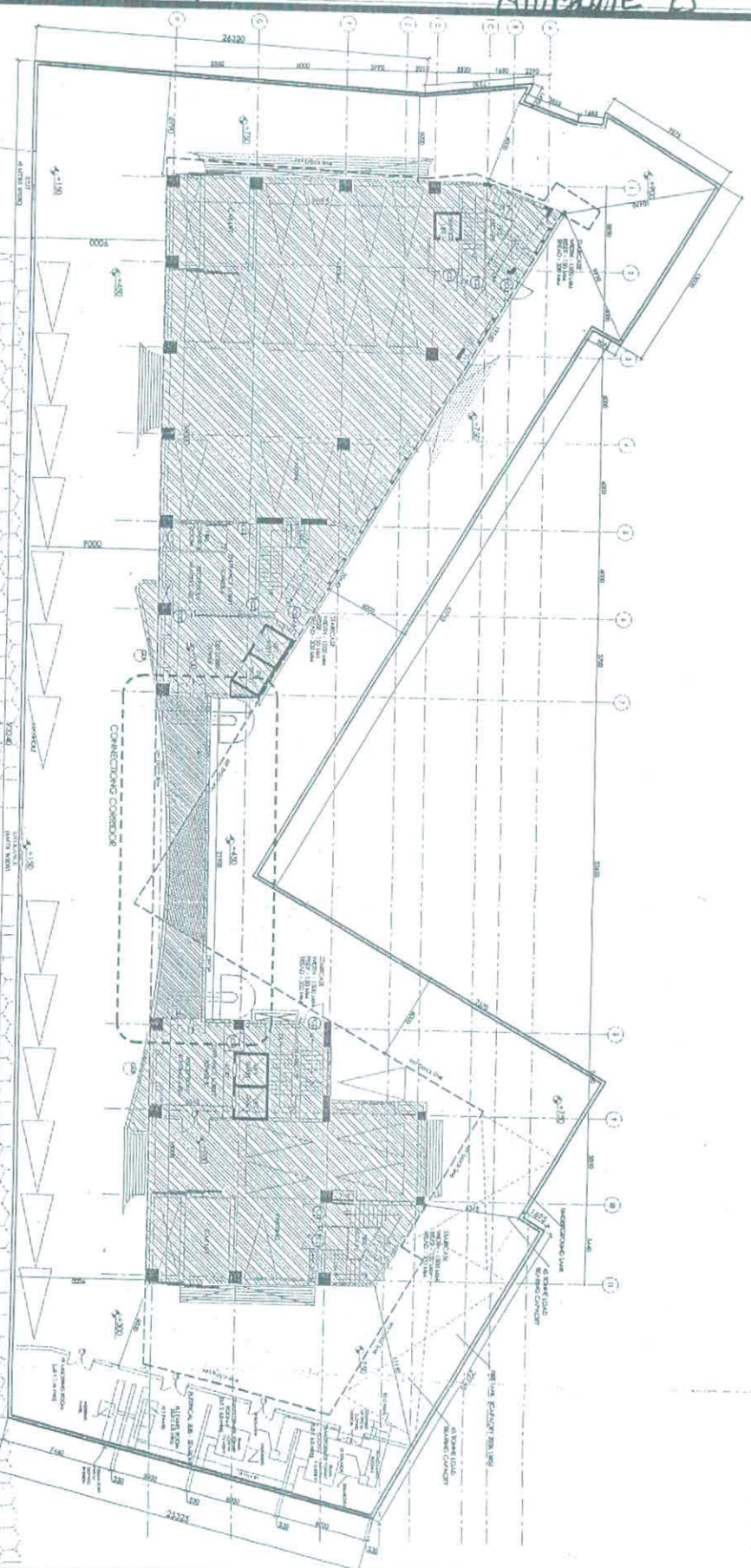
Copy to :-

Dr. Ravi Shankar, Joint Director  
M/o Home Affairs,  
O/o The Registrar General India,  
2-A, Man Singh Road,  
New Delhi - 110011.

CHIEF ARCHITECT

SITE PLAN

CONNECTING CORRIDOR AREA IN  
SET BACK 22.8 SQ.MIT.



NOTE:  
1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.  
2. THIS DRAWING IS NOT TO BE SCALED ONLY PAPER DIMENSIONS SHALL BE FOLLOWED.  
3. ANY DISCREPANCIES IN DIM. & FOUND SHALL BE BROUGHT IN THE VIEW OF ARCHITECT.

SUBMISSION DRAWING

CLIENT:  
OFFICE OF REGISTRAR GENERAL & CHIEF COMMISSIONER OF INDIA

ARCHITECTING AGENT:

WAPCOS LTD.  
(A COMPANY OF INDIA INCORPORATED)

PROJECT:  
VASTUWAP PROJECTS PVT. LTD.

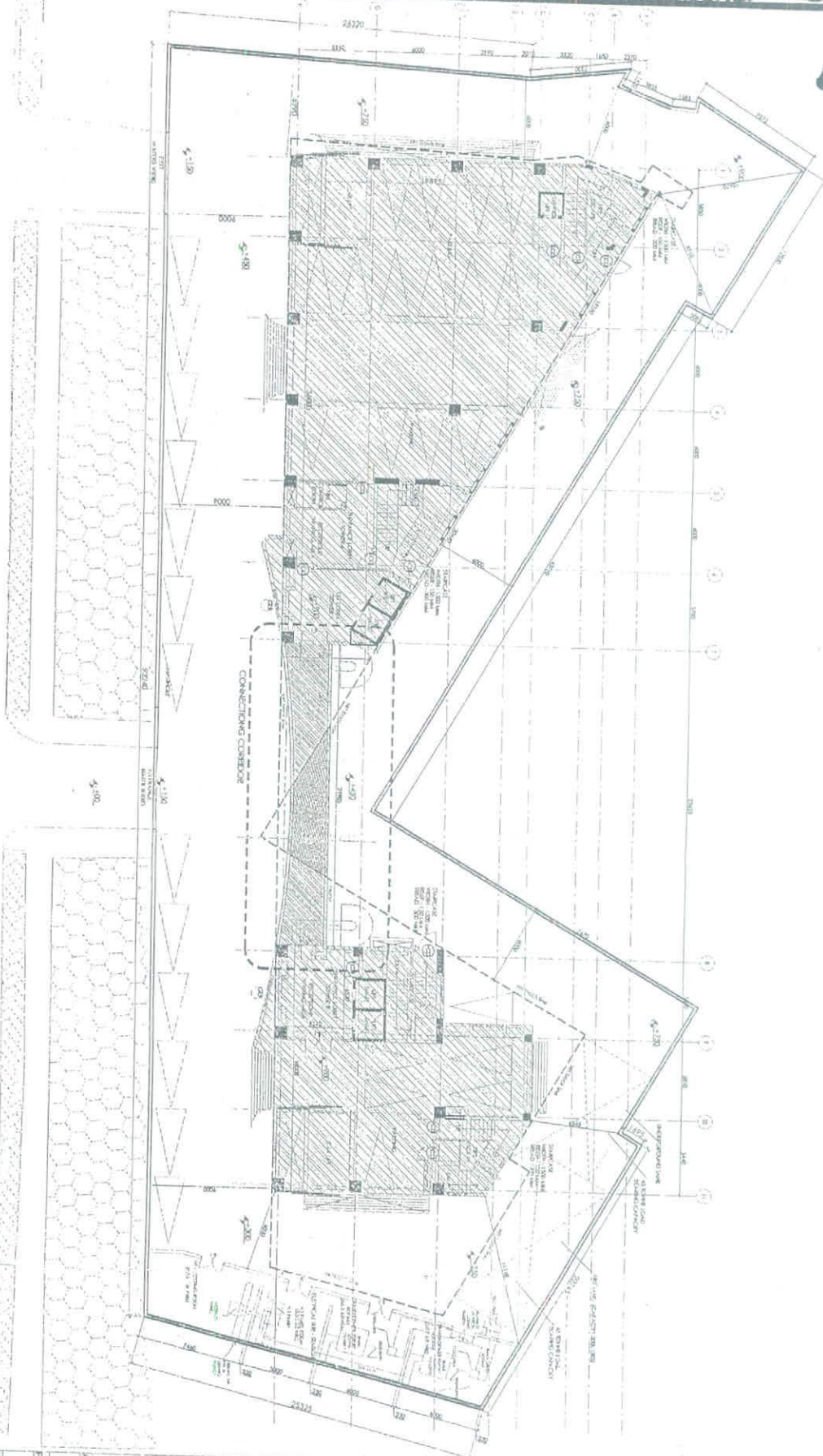
CONSTRUCTION OF MULTISTORY OFFICE BUILDING  
AT WANSARI ROAD, NEW DELHI  
DRAWING TITLE:  
CONNECTING CORRIDOR

SCALE: DRAWN: CHECKED: APPROVED:

ARCHITECT SIGN & STAMP: DIMENSIONAL STAMP

DRAWING NO.: WAPCOS/059

CONNECTING CORRIDOR AREA IN SET BACK	22.8 Sq.Mtr.
---	--------------



NOTE:  
ALL DRAWINGS ARE IN UNITS  
DIMENSIONS GIVEN  
THE DRAWING IS NOT TO BE SCALE TO  
FURNISH DIMENSIONS SHALL BE FOLLOWED.  
LANT DISCREPANCIES IN DIM. & FOUND SHALL  
BE BROUGHT TO THE VIEW OF ARCHITECT

## SUBMISSION DRAWING

OFFICE OF REGISTRAR GENERAL & CENSUS  
COMMISSIONER OF INDIA.

REFERRING AGENCY:

**WAPCOS Ltd.**  
(A GOVERNMENT OF INDIA UNDERTAKING)

VASTUKALP PROJECTS (P) LTD

PROJECT: 123456

## DRAWING TIME: CONNECTING CORRIDOR

SCALE	DIARY	DECEDED	ATTENDED
-------	-------	---------	----------

ARCHITECT SIGN & STAMP	OWNER SIGN & STAMP
------------------------	--------------------

DRAWING NO.: WAP#060809

Minutes of the Technical Committee Meeting Held On 22.2.2017. ITEM No. 5/TC/2017

Sub: Proposed Change of Landuse from "Recreational (P-2)" to "Utility (U-4)" in Planning Zone - L to setup C&D Waste Recycle Plant at Tikri Boarder by PWD. (P.20(3)/2017-MP)

## 1.0 BACKGROUND

1.1 A meeting was held under the chairmanship Secretary of PWD on 31.01.2017 regarding permission by DDA for installation of C&D waste recycle plant on PWD land on temporary basis for a period of 10 years at Libaspur & Tikri Border. In Meeting, it was decided that DDA will grant NOC for installation of C&D Waste Plant for 10 years or change the landuse on permanent basis to setup C&D waste Plant. (Copy of the Minutes of Meeting is enclosed as **Annexure -I**)

1.2 Consent to establish C&D Waste plant at Tikri Border granted by Delhi Pollution Control Committee vide No. 1763 dated 9.9.2016. The consent order valid from 15.2.2016 to 14.2.2017. PWD further requested to grant permission to run and install C&D Waste recycle plant on temporary basis for a period of 10 years.

## 2.0 EXAMINATION

2.1. The landuse of the site under reference is Recreational (P-2) as per the Zonal Development Plan (ZDP) of Zone- L. Site under reference marked on the Part copy of ZDP of Zone - L is annexed as **Annexure - II**.

2.2. The landuse of the site under reference is Recreational (P-2) as per the MPD 2021.

2.3 As per the MPD-2021 C&D is not permissible activity in Recreational (City Park / District Park / Community Park ). Further there is no provisions in MPD 2021 to provide planning permission to use a plot for temporary basis to install C&D waste plant, hence change of landuse from 'Recreational' (P-2) to 'Utility(U-4)' under Section 11-A of DD Act 1957 will be required.

2.4 The proposed site as per ZDP of Zone L/MPD 2021 is surrounded from three directions (North, East and West) by recreational landuse.

2.5 As per ground reality the proposed site is surrounded from three directions (North, East and West) by heavily built-up unauthorized colony namely Baba Hari Das Nagar, Tikri Boarder listed at S. No. 9 of the "List of unauthorized colonies falling in Zone - L". (Copy annexed as **Annexure - III**)

**2.6** As per notification dated. 29.3.2016 of MoEF & CC the processing or recycling site shall be away from habitation clusters, forest areas, water bodies, monuments, National Parks, Wetlands and places of important cultural, historical or religious interest.

**2.7** As per letter of S.E. Flyover Project Division - F12, PWD, GNCTD dated. 13.02.2017 the land under reference is PWD land and transferred to Maintenance Division PWD to Project Division PWD. Copy of allotment letter of the land is sought from Maintenance Division, PWD (Copy of the letter annexed as Annexure- IV)

**2.8** The updated information based on the format provided by MoUD vide letters dated 07.04.2015 & 04.09.2015 is given below:

S. No.	Information required	Status
i)	Whether the land is Govt. or Private and who is land owning Agency	Govt. Land, PWD, GNCTD (Ownership document yet to be submitted by PWD)
ii)	On whose request the change of land use case or modification to MPD 2021 has been initiated?	PWD, GNCTD
iii)	Whether a responsible officer from DDA (give details) was deputed for inspection of site and copy of inspection report be provided.	Yes.
iv)	What is the public purpose proposed to be served by modification of MPD and /or change of land use?	Installation of Construction & Demolition Waste recycling plant.
v)	What will be the impact of proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans and policies?	Recreational area reduced by 10924.96 Sqm and CLU will be processed as per DD Act.
vi)	What will the proposal's impact / implications on general public i.e. Law and Order.	Site is located on NH-10, where noise and pollution level is comparatively high. Due to setup of C&D Waste recycle plan, pollution level will further increase. No law and order issue involved.
vii)	Whether any Court Cases are going on the land mentioned in proposal? Full details be attached.	Land is in possession of PWD for more than 10 years and no court case is pending.
viii)	Background note indicating the current situation/provisions;	Background is given at Para-1 of the Agenda.
ix)	Whether similar proposals have earlier been considered by DDA/ Ministry and/or disposed, and if yes, when and how;	No.
x)	What were the specific recommendations of the Authority with regard to the proposal;	Yet to be placed in Authority
xi)	How and why the proposal was initiated;	On request of PWD for installation of construction & Demolition Waste recycle plan.
xii)	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the	It will provide convenient place for the nearby locality as well as neighboring state for disposal of C&D waste.

	outcome thereof;	Site is located on NH-10, where noise and pollution level is comparatively high. Due to setup of C&D Waste recycle plan, pollution level will further increase.
xiii)	What are the expected short-term and long-term outcomes if the proposal is approved and implemented;	Minimization of unauthorized dumping of Construction & Demolition Waste and recycle the same for construction of Bricks, paving, Sand etc. In a long term reduced the dependency on other states for building materials.
xiv)	How the proposal will benefit in the development and economic growth of the city;	Same as point (xiii). It will also provide convenient place for the nearby locality as well as neighboring state for disposal of C&D waste. This plant will generate new job opportunity.
xv)	What are the provisions corresponding to the proposed policy / changes in other metropolitan cities in India and other countries, and if those provisions differ from the proposal then why are they not considered appropriate for Delhi;	PWD will obtain all mandatory clearance from concerned Deptt's including MoEF & CC and NGT before final notification.
xvi)	What will be the public purpose served by the proposed modification;	Proposed modification will allow to set-up C&D Waste recycle plan which Will recycle Construction & Demolition Waste.
xvii)	What is the number of people/families/household likely to be affected by the proposed policy;	This is not a policy matter.
xviii)	Whether the proposal is in consonance with the existing plans, laws, bye-laws, rules, etc.;	The proposed change of land use will be processed as per DD Act. 1957.
xix)	Whether the implementation of the proposal will require changes in certain rules, provisions of Master Plan, etc., and if yes, what action has been taken to bring about such changes;	No changes is required in rules and provisions of Master Plan of MPD, however land use conversion charges is to be notified by DDA for this purpose under provision of DD Act 1957.
xx)	Whether the departments /organizations/Ministries related with the proposal have been consulted and if yes, what were their views and how they were disposed;	PWD will obtain all mandatory clearance from concerned Deptt's including MoEF & CC and NGT before final notification.
xxi)	Whether the relevant guidelines/orders of DOP&T, Ministry of Finance and other nodal Ministries/ Departments were taken into account while preparing and examining the proposal and;	The proposal is examined and processed as per the provisions of DD Act 1957 and MPD-2021/Zonal Development Plan of Zone L.
xxii)	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.	Addl Commr. (Plg) UTTIPEC & GIS, DDA, 2 <sup>nd</sup> floor, Vikas Minar, New Delhi -110002. Contact telephone No.: 23379042.




### 3.0 PROPOSAL

Change of Landuse from "Recreational (P-2)" to "Utility (U-4)" in ZDP of Zone - L / MPD 2021 under Section 11-A of DD Act. Details as under

Location	Area	Landuse as per MPD-2021/ ZDP Zone - L	Proposed landuse	Boundaries as per ZDP of Zone-L/MPD 2021
Site North of NH-10, Near Tikri Boarder in Zone L	10924.96 sqm	Recreational (City Park/ Community Park/ District Park)	Utility (Solid Waste) U-4/ (C&D Waste Recycle Plant)	North - Recreational South - NH-10 East - Recreational West - Recreational

Subject to following conditions:

- i) PWD will obtain all mandatory clearances from concerned departments including clearance from MoEF&CC and NGT before final notification of change of Landuse
- ii) Techno-feasibility study of site by PWD for installation of C&D Waste plants in terms of dust and noise pollution.

(Layout Plan showing the site under reference is enclosed as **Annexure-V**)

### 4.0 RECOMMENDATION

The above proposal is placed before Technical Committee for consideration before submitting to Authority.

**" DECISION "**

<b>05/2017</b>	Change of Land Use of an area, measuring 10924.96 Sqm from 'Recreational' (City Park/ Community Park/Distt. Park) to "Utility" (U-4) (Solid Waste) C&D Waste Recycle Plant.  F20(3)/2017-MP	The proposal was presented by Dy. Director (Plg.)/Zone 'L'. After detailed deliberation, Technical Committee decided that PWD will examine the proposal as per the solid waste management rules 2016. Accordingly the item was deferred	<b>Action:</b> Superintending Engineer (F-12/PWD)
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M. K. Singh  
Dy. Director  
Master Plan  
03/03/17



दिनांक:- ०२-०२-१७

अंतराक्त आयुक्त (योजना)

उपरी व०... २५५-  
दिनांक... १०-२-१२

A meeting on the subject matter above was convened by Secretary, PWD in his conference room at 11:00AM on 31.01.2017. Officials, as per attendance sheet attached, attended the meeting.

1. PWD/IL&FS informed that there has been no progress in setting of the plant due to non-issue of NOC/ Land use change by DDA.
2. Director (Planning), DDA assured that the decision of DDA on NOC for ten years or Land use change on permanent basis to set up the C & D Waste Plants will be conveyed to PWD within two weeks.
3. PWD may ascertain the status of land for C & D Plant at Tikri Border from revenue records of GNCTD.
4. IL&FS shall submit details of steps planned to ensure that the level of dust and noise pollution will not increase in the nearby colony due to the installation of C&D Waste Recycling Plants.
5. IL&FS will also take necessary action regarding extension of consent to establish issued from DPCC.
6. IL&FS will submit the program chart of installation & commissioning of plants.

Meeting ended with a vote of thanks to the Chair.

(रवीन्द्र यादव)  
अधीक्षण अभियन्ता

उपरगामी सेतू परियोजना मण्डल एफ-12

1. Secretary (PWD), B-Wing, 5<sup>th</sup> Floor, Delhi Secretariat, New Delhi, for information please.
2. The Vice Chairman, DDA, Vikas Sadan, New Delhi, for information please.
3. The Commissioner Planning, DDA, 5<sup>th</sup> Floor, Vikas Minar, New Delhi.
4. The Chairperson, Delhi Pollution Control Committee, Government of N.C.T. Delhi, 4th Floor, ISBT Building, Kashmere Gate, Delhi-110006.
5. The Engineer in chief, PWD, 12<sup>th</sup> Floor, MSO Building, I.P. Estate, New Delhi, for information please.
6. The Pr. Chief Engineer (Projects), 9<sup>th</sup> Floor, MSO Building, I.P. Estate, New Delhi, for information please.
7. The Chief Project Manager, Flyover-1, PWD, Mukarba Chowk, G. T. Karnal Road, Delhi-110033.
8. The Vice President (Operations), M/s IL&FS Environmental Infrastructure & Services Limited, 4<sup>th</sup> Floor, Dr. Gopal Das Bhawan, 28, Barakhamba Road, Connaught Place, New Delhi-110001.

अधीक्षण अभियन्ता

उपरगामी सेतू परियोजना मण्डल एफ-12

keep in file

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10/17/2017  
 10/17/2017

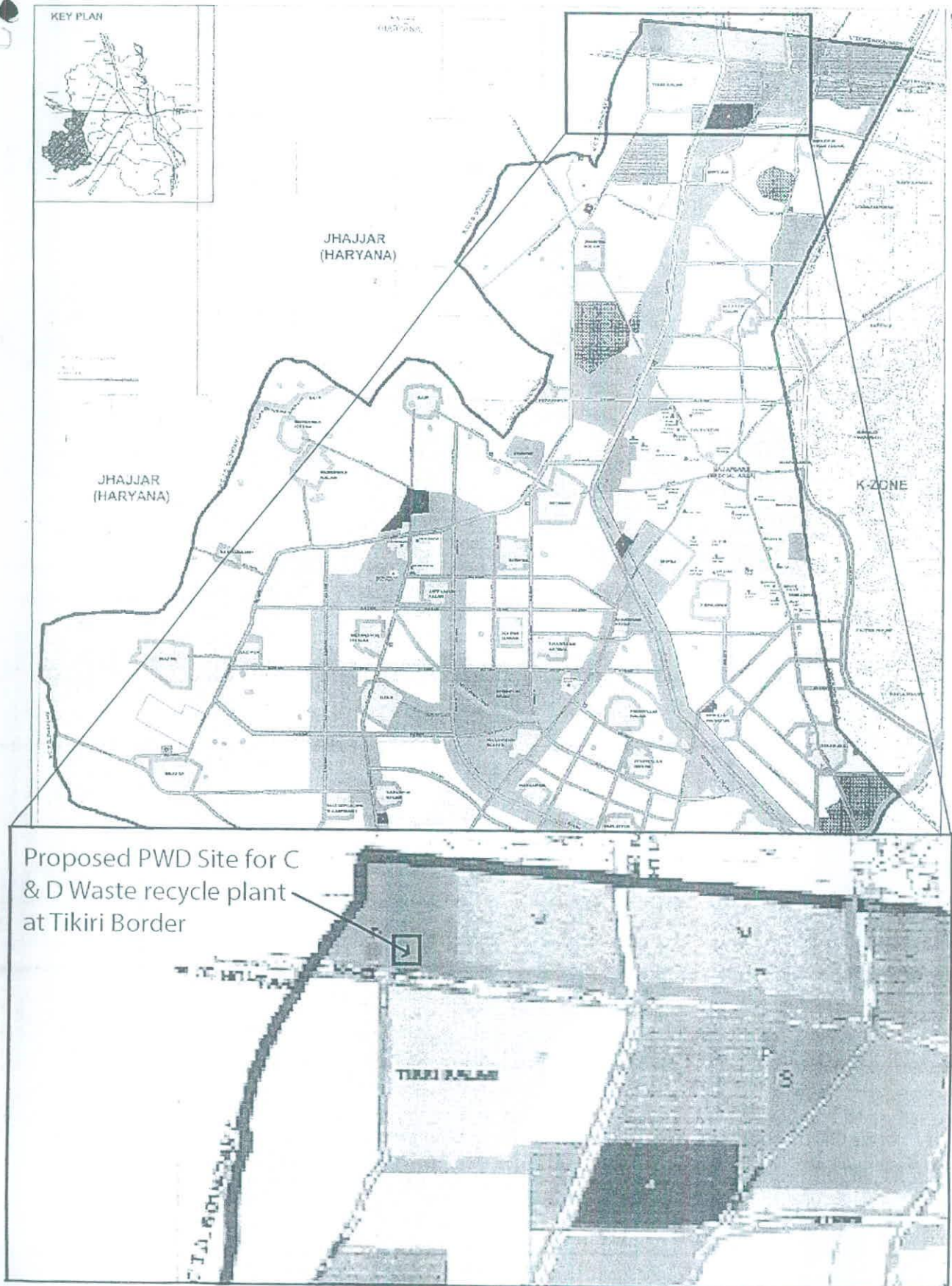
Subject: Meeting regarding Granting of permission by DDA for installation of C & D Waste recycle plants on PWD lands on temporary basis for a period of 10 years at Libaspur & Tikri Border

Dated 31.01.2017 Time : 11:00 AM

Sl.No.	Name of the Officer with Tel No.	Signature
1.	SANJAY SINGH, IL&FS Environment <sup>9810339482</sup>	<i>[Signature]</i>
2.	NINESH KUMAR, IL&FS Environment	<i>[Signature]</i>
3.	SHYAM SONDAR, Ptg. Auth. DDA <sup>9868705985</sup> (L&M)	<i>[Signature]</i>
4.	RAVINDRA YADAV <sup>8588645220</sup> SE, NWD Kori	<i>[Signature]</i>
5.	MANOJ KUMAR - 9811064431 CPM F-1, PWD	<i>[Signature]</i>
6.	Ajeeta Dayal Agrawal, SEE DFCC	<i>[Signature]</i> <sup>9717573511</sup> ajeeta2@yahoo.com
7.	Dr. K. SRIRANGAN Gen. Mgr. AP-F	<i>[Signature]</i>
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		
16.		
17.		
18.		

-38-

MAP III



Part Copy of ZDP of Zone 'L' showing site for proposed recycle plant at Tikri border

ZDP for Zone L

## ANNEXURE - II

## LIST OF UNAUTHORIZED COLONIES FALLING IN ZONE -'L'





1. A-1 Block, Dharampura Najafgarh
2. A-2 Block, Dharampura Extn. Najafgarh, N.D.-43.
3. A-2 Block, Gopal Nagar Najafgarh.
4. Ajay Park, Naya Bazar, D-Block, Najafgarh.
5. Aradhana Enclave, Gopal Nagar Extn., Ph-II Najafgarh, N.D.-43.
6. Arjun Park, Najafgarh, New Delhi.
7. Baba Garib Das Colony Khera Dabar, Delhi-73.
8. Baba Hari Das Nagar, Najafgarh
9. Baba Haridas Nagar, Tikri Border, New Delhi-41.
10. Baba Haridas Nagar, Habbet Pur of Dichau Kalan, MainBahadur Garh Road, Delhi-43.
11. Bagichi Babaur Road, Delhi-54.
12. Bakar Garh Extn. Delhi.
13. Bhawani Nagar Near Dinpur Najafgarh.
14. Chandan Place, Kali Piau, Jharoda Road, Najafgarh.
15. Chetan Vihar (Gopal Nagar Extn.) Dhansa Road, Najafgarh.
16. Chhawala Extn., Kangan Hadi Road, N.D.-71.
17. Chinar Enclave, Najafgarh.
18. Dabur Enclave Ph-III, Rawta Mode, Jafarpur Kalan, Najafgarh.
19. Dadar Enclave (East and West Phase Rawta More) New Delhi-44.
20. Dalip Vihar Near Suraj Cinema, Najafgarh.
21. Darbar Enclave Extn., Rawta Mode, Jafarpur Kalan, Najafgarh.
22. Data Ram Park Near Deendarpur, Najafgarh.
23. Davar Enclave (S R Block A) Rawta Mode, Jafar Pur, Najafgarh.
24. D-Block, Prem Nagar, Najafgarh.
25. Deen Dayalapur Extn., Najafgarh.
26. Deepak Vihar, Najafgarh, Delhi-43.
27. Dhansa Road, Gopal Nagar, Block M&N, Najafgarh, New Delhi-43.
28. Dharampura, J-Block Ciy Najafgarh, Delhi-43.
29. Dharampura Extn., R-Block, Kakrola Road, Najafgarh, N.D.-43.
30. Dichaon Enclave Opp. D.K. Depot, Nangloi Road.
31. Durga Enclave, Jafarpur Kalan, Najafgarh, Delhi-73.
32. Durga Park Din Darpur Extn., Najafgarh.
33. Durga Vihar, Ph-II, Najafgarh.
34. Durga Vihar, Ph-III, Najafgarh, New Delhi.
35. East Krishna Vihar, A B Block, Khaira Road, Najafgarh.
36. E-Block, New Roshan Pura, Najafgarh, New Delhi-43.
37. Ekta Vihar (Block A, B & C) near New Grain Market, Jharoda.
38. Ganapati Enclave Extn., Najafgarh, New Delhi.
39. Gandhi Park Main Gurgaon Road, Deenpur, Najafgarh.
40. Ganpati Enclave, X-Block, New Roshanpura Extn., Delhi-43.
41. Ghasipura Extn. Colony, Nangli Dairy, Najafgarh.
42. Gopal Nagar B-Block, Main Dhansa Road, Najafgarh.
43. Gopal nagar Extn., Najafgarh.
44. Gopal Nagar Extn. Ph-I, Main Khari Road, Delhi-43.
45. Gopal Nagar, Ph-II, Z-Block, Surkhpur Road, Najafgarh.
46. Gopal nagar, Ph-II, Z-Block, New Delhi-43.
47. Gopal Nagar, Ph-I Near Yadav Nagar, Dharamshalla.
48. Gopal Nagar, Ph-II, Sham Vihar, Chandan Enclave, Najafgarh.
49. Gopal Nagar Extn., Main Surakhpur, Najafgarh Road, N.D.-43.
50. Gopal Nagar Extn. Ph-II, Block A & B, Najafgarh.
51. Gopal Nagar, P-Block & Gopal nagar Extn. (E F G & H Blocks), Main Dhansa Road.
52. Gopal Nagar, Block P&R, Dhansa Road, Najafgarh, Delhi-43.
53. Gupta Market, Najafgarh.



DELHI DEVELOPMENT AUTHORITY



- 40 -

	PROJECT MANAGER परियोजना प्रबंधक FLYOVER - 15, PUBLIC WORKS DEPARTMENT फ्लाईओवर - 15, लोक निर्माण विभाग GOVT. OF DELHI, MUKARBA CHOWK दिल्ली सरकार, मुकरबा चौक G.T. KARNAL ROAD, DELHI - 110033. जी० टी० करनाल रोड, दिल्ली-33	By Speed Post/Registered Post 00643 
	 f131pudra@gmail.com	 011-27011675

No. 23(17)/PWD/F-15/2016/26

Dated: 21-1-16

To,

The Executive Engineer,  
 M-112, PWD, Road No. 43, NH-10, Sainik Vihar,  
 Near Keshav Mahavidhyalya, Pitampura,  
 New Delhi.

Sub: - Handing over of PWD land near Tikri Border.


The Public Works Department has taken the task of recycling of construction and demolition waste being generated in Delhi. The work of establishment of C&D Waste recycling plant at two locations namely Tikri Border and Libaspur has been awarded to M/s IL&FS Environmental Infrastructure & Service Ltd. for duration of ten years. For this purpose, the land measuring 2.5 acres is to be handed over to the agency M/s IL & FS Environmental Infrastructure & Service Ltd. You are requested to kindly hand over the portion of land to this division so that the same can be handed over to the agency.

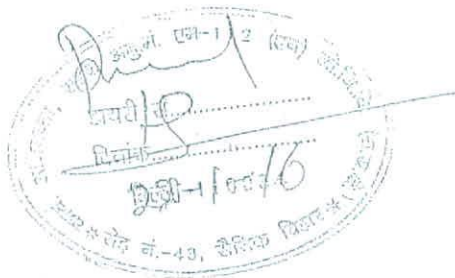
In this regard, please find enclosed herewith the in principle approval of Chief Secretary, PWD.

Encl: As above.

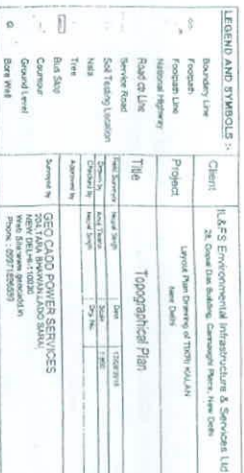
Copy to:-

1. The Chief Project Manager, Flyover-1, PWD Mukarba Chowk, G.T.Karnal Road, New Delhi, for information please.
2. The Superintending Engineer, M-11, PWD, Delhi for information please.
3. The Dy. Project Manager, F-151, for necessary action.

  
 Project Manager,  
 Flyover-15



  
 Project Manager



# Minutes of the Technical Committee Meeting Held On 22.2.2017.

Item No. 06/TC/2017

Dated: 22.2.2017

## AGENDA FOR TECHNICAL COMMITTEE

No. F.20(11)/2016-MP

Sub: Proposed change of land use from 'Recreational' (P2-District Park) to 'Transportation' (T2) for the three pockets of land acquired by DMRC for Okhla NSIC Metro Station near Astha Kunj, Nehru Place in Zone-F.

### 1.0 BACKGROUND:

- 1.1 A request was received from Chief Engineer/General DMRC vide letters no.DMRC/Land/15/PD/218/48 dated 16.09.2016 and no. DMRC/Land /15/ PD/ 218/608 dated 28.11.2016 for change of land use of three pockets of land for **Okhla NSIC Metro Station** on Outer ring Road near Astha Kunj, Nehru Place in Zone-F from 'Recreational'(P2-District Park) to 'Transportation' for Janak Puri West-Botanical Garden Corridor (Line-8).

DMRC had acquired these three land pockets as under :-

Pocket	Area in sq. mts.	Land acquired from	Land use proposed by DMRC
Pkt.1	3070.93	National Small Industries Corporation (NSIC)	Transportation
Pkt.2	2947.63	Private owners running small scale industries.	Transportation
Pkt. 3	3113.79	Delhi Jal Board	Transportation
<b>Total</b>	<b>9132.35</b>		

- 1.2 The above proposed change of landuse from 'Recreational' (P2-District Park) to 'Transportation'(T-2) for the three pockets of land acquired by DMRC for Okhla NSIC Metro Station near Astha Kunj, Nehru Place in Zone-F was presented and was considered in the 10th Technical Committee Meeting held on 21.12.2016 vide item no. 52/2016 and the decision of TC is as under :-

*"The proposal was presented by Chief Architect DMRC. During discussion the representatives of DMRC informed that in case of the plot, the matter is subjudice before the Hon'ble Court regarding the compensation. In view of this the agenda was deferred with the direction that DMRC will obtain the clarifications from legal department and inform that the plots are free from all encumbrances and that the clear title of the land pockets is in favour of DMRC."*

Copy of agenda and minutes of Technical Committee are enclosed as Annexure-A.

- 1.3 With reference to the decision of the Technical Committee Meeting held on 21.12.2016, DMRC vide their letter no. DMRC/15/Land/PD/218/659 dated 26.12.2016 has re-submitted the request to process change of land use. DMRC has informed that:

*"on the direction of Hon'ble High Court a MOU was signed between DMRC and private parties in which it was agreed to hand over the possession to DMRC with a condition to provide commercial space to private parties at stations and compensation will be decided by the Court. It is further informed that title of the land vests with DMRC. Mutation of land parcel was requested to the Revenue Authority vide letter dated 15.06.2016 and same was done by Rapat no. 172 dated 20.12.2013."*

#### 1.0 EXAMINATION:

- 1.1 With reference to the minutes of Technical Committee dated 21.12.2016, DMRC has informed that on the direction of Hon'ble High Court a MOU was signed between DMRC and private parties in which it was agreed to hand over the possession to DMRC with a condition to provide commercial space to private parties at stations and compensation will be decided by the Court.
- 1.2 It is further informed that title of the land vests with DMRC. Mutation of land parcel was requested to the Revenue Authority vide letter dated 15.06.2016 and same was done by Rapat no. 172 dated 20.12.2013.

#### 2.0 UPDATED INFORMATION w.r.t. MOUD LETTERS

- i) As per MOUD letter dated 07.04.15:

S.No.	Information sought by MoUD	Point-wise information
(i)	Whether the land is Government or private and who is the land owning agency?	Procured by DMRC from following sources :- i) The National Small Industries Corporation Ltd. – 3070.93 sqm. ii) Private Land – 2971.53 sqm. iii) Delhi Jal Board – 3113.80 sqm.
(ii)	On whose request the change of land use case or modification to MPD-2021 has been initiated?	DMRC Ltd.
(iii)	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	The site was jointly inspected by Deputy Director (AP), Assistant Director (AP) from DDA and Manager/Land from DMRC on 18.10.16 and the land use of the site is 'Recreational'.
(iv)	What is the public purpose proposed to be served by modification of MPD and/or change of land use?	It will improve economic and living condition of peoples of surrounding areas.

(v)	What will be the impact of proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans and policies?	No negative impact is envisaged.
(vi)	What will be proposal's impact/implications on general public e.g. Law and order etc?	No Law and Order issue is anticipated.
(vii)	Whether any court case are ongoing on the land mentioned in proposal? Full details be attached.	Court case to be indicated for private land pocket.

ii) As per MOUD letter dated 04.09.2015

Chief Engineer/General, DMRC vide letter No. DMRC/Land/15/PD/218/608 dated 28/11/16 has submitted the following information :-

S.No.	Information sought by MoUD	Point-wise information
(i)	Back ground note indicating the current situation/provisions;	Okhla, NSIC is a station of Line-8 (Janakpuri West-Botanical Garden) of DMRC phase-III project. This station is located on outer ring road with close proximity to Nehru Place business centre, Okhla Industrial area and Lotus Temple. DMRC has planned integrated scheme based on Transit Oriented Development concept to generate additional revenue by Property Development as per mandate vide MoUD order K-14011/8/2000-MRTS dated 30.03.2009. DMRC has acquired land measuring 2971.53 sqm. from private party, 3073.93 sqm. from NSIC and 3113.80 sqm. from DJB. Since few industries were functioning on the plot, as per policy, they will be rehabilitated thereby. The site was jointly inspected by Deputy Director (AP), Assistant Director (AP) from DDA and Manager/Land from DMRC on 18.10.16 and it was concluded that under reference land is 'Recreational'.
(ii)	Whether similar proposals have earlier been considered by DDA/Ministry and/or disposed, and if yes, when and how;	DDA has changed the land use at various places for DMRC i.e. Netaji Subash Place, Shastri Park, Tis Hazari, Seelampur, Khyber Pass etc.

(iii)	What were the specific recommendations of the Authority with regard to the proposal;	<p>Matter was placed before the 10<sup>th</sup> Technical Committee Meeting held on 21.12.2016 vide item no. 52/2016. The decision of the T. C. Meeting is as under:-</p> <p><i>"The proposal was presented by Chief Architect DMRC. During discussion the representatives of DMRC informed that in case of the plot, the matter is subjudice before the Hon'ble Court regarding the compensation. In view of this the agenda was deferred with the direction that DMRC will obtain the clarifications from legal department and inform that the plots are free from all encumbrances and that the clear title of the land pockets is in favour of DMRC."</i></p> <p>After approval of the Technical Committee, the proposal needs to be forwarded to the Authority for consideration and giving permission to invite objection / suggestions from the public.</p>
(iv)	How and why the proposal was initiated;	<p>Land measuring 3070.93 sqm., 3113.80 sqm. and 2971.53 sqm. was allotted to DMRC at Okhla for construction of MRTS purpose. Therefore, land use needs to be changed from "Recreational;" to "transportation".</p>
(v)	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof;	<p>There is no negative impact on the population and environment. On the other hand, people surrounding the locality will get modern and environmental friendly transportation facility.</p>
(vi)	What are the expected short-term and long-term outcomes if the proposal is approved and implemented;	<p>Short term – Project affected people will get rehabilitated at the same place. Long term – Residents of Okhla area will get modern state of art and environmental friendly transportation facility.</p>
(vii)	How the proposal will benefit in the development and economic growth of the city;	<p>Effective transportation connecting major transportation hubs and business districts will uplift the economic activity and living standards of people.</p>

(viii)	What are the provisions corresponding to the proposed policy / changes in other metropolitan cities in India and other countries, and if those provisions differ from the proposal then why are they not considered appropriate for Delhi;	The DDA & other Development Authorities in metropolitan cities in India function as per their respective Acts and therefore the provisions of other cities are similar
(ix)	What will be the public purpose served by the proposed modification;	MRTS is a public purpose project.
(x)	What is the number of people/families/household likely to be affected by the proposed policy;	Three small scale industries are getting affected.
(xi)	Whether the proposal is in consonance with the existing plans, laws, bye-laws, rules, etc.;	Yes
(xii)	Whether the implementation of the proposal will require changes in certain rules, provisions of Master Plan, etc., and if yes, what action has been taken to bring about such changes;	It involves "change of land use".
(xiii)	Whether the departments/organizations/Ministries related with the proposal have been consulted and if yes, what were their views and how they were disposed;	NSIC has issued NOC (copy enclosed) and DJB have been requested to issue their no objection to this proposal.
(xiv)	Whether the relevant guidelines/orders of DOP&T, Ministry of Finance and other nodal Ministries/Departments were taken into account while preparing and examining the proposal and;	The issue of change of land use is not related to any guidelines/orders of DOP&T, Ministry of Finance and other nodal Ministries/Departments.
(xv)	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.	The concerned Officer presently dealing with this matter is Dr. K. Srirangan, Director (Plg.) Area Planning-I (Zones A,B,C,G,F&H) DDA, 4 <sup>th</sup> floor, Vikas Minar, New Delhi -110002. Contact No.: 23378167.

## (iii) Information for MoUD's letter No. K-13011/3/2012-DD-IB dated 17.06.2016 :

Sl. No.	Information sought by MOUD	Point-wise information
(i)	What is the change proposed in MPD-2021/Change of landuse case?	The Change of Land Use of land measuring 9132.358 sqm.(03 pockets) from "Recreational" (P2-District Park) to "Transportation" (T-2) is Proposed in MPD-2021.
(ii)	Why the change is proposed i.e. the context and justification?	The change of land use is being processed on the request of DMRC for Metro Station at Okhla NSIC Metro Station for Janak Puri West-Botanical Garden Corridor (Line-8). As per MPD-2021 provisions, the metro station is permitted in all use zones except Recreational and Ridge/ Regional Use zones. As the proposed site for metro station falls in Recreational Use (District Park), thus the change of land use is required under section 11-A of DD Act, 1957.
(iii)	With the proposed changes /amendments, who are going to be benefitted? A tentative statistics or details who will be benefitted should be given?	The general public in the area would be benefitted.
(iv)	How they are going to be benefitted from the proposed amendment/ change?	It will facilitate the MRTS Corridor which will be an effective and environmental friendly mode of transportation for the residents of the area.
(v)	Any other relevant statistics, details, information etc. which will be useful from the point of view of press release for information to the public at large shall also be given.	No

#### 4.0 PROPOSAL:

It is proposed to modify land use of the following pockets of land, in MPD-2021 and ZDP of Zone-F under section 11-A of DD Act, 1957 by inviting objections/suggestions from the general public:-

Location	Area in sq. mts.	Land use as per MPD-2021	Land use proposed to be changed to	Boundaries
1	2	3	4	5
Proposed change of land use of three pockets of land located near Astha Kunj, Nehru Place, Zone - F.	Pkt-1=3070.93 Pkt-2=2947.63 Pkt-3=3113.79  Total=9132.35	Recreational (P-2-District Park)	Transportation (T-2)	<b>North:</b> District Park (Astha Kunj) <b>South:</b> 45 m Row Outer Ring Road. <b>East:</b> 30 M Row Cpt. Gaur Marg. <b>West:</b> District Park (Astha Kunj)

The plan submitted by DMRC showing the three land pockets is enclosed as **Annexure-B** and the Zonal Development Plan of Zone-F indicating the location of these three pockets is enclosed as **Annexure-C**.

#### 5.0 RECOMMENDATIONS:

In view of background and examination mentioned above in para-1.0 & 2.0, the proposal as given in para-4.0 is placed before the Technical Committee for consideration. Based on recommendation by the Technical Committee, the proposal needs to be forwarded to the Authority for consideration and giving permission to invite objection / suggestions from the public.

### DECISION

06/2017	Proposed change of land use from 'Recreational' (P2-District Park) to 'Transportation' (T2) for the three pockets of land acquired by DMRC for Okhla NSIC Metro Station near Astha Kunj, Nehru Place in Zone-F.  F.20(11)/2016-MP	The proposal was presented by Dy. Chief Architect, DMRC. After detailed deliberation, the Technical Committee recommended for a discussion in a sub-group constituted under the chairmanship of Finance Member DDA. Commissioner (Plg.) officer of DMRC, UTTIPEC, and Landscape Department will be member of the subcommittee. Addl. Commr. (Plg.) UTTIPEC will be convenor of the subcommittee. Thereafter, the proposal will be put up before the next Technical Committee meeting.	<b>Action:</b>  Director (Plg.) Zone-F  A.C. (Plg.)  UTTIPEC
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DELHI DEVELOPMENT AUTHORITY  
MASTER PLAN SECTION

**VERIFIED**

This Proposal was Considered in the 1st Technical Committee Meeting held on 22.02.2017.

Vide Item No. 06/2017

Sudhakar/03.03.2017

Asstt. Director  
Master Plan

03/03/17  
Dy. Director  
Master Plan

ITEM No. 52 / T4 / 2016

# Minutes of the Technical Committee Meeting

- 30 -  
Held On 21-12-2016

Sub: Proposed change of land use from 'Recreational' (P2-District Park) to 'Transportation' for the three pockets of land acquired by DMRC for Okhla NSIC Metro Station near Astha Kunj, Nehru Place in Zone-F. F20(11)/2016-MP

## 1.0 BACKGROUND:

1.1 A request was received from Chief Engineer/General DMRC vide letters no. DMRC/Land/15/PD/218/484 dated 16.09.2016 and no.DMRC/Land/15/PD/218/608 dated 28.11.2016 for change of land use of three pockets of land for Okhla NSIC Metro Station on Outer ring Road near Astha Kunj, Nehru Place in Zone-F from 'Recreational' (P2-District Park) to 'Transportation' for Janak Puri West-Botanical Garden Corridor (Line-8).

DMRC had acquired these three land pockets as under :-

Pocket	Area in sq. mts.	Land acquired from	Land use proposed by DMRC
Pkt.1	3070.93	National Small Industries Corporation (NSIC)	Transportation
Pkt.2	2947.63	Private owners running small scale industries.	Transportation
Pkt. 3	3113.79	Delhi Jal Board	Transportation
Total	9132.35		

## 2.0 EXAMINATION:

2.1 The land use of the above mentioned three land pockets as per the Zonal Development Plan of Zone-F and MPD-2021 is 'Recreational' (P2- District Park).

2.2 Site Inspection Report: The site under reference located on the junction of Outer Ring Road and Captain Gaur Marg near Astha Kunj, Nehru Place was inspected by Asstt. Dir.(Plg.), Dy. Dir.(Plg.)F&H and the representatives of DMRC and the following was observed;

- The land pocket 1 and 2 as shown in the DMRC Plan are in advance stage of construction.
- The JE, DMRC informed that a number of Industries are running in the area and Pocket 2 is acquired from Private owners who were running Small Scale Industries.

2.3 The comments/observations of Landscape Wing and UTTIPEC were also requested vide this office letter no. F.1(31)2005//MP/Pt./D-362 dated 08.11.16.

viii).	What are the provisions corresponding to the proposed policy / changes in other metropolitan cities in India and other countries, and if those provisions differ from the proposal then why are they not considered appropriate for Delhi;	The DDA & other Development Authorities in metropolitan cities in India function as per their respective Acts and therefore the provisions of other cities are similar
(ix).	What will be the public purpose served by the proposed modification;	MRTS is a public purpose project;
(x).	What is the number of people/families/household likely to be affected by the proposed policy;	Three small scale industries are getting affected.
(xi).	Whether the proposal is in consonance with the existing plans, laws, bye-laws, rules, etc.;	Yes
(xii).	Whether the implementation of the proposal will require changes in certain rules, provisions of Master Plan, etc., and if yes, what action has been taken to bring about such changes;	It involves "change of land use".
xiii).	Whether the departments/organizations/Ministries related with the proposal have been consulted and if yes, what were their views and how they were disposed;	NSIC has issued NOC (copy enclosed) and DJB have been requested to issue their no objection to this proposal.
xiv).	Whether the relevant guidelines/orders of DOP&T, Ministry of Finance and other nodal Ministries/Departments were taken into account while preparing and examining the proposal and;	The issue of change of land use is not related to any guidelines/orders of DOP&T, Ministry of Finance and other nodal Ministries/ Departments.
(xv).	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.	The concerned Officer presently dealing with this matter is Dr. K. Srirangan, Director (Plg.) Area Planning-I (Zones A,B,C,G,F&H) DDA, 4th floor, Vikas Minar, New Delhi -110002. Contact No.: 23378167.

(ii) Information for MoUD's letter No. K-13011/3/2012-DD-IB dated 07.04.15:

S.No.	Information sought by MoUD	Point-wise information
(i).	Whether the land is Government or private and who is the land owning agency?	Government land. i) The National Small Industries Corporation Ltd. - 3070.93 sqm. ii) Private Land - 2971.53 sqm. iii) Delhi Jal Board - 3113.80 sqm.
(ii).	On whose request the change of land use case or modification to MPD-2021 has been initiated?	DMRC Ltd.
(iii).	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	The site was jointly inspected by Deputy Director (AP), Assistant Director (AP) from DDA and Manager/Land from DMRC on 18.10.16 and the land use of the site is 'Recreational'.

185/c

113/c

-31-

### 3.0 INFORMATION w.r.t. MOUD LETTERS DATED 07/04/2015 & 04/09/15

Chief Engineer/General, DMRC vide letter No. DMRC/Land/15/PD/218/608 dated 28/11/16 has submitted the following information w.r.t. MoUD letters dated 07.04.2015 and 04.09.2015:-

#### (i) Information for MoUD's letter No. K-13011/3/2012-DD-I dated 04.09.15:

S.No.	Information sought by MoUD	Point-wise information
(i).	Back ground note indicating the current situation/provisions;	Okhla, NSIC is a station of Line-8 (Janakpuri West-Botanical Garden) of DMRC phase-III project. This station is located on outer ring road with close proximity to Nehru Place business centre, Okhla Industrial area and Lotus Temple. DMRC has planned integrated scheme based on Transit Oriented Development concept to generate additional revenue by Property Development as per mandate vide MoUD order K-14011/8/2000-MRTS dated 30.03.2009. DMRC has acquired land measuring 2971.53 sqm. from private party, 3073.93 sqm. from NSIC and 3113.80 sqm. from DJB. Since few industries were functioning on the plot, as per policy, they will be rehabilitated thereby. The site was jointly inspected by Deputy Director (AP), Assistant Director (AP) from DDA and Manager/Land from DMRC on 18.10.16 and it was concluded that under reference land is 'Recreational'.
(ii).	Whether similar proposals have earlier been considered by DDA/Ministry and/or disposed, and if yes, when and how;	DDA has changed the land use at various places for DMRC i.e. Netaji Subash Place, Shastri Park, Tis Hazari, Seelampur, Khyber Pass etc.
(iii).	What were the specific recommendations of the Authority with regard to the proposal;	Land use can be changed from "Recreational" to "Transportation".
(iv).	How and why the proposal was initiated;	Land measuring 3070.93 sqm., 3113.80 sqm. and 2971.53 sqm. was allotted to DMRC at Okhla for construction of MRTS purpose. Therefore, land use needs to be changed from "Recreational;" to "transportation".
(v).	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof;	There is no negative impact on the population and environment. On the other hand, people surrounding the locality will get "modern and environmental friendly transportation facility.
(vi).	What are the expected short-term and long-term outcomes if the proposal is approved and implemented;	Short term - Project affected people will get rehabilitated at the same place. Long term - Residents of Okhla area will get modern state of art and environmental friendly transportation facility.
(vii).	How the proposal will benefit in the development and economic growth of the city;	Effective transportation connecting major transportation hubs and business districts will uplift the economic activity and living standards of people.

110/c

184/c

-34-

**4.0 PROPOSAL:**

It is proposed to modify land use of the following pockets of land, in MPD-2021, Zone-F under section 11-A of DD Act, 1957 by inviting objections/suggestions from the general public:-

Locations	Area in sq. mts.	Land use as per MPD-2021	Land use proposed to be changed to	Boundaries
1	2	3	4	5
Proposed change of land use of three pockets of land located near Astha Kunj, Nehru Place, Zone - F.	Pkt-1=3070.93 Pkt-2=2947.63 Pkt-3=3113.79  Total=9132.35	Recreational (P-2-District Park)	Transportation	North: District Park (Astha Kunj) South: 45 m Row Outer Ring Road East: 30 M Row Cpt. Gaur Marg. West: District Park (Astha Kunj)

The plan submitted by DMRC showing the three land pockets is enclosed as **Annexure-A** and the Zonal Development Plan of Zone-F indicating the location of these three pockets is enclosed as **Annexure-B**.

**5.0 RECOMMENDATIONS:**

In view of background and examination mentioned above in para-1.0 & 2.0, the proposal as given in para-4.0 is placed before the Technical Committee for consideration. Based on recommendation by the Technical Committee, the proposal needs to be forwarded to the Authority for consideration and giving permission to invite objection / suggestions from the public.

**DECISION**

52/2016

Proposed change of land use from 'Recreational' (P2-District Park) to 'Transportation' for the three pockets of land acquired by DMRC for Okhla NSIC Metro Station near Astha Kunj, Nehru Place in Zone- F.  
**F.20(11)/2016/MP**

The proposal was presented by Chief Architect, DMRC. During discussion the representatives of DMRC informed that in case of one of the plot the matter is subjudice before the Hon'ble court regarding the compensation. In view of this the agenda was deferred with the direction that DMRC will obtain the clarifications from legal department and inform that the plots are free from all encumbrances and that the clear title of the land pockets is in favour of DMRC.

**Action:**  
Chief Architect,  
DMRC

URBAN DEVELOPMENT AUTHORITY  
MASTER PLAN SECTION  
**VERIFIED**  
This Proposal was Considered in  
the... 10th... Technical Committee  
Meeting held on... 21.12.2016  
Vide Item No... 52/2016  
Sudhakar 12-12-2016  
Asstt Director  
Master Plan  
29/12/16  
Dr. Director  
Master Plan

(iv).	What is the public purpose proposed to be served by modification of MPD and/or change of land use?	It will improve economic and living condition peoples of surrounding areas.
(v).	What will be the impact of proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans and policies?	No negative impact is envisaged.
(vi).	What will be proposal's impact/implications on general public e.g. Law and order etc?	No Law and Order issue is anticipated.
(vii).	Whether any court case are ongoing on the land mentioned in proposal? Full details be attached.	Court case to be indicated for private land pocket.

(iii) Information for MoUD's letter No. K-13011/3/2012-DD-IB dated 17.06.2016 :

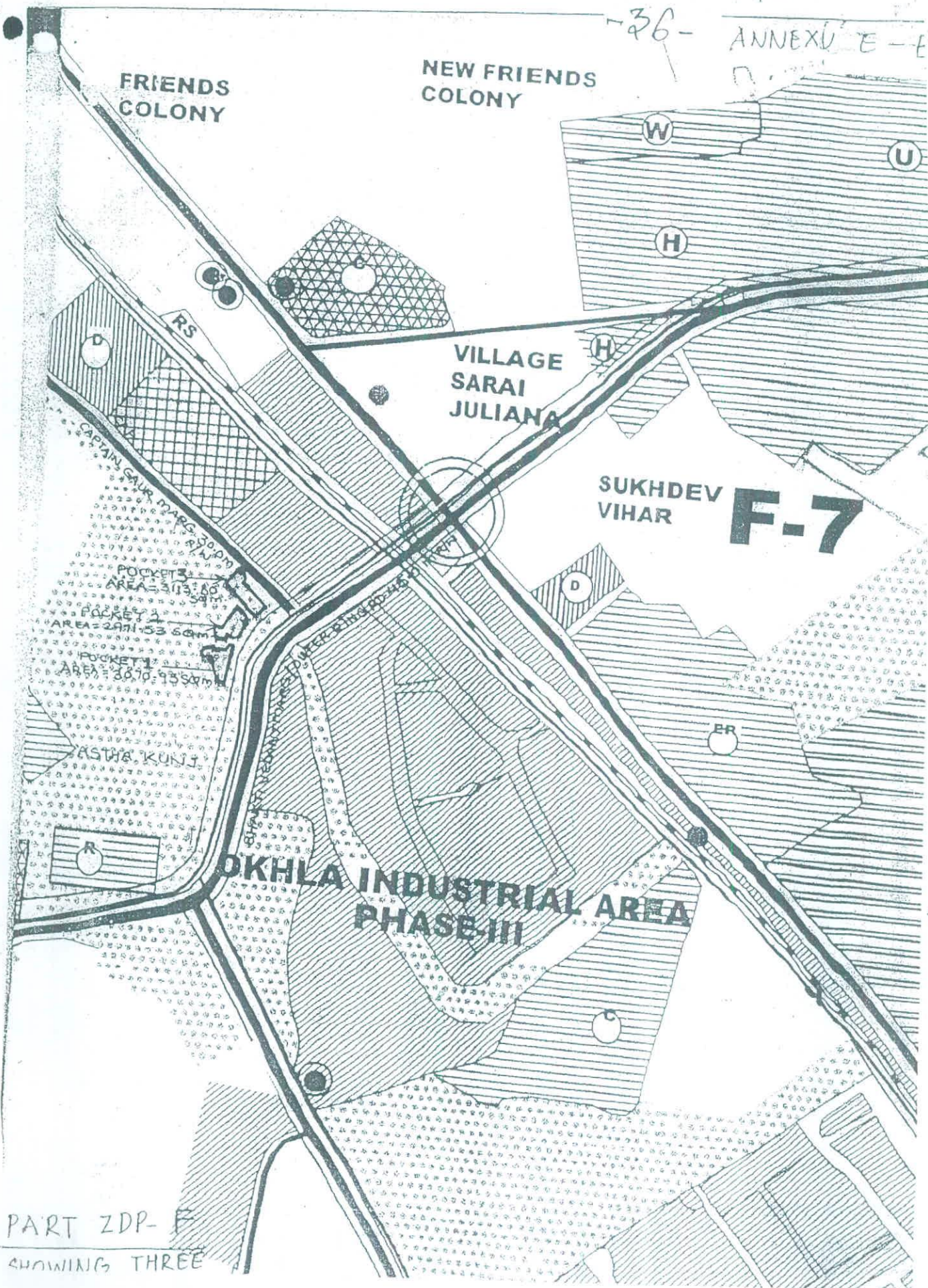
Sl. No.	Information sought by MOUD	Point-wise information
i).	What is the change proposed in MPD-2021/Change of land use case?	The Change of Land Use of land measuring 9132.358 sqm.(03 pockets) from "Recreational" (P2-District Park) to "Transportation" is Proposed in MPD-2021.
ii).	Why the change is proposed i.e. the context and justification?	<p>The change of land use is being processed on the request of DMRC for Metro Station at Okhla NSIC Metro Station for Janak Puri West-Botanical Garden Corridor (Line-8).</p> <p>As per MPD-2021 provisions, the metro station is permitted in all use zones except Recreational and Ridge/ Regional Use zones. As the proposed site for metro station falls in Recreational Use (District Park), thus the change of land use is required under section 11-A of DD Act, 1957.</p>
iii).	With the proposed changes /amendments, who are going to be benefitted? A tentative statistics or details who will be benefitted should be given?	The general public in the area would be benefitted.
iv).	How they are going to be benefitted from the proposed amendment/ change?	It will facilitate the MRTS Corridor which will be an effective and environmental friendly mode of transportation for the residents of the area.
v).	Any other relevant statistics, details, information etc. which will be useful from the point of view of press release for information to the public at large shall also be given.	No

108/c

182/c

-36-

ANNEXURE - E

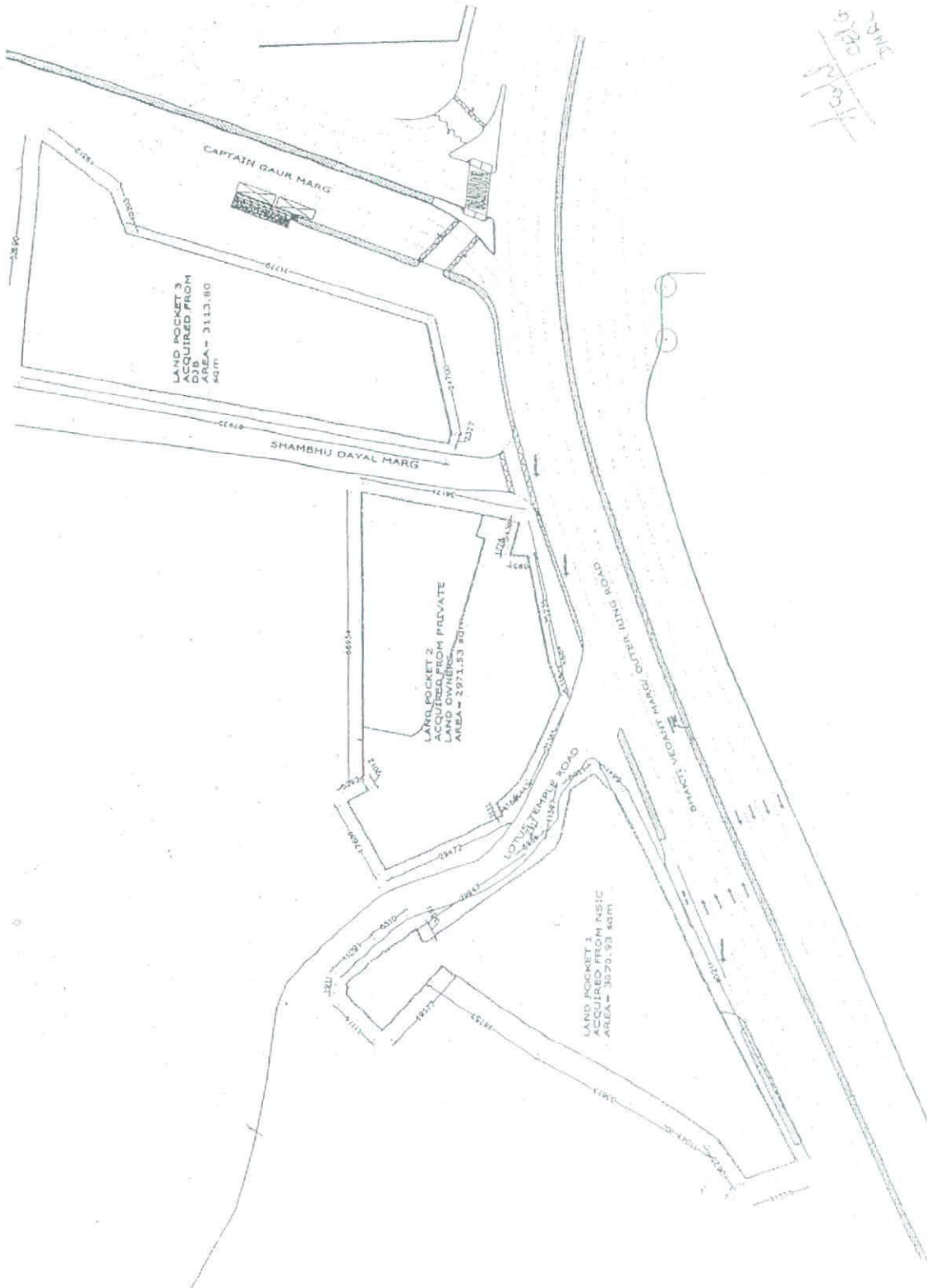


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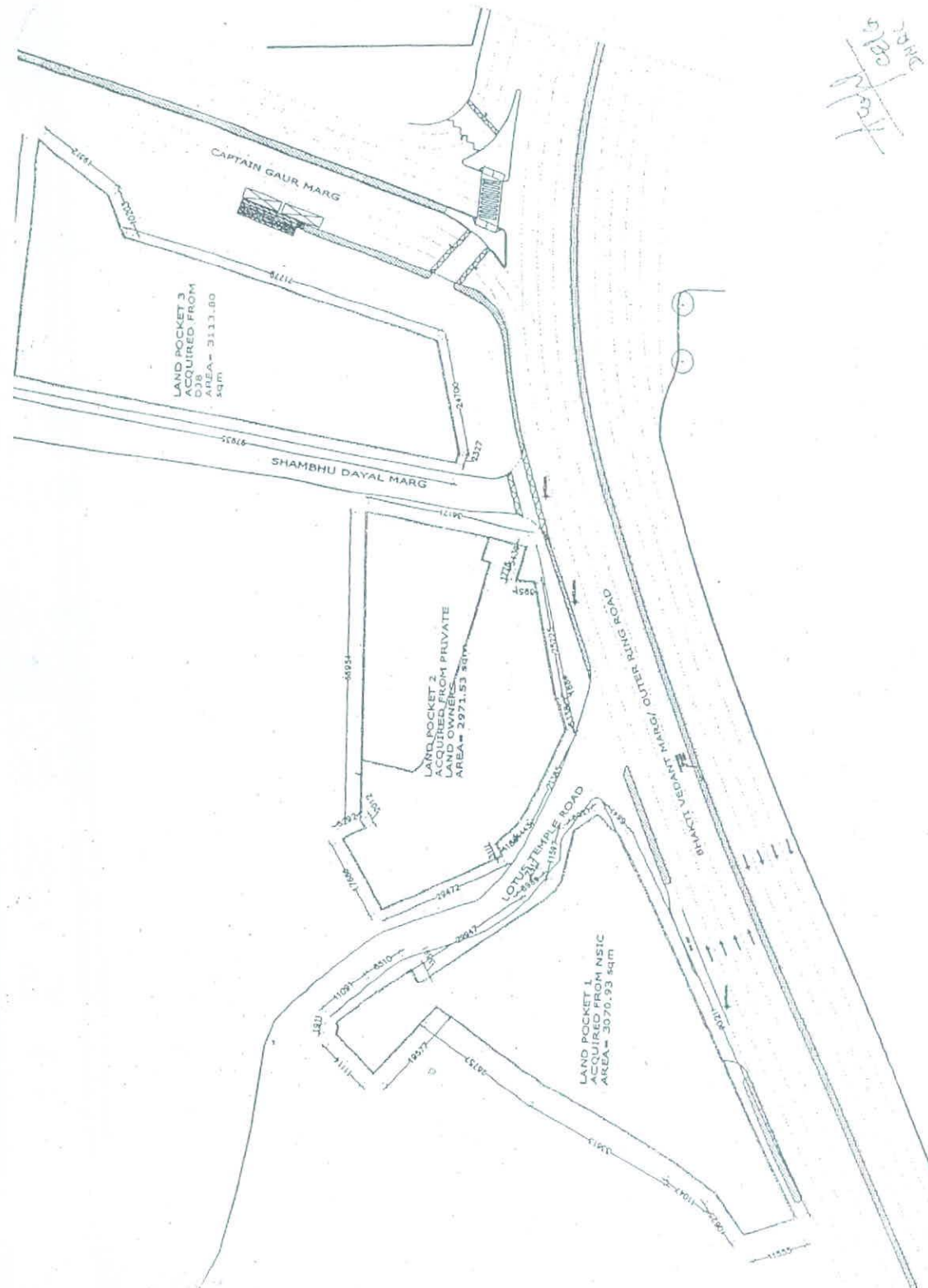
ANNEXURE - A



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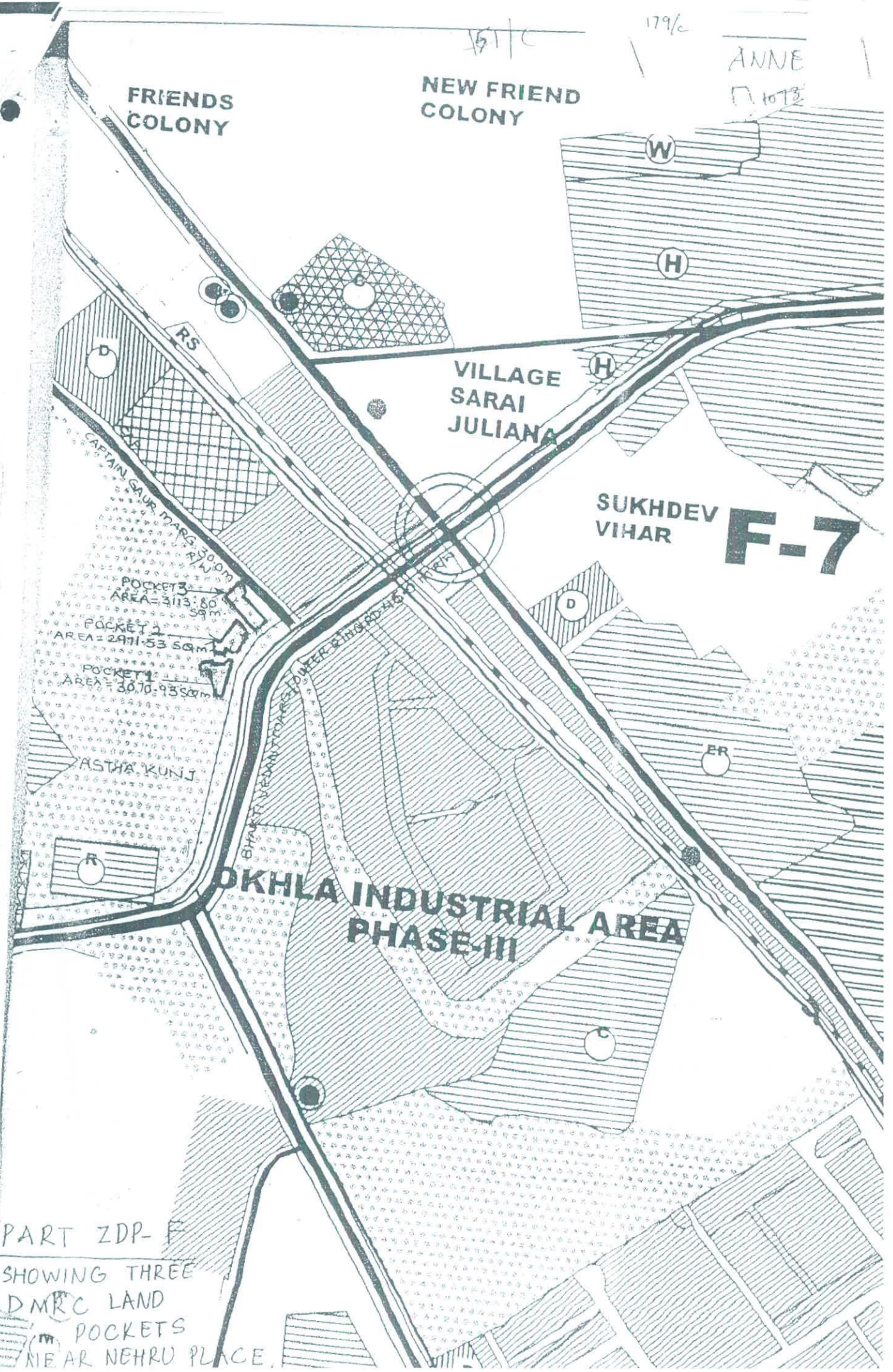
2E-A



REVISIONS		APPROVAL BY DMRC		APPROVAL BY DELHI METRO RAIL CORPORATION LTD	
No.	Date	By	For	By	For
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<b>STATION NAME:</b> LOTUS TEMPLE STATION <b>STATION CODE:</b> LOTS-01		<b>STATION TYPE:</b> UNDERGROUND <b>STATION CATEGORY:</b> A	
<b>STATION AREA:</b> 1.00 Ha <b>STATION PERIMETER:</b> 1.00 Km		<b>STATION LOCATION:</b> Outer Ring Road, Lotus Temple Road	
<b>STATION DESIGN:</b> Modern, functional, eco-friendly		<b>STATION MATERIALS:</b> High quality, durable, sustainable	
<b>STATION EQUIPMENT:</b> Automatic fare collection, CCTV, fire alarm, etc.		<b>STATION SERVICES:</b> Ticketing, boarding, alighting, etc.	
<b>STATION ACCESS:</b> Pedestrian, wheelchair accessible		<b>STATION SAFETY:</b> Fire safety, security, etc.	
<b>STATION ENVIRONMENT:</b> Green, clean, safe		<b>STATION FUTURE:</b> Expansion, improvement, etc.	



51/C

179/c

ANNE

1073

FRIENDS COLONY

NEW FRIEND COLONY

VILLAGE SARAI JULIANA

SUKHDEV VIHAR

F-7

POCKET 3  
AREA = 3113.60 SQM

POCKET 2  
AREA = 2971.53 SQM

POCKET 1  
AREA = 3070.93 SQM

ASTHA KUNJ

OKHLA INDUSTRIAL AREA  
PHASE-III

PART ZDP-F

SHOWING THREE

DMRC LAND

POCKETS

NEAR NEHRU PLACE.

**DELHI DEVELOPMENT AUTHORITY  
AGENDA FOR TECHNICAL COMMITTEE**

**Sub:** Proposal for change of landuse of the site measuring 10817.22 sqm from "Commercial (C-2/Sub-city wholesale market)" to "Utility (U-4 C & D Waste Recycle Plant)" at Libaspur in Planning Zone C to setup Construction & Demolition (C P & D) Waste Recycle Plant by PWD

File No.: F.3(63)2007/MP/Part-II

**1.0 BACKGROUND**

1.1 Reference is invited to the meeting held under the chairmanship of Secretary (PWD), GNCTD on 31.01.2017 regarding granting permission by DDA for installation of C & D waste recycle plant on PWD land on temporary basis for a period of 10 years at Libaspur and Tikri Border. In the meeting, DDA is requested to *"grant permission on temporary basis for 10 years as PWD land at proposed site is already used for similar purpose like installation of casting yard for DMRC and PWD projects or permit land use change on permanent basis"* for installation of plant. Copy of the minutes of meeting along with letter dated 01.02.2017 is enclosed as **Annexure-I**.

1.2 The consent to establish C & D Waste plant at Libaspur granted by Delhi Pollution Control Committee vide No. 1757 dated 09.09.2016 which is valid for the period from 2.03.2016 to 01.03.2017 was informed by PWD vide letter dated 11.01.2017. Further, PWD requested to grant permission to run and install C& D Waste recycle plant on temporary basis for a period of 10 years.

**2.0 EXAMINATION**

2.1. The landuse of the site under reference in Commercial (C-2) as per the Landuse Plan of MPD-2021.

2.2 As per the MPD-2021 provisions, C & D is not permissible activity on any land falling in commercial (Wholesale, warehousing) use zone. Further, there are no provisions in MPD 2021 to provide planning permission for the use of a plot for installation of C & D waste plant on temporary basis. Hence, change of landuse will be required from 'Commercial' (C-2) to 'Utility (U-4)' under Section 11A of DD Act, 1957 as per observations of MP Section.

2.3 The landuse of the site under reference is "Commercial (Sub-city wholesale market)" as per the Zonal Development Plan (ZDP) of Zone C. Site under reference marked on the part landuse plan for Zone C is annexed as **Annexure-II**.

2.4 The proposed site as per ZDP of Zone C is bounded by commercial landuse from three directions (East, West and South) and NHI on North.

2.5 As per the TSS/Site Plan provided by PWD, the proposed site is surrounded by habitation from three directions (East, West and South) with the existing colonies, namely, Chandan Park Colony and Bhagat Singh Park Colony.

2.6 As per MoE&F notification dated 25.09.2000, landfill site shall be away from habitation cluster and water bodies. Hence, site is non-conforming and not suitable from Planning as well as environmental point of view.

*AMB*

2.7 S.E. (Flyover Project Division - F12), PWD, GNCTD vide letter dated 13.02.2017 informed that the land under reference is PWD land and transferred from Maintenance Division, PWD to Project Division, PWD and copy of allotment letter of the land is sought from Maintenance Division, PWD. Copy of the said letter is annexed as **Annexure-III**.

2.8 The updated information based on the format provided by MoUD vide letters dated 07.04.2015 and 04.09.2015 is given below:

S. No.	Information required	Status
i)	Whether the land is Govt. or Private and who is land owning Agency	Govt. Land, PWD, GNCTD. Ownership document yet to be submitted by PWD.
ii)	On whose request the change of land use case or modification to MPD 2021 has been initiated?	PWD, GNCTD.
iii)	Whether a responsible officer from DDA (give details) was deputed for inspection of site and copy of inspection report be provided.	Yes.
iv)	What is the public purpose proposed to be served by modification of MPD and/or change of land use?	Installation of Construction & Demolition (C & D) Waste recycling plant.
v)	What will be the impact of proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans and policies?	Commercial area reduced by 10817.22 sqm (2.67 acres) and change of landuse will be processed as per DD Act, 1957.
vi)	What will the proposal's impact/implications on general public i.e., Law and Order.	Site is located on NH-1, where noise and air pollution level is comparatively higher and with the setup of C&D Waste recycle plan, pollution level will further increase. No law and order issue involved.
vii)	Whether any Court Cases are going on the land mentioned in proposal? Full details be attached.	Land under reference is in the possession of PWD for more than 10 years and no court case is pending.
viii)	Background note indicating the current situation/provisions;	Background already given at Para 1.0 of the Agenda.
ix)	Whether similar proposals have earlier been considered by DDA/Ministry and/or disposed, and if yes, when and how;	No.
x)	What were the specific recommendations of the Authority with regard to the proposal;	Yet to be placed in Authority.
xi)	How and why the proposal was initiated;	On the request of PWD for installation of construction & Demolition Waste Recycle plant.
xii)	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof;	This may provide convenient place for disposal of C&D waste for the nearby localities as well as neighbouring State.  Site is located on NH-1, where noise and

*MS*

		air pollution level is comparatively higher. Setting up of C&D Waste recycle plan, will further increase pollution level both noise and air.
xiii)	What are the expected short-term and long-term outcomes if the proposal is approved and implemented;	Minimization of unauthorized dumping of construction & demolition waste and recycle the same for construction of Bricks, paving, Sand etc. In the long term this may reduced the dependency on other States for building materials.
xiv)	How the proposal will benefit in the development and economic growth of the city;	Same as point (xiii). This may provide convenient place for disposal of C&D waste for the nearby localities as well as neighbouring State. This plant will generate new job opportunity.
xv)	What are the provisions corresponding to the proposed policy/changes in other metropolitan cities in India and other countries, and if those provisions differ from the proposal then why are they not considered appropriate for Delhi;	PWD shall obtain all mandatory clearance from the concerned departments including MoE&F & CC and NGT before final notification.
xvi)	What will be the public purpose served by the proposed modification;	Proposed modification will allow to set-up C&D Waste recycle plant which will recycle construction and demolition waste.
xvii)	What is the number of people/families/household likely to be affected by the proposed policy;	This is not a policy matter.
xviii)	Whether the proposal is in consonance with the existing plans, laws, bye-laws, rules, etc.;	The proposed change of land use will be processed as per DD Act, 1957.
xix)	Whether the implementation of the proposal will require changes in certain rules, provisions of Master Plan, etc., and if yes, what action has been taken to bring about such changes;	No changes are required in rules and provisions of MPD-2021. However, land use conversion charges are to be notified by DDA for this purpose under provision of DD Act, 1957.
xx)	Whether the departments/organizations /Ministries related with the proposal have been consulted and if yes, what were their views and how they were disposed;	PWD shall obtain all mandatory clearance from the concerned departments including MoE&F & CC and NGT before final notification.
xxi)	Whether the relevant guidelines/orders of DOP&T, Ministry of Finance and other nodal Ministries/Departments were taken into account while preparing and examining the proposal and;	The proposal is examined and processed as per the provisions of DD Act, 1957, MPD-2021 and Zonal Development Plan.
xxii)	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.	Director (Plg) AP-I, DDA, 4 <sup>th</sup> floor, Vikas Minar, New Delhi -110002. Contact telephone No.: 23378167.

*MS*

### 3.0 PROPOSAL

3.1 In view of above, the proposal for change of landuse of the site measuring 10817.22 sqm from "Commercial (C-2 Sub-city wholesale market)" to "Utility (U-4 C & D Waste Recycle Plant)" at Libaspur in Planning Zone C to setup Construction & Demolition (C & D) Waste Recycle Plant as per the request of PWD, GNCTD in the MPD/ZDP under Section 11A of DD Act, 1957 with the following details and conditions is under:

Location	Area (in sqm)	Landuse as per MPD-2021/ZDP Zone C	Proposed landuse	Boundaries as per ZDP of Zone C
Libaspur adjoining to NHI on North in Zone C	10817.22	Commercial (C-2 Sub-city wholesale market)	Utility (U-4 C & D Waste Recycle Plant)	North - NHI South - Commercial East - Commercial West - Commercial

#### Conditions:

- PWD, GNCTD to confirm/certify of PWD land is free from encroachment and litigation as well as provide land ownership document.
- PWD shall obtain all mandatory clearance from the concerned departments including MoE&F & CC and NGT before final notification of change of landuse.
- Carry out and submit the techno-feasibility study of site by PWD for installation of C&D Waste plant in terms of dust and noise pollution.

### 4.0 RECOMMENDATION

4.1 The above proposal along with examinations is placed before Technical Committee for its consideration.

**DECISION**

<b>08/2017</b>	Proposal for change of land use of the site measuring 10817.22 sqm. from "Commercial (C-2/sub-city wholesale market)" to Utility (U-4 C&D Waste Recycle Plant)" at Libaspur in Planning Zone C to set up construction & demolition (CP&D) Waste Recycle Plant by PWD.  F.3 (63)2007/MP/Part-II.	The proposal was presented by Director (Plg.)/Zone 'C'. After detailed deliberation, Technical Committee decided that PWD will examine the proposal as per the solid waste management rules 2016. Accordingly the item was deferred.	<b>Action:</b> Superintending Engineer (F-12/PWD)
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DELHI DEVELOPMENT AUTHORITY  
MASTER PLAN SECTION  
**VERIFIED**

This Proposal was Considered in  
a 1st Technical Committee  
meeting held on 22.02.2017  
File Item No. 08/2017

Sudhakar/03.03.2017  
Asstt. Director  
Master Plan

*[Signature]*  
By Director  
Master Plan  
03.03.2017

आयुक्त (सेजना) कार्यालय  
डायरी सं. 17-123  
दिनांक 3/2/17

	<p align="center"><b>SUPERINTENDING ENGINEER</b> अधीक्षण अभियन्ता <b>FLYOVER PROJECT DIVISION F-12</b> उपरगामी सेतू परियोजना मंडल एफ-12 <b>PUBLIC WORKS DEPARTMENT, GOVT. OF DELHI</b> लोक निर्माण विभाग, दिल्ली सरकार <b>MUKARBA CHOWK, G.T. KARNAL ROAD, DELHI - 110033.</b> मुकरबा चौक, जी0 टी0 करनाल रोड, दिल्ली-110033 E-Mail <a href="mailto:eeppwddelhi12@gmail.com">eeppwddelhi12@gmail.com</a> Ph: - 011-27691771; Fax No. 27691770</p>	
	<p>सं. 54(143)/अधी.अभि./एफ-12/लो.नि.वि./2016-17/35</p>	<p>दिनांक:- 02-02-17</p>

Dy. Dir. (G&amp;C)

Dy. No. 9-119

MEETING NOTICE

Dated.....

**Sub:** Regarding granting permission by DDA for installation of C & D Waste recycling plants on PWD lands on temporary basis for a period of 10 years at Libaspur & Tikri Border.

A meeting on the subject matter above was convened by Secretary, PWD in his conference room at 11:00AM on 31.01.2017. Officials, as per attendance sheet attached, attended the meeting.

Following points were discussed /deliberated:

1. PWD/IL&FS informed that there has been no progress in setting of the plant due to non-issue of NOC/ Land use change by DDA.
- ✓ 2. Director (Planning), DDA assured that the decision of DDA on NOC for ten years or Land use change on permanent basis to set up the C & D Waste Plants will be conveyed to PWD within two weeks.
3. PWD may ascertain the status of land for C & D Plant at Tikri Border from revenue records of GNCTD.
4. IL&FS shall submit details of steps planned to ensure that the level of dust and noise pollution will not increase in the nearby colony due to the installation of C&D Waste Recycling Plants.
5. IL&FS will also take necessary action regarding extension of consent to establish issued from DPCC.
6. IL&FS will submit the program chart of installation & commissioning of plants.

Meeting ended with a vote of thanks to the Chair.

(रवीन्द्र यादव)  
अधीक्षण अभियन्ता

उपरगामी सेतू परियोजना मंडल एफ-12

Copy to:

1. Secretary (PWD), B-Wing, 5<sup>th</sup> Floor, Delhi Secretariat, New Delhi, for information please.
2. The Vice Chairman, DDA, Vikas Sadan, New Delhi. for information please.
- ✓ 3. The Commissioner Planning, DDA, 5<sup>th</sup> Floor, Vikas Minar, New Delhi.
4. The Chairperson, Delhi Pollution Control Committee. Government of N.C.T. Delhi, 4th Floor, ISBT Building, Kashmere Gate, Delhi-110006.
5. The Engineer in chief, PWD, 12<sup>th</sup> Floor, MSO Building, I.P. Estate, New Delhi, for information please.
6. The Pr. Chief Engineer (Projects), 9<sup>th</sup> Floor, MSO Building, I.P. Estate, New Delhi, for information please.
7. The Chief Project Manager, Flyover-1, PWD, Mukarba Chowk, G. T. Karnal Road, Delhi-110033.
8. The Vice President (Operations), M/s IL&FS Environmental Infrastructure & Services Limited, 4<sup>th</sup> Floor, Dr. Gopal Das Bhawan, 28, Barakhamba Road, Connaught Place, New Delhi-110001.

अधीक्षण अभियन्ता  
उपरगामी सेतू परियोजना मंडल एफ-12

GNCTD has requested for the  
reply of DDA. Kindly examine  
and put up with reply. R

DDI/10/1/24

AN (P.A.)/C

03/02/17

MS  
06-02-17

DIR (P&AP) 11-30

3/02/17

3/02/17

3/2/17

Dir (P&AP)

Dir (P&AP)

Dir (P&AP)

Dir (P&AP)

PS



SUPERINTENDING ENGINEER  
अधीक्षण अभियन्ता  
FLYOVER PROJECT DIVISION F-12  
उपरगामी सेतू परियोजना मंडल एफ-12  
PUBLIC WORKS DEPARTMENT, GOVT. OF DELHI  
लोक निर्माण विभाग, दिल्ली सरकार  
MUKARBA CHOWK, G.T. KARNAL ROAD, DELHI-110033.  
मुकरबा चौक, जी0 टी0 करनाल रोड, दिल्ली-110033  
E-Mail [eeppwddelhi12@gmail.com](mailto:eeppwddelhi12@gmail.com) Ph: - 011-27691771; Fax No. 27691770



सं. 54(143)/अधी.अभि./एफ-12/लो.नि.वि./2016-17/33

दिनांक:- 11/2/2017

सेवा में,

✓ The Director (Planning) Zone C,  
DDA, 3<sup>rd</sup> Floor, Vikas Minar,  
I.T.O., New Delhi

उप निदेशक (योजना) सी. एवं जी.

आदेश सं. ८-131

दिनांक 7/2/17

Sub: - Regarding land use and permissibility of the site for C & D Waste recycle Plant at Libaspur.

Ref: - This office letter of even No. 11 dated 11.01.2017.

Sir,

This is with reference to above and meeting held by Secretary. PWD at 11AM on 31.01.2017 on the subject matter above.

You are requested to grant permission on temporary basis for 10 years as PWD land at proposed site is already being used for similar purpose like installation of casting yard for DMRC and PWD projects or permit land use change on permanent basis at earliest, so that further process of installation of plant may be initiated by M/s ILFS.

31/01/17

(रवीन्द्र यादव)

अधीक्षण अभियन्ता

उपरगामी सेतू परियोजना मण्डल एफ-12

Dir. (Pg.) F & H

Dy. No. 274

Date: 5/2/17

Copy to:-

1. The Commissioner Planning, DDA, 5<sup>th</sup> Floor, Vikas Minar, New Delhi.
2. The Chairperson, Delhi Pollution Control Committee, Government of N.C.T. Delhi, 4<sup>th</sup> Floor, ISBT Building, Kashmere Gate, Delhi-110006.
3. The Chief Project Manager, Flyover-I, PWD, Mukarba Chowk, G. T. Karnal Road, Delhi-110033, for kind information.
4. The Assistant Engineer F-122, PWD, Mukarba Chowk, G. T. Karnal Road, Delhi-110033, for information and necessary action.
5. The Vice President (Operations), M/s IL&FS Environmental Infrastructure & Services Limited, 4<sup>th</sup> Floor, Dr. Gopal Das Bhawan, 28. Barakhamba Road, Connaught Place, New Delhi-110001.

Kx m d

06/02/17

DDA Pg. F & H

AD(Pg.) 1C

MS 07-02-17

अधीक्षण अभियन्ता

उपरगामी सेतू परियोजना मण्डल एफ-12



LEGEND  
1.0 RESIDENTIAL

☐ RD RESIDENTIAL AREA

- NEIGHBOURHOOD:

 C1 DISTRICT CENTRE

- C1 NON HIERARC. COMM. CENTRE

 M1 MANUFACTURING

- ☒ P1 REGIONAL PARK

- 5.0 TRANSPORTATION

 T1 ISBT

- T2 RAILWAY STATION / YARD

- T2 METRO STATION

- T2 METRO DEPOT / YARD

- 12 METRO  
T2 DALLI CIPOLLATI

1. *Business* (1997) 10, 100–101.

- 6.0 UTILITY

## 6.0 UTILITY

- U2 SEWERA

- U3 ELECTRI

- 
- 114 SOLID V

- U4 SOLID V
- U5 DRAIN

- 
- U5 DRAIN
- 
- 
- HIGH TENS!

- 
- HIGH TENS

7.0 GOVER

- 
- G1 STATE

- G2 GOVER

- G3 GOVEI

Guru Hargobind Sir  
Gurudwara

TO SRAS PUR VILLAGE

B/S  
Gurudwara Bus Stop

MAH CHAND DHANIA MARG

CHIRAM KANTA  
Kankhda  
Shivdham

DIVIDER  
TOWARDS ANUPUR

Bhagat Singh Park Colony

Bhagat Singh Park Colony

Transport Nagar

AREA=10817.22 SQM.  
=2.67 ACRES

M/S Continental Engineering Corporation  
Project Site Office

National Highway -1

Service Road

NALA

NALA

CHANDAN PARK COLONY

OPEN LAND FOR  
INDRA GANDHI HOSPITAL

66 FOOT A ROAD

FOOT OVER BRIDGE  
TOWARDS ANUPUR  
DIVIDER  
SAROO NAGAR BUS STOP



SAROO NAGAR

- Notes :-
1. All Dimensions and Levels are in Meters.
  2. Grid interval shown in the Drawing is 5.0m.
  3. Contour interval shown in the Drawing is 0.20m.
  4. TOTAL PLOT AREA=2.67 ACRES

LEGEND AND SYMBOLS

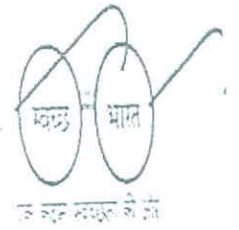
- Boundary Line
- Footpath
- Footpath Line
- National Highway
- Road c/r Line
- Service Road
- Soil Testing Location
- Nala
- Tree
- Bus Stop
- Bore Well

Client	IL&FS Environmental Infrastructure & Services Ltd. 24, Daul Das Building, Connaught Place, New Delhi
Project	LAYOUT PLAN DRAWING OF 10.817.22 SQM. AREA NEW DELHI
Title	Topographical Plan
Scale	1:1000
Drawn by	ANIL KUMAR
Checked by	ANIL KUMAR
Approved by	ANIL KUMAR
Prepared by	ANIL KUMAR
Supervised by	ANIL KUMAR
Drawn by	ANIL KUMAR
Checked by	ANIL KUMAR
Approved by	ANIL KUMAR
Prepared by	ANIL KUMAR
Supervised by	ANIL KUMAR



SUPERINTENDING ENGINEER  
अधीक्षण अभियन्ता  
FLYOVER PROJECT DIVISION F-12  
उपरगामी सेतू परियोजना मंडल एफ-12  
PUBLIC WORKS DEPARTMENT, GOVT. OF DELHI  
लोक निर्माण विभाग, दिल्ली सरकार  
MUKARBA CHOWK, G.T. KARNAL ROAD, DELHI-110033.  
मुकरबा चौक, जी० टी० करनाल रोड, दिल्ली-110033  
E-Mail eepwddelhi12@gmail.com Ph: - 011-27691771 Fax No. 27691770

Annexure-III



सं. 54(143)/अधी.अभि./एफ-12/लो.नि.वि./2016-17/52

दिनांक:- 13.02.2017

सेवा में,

The Deputy Director (Planning).  
UTTIPEC-III, Zone-C,  
DDA, 3<sup>rd</sup> Floor, Vikas Minar,  
I.T.O., New Delhi-110002

उप निदेशक (योजना) जी. एवं जी.  
कागजी सं. 13 C  
दिनांक 14/2/17

DIR. (PLG.) AP-1  
DIARY No. 364  
DATE 15.2.17

Sub:- Regarding land use and permissibility of the site for C & D Waste recycle Plant at Libaspur.

Sir,

With reference to above, additional details/ documents asked for are given below:-

- This PWD land has been transferred from Maintenance Division, PWD to Project Division, PWD and copy of allotment letter is being asked from maintenance division.
- Survey of plot is enclosed with following details:-
  - All dimensions.
  - Area of the plot.
  - Break up of the area for PWD Casting yard and area to be utilized for C & D Waste Recycle Plant.
  - Adjoining features including access road (ingress/outgress), NH-1 (with ROW), Name of adjoining residential colony.

This is submitted for your information & further necessary action.

13/02/17  
(रवीन्द्र यादव)

अधीक्षण अभियन्ता

उपरगामी सेतू परियोजना मण्डल एफ-12

Copy to:-

- The Chief Project Manager, Flyover-1, PWD, Mukarba Chowk, G. T. Karnal Road, Delhi-110033, for kind information.
- The Project Manager, Flyover Project Division F-15, PWD, Mukarba Chowk, G. T. Karnal Road, Delhi-110033, for information & necessary action to provide ownership documents.
- The Executive Engineer, CRMD M-311, PWD, Mukarba Chowk, G. T. Karnal Road, Delhi-110033.
- The Assistant Engineer F-120, PWD, Mukarba Chowk, G. T. Karnal Road, Delhi-110033, for information and necessary action.

May see at  
clerk stage

Dir (Plg.)/AP-I  
14-02-17  
15/02/17  
16-02-17

अधीक्षण अभियन्ता  
उपरगामी सेतू परियोजना मण्डल एफ-12

# Minutes of the Technical Committee Meeting Held on 22.2.2017.

Item No. 09/2017

Date: 22/02/2017

## AGENDA FOR THE TECHNICAL COMMITTEE MEETING

**Subject:** Proposal regarding change of Land Use of an area measuring 5 Acre of land out of 8.75 Acre (approx) from "Recreational (District Park)" to 'Govt. Office' located in I.P. Estate near DTC Bus Depot, falling in Planning Zone "D".

File No. R-20(1)/2017-MP

### **1.0 Background:**

- 1.1 The Request for change of land use has been received from Competent authority, South DMC.
- 1.2
  - a) After trifurcation of erstwhile Municipal Corporation of Delhi, no space for SDMC Headquarter has been allocated and for the last more than four years, the entire deliberative and executive wings are functioning from Dr.SPM Civic Centre building at JLN Marg, by sharing the covered area with North Delhi Municipal Corporation.
  - b) A decision was taken by the Competent Authority that South Delhi Municipal Corporation needed a separate building within its area of jurisdiction to carry out the day to day works of its executive and deliberative wing. Since the land in question located in I.P. Estate along DTC Bus Depot is the only available site within South DMC. The higher authority took a decision to develop this site for headquarter building for South Delhi Municipal Corporation.
  - c) In the Planning Zone-D which falls in the administrative jurisdiction of South Delhi Municipal Corporation, a parcel of land measuring 8.75 acre approximately, is in possession of SDMC and has presently a 'Park'. This land is located next to the Indraprastha DTC Bus Depot and is easily accessible from Ring Road. As per the Zonal development plan of Zone D, this land falls in the area shown as part of the District Park.

Recently, North DMC started raising the issue with SDMC emphatically to vacate the Civic Centre premises and it is, thus, expedient that an immediate arrangement for constructing SDMC HQ building is made.

### **2.0 Examination:**

- 2.1 The land use of plot in question (Proposed for Construction of Govt. Office) is 'Recreational' (District Park) as per the Zonal Development Plan of Zone-D (approved under MPD-2001).
- 2.2 There are few small trees existing at the site. There are two high tension lines passing through the area, as shown in the plan which is being enclosed.
- 2.3 As regards the Ownership of 8.75 acre land, the relevant portion of the comments of DOH SDMC is reproduced here under.

"The land in question Inderprastha Udyan, MCD, Horticulture Department situated in I.P. Estate, New Delhi marked ABCD on the plan (Area 8.75 acre) shown in red colour on the map (plan enclosed) is developed as Inderprastha Udyan by Horticulture Deptt. (Erstwhile MCD) and was inaugurated on 12 May, 2000 by the then Hon'ble LG of Delhi Sh. Vijay Kapoor in presence of Sh. Jag Mohan the then Minister of Urban Development, GOI; Smt. Shila Dixit, the then Chief Minister, Delhi, Sh. Shanti Desai, the then Mayor MCD and Sh. S.P Aggarwal the then Commissioner, MCD (copy of the inauguration stone

104/c

enclosed). Since then park is under Control, Management & Possession of Horticulture Department of South Municipal Corporation.

Comments of Chief Engineer Central Zone-“May Kindly peruse the report of Director (Horticulture) as above. It is further clarified that above park is under management control of Central Zone, SDMC.”

Further, a meeting was held on 1/12/2016 under the chairmanship of Jt. secretary(L&E), it was decided to take up the matter with DDA regarding change of land use for construction of HQ of SDMC out of 8.75 acre green land.

2.4 The site does not fall in Natural Conservation Zone (NCZ), Natural features such as water bodies, etc.

2.5 Planning Observation

(a) At present, land-use of this area measuring 8.75 acre (approximately) is District Park, as per the approved Zonal development plan of Zone-D under MPD-2001.

(b) The site is most appropriate for construction of SDMC HQ building because of its proximity to IP Depot, Indraprastha Metro Station, and thus being easily accessible for the general public to seek redressal of their grievances related to daily life utility and services related issues.

(c) SDMC is, therefore, sending this request proposal for CLU of area measuring 5 Acre of land out of said 8.75 acre (approximately) from District Park to Government Office.

(d) The change of land-use of a similar nature project i.e. second Interstate Bus Terminal (ISBT) at Sarai Kale Khan, Delhi, has already been done by DDA vide Notification No. SO 501(E) dated 12.02.2015 and thus, there may not be any difficulty for consideration of the change of land use of the proposed site from District Park to Government Office.

(e) As confirmed by the Horticulture Department of SDMC, this land is held by SDMC and a park is in existence over here since 12.05.2000.

(f) For the purpose of efficient functioning of SDMC Headquarter, a covered area of approximately 77037 sq.mtr. is required, which can be accommodated at this site, although an effort is being made to obtain additional area of 1.65 acre, next to this site, from the L&DO..

(g) It is proposed to leave sum area of this site vacant for alternative plantation / Maintaining Green for development of the site as green complex/ green building.

**3.0 Information required as per the MoUD, GoI letters dated 07.04.2015/ 04.09.2015:**

S.No	Information required	Explanatory background
<b>A. As per MoUD letter dated 04.09.2015</b>		
(i)	Background Note indicating the current situation / provisions;	At this site, earlier a Hot-Mix Plant was in existence. Thereafter park is in existence from 12/05/2000 till date. However, the land use has been mentioned in the Master Plan as

103/c

	modification;	SDMC Head Quarter.
(x)	What is the number of people / families / households likely to be affected by the proposed policy;	No person/family/household affected furthermore, General Public will be benefited at large.
(xi)	Whether the proposal is in consonance with the existing plans, laws, bye-laws, rules, etc;	Yes, the change of land use is within the purview of provisions contained in MPD-2021.
(xii)	Whether the implementation of the proposal will require changes in certain rules, provisions of Master Plan, etc., and if yes, what action has been taken to bring about such changes;	No change required.
(xiii)	Whether the departments / organizations / Ministries related with the proposal have been consulted and if yes, what were their views and how they were disposed;	Central Ministry has been consulted, and L&DO has given its approval, recommending this proposal. Furthermore, the concerned Departments of South DMC have also been consulted before the proposal is finalized.
(xiv)	Whether the relevant guidelines/orders of DOP&T, Ministry of Finance and other nodal Ministries / Departments were taken into account while preparing and examining the proposal.	The proposal does not require to take into consideration any guidelines / orders of DOP&T/ Ministries.
(xv)	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.	On behalf of South DMC, Sh. S.K Singh deputy commissioner Land Estate shall be the nodal officer (Tel. No. 8588889343).

<b>B. As per MOUD letter dated 07.04.2015:</b>		
a.	Whether the land is government or private and who is the land owning agency?	The site in question is under the management and control of South DMC.
b.	On whose request the change of land use case or modification to MPD-2021 has been initiated?	The proposal has been initiated on the request received from Commissioner, South MCD.
c.	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	The site has been inspected by the staff of L&E Deptt., South DMC.
d.	What is the public purpose proposed to be served by modification of MPD and /or change	The proposed modification/change of land use will serve the public purpose of construction of Head Quarter Building

102/c

	of land use?	for SDMC.
e.	What will be impact of proposal on the ZDP / MPD and whether the changes are in consonance with the approved plans/ policies?	Yes please.
f.	What will be proposal's impact / implications on general public eg. Law & order etc.?	There will be no implication regarding Law & order on the general public.
g.	Whether any court cases are ongoing on the land mentioned in the proposal? Full details be attached.	No Court Case is pending on the site in question.

**As per MOUD letter dated 17.6.2016:**

(i)	What is the change proposed in MPD 2021/change of land use cases?	The proposed change of land use is from Recreational (District Park) to Govt. Office.
(ii)	Why is the change proposed i.e. the context and justification?	Change of land use has been proposed to fulfill the utmost need of SDMC to have its Head Quarter Building for SDMC.
(iii)	With the proposed changes / amendments who are going to be benefitted ? A tentative statistics of details who will be benefitted, should be given.	At least 49 Lac Population will be benefitted by the proposed change of land use.
(iv)	How they are going to be benefitted from the proposed amendment / change ?	As above, anyone can reached this site for required interaction with the elected representative and the executive functionary.
(v)	Any other relevant statistics, details, information, etc which will be useful from the point of view of press release for information to the public at large shall also be give.	For the last almost four years since the existence of SDMC it does not have Head Quarter Building of its own. This being the most convenient location for the public at large, this change of land use is beneficial.

**C. Clarification w.r.t. detailed status report and justification of plot area for change of land use and detailed status report of site with reference to the survey done by the Total Station Machine to DDA vide letter No.DC/L&E/SDMC/D-1733 dated 27.01.2017**

This is with reference to the telephonic discussion wherein you had asked for the detailed status report and justification of plot area for change of land use for construction of SDMC (HQ), Building for an area measuring 2.5 Acre (1Hac.) for executive wing and 2.5 Acre (1Hac.) for Deliberative Wing and

101/C

the detailed status report of site with reference to the survey done by the Total Station Machine. The justification is as under:

**a) Justification of plot area for change of land use for construction of SDMC (HQ), Building for an area measuring 2.5 Acre (1Hac.) for executive wing and 2.5 Acre (1Hac.) for Deliberative Wing**

After trifurcation of erstwhile Municipal Corporation of Delhi, no space for SDMC Headquarter has been allocated and for the last more than four years, the entire deliberative and executive wings are functioning from Dr.SPM Civic Centre building at JLN Marg, by sharing the covered area with North Delhi Municipal Corporation.

Recently, North DMC started raising the issue with SDMC emphatically to vacate the Civic Centre premises and it thus became, expedient that an immediate arrangement for constructing SDMC HQ building be made.

Decision was taken by the Competent Authority that South Delhi Municipal Corporation needed a separate building within its area of jurisdiction to carry out day to day works of its executive and deliberative wing. Since the land in question located in I.P. Estate along DTC Bus Depot is the only available site within South DMC, the higher authority took a decision to develop this site for headquarter building for South Delhi Municipal Corporation.

In the Planning Zone-D which falls in the administrative jurisdiction of South Delhi Municipal Corporation, a parcel of land measuring 8.75 acre approximately, is in possession of SDMC. This land is located next to the Indraprastha DTC Bus Depot and is easily accessible from Ring Road and DMRC route.

- It is pertinent to mention that SDMC is serving the population of almost 56 lakh citizens with a responsibility of maintaining, upgrading and developing civic amenities efficiently with a view to create a better tomorrow for citizens of Delhi. It occupies an area of 656.91 Sq. K.M. and has 104 wards. SDMC also has unique distinction of providing civic services to highly posh residential and commercial areas, rural and urban villages, JJ Resettlement Colonies, regularized and unauthorized colonies.
- There are two wings i.e. Deliberative Wing and Executive Wing. Deliberative Wing is headed by Mayor. In addition to him Deputy Mayor, Standing Committee Chairman, Leader of House and Leader of opposition are also part of the Deliberative Wing. There are 104 wards/ Municipal Councillor in SDMC. The organization structure of the committee is divided into four statutory committee, twelve, special committee and eleven, adhoc committee. The total space required for deliberative wing is 210250 sq ft excluding parking, refuse area and other facilities which require area of 1 Hac (2.5 Acre approx.)
- Executive Wing is headed by the Commissioner under him Additional Commissioners are there. Departments are headed by their respective Head of Departments. The total strength of the staff accommodating in the SDMC Head Quarter level is 2643 and the space required for executive wing is 294651 sq. ft. excluding parking and refuse area which

10/c

require minimum area of 1 Hac (2.5 Acre approx.). The total area required for accommodating executive wing and deliberative wing including parking and refuse area is 829228 sq. ft or 77037 sq m.

- For the purpose of efficient functioning of SDMC Headquarter, a covered area of approximately 77037 sq m is required, which can be accommodated at this site.

SDMC is, therefore, sending this request proposal for Change of Land Use of area admeasuring 5 Acre (2.5 Acre (1Hac) for executive wing and 2.5 Acre (1 Hac) for deliberative wing) of land out of said 8.75 acre (approximately) from District Park to Government Office.

The change of land-use of a similar nature project i.e. second Interstate Bus Terminal (ISBT) at Sarai Kale Khan, Delhi, has already been done by DDA vide Notification No. SO 501(E) dated 12.02.2015 and thus, there may not be any difficulty for consideration of the change of land use of the proposed site from District Park to Government Office.

**b) Detailed status of site with reference to survey done by Total Station Machine**

The Hot Mix Plant was running at the instant site for about 25 years. Later on the site of Hot Mix Plant closed down by the order of Supreme Court of India due to polluted industries. To retain this site as un-encroached and easy to control, the park was inaugurated on 12th may 2000 by the Hon'ble Urban Development Minister GOI.

1. As directed by DDA, the Total Station Machine (TSM) survey was carried out by the Surveyor named Techno Survey Consultant land & Quantity Surveyor. The TSM report is annexed herewith as annexure 'C'. The silent features of the site are as under.
- In this report the site is bounded as:

**North:** - Railway line

**South:** - Open land & Railway line

**East:** - 275'-0" existing ROW of Ring Road (Proposed 300'-0" wide road as per ZDP)

**West:** - Open land & Railway line

The site under reference is bounded by boundary wall. The same is also shown in the Annexure 'A'.

2. There are the two high tension lines passing through the site. It is assured by SDMC that there is no Building block shall be constructed within 15 m or 50 feet from the Center line of High Tension Line or as per the norms/ guidelines of UBBL2016/ BSES Norms.
3. Trees which exist at site are also shown in the TSM survey plan. The name of the trees is as under.

S. No.	Name of the Tree
1.	Peepal
2.	Neem
3.	Palm
4.	Equlyptus

99/c

5.	Siras
6.	Shall
7.	Rubber

**Total number of trees: - 35**

Out of these 35 trees, 15 trees are clustered together as green. During planning this cluster of trees shall be maintained as green. The same is shown in the proposal which is annexed at annexure 'B'.

Furthermore, it is assured by the SDMC that as far as possible the proposed building block shall be constructed to save big trees as shown in the TSM Plan and maintained green for alternative plantation for development of site. In case any tree(s) is affected during planning/designing, alternative plantation shall be provided to maintain green.

The existing ROW of ring road is 275'-0", there is a service lane exist at site. The entry of the site is from service road and not directly from ring road. The proposed ROW as per the approved ZDP of Zone D is 300'-0". SDMC shall maintain the proposed ROW as per ZDP -D i.e. 300'0" i.e. 150'-0" from the either side from center line of the road.

In view of the above, it is requested to kindly consider this matter for change of land use for construction of SDMC (HQ) at the earliest.

**D. Point-wise Reply of DDA letter No. F.20(01)2017-MP/D-36 dated 16.02.2017**

1. a) As per the information of SDMC the proposed site of 5 Acres is not part of the area measuring 1.8 Hectare stated as existing land fill site at Sl. No. 10 of table 14.7 of MPD -2021.  
b) Necessary clarification/ NOC from L&DO was earlier sent with the proposal. The copy of the same is however being added as 'Annexure C'.
2. The area of cluster of trees required to be retained and safeguarded within the scheme area has been earmarked in the proposed site as encircled (90'0" diameter). These are 15 trees and therefore there is no need to omit out or exclude this clustered area of trees from the change of landuse, therefore, the entire area of 5 acres may please be considered for change of land use.
3. This issue has been discussed with National Building Construction Corporation (NBCC) which is undertaking the project of Redevelopment of Pragati Maidan, on which there is no tunnel seen in the proposal and therefore apprehension about impact of circulation network on the redevelopment of Pragati Maidan is not likely to be there. It is further stated that the location of proposed subway from the Ring Road to Pragati Maidan has not yet been finalized. In case of finalization, necessary adjustments will be accordingly made.
4. In this respect Joint Secy. L&E himself has proposed SDMC to process for change of land use of this area for construction of headquarter for SDMC, there upon a copy of the minutes of the meeting received is annexed as 'Annexure 2'. The actual physical possession of the land in question has been with SDMC for last forty five years.

98/C

**4.0 Proposal :**

In view of the above, the land use in respect of an area measuring 5 Acre of land out of 8.75 Acre (approx.) located in I.P. Estate near DTC Bus Depot, Delhi, falling in Planning Zone- 'D' may be changed from Recreational (District Park) to Govt. Office under Section 11A of DD Act, 1957.

Location	Area Ha (Acres)	Land use as per MPD-  2001/ZDP	Land use Changed to	Boundaries
1	2	3	4	5
Head Quarter Building for SDMC on land in I.P. Estate near the DTC Bus Depot, Delhi.	5 Acre of land out of 8.75 Acre (approx.)	Recreational (District Park)	Govt. Office	North: Railway Line.  South: Open Space and Railway Line.  East: Ring Road.  West: Open Space and Railway Line.

**5. Recommendations:**

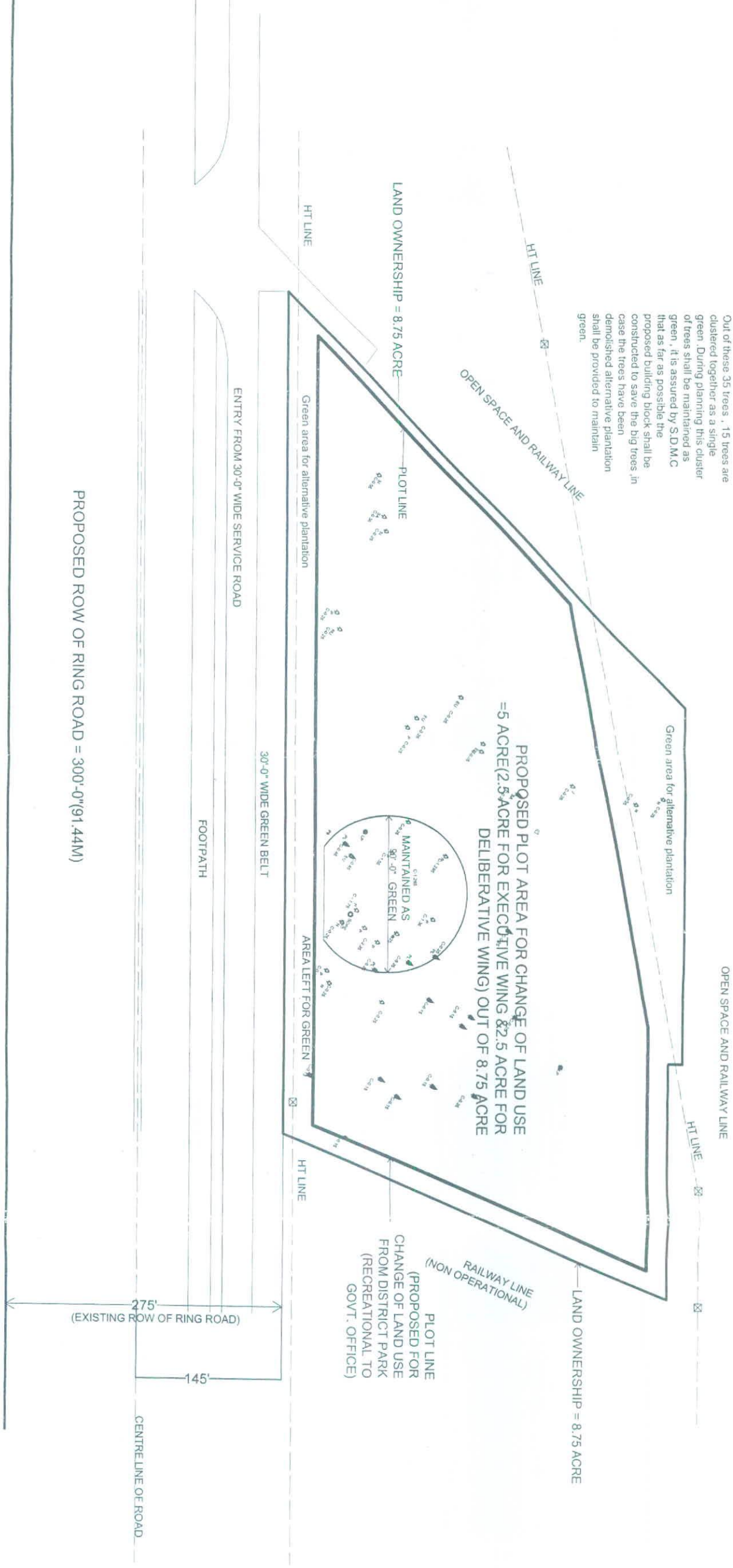
The proposal at Para 4.0 above is placed before the Technical Committee for consideration under Section 11A of DD Act for inviting objections / suggestions from public by issue of Public Notice.

"DECISION"		
09/2017	Proposal regarding change of land use of an area measuring 5.0 acre of land out of 8.75 acre (approx.) from "Recreational"(District Park) to Govt. office located in IP Estate near DTC bus depot falling Planning Zone D.  F.20(01)2017-MP	<p>The proposal was presented by Addl. Commissioner, South Delhi Municipal Corporation (SDMC). After detailed deliberation, the proposal as contained in para 4.0 of the agenda was recommended by the Technical Committee for further processing under Section- 11A of DD Act, 1957, subject to the fulfilment of the following by SDMC:</p> <p>I) SDMC will provide the layout plan clearly demarcating the proposed site of 5.0 acres of land out of 8.75 acres proposed for change of land use.</p> <p>II) SDMC will integrate the proposal with Circulation Plan of Pragati Maidan which is being dealt by Delhi Govt. in consultation with I.T.P.O.</p> <p><b>Action:</b> Director (Plg.)Zone-D</p> <p>Stamp: DELHI DEVELOPMENT AUTHORITY MASTER PLAN SECTION. The proposal was Considered in the 1st Technical Committee Meeting held on 22.02.2017 Vide Item No. 09.2017. Signed by Asstt. Director Master Plan on 03/03/2017. Signed by Dy. Director Master Plan on 03/03/2017.</p>



94C

NOTE:-  
Out of these 35 trees, 15 trees are clustered together as a single green. During planning this cluster of trees shall be maintained as green, it is assured by S.D.M.C that as far as possible the proposed building block shall be constructed to save the big trees in case the trees have been demolished alternative plantation shall be provided to maintain green.



PART LAYOUT PLAN



BOUNDARIES:  
- NORTH - RAILWAY LINE (NON OPERATIONAL)  
- SOUTH - OPEN SPACE AND RAILWAY LINE  
- EAST - RING ROAD  
- WEST - OPEN SPACE AND RAILWAY LINE

PROPOSAL FOR CHANGE OF LAND USE OF AN AREA MEASURING 5 ACRE OF LAND (2.5 ACRE (1 HECTARE) FOR EXECUTIVE WING & 2.5 ACRE (1 HECTARE) FOR DELIBERATIVE WING) OUT OF 8.75 ACRE (APPROX) NEAR DTC INDRAPRASTHA BUS DEPOT, I.P ESTATE FROM DISTRICT PARK TO GOVT. OFFICE

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

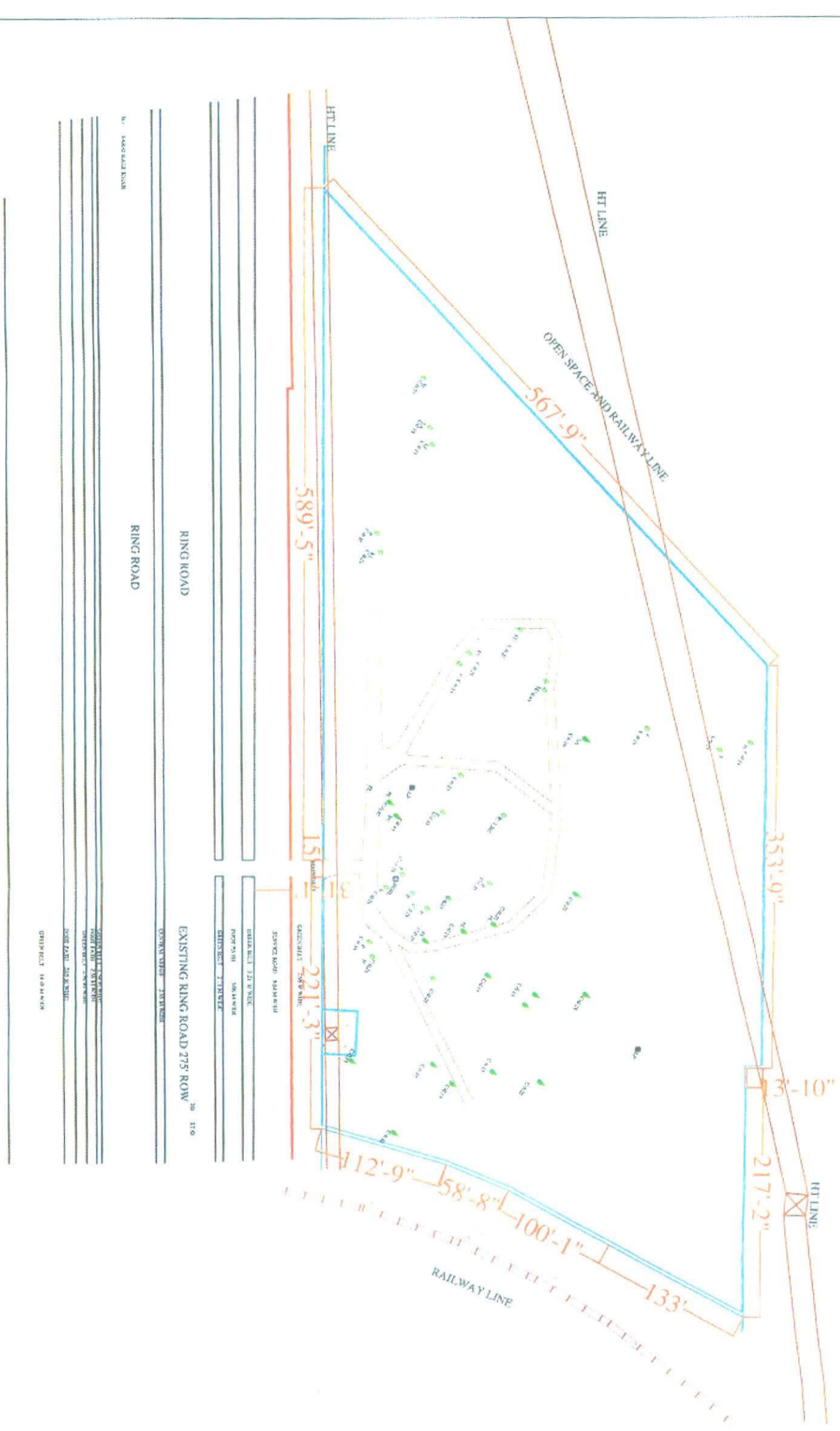




qsk  
Aunreave

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

OPEN SPACE AND RAILWAY LINE



EXISTING SURVEY PLAN

PROPOSAL FOR CHANGE OF LAND USE OF AN AREA MEASURING 5 ACRE OF LAND (2.5 ACRE (1 HECTARE) FOR EXECUTIVE WING & 2.5 ACRE (1 HECTARE) FOR DELIBERATIVE WING) OUT OF 8.75 ACRE (APPROX) NEAR DTC INDRAPRASTHA BUS DEPOT, I.P ESTATE FROM DISTRICT PARK TO GOVT. OFFICE

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



AREA=24354.28 SQ.M

LEGEND

BOUNDARY WALL	
ROAD	
PATH	
BORE / WELL	
TREE	
FEEDER PILLAR	
HIGH MASK LIGHT	
ENTRANCE	
TBM	
NAME OF TREE	
PEEPAL -- P	CIRCUMFERENCE C
NEEM -- N	CIRCUMFERENCE C
PAM -- PL	CIRCUMFERENCE C
EOULYPTUS -- EU	CIRCUMFERENCE C
SIRAS -- SI	CIRCUMFERENCE C
SHALL -- SH	CIRCUMFERENCE C
RUBBER -- RU	CIRCUMFERENCE C

Project: Topographical Survey of Land Proposed For change of Land use of an area measuring 5.0 Acres of Land (2.5 acre for executive wing & 2.5 acre for deliberative wing) out of 8.75 acre land (approx) near DTC Indraprastha Bus Depot, I.P Estate, held by DMIC South From District Park to Government Office.

Client: DMIC SOUTH

Consultant: TDS Survey Consultants

1/2020 Survey Station: 0-250 0-500 0-750 1-000 1-250 1-500 1-750 2-000 2-250 2-500 2-750 3-000 3-250 3-500 3-750 4-000 4-250 4-500 4-750 5-000

Scale: 1:100	Sheet: 1 of 1	Drawn by: TDS	Checked by: TDS
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SOURCE: APPROVED ZONAL PLAN OF ZONE-D UNDER MPD-2001

- NON HIERARCHY
- LOCAL SHOPPING
- HOTEL
- PETROL PUMP WIT
- LPG GODOWN EXI

MANUFACTURING

- LIGHT AND SERVICE
- SERVICE CENTRE

RECREATIONAL

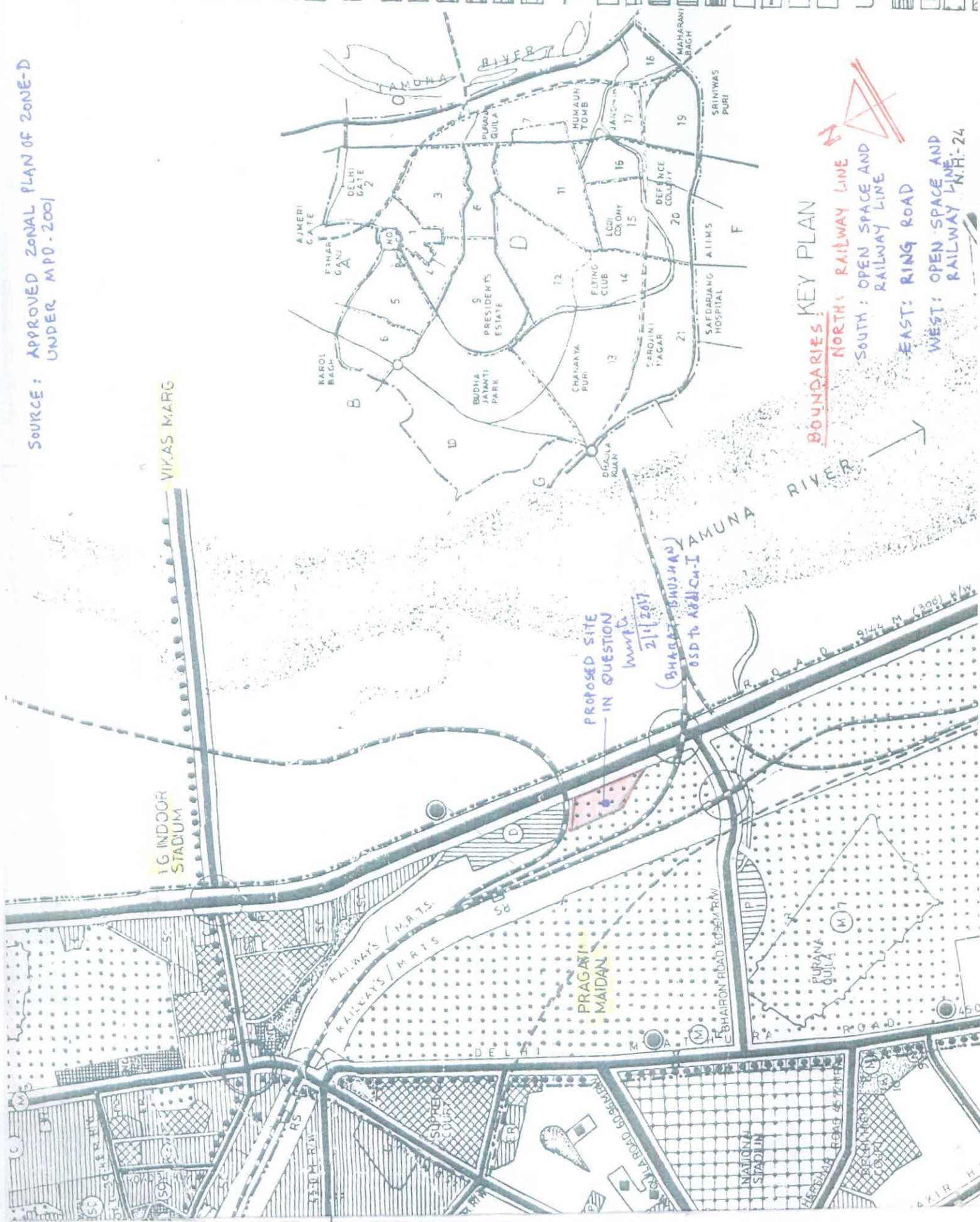
- CHILDREN PARK
- DISTRICT PARK
- PLAY GROUND, STA
- HISTORICAL MONUM
- NEIGHBOUR HOOD
- DIVISIONAL SPORTS

TRANSPORTATION

- RAIL TERM./ RAILWA
- RAIL CIRCULATION
- I.S.B.T. / BUS DEP
- TRUCK TERM. / INTEI
- ROAD CIRCULATION
- L.R.T. ROUTE
- M.R.T.S. ROUTE PH
- EXISTING BRIDGES /
- PROPOSED BRIDGES

UTILITY

- WATER / SEWERAGE
- E.S.S. 66 KV - EXISTI
- SOLID WASTE (SAN



KEY PLAN

- NORTH: RAILWAY LINE
- SOUTH: OPEN SPACE AND RAILWAY LINE
- EAST: RING ROAD
- WEST: OPEN SPACE AND RAILWAY L.N.H. 24

93/c

Annexure-I B

50/c

[भाग II-खण्ड 3(ii)]

भारत का राजपत्र : असाधारण

7

2. Whereas objections/suggestions received with regard to the proposed modifications have been considered by the Board of Enquiry and Hearing, set up by the Development Authority and also approved at the meeting for the Delhi Development Authority.

3. Whereas the Central Government has, after carefully considering all aspects of the matter, decided to modify the Master Plan for Delhi-2021.

4. Now, therefore, in exercise of the powers conferred by sub-section (2) of Section 11-A of the said Act, the Central Government hereby makes the following modifications in the said Master Plan for Delhi-2021 with effect from the date of publication of this Notification in the Gazette of India.

#### MODIFICATION:

##### 1. Amendment in Chapter 8 regarding Development Controls-Govt. Offices

The existing table 8.2 and the notes following it shall be replaced with the following:

Table 8. 2: Planning Standards & Development Controls for Government Land Use Category						
Sl. No.	Category	Pop. / unit (approx.)	Plot Area	Ground Coverage (%)	FAR**	Parking (ECS/ 100 Sq.m Floor Area)
1	District Court, Integrated Office Complex, Government Offices (Central/State Government/ Local Bodies).	As per requirement	Upto 1 Ha.*	50	300	2

#### Other Controls:

\* For all new allotments only. Land already allotted not covered under this provision.

\*\* The maximum FAR for Use Premises located in Zone O, and Bungalow Area of Zone C & Zone D, will be 200, along with other provisions given in Zonal Development Plans.

i. Residential Use - Maximum up to 5% of permissible FAR can be utilized for residential activities.

ii. Height - No Restriction, subject to clearance from AAI, Delhi Fire Service and other statutory bodies.

iii. Other controls for setbacks, basement, services plans etc., as per Chapter 17.0 Development Code.

iv. 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. This shall be subject to approval of land owning agency and concerned local body.

v. Up to 10% variation in plot size is permitted. Differential norms will be applicable to Special Area, Regularized Unauthorized Colonies, Urban Villages and Resettlement Colonies.

vi. Public sector Undertaking / Commercial offices to be restricted to 10% of the total floor area.

Table 8. 3: Definitions and Permissible Use Premises in Sub Use Zones				
Sl. No.	Category	Definitions	Activities Permitted	
1	Integrated Office Complex / Government Offices (Central / State Government / Local Bodies)	Premises used for the office of Central Government, Local Government and Local Bodies.	Government Offices, Residential (maximum 5% of FAR), Retail shop of Chemist, Book and stationery, Consumer Store, Canteen, Post office, Bank Extension Counter, etc.	

92/C

79/C

2	District Court/ Family Courts	Premises used for the offices of Judiciary.	Court, Residential (maximum 5% of FAR), Canteen, Restaurant, Ancillary services and Retail shop, Library, Dispensary, Administrative offices, Banks, Post offices, Police post, Fire post, Lawyer's chamber.
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2. Amendment in Chapter 13 regarding DEVELOPMENT CONTROLS – Public Semi-Public (Government Use Premises)

Tables 13.10, 13.11, 13.12 and 13.13 shall be replaced with the following:

Table 13.10: Planning Standards & Development Controls for Public Semi-Public (Government Use Premises)						
Sl. No.	Category	Pop. / unit (approx.)	Plot Area	Maximum Ground Coverage (%)	FAR**	Parking (ECS/ 100 Sq.m Floor Area)
1	Traffic and Police control room	As per requirement	1. As per requirement on major road junctions/ stretches etc. as part of road right of way based on site feasibility. 2. Maximum area = 25 sq. m.			N.A.
2	Police Outpost	As per requirement, Permissible in all use premises/ zone, and to be provided in schemes as per requirement.	Upto 150 sq.m.	75	300	1.33
3	Police Post, Fire Post.	1.0 lakh	Upto 2500 sq.m	50	300	2.0
4	Police Station, Fire Station	2.5 lakh	Upto 1 Ha.	50	300	2.0
5	Police Lines, District Office and Battalion	District / One for each administrative zone	Upto 1 Ha.	50	300	2.0
6	District Jail	25.0 lakh	Upto 2 Ha.	50	300	2.0
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:





90/c

Annexure-III

41/c

/N

## दक्षिणी दिल्ली नगर निगम

The land in question Indraprastha Udyan MCD, Horticulture Department situated in I.P. Estate, New Delhi, marked ABCD on the plan (Area 8.75 acre) shown in red colour on the map (plan enclosed) is developed as Indraprastha Udyan by Horticulture Department (Erstwhile MCD) and was inaugurated on 12 May, 2000 by the then Hon'ble LG of Delhi Sh. Vijay Kapoor in presence of Sh. Jagmohan the then Minister of Urban Development, GOI; Smt. Shila Dixit, the then Chief Minister, Delhi, Shri Shanti Desai, the then Mayor MCD and Sh. S.P. Aggarwal the then Commissioner, MCD (copy of inauguration stone enclosed). Since then park is under Control, Management & Possession of Horticulture Department of South Municipal Corporation.

DC, Land & Estate Department, SDMC may be requested to kindly enter it in I.P. Register.

DDH/CNZ  
21/12/16

S.D.M.C.

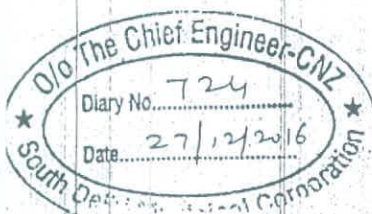
DOH/SDMC

27/12/2016

DC/L&amp;E/SDMC

Dr. ALOK SINGH  
Director Horticulture  
South Delhi Municipal Corporation

May kindly peruse the report of Director(Horticulture) as above. It is further clarified that above park is under management control of Central Zone, SDMC.



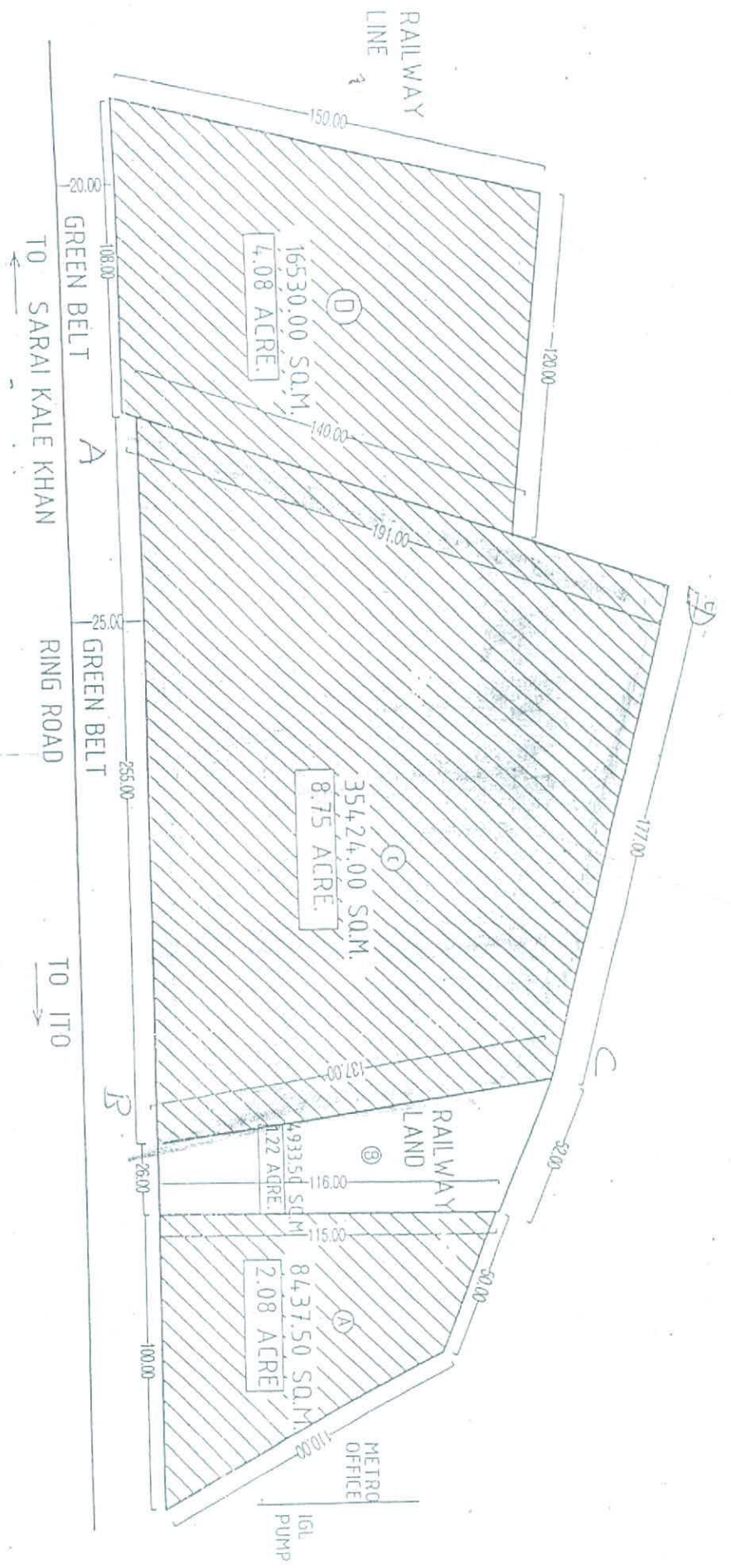
DC/L&amp;E/SDMC

Chief Engineer/CNZ

27/12/16  
FEROZ AHMEI  
CHIEF ENGINEER (CENT)  
S.D.M.C.

89/c

38/c



SITE PLAN

AREA CHART

A =  $\frac{100+50}{2} \times \frac{115+110}{2} = 75 \times 112.5 = 8437.50 \text{ S.Q.M. APPROX.} = 2.08 \text{ ACRE.}$

B =  $\frac{26+52}{2} \times \frac{116+137}{2} = 39 \times 126.5 = 4933.50 \text{ S.Q.M. APPROX.} = 1.22 \text{ ACRE.}$

C =  $\frac{255+177}{2} \times \frac{191+137}{2} = 216 \times 164 = 35424.00 \text{ S.Q.M. APPROX.} = 8.75 \text{ ACRE.}$

D =  $\frac{108+120}{2} \times \frac{150+140}{2} = 114 \times 145 = 16530.00 \text{ S.Q.M. APPROX.} = 4.08 \text{ ACRE.}$

दिल्ली नगर निगम  
उद्यान विभाग  
इन्द्रप्रस्थ उद्यान

का  
शिलान्यास

महासहिप श्री विजय कपूर, उपराज्यपाल दिल्ली

के कर कमलों द्वारा

शुक्रवार दिनांक 12 मई 2000

अतिथि:- माननीय श्री जगमोहन, शहरी विकास मंत्री, भारत सरकार

विशिष्ट अतिथि:- श्रीमती शीला दीक्षित, मुख्य मंत्री दिल्ली

अध्यक्षता:- श्री शान्ति देसाई, महामंत्री दिल्ली

एस. पी. अग्रवाल

आयुक्त

दिल्ली नगर निगम



Government of India  
Ministry of Urban Development  
Land & Development Office  
Nirman Bhawan, New Delhi.

No. L&DO/L-III/8/16/(52)/ 278

Dated: 15-Oct-2014

The Commissioner,  
South Delhi Municipal Corporation  
Dr. S.P.M. Civic Centre, near Minto Road,  
New Delhi.

Sub: Taking / Handing over the Govt. Land at I.P. Estates along D.T.C Bus Depot:

Sir,  
I am directed to say that the above cited site at I.P. Estate was got inspected on 19.8.2014 and the Tech wing of the Department has reported that the site has been cleared from all labour huts and office and no structure is existing at site.

Accordingly it was decided to taking/handing over of the site to this office on 30.9.2014 which was intimated to you vide this office letter dated 23.9.2014. But on due date Junior Engineer, form MCD, Horticulture Department Sh. S.P. Singh informed that he is busy with programs/schedule of 2<sup>nd</sup> October 2014 so he is not available for handing/taking over of the site on 30.9.2014 and requested to fix another date.

Now it has been again decided to take over the land from SDMC on 28.10.2014 between 11.30 to 12.00 P.M and for this Sh. P.N. Pandi J.E from this office is deputed for taking over the ion of the site to further handing over the same to C.P.W.D (A- Division).

You are therefore requested to clear and peg's the boundaries along with the plot and also to your representative for Handing over the possession of the site on above fixed date.

Yours faithfully

(R.P. Singh)  
Dy. Land & Development Officer

to:

Executive Engineer, A, Division, C.P.W.D, Y shape Building, I.P. Estates, New Delhi for information & necessary action.

Engineering Officer, L&DO.

Sh. P.N. Pandi, Junior Engineer for information & necessary action.

नई दिल्ली-05

दिनांक 22/10/14

बैठक 11.30 AM to 12 P.M

Put up on 28/10/14

अनुसूचित 10.00 AM

के. लो. नि. वि.

पत्र सं. 24 (93) ए.म.कार्या.सहा./503 दिनांक 22/10/2014

प्रति. नि. सहा. अभि., 1ए, 2ए, 3ए, 4ए, 5ए तथा 6ए, आदि, आदि को सूचना एवं आवश्यक कार्यवाही हेतु। रिपोर्ट शीघ्र इस कार्यालय को प्रेषित।

AE/A

कार्यालय अभियंता/ए-मंडल

86/c

36/c

## Handing Over / Taking Over

As per this office letter no L&DO/L-III/8/16(52)/278 Dt 15-10-2014  
 Taken from MCD Beside CNG depot along ring road at Indraprastha of land  
 measuring 2160.00 Sqmt (i.e. 2X36X30mts) (Shown in Red colour in the map).  
 After that the same above plot measuring 2160.00Sqmt is handed over to Central  
 public works department, A-division, New Delhi for caretaking, handed over on  
 as is where is basis (plan enclosed). All the corners of the land have been shown  
 to the allottee.

Encl. 1 Rough Sketch plan.

### Taken over from NDMC

~~Handed Over~~

Sh S.L.Singh (S.H.)  
 Designation:  
 MCD, New Delhi.

Taken Over

P.H. Pandi 03/11/14  
 Sh N.R.Pandi  
 Junior Engineer  
 L&DO, New Delhi.

### Handed over to CPWD

Handed Over

P.H. Pandi 03/11/14  
 Sh N.R.Pandi

Junior Engineer  
 L&DO, Nirman Bhawan  
 New Delhi-110001

Taken Over

Sunil Kumar 31/11/14  
 Name: Sh SUNIL KUMAR

Junior Engineer  
 CPWD, Div-A, New delhi





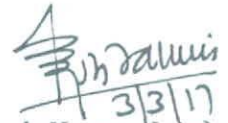
DELHI DEVELOPMENT AUTHORITY  
Master Plan Section,  
6<sup>th</sup> Floor, Vikas Minar,  
I.P. Estate, New Delhi - 110002

F.1 (01)/2017/MP/45

Date: 03 .03.2017

**Subject: Minutes of the 1<sup>st</sup> Technical Committee meeting of DDA for the year 2017 held on 22 .02.2017.**

The 1<sup>st</sup> Technical Committee meeting of DDA for the year 2017 was held under the chairmanship of V.C., DDA on Wednesday 22.02.2017. The list of the participants is annexed as Annexure-I. Please find enclosed herewith a copy of the minutes of the same for information and further necessary action.

  
3/3/17

(Rajesh Kumar Jain)

**Director (Plg.) MP&DC**

To:

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

Agenda Item No.	Issue	Discussion/ Recommendations	Remarks
01/2017	Confirmation of the 10 <sup>th</sup> Technical Committee meeting held on 21.12.2016. <b>F1(10)/2016/MP</b>	It was informed by Director (Plg.)/MP to the chair that Chief Account Officer, DDA has given certain observations with respect to the Item No.54/2016 and the same was clarified by the Chief Engineer (Dwarka) vide their letter dated 24.01.2017.  Since no further observations/ comments were received, the minutes of the <b>10<sup>th</sup> Technical Committee meeting held on 21.12.2016</b> were confirmed as circulated.	
02/2017	Action Taken Report of the decisions taken during the previous T.C. meetings.	The Action Taken Report of the decisions taken during the previous T.C. meetings was noted.	<b>Action:</b> Concerned Unit
03/2017	Request for relaxation of setback for the proposal for the construction of office of the Registrar General and Census Commissioner, Govt. of India at 2A, Mansingh Road, New Delhi.  <b>F20(03)/2015-MP</b>	The proposal was presented by Dy. Chief Architect, New Delhi Municipal Council (NDMC). After detailed deliberation, the proposal as recommended by the NDMC in its agenda was approved.	<b>Action:</b> Chief Architect NDMC
04/2017	Proposal seeking Permissibility/relaxation in respect of rear setbacks for building block(towards play field area)in respect of Senior Secondary School at F-C 26, Dallupura, Vasundra Enclave, Delhi-110092.  <b>F3(83)/97-MP</b>	The proposal was presented by Chief Town Planner, East Delhi Municipal Corporation (EDMC). After detailed deliberation, the proposal as contained in Para 4.0 of the agenda was approved subject to the approval/clearances from all the statutory bodies, if required.	<b>Action:</b> Director (Plg.)Zone-E

<b>05/2017</b>	Change of Land Use of an area, measuring 10924.96 Sqm from 'Recreational' (City Park/Community Park/Distt. Park) to "Utility" (U-4) (Solid Waste) C&D Waste Recycle Plant. F20(3)/2017-MP	The proposal was presented by Dy. Director (Plg.)/Zone 'L'. After detailed deliberation, Technical Committee decided that PWD will examine the proposal as per the solid waste management rules 2016. Accordingly the item was deferred	<b>Action:</b> Superintending Engineer (F-12/PWD)
<b>06/2017</b>	Proposed change of land use from 'Recreational' (P2-District Park) to 'Transportation' (T2) for the three pockets of land acquired by DMRC for Okhla NSIC Metro Station near Astha Kunj, Nehru Place in Zone-F. F.20(11)/2016-MP	The proposal was presented by Dy. Chief Architect, DMRC. After detailed deliberation, the Technical Committee recommended for a discussion in a sub-group constituted under the chairmanship of Finance Member DDA. Commissioner (Plg.) officer of DMRC, UTTIPEC, and Landscape Department will be member of the subcommittee. Addl. Commr. (Plg) UTTIPEC will be convenor of the subcommittee. Thereafter, the proposal will be put up before the next Technical Committee meeting.	<b>Action:</b> A.C. (Plg.) UTTIPEC Director (Plg.) Zone-F
<b>07/2017</b>	Proposed change of land use of DDA land measuring 4240 sqm. at Govind Puri in Zone-F from 'Recreational' (District Park) to 'Public & semi-Public' facilities (Police Station). F.1(40)2005/MP	The proposal was presented by Director (Plg.) Zone 'F'. After detailed deliberation, the proposal as contained in para 4.0 of the agenda was recommended by the Technical Committee for further processing under Section- 11A of DD Act, 1957.	<b>Action:</b> Director (Plg.) Zone-F
<b>08/2017</b>	Proposal for change of land use of the site measuring 10817.22 sqm. from "Commercial (C-2/sub-city wholesale market)" to "Utility (U-4 C&D Waste Recycle Plant)" at Libaspur in Planning Zone C to set up construction & demolition (CP&D) Waste Recycle Plant by PWD. F.3 (63)2007/MP/Part-II.	The proposal was presented by Director (Plg.)/Zone 'C'. After detailed deliberation, Technical Committee decided that PWD will examine the proposal as per the solid waste management rules 2016. Accordingly the item was deferred.	<b>Action:</b> Superintending Engineer (F-12/PWD)

09/2017	<p>Proposal regarding change of land use of an area measuring 5.0 acre of land out of 8.75 acre (approx.) from "Recreational"(District Park) to Govt. office located in IP Estate near DTC bus depot falling Planning Zone D.</p> <p>F.20(01)2017-MP</p>	<p>The proposal was presented by Addl. Commissioner, South Delhi Municipal Corporation (SDMC). After detailed deliberation, the proposal as contained in para 4.0 of the agenda was recommended by the Technical Committee for further processing under Section- 11A of DD Act, 1957 subject to the fulfilment of the following by SDMC:</p> <ul style="list-style-type: none"> <li>I) SDMC will provide the layout plan clearly demarcating the proposed site of 5.0 acres of land out of 8.75 acres proposed for change of land use.</li> <li>II) SDMC will integrate the proposal with Circulation Plan of Pragati Maidan which is being dealt by Delhi Govt. in consultation with I.T.P.O.</li> </ul>	<p><b>Action:</b></p> <p>Director (Plg.)Zone-D</p>
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The meeting ended with the vote of thanks to the chair.

## **ANNEXURE-I**

List of participants of 1st meeting for the year 2017 of Technical Committee on 22.02.2017

### **DELHI DEVELOPMENT AUTHORITY**

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Finance Member/CAO, DDA
4. Pr. Commissioner (LM)DDA
5. Commissioner (Plg), DDA
6. Commissioner(LD)DDA
7. Addl. Commissioner (Land Scape) DD A
8. Additional Chief Architect, HUPW, DDA
9. Director (Plg) AP-I
10. Director (Plg) Rohini/Dwarka/Narela
11. Director (Plg), VC Sect., DDA
12. Director (Plg.) MP&DC, DDA
13. Dy. Director (Plg) Zone F&H,DDA
14. Dy. Director (Plg)Zone D, E&O, DDA
15. Dy. Director (Plg)UTTIPEC,DDA

### **OTHER ORGANIZATIONS**

1. Chief Town Planner, East DMC
2. Chief Engineer (Gen)DMRC
3. Chief Engineer (SDMC)
4. Chief Project Manager Fly Over Project-1,DDA, GNCTD
5. Addl. Commr(SDMC)
6. OSD to Addl. Commr.I&II (SDMC)
7. Director(DFS)
8. Dy. Chief Fire Officer (DFS)
9. Suptdg. Engineer/Fly Over Project F-12, PWD
10. Ex. Engineer(BP)NDMC
11. Dy. Chief Architect(DMRC)
12. Dy. Chief Architect (NDMC)
13. Dy. General Manager, DMRC
14. Block Officer, (L&DO)
15. Manager(Land)DMRC
16. Manager, CRISL,( IL&FS)
17. Manager, IL&FS
18. Asstt. Town Planner/SDMC
19. Dy. CFO(DFS)



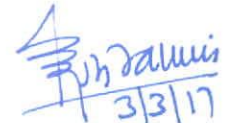
DELHI DEVELOPMENT AUTHORITY  
Master Plan Section,  
6<sup>th</sup> Floor, Vikas Minar,  
I.P. Estate, New Delhi – 110002

F.1 (01)/2017/MP/45

Date: 03 .03.2017

**Subject: Minutes of the 1<sup>st</sup> Technical Committee meeting of DDA for the year 2017 held on 22 .02.2017.**

The 1<sup>st</sup> Technical Committee meeting of DDA for the year 2017 was held under the chairmanship of V.C., DDA on Wednesday 22.02.2017. The list of the participants is annexed as Annexure-I. Please find enclosed herewith a copy of the minutes of the same for information and further necessary action.

  
3/3/17

(Rajesh Kumar Jain)  
Director (Plg.) MP&DC

To:

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

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