

161/c

DELHI DEVELOPMENT AUTHORITY
HOUSING AND URBAN PROJECTS WING
OFFICE OF THE CHIEF ARCHITECT
8th FLOOR, VIKAS MINAR

DIR. (PLG.) AP-I

DIARY No. M-405

DATE 28/11/17

No.Dy.Dir.(Arch.)Coordn./HUPW/DDA/2017/98

Dated: 28.11.2017

Please find enclosed, the approved Minutes of the 354th Screening Committee Meeting held on 17.11.2017 at 11.00 AM in the Conference hall, B-Block, Vikas Sadan. The minutes have been approved by the Vice Chairman, DDA.

/

Dy Dir.(Arch.)Coordn.

Copy to

1. OSD to VC, for the kind information of the latter
2. PS to VC
3. Finance Member DDA
4. Engineer Member, DDA
5. Principal Commissioner (LD, LM & LP)
6. Principal Commissioner (Housing, PMAY & CWG)
7. Principal Commissioner (LS & Hort.)
8. Commissioner (Plg)
9. Commissioner (LD)
10. Commissioner Sports
11. Chief Architect, DDA.
12. Addl. Chief Architect I (SZ)
13. Addl. Chief Architect II (Sports)
14. Addl. Chief Architect-III (Rohini)
15. Addl. Commr. (Plg.) UTTIPEC & GIS
16. Addl. Commr. Plg.-II
17. Addl. Commr. (LS)

INVITEES

18. Chief Accounts Officer
19. Chief Engineer (Electrical)
20. Chief Engineer (Dwarka)
21. Chief Engineer (NZ)
22. Chief Engineer (Rohini)
23. Chief Engineer (SZ)
24. Chief Engineer (EZ)
25. Sr. Architect (EZ)
26. Sr. Architect (DUHF, Conservation & New Parks)
27. Sr. Architect (NZ)
28. Sr. Architect (Socio Cultural)
29. Sr. Architect (Dwarka & WZ)
30. Director (Bldg)
31. Director (LS)
32. Director (Plg.) Dwarka, Narela & Rohini
33. Director (Plg.) AP-I, MP, MR, Zone F, H & Industry
34. Director (Plg.) AP-II, Zone D, E & O, J & UC (G Urban Extn)
35. Dir (Plg.) AP-III, Zone A, B, C & G (excluding Urban Extn)
36. Director (Plg.) MP
37. Director (Plg.) LP & Coordn.
38. Dir. (Plg.) UTTIPEC & GIS
39. Project Director (Sports)
39. SA (VC secretariat)
40. Consultant VC secretariat

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 28/11/17

✓ DD MP/6541
 PS/AP-E

28/11/17
 AD (Plg)-I

29/11/17

Jagdish Dewani
 28-11
 Jagdish Dewani
 Dy. Dir. (Arch.) Coordn.

APPROVED MINUTES OF THE 354th SCREENING COMMITTEE MEETING HELD ON
17.11.2017 AT 11.00 AM IN THE CONFERENCE ROOM, B-BLOCK, VIKAS SADAN.

The following Officers were present in the meeting

1. Vice Chairman
2. Engineer Member, DDA
3. Finance Member
4. Principal Commissioner(Housing)
5. Principal Commissioner(LM,LD &LP)
6. Principal Commissioner(LS & Hort.)
7. Commissioner (Plg.)
8. Commisioner (LD)
9. Chief Architect
10. ACA-I (SZ)
11. ACA- II (Sports)
12. ACA-III (Rohini)
13. Addl.Commr.(LS)
14. Chief Engineer (Dwarka)
15. Chief Engineer(NZ)
16. Chief Engineer(Electrical)
17. SA(NZ)
18. SA(WZ&D)
19. SA(Socio Cultural)
20. Dir.(Plg.)Rohini/Dwarka/Narela
21. Dir.(Plg.)AP-I
22. SA(VC office)

Agenda No.	Item	Issues	Discussion/ Recommendations	Remarks
109:2017		Confirmation of Minutes of 353rd SCM held on 28.09.2017.	Confirmation of Minutes of 353rd SCM held on 28.09.2017. In Item no.91:2017 and 92:2017 of 353 rd SCM, it was decided that the Parking sites shall be auctioned by the Commercial Lands Branch. Item no.107:2017 of 353 rd SCM, it was decided that the plot shown in the proposal for Multilevel Parking is too small, the entire plot may be proposed for Multilevel Parking.	<u>91:2017& 92:2017-</u> Lands Deptt shall explore the Development of parking plots on PP mode or allot to EDMC on profit sharing basis. <u>107:2017-</u> The whole plot of area 2391.66 sq.m.shall be used for Multi level Parking and put up for auction.
110:2017		ATR of the items discussed in 353rd SCM held on 28.09.2017.	All ATR's were noted. It was directed that all action shall be completed within the time frame as already communicated.	
111:2017		Modification in the layout plan of Twin District Centre, Rohini. Item no.F.80/ACA/RZ/HUP W/DDA/2017/D-101	The proposal was presented by ACA(RZ). After detailed deliberation, the proposal as reflected in the agenda was Approved.	ACTION: 1.ACA(RZ) 2. CE(Rohini) 3.SA(Socio Cultural)
112:2017		Proposed utilization plan of the DDA vacant plot in Planning Zone-F(South Delhi-I) for the provision of Parking to be allotted to concerned MCD as per the direction given by Hon'ble LG Delhi in the fortnightly meeting. <u>File no.F.3(105)98/MP</u>	The proposal was presented by Dir.(Plg.)AP-I. After detailed deliberation, the proposal as reflected in the agenda was Approved with Obsevation that the Subject of the agenda shall be corrected as : <u>Proposed utilization plan of the DDA vacant plot in Planning Zone-F(South Delhi-I) for the provision of Parking to be allotted to concerned MCD.</u>	ACTION: 1.Dir.Plg.AP-I 2.Commr.LD 3.Commr.LM 4.CE(SZ)

DELHI DEVELOPMENT AUTHORITY
HUPW-CO-ORDINATION UNIT

Approved in.....354.....Screening
Committee Meeting Date.....17.11.17.....
Vide Item No.....112:2017.....

354 SCM

Dy. Director () Co-ordin.

AGENDA FOR SCREENING COMMITTEE

SUBJECT: Proposed utilization plan of the DDA vacant plot in Planning Zone-F (South Delhi-I) for the provision of parking to be allotted to concerned MCD.

FILE NO.: F.3 (105)98/MP

1.0 BACKGROUND:

- 1.1 In the fortnightly meeting on the issues of the three Municipal Corporations of Delhi held on 15.03.2017 at Raj Niwas under the Chairmanship of Hon'ble LG Delhi, wherein direction has been given to DDA to identify the vacant plots in Delhi for the creation of Parking Sites and the same shall be allotted to concerned MCD for development as **Temporary Surface Parking / Temporary Stack Parking / Multi-Level Parking**.
- 1.2 In compliance to the direction given by Hon'ble LG Delhi; License Property Cell of DDA forwarded the list of four (4) vacant plots as per the proposal received from South Delhi Municipal Corporation to Planning Department (Area Plg.-I/Zone-F) for identification for the construction of Multi-Level Parking or Automated/Semi Automated Parking facility.
- 1.3 Commissioner, South Delhi Municipal Corporation vide various letters dated 24.03.2017, 18.05.2017, 20.06.2017 & 16.08.2017 submitted their representation to the Vice Chairman DDA along with the location identified by MCD. The location of plots are as under:
 - (i) Vacant land opposite Munirka Enclave on Nelson Mandel Road (Area = 9753.1 sqm.)
 - (ii) Vacant land adjacent to Olof Palme Marg opposite DDA Flats Munirka (Area = 18465.89 sqm.)
 - (iii) Vacant land near Petrol Pump measuring 2600 sqm. adjacent to Hauz Khas Apartments.
 - (iv) Vacant land measuring 430 sqm. adjoining Adhchini Village along the road leading towards DDA Janta Flats.

2.0 EXAMINATION:

- 2.1 To further detail examination, the identified vacant sites have been inspected on joint site inspection held on 23.09.2017 & 07.10.2017 with the official of Land Management, UTTIPEC, Planning Department (AP-I / Zone-F) & Survey (Plg.) Departments of DDA along with the concerned official of South Delhi Municipal Corporation.
- 2.2 During the joint site inspection, official of South Delhi Municipal Corporation has shown the six vacant lands in Planning Zone-F in their jurisdiction.
- 2.3 The detailed report of all the vacant lands (6 vacant pockets) under the jurisdiction of South Zone along with the present land status provided by Land Management Department of DDA have been prepared & the same is annexed as **Annexure-A**.
 - 2.3.1 Three (3) vacant lands (i.e. vacant land opposite Munirka Enclave on Nelson Mandela Road, vacant land adjacent to Olof Palme Marg opposite DDA flats & vacant land at Hauz Khas Village) falls in "Recreational" (District Park) land use & hence the same may not be considered for Multi Level Parking as per the provisions under MPD-2021.

- 154/L
- 2.3.2 The vacant land between Saksham School and Shiv Mandir (Africa Avenue Marg) Village Mohammadpur is not under the possession of DDA and the land is owned by L&DO, hence DDA is not in position to allot the same for Parking to MCD.
- 2.3.3 The two (2) vacant lands opposite Yusuf Sarai Community Centre & adjacent to DMRC property near Petrol Pump (adjacent to Hauz Khas Apartment) and Vacant land adjoining Adhchini Village along the road leading towards DDA Janta Flats – falls in "Public & Semi-Public" Land use. The same may be considered for allotment to concerned MCD for the Parking Purpose subject to consideration & approval of layout plan / utilization plan by the Screening Committee of DDA.
- 2.4 The concerned Engineering Department (i.e. Ex. Engg. / SED-11 & SED-2) DDA has provided the Total Station Survey (TSS) of the two vacant lands to the UTTIPEC Deptt. DDA. The same has been received in the office of Director (Plg.) AP-I through email. The copy of TSS is annexed as Annexure-B & C.
- 2.5 A meeting was held under the chairmanship of Hon'ble LG Delhi to discuss the issues related to three Municipal Corporations of Delhi w.r.t. Provision of Parking Sites wherein following issues were discussed:
- Land owing agency where parking is being done.
 - Timeline for completion of multi-level parking projects - two months where after land goes back to DDA.
 - No extension of time unless approved by Hon'ble Lt. Governor.
- 2.6 Based on the TSS provided by concerned Engg. Deptt., the utilization plan of the two vacant lands has been prepared for the purpose of Parking.

3.0 EXAMINATION (AS PER MPD-2021 , ZDP of ZONE-'F' & LAYOUT PLAN):

3.1 Land Use details & Land status provide by LM Deptt. DDA:

Sl. No.	Location & Area of vacant lands	Land Use as per ZDP of Zone-F & MPD-2021	Status of land and litigation report provide by Land Management Department
1.	Vacant land opposite Yusuf Sarai Community Centre and adjacent to DMRC property along with vacant land near Petrol Pump (adjacent Hauz Khas Apartment). (Area = 3698.29 sqm. : as per TSS)	Public & Semi-Public	As per revenue record, it's a DDA Land & there is no litigation.
2.	Vacant land adjoining Adhchini village along the road leading towards DDA Janta Flats. (Area = 467.83 sqm. : as per TSS)	Public & Semi-Public (Education & Research)	As per revenue record, it's a DDA Land & there is no litigation.

- 3.2 As per 'Para-12.14.1' of MPD-2021; Parking is one of the utilities permitted in all use zones except in regional park/ ridge, recreational open space and parks as per the approved Zonal Plan/ layout plan.



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3.3 As per 'Table-17.2: Parking Standards' of MPD-201; the permissible Equivalent Car Spaces (ECS) per 100 sqm. of Floor Area in P&SP facilities use premise is 2.0.

3.4 Use of the vacant plot as per ZDP & LOP:

3.4.1 As per ZDP of Zone-F, the land use of the **vacant land opposite Yusuf Sarai Community Centre** is Public & Semi-Public, whereas, as per the area layout plan; some parts of the vacant land is earmarked as 'MCD Parking' & 'To be Kept Green' & 'Vacant Land'. The some part of vacant land is also within the 60.0 meter road RoW known as Aurobindo Marg.

3.4.2 As per ZDP of Zone-F, the land use of the **vacant land adjoining Adhchini village along the road leading towards DDA Janta Flats** is Public & Semi-Public, whereas, the vacant land is at the entrance gate of the DDA Janta Flats and is within the 60.0 meter road RoW known as Aurobindo Marg.

4.0 PROPOSAL:

Based on the TSS provided by Engg. Deptt. (Ex. Engg. / SED-11 & SED-2) and on the basis of examination at Para-2.0 & Para-3.0; the utilization plan of the two vacant lands for the Parking purpose has been prepared as under:

(a) Proposed Utilization plan of the DDA vacant plot opposite Yusuf Sarai Community Centre & adjacent to DMRC property near Petrol Pump (adjacent Hauz Khas Apartment) for the provision of Parking (Multi Level / Stack).

The proposed utilization plan is annexed as "Annexure-D"

(b) Proposed Utilization plan of the DDA vacant plot adjoining Adhchini Village along road leading towards DDA Janta Flats for the provision of Parking (Multi Level / Stack)

The proposed utilization plan is annexed as "Annexure-E"

Note:

- (i). As the land u/r is within the 60.0 meter road RoW known as Aurobindo Marg; the land be returned to the DDA as & when required for the road widening.
- (ii). The above said two vacant land be allotted to South Delhi Municipal Corporation for parking provision with the condition that "Timeline for completion of Multi Level parking / Stack parking projects – two months where after land goes back to DDA" and "No extension of time unless approved by Hon'ble Lt. Governor Delhi".

5.0 RECOMMENDATION:

Keeping in view of the facts explained at Para-1.0, 2.0 & 3.0 at pre pages, the proposal as given above in Para-4.0 may be put up before the Screening Committee for the consideration & approval.

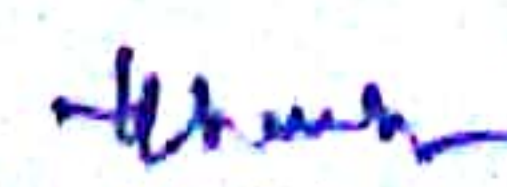
6.0 FOLLOW UP ACTION:

Once the proposal is considered & approved by the Screening Committee, the same shall be forwarded to the following:

- (a) Commissioner (LD) DDA for confirming allotment status before allotment of land to South Delhi Municipal Corporation.
- (b) Commissioner (LM) DDA for verifying the ownership status, court case, litigation, etc.
- (c) Chief Engineer (SZ) DDA for further necessary action.
- (d) Commissioner, South Delhi Municipal Corporation for information & necessary action.


(Sanjay Kujur)

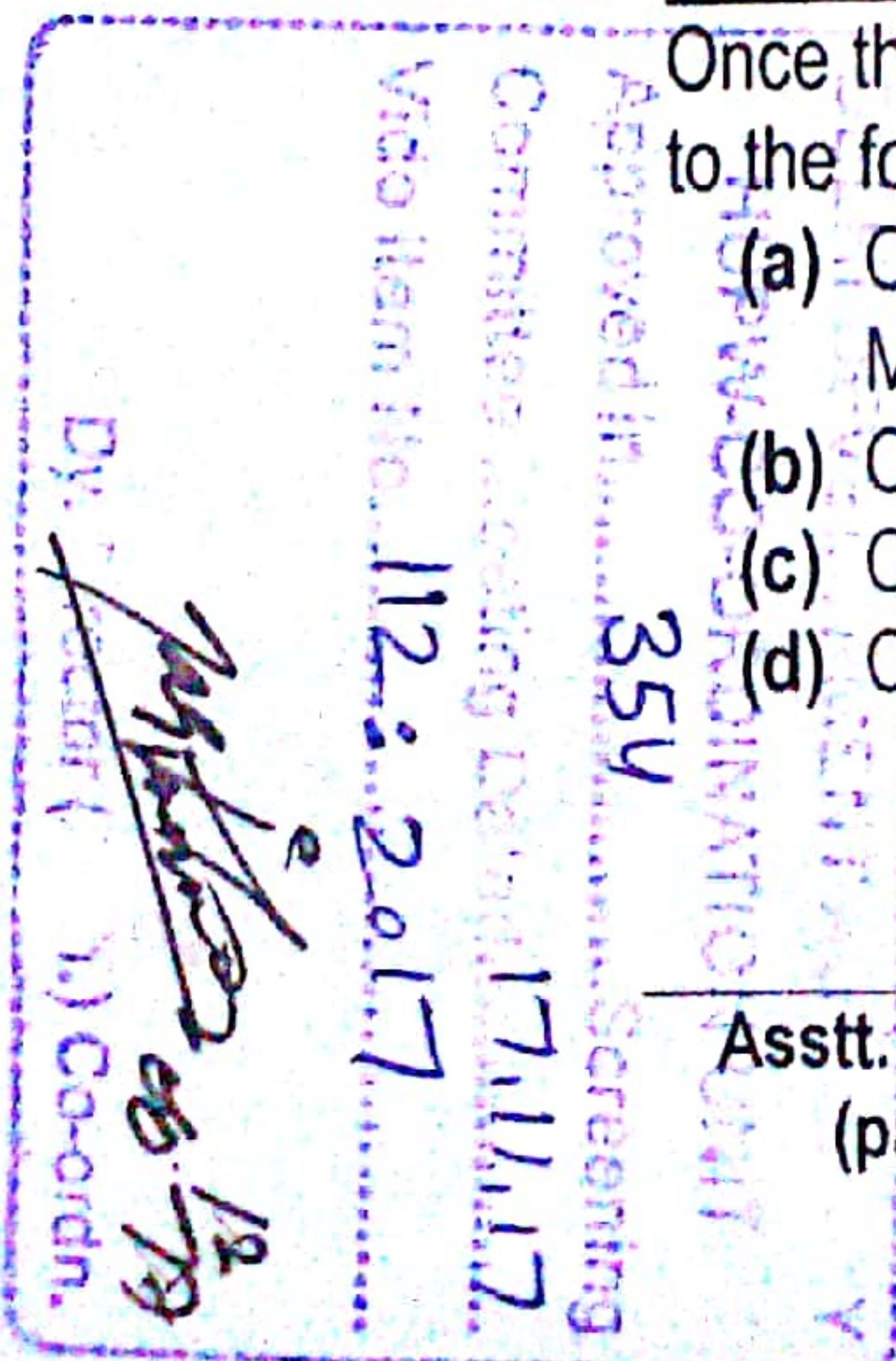

(Alok Mahakul)


(Dr. K. Srirangan)

Asstt. Dir. (Plg.) Zone-F&H/part
(part other than Rohini)

Dy. Director (Plg.) Zone-F&H
(part other than Rohini)

Director (Plg.) AP-I



CONDITION NOTE:-

1. AS THE LAND U/R IS WITHIN THE 60.0 METER ROAD ROW KNOWN AS AUROBINDO MARG, THE LAND BE RETURNED TO THE DDA AS & WHEN REQUIRED FOR THE ROAD WIDENING
2. THE VACANT LAND BE ALLOTTED TO SOUTH DELHI MUNICIPAL CORPORATION FOR PARKING PROVISION WITH THE CONDITION THAT 'TIMELINE FOR COMPLETION OF MULTI LEVEL PARKING / STACK PARKING PROJECTS - TWO MONTHS WHERE AFTER LAND GOES BACK TO DDA' AND 'NO EXTENSION OF TIME UNLESS APPROVED BY HON'BLE LI GOVERNOR, DELHI'.

NOTE:-

THE PROPOSAL REGARDING "UTILIZATION PLAN OF THE DDA VACANT PLOT ADJOINING ADHCHINI VILLAGE ALONG ROAD LEADING TOWARDS DDA JANTA FLATS FOR THE PROVISION OF PARKING (SURFACE / STACK)" WAS DISCUSSED IN THE 354th SCREENING COMMITTEE MEETING HELD ON 17.11.2017 VIDE ITEM NO. 112.2017

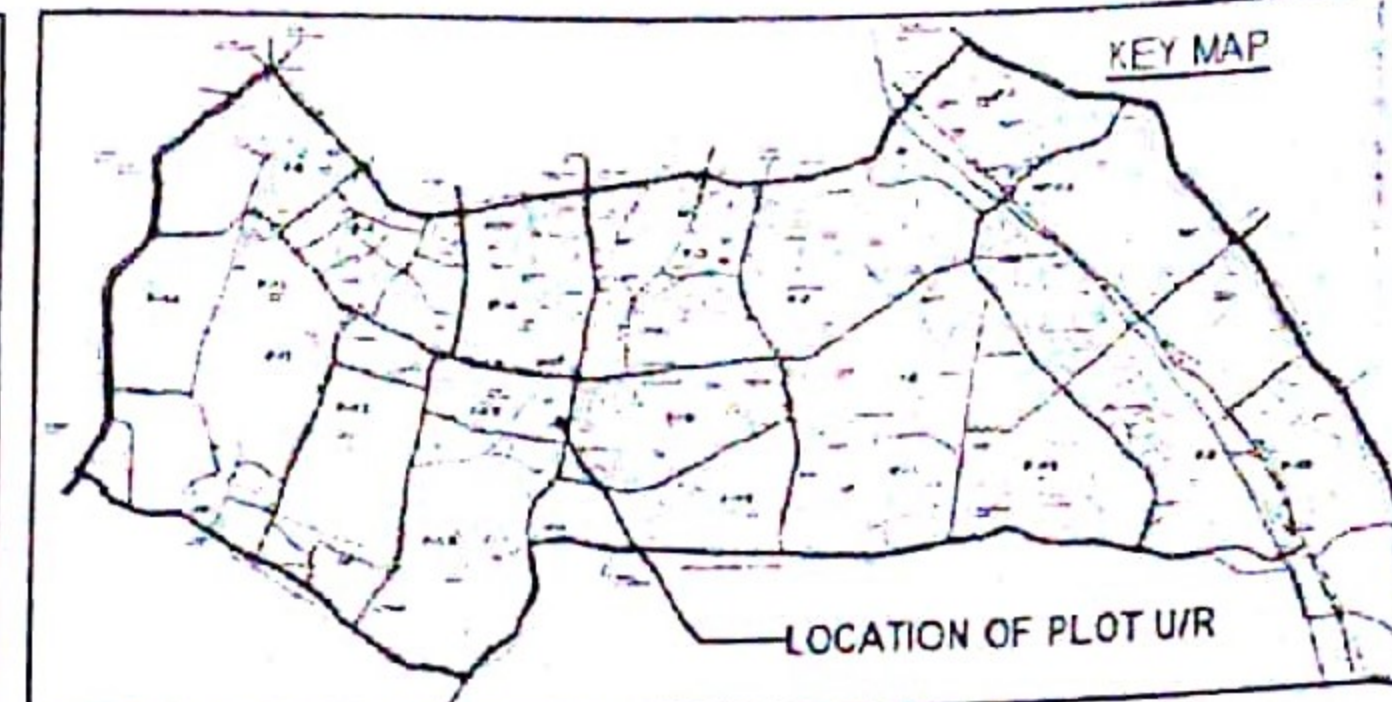
AFTER DETAILED DELIBERATION, THE PROPOSAL AS REFLECTED IN THE AGENDA WAS APPROVED WITH OBSERVATION THAT THE SUBJECT OF THE AGENDA SHALL BE CORRECTED AS: PROPOSED UTILIZATION PLAN OF THE DDA VACANT PLOT IN PLANNING ZONE-F (SOUTH DELHI-I) FOR THE PROVISION OF PARKING TO BE ALLOTTED TO CONCERNED MCD.

FILE NO.: F.3 (105) 98 / MP

[Signature]
AD (Plg.)
[Zone-F&H/part]

[Signature]
Dy Dir (Plg.)
[Zone-F&H (part)]

[Signature]
Dir (Plg.)
[Area Plg.-II]



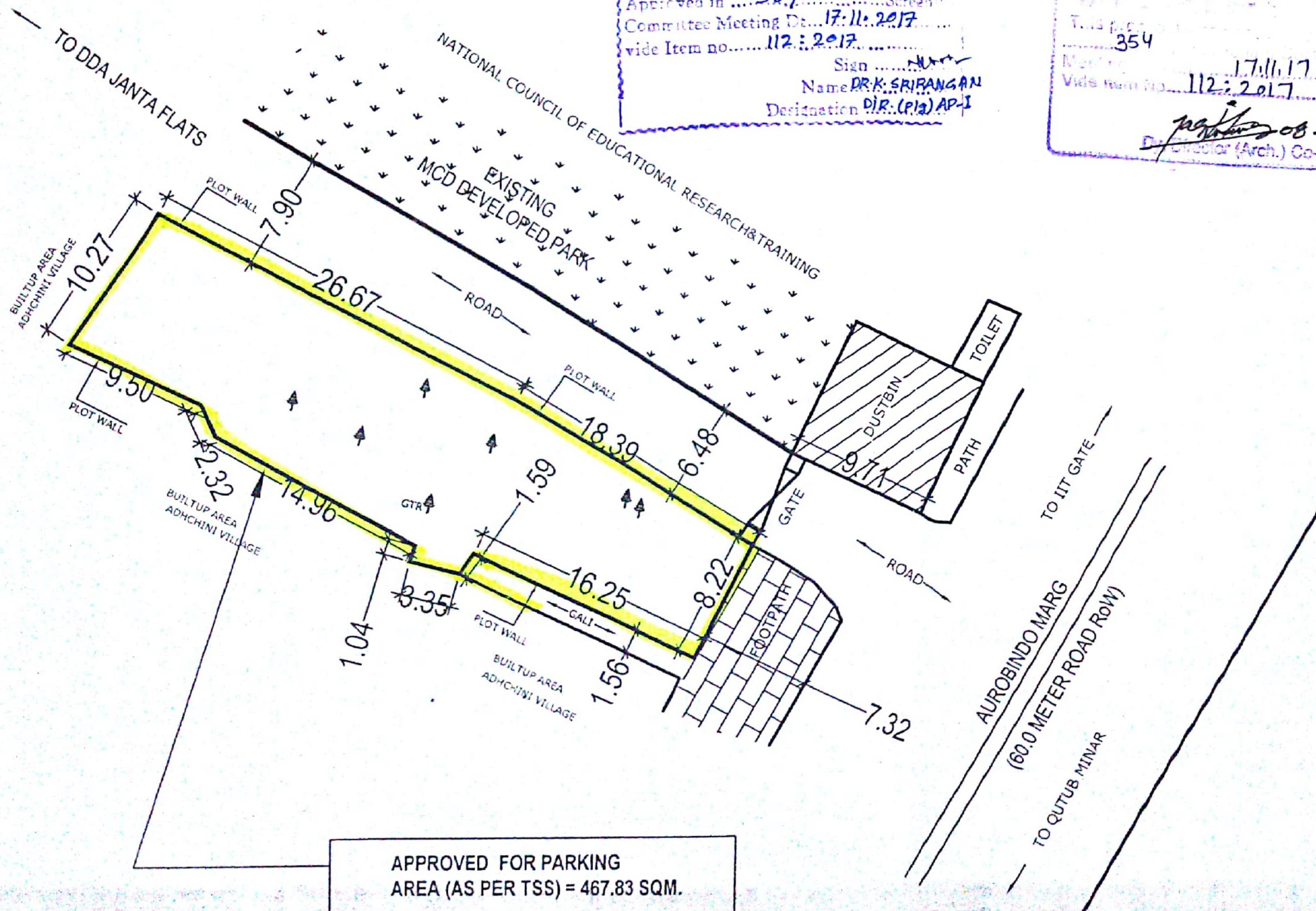
D.D.A. AREA PLANNING - I

NOTES:-

1. LAND OWNERSHIP SHALL BE CHECKED BY LANDS DEPARTMENT BEFORE HANDING OVER THE POSSESSION
2. AE(II) LANDS SHALL CHECK THE PLOTTING DIMENSIONS & AREA OF THE SITE BEFORE HANDING OVER THE POSSESSION
3. PERMISSION OF THE COMPETENT AUTHORITY BE OBTAINED BEFORE CUTTING OF TREES
4. FIRE / EXPLOSIVE NORMS & VERTICAL / HORIZONTAL SAFETY DISTANCES BE MAINTAINED AS PER PREVAILING STANDARDS.
5. ONLY WRITTEN DIMENSIONS TO BE FOLLOWED
6. THIS DRAWING HAS BEEN DRAFTED ON THE BASIS OF T.S.S. PROVIDED BY EX. ENGG. (SWD-2) DDA TO UTIPEC, DDA.
7. THE AREA & DIMENSION MENTIONED IN THIS DRG. BASED ON THE ABOVE T.S.S.

DELHI DEVELOPMENT AUTHORITY
CERTIFIED
Approved in 354th Screen
Committee Meeting Dt. 17.11.2017
vide Item no. 112.2017
Sign *[Signature]*
Name **DR. K. SRIRANGAN**
Designation **DIR. (Plg.) AP-I**

DELHI DEVELOPMENT AUTHORITY
HUPV-CC-05, JANTA FLATS
T.S.S. NO. 354
17.11.17
Vide Item no. 112.2017
[Signature] 08/12
Director (Arch.) Co-ordin.

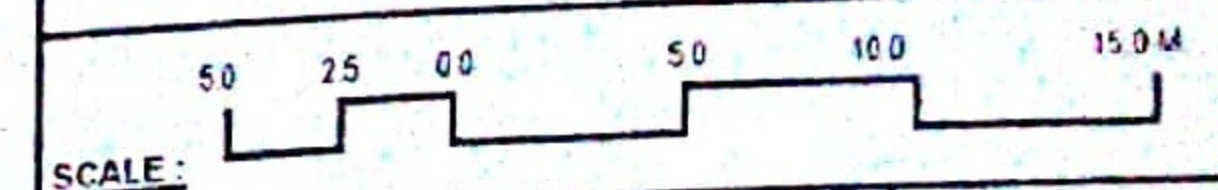


TOTAL PLOT AREA = 467.83 SQM.
(AS PER T.S.S.)

FILE NO.: F.3 (105)98/MP

DRG TITLE:-

UTILIZATION PLAN OF THE DDA VACANT PLOT ADJOINING ADHCHINI VILLAGE ALONG ROAD LEADING TOWARDS DDA JANTA FLATS FOR THE PROVISION OF PARKING (SURFACE/STACK).



DATE	S.C. ZONE-F (2017) DRG NO.	PLG. ASSTT <i>[Signature]</i>	AD (PLG.) <i>[Signature]</i>
DD (PLG.) <i>[Signature]</i>	DIR (PLG.) <i>[Signature]</i>	NORTH 	

D.D.A.

AREA PLANNING - I

NOTES:-

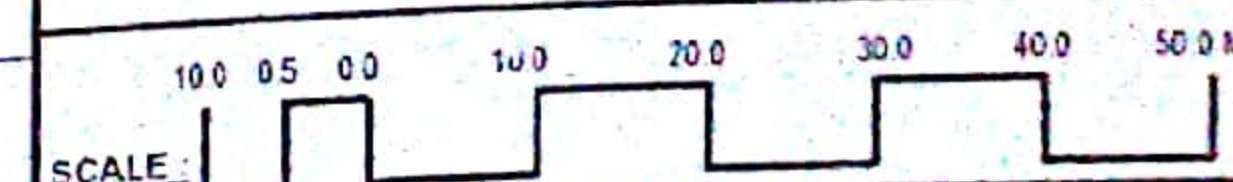
1. LAND OWNERSHIP SHALL BE CHECKED BY LANDS DEPARTMENT BEFORE HANDING OVER THE POSSESSION.
2. AE(I) LANDS SHALL CHECK THE PLOTTING DIMENSIONS & AREA OF THE SITE BEFORE HANDING OVER THE POSSESSION.
3. PERMISSION OF THE COMPETENT AUTHORITY BE OBTAINED BEFORE CUTTING OF TREES.
4. FIRE / EXPLOSIVE NORMS & VERTICAL / HORIZONTAL SAFETY DISTANCES BE MAINTAINED AS PER PREVAILING STANDARDS.
5. ONLY WRITTEN DIMENSIONS TO BE FOLLOWED.
6. THIS DRAWING HAS BEEN DRAFTED ON THE BASIS OF T.S.S. PROVIDED BY EX. ENGG (SED-11) DDA TO UTTIPEC, DDA.
7. THE AREA & DIMENSION MENTIONED IN THIS DRG. BASED ON THE ABOVE T.S.S.

TOTAL PLOT AREA = 3698.29 SQM.
(AS PER T.S.S.)

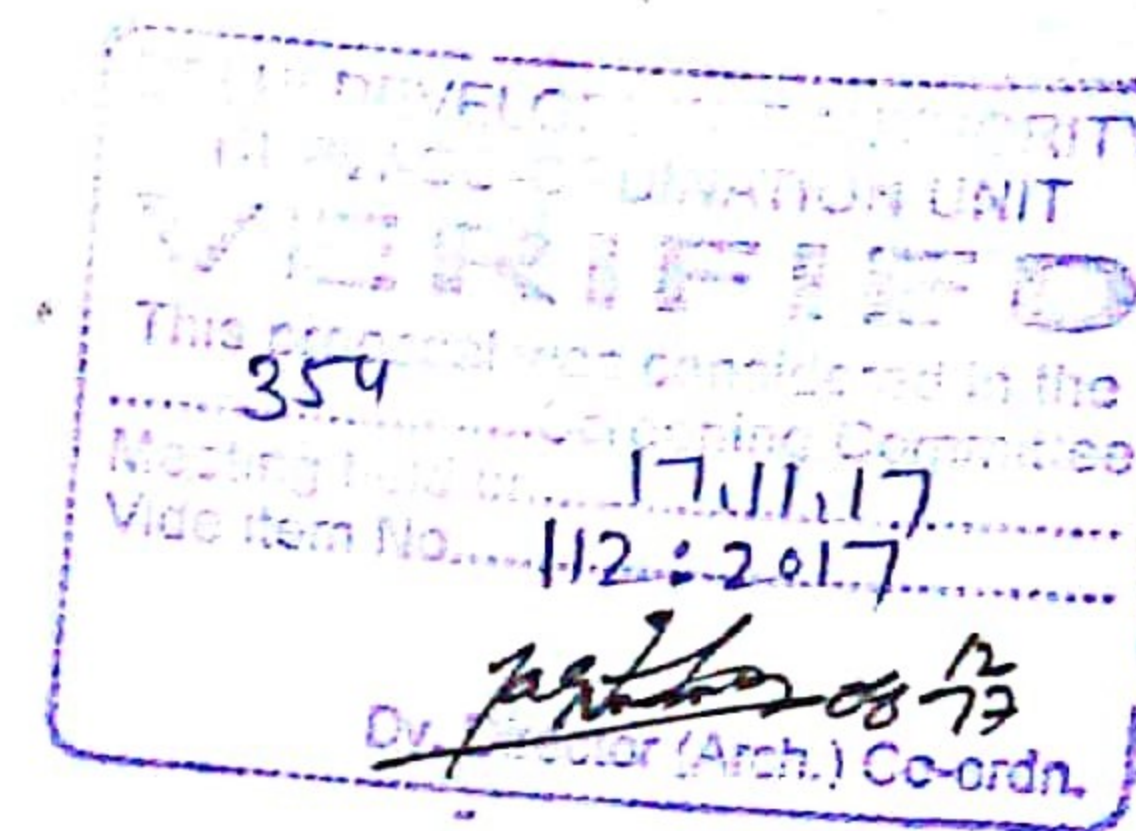
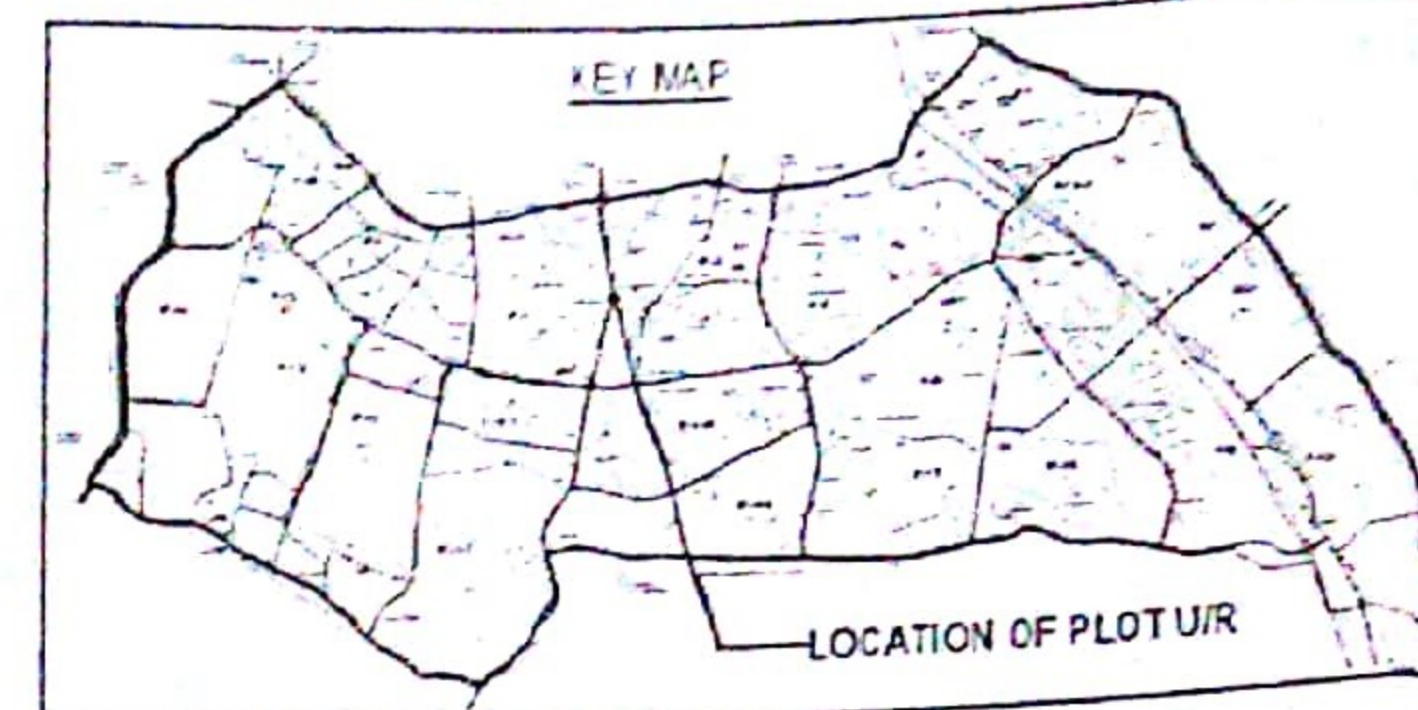
FILE NO.: F.3 (105)98/MP

DRG. TITLE:

UTILIZATION PLAN OF THE DDA VACANT PLOT OPPOSITE YUSUF SARAI COMMUNITY CENTRE & ADJACENT TO DMRC PROPERTY NEAR PETROL PUMP (ADJACENT HAUZ KHAS APARTMENT) FOR THE PROVISION OF PARKING (SURFACE/STACK).



DATE	S.C. (ZONE-F&H) DRG NO	PLG ASST.	AD (PLG)
DD (PLG)	DIR (PLG)		NORTH



APPROVED FOR PARKING
AREA (AS PER T.S.S.) = 3598.29 SQM

NOTE:-

THE PROPOSAL REGARDING "UTILIZATION PLAN OF THE DDA VACANT PLOT OPPOSITE YUSUF SARAI COMMUNITY CENTRE & ADJACENT TO DMRC PROPERTY NEAR PETROL PUMP (ADJACENT HAUZ KHAS APARTMENT) FOR THE PROVISION OF PARKING (SURFACE / STACK)" WAS DISCUSSED IN THE 354th SCREENING COMMITTEE MEETING HELD ON 17.11.2017 VIDE ITEM NO. 112:2017.

AFTER DETAILED DELIBERATION, THE PROPOSAL AS REFLECTED IN THE AGENDA WAS APPROVED WITH OBSERVATION THAT THE SUBJECT OF THE AGENDA SHALL BE CORRECTED AS: PROPOSED UTILIZATION PLAN OF THE DDA VACANT PLOT IN PLANNING ZONE-F (SOUTH DELHI-I) FOR THE PROVISION OF PARKING TO BE ALLOTTED TO CONCERNED MCD".

FILE NO.: F.3 (105)98 / MP

AD (Plg.)
[Zone-F&H/part]

Dy. Dir.(Plg.)
[Zone-F&H (part)]

Dir.(Plg.)
[Area Plg.-I]

DEVELOPMENT AUTHORITY
CERTIFIED
Approved in ... 354th ... Screening
Committee Meeting Dt. 17.11.2017
vide Item no. 112:2017
Sign ...
Name DR. K. SRIRANGAN
Designation DIR. (PLG) AP-I

CONDITION NOTE:-

1. AS THE LAND U/R IS WITHIN THE 60.0 METER ROAD ROW KNOWN AS AUROBINDO MARG, THE LAND BE RETURNED TO THE DDA AS & WHEN REQUIRED FOR THE ROAD WIDENING
2. THE VACANT LAND BE ALLOTTED TO SOUTH DELHI MUNICIPAL CORPORATION FOR PARKING PROVISION WITH THE CONDITION THAT "TIMELINE FOR COMPLETION OF MULTI LEVEL PARKING / STACK PARKING PROJECTS - TWO MONTHS WHERE AFTER LAND GOES BACK TO DDA" AND "NO EXTENSION OF TIME UNLESS APPROVED BY HON'BLE Lt. GOVERNOR, DELHI".

