

F1 (22) 087mp

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

No.Dy.Dir.(Arch.)Coordn./HUPW/DDA/2018/59

Dated: 19.07.2018

Please find enclosed, the approved Minutes of the 361st Screening Committee Meeting held on 09.07.2018 at 11.30 AM in the Conference hall, B-Block, Vikas Sadan. The minutes have been approved by the Vice Chairman, DDA.

Copy to:

Dy Dir.(Arch.)Coordn.

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 (Housing)
6. Principal Commissioner (LM,LD&LP)
7. Principal Commissioner (LS & Hort.)
8. Commissioner (Plg)
9. Commissioner (LD)
10. Commissioner (Housing)
11. Commissioner (Sports)
12. Chief Architect, DDA.
13. Addl. Chief Architect I (SZ)
14. Addl. Chief Architect II (Sports)
15. Addl. Chief Architect-III (Rohini)
16. Addl. Commr. I (Plg.) UTIPEC & GIS
17. Addl. Commr. II (Plg.)
18. Addl Commr. (LS)

INVITEES

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

19/07/18
Jagdish Dewani
Dy. Dir. (Arch.) Coordn.

DD 18/7/18 FSH

19/07/18

UDC

Pl. put up in file
F1 (22) 2005/MP/PT

20/8/18

APPROVED MINUTES OF THE 361ST SCREENING COMMITTEE MEETING HELD ON
09.07.2018 AT 11.30 am IN THE CONFERENCE ROOM, B-BLOCK, VIKAS SADAN.

The following Officers were present in the meeting

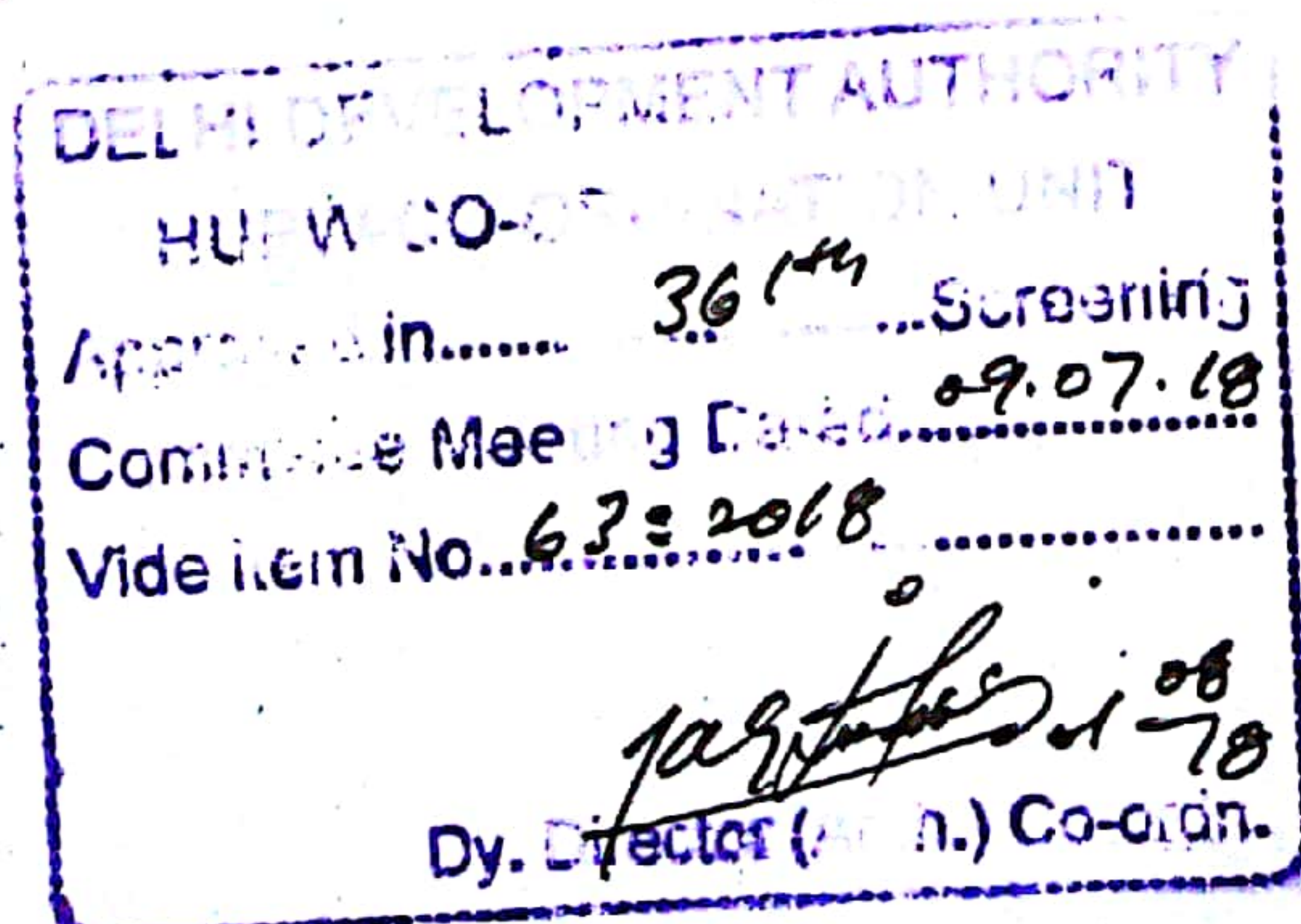
1. Vice Chairman
2. Finance Member, DDA
3. Principal Commissioner (Housing)
4. Principal Commissioner (LM,LD &LP)
5. Commissioner (Plg.)
6. Addl.Commr.LS
7. Addl.Commr.Plg.II/UTTIPEC & GIS
8. Chief Architect
9. Chief Accounts Officer
10. ACA-I (SZ)
11. ACA- II (Sports)
12. ACA-III (Rohini)
13. Chief Engineer (EZ)
14. Chief Engineer(SZ)
15. SA(WZ&D)
16. SA(EZ)
17. SA(VC office)

APPROVED MINUTES OF 361ST SCM HELD ON 09.07.2018 HELD IN VIKAS SADAN at 11.30 AM

62:2018	Commercial plot in (Pocket-9) in residential pocket-3, Block-A, Sector-29 Phase-IV, Rohini. File no.F.68/ACA-III(RZ)/HUPW/DDA/2017	The proposal was presented by ACA-III(Rohini). After detailed deliberation, the proposal as reflected in the agenda was Approved .	ACTION: 1. ACA-III(Rohini) 2. Commr.LD
63:2018	Proposal for the part modification in the Layout Plan of Okhla Industrial Area Phase-I w.r.t. the amalgamation of the plot no.A-1 & A-1/1 of Okhla Industrial Area Phase-I, Zone-F, New Delhi referred by South Delhi Municipal Corporation. F.1(22)/2005/MP/Pt.	The proposal was presented by Addl Commr (Plg) III. After detailed deliberation, the proposal for Part modification in the Layout Plan was Approved .	ACTION: 1. AC(Plg.)III 2. PC(LM/LD)
PLACED ON TABLE			
64:2018	Community Centre, Sector-5, Rohini. File no.F89/ACA/RZ/HUPW/DDA/2018	The proposal was presented by ACA-III(RZ). After detailed deliberation, the proposal as reflected in the agenda was Approved and to be put up before Authority under Sub Clause 8(2) of MPD-2021 for its consideration and approval.	ACTION: 1.ACA(RZ) 2.MP Section 3.Engg Wing 4.Dir.(Plg.) Rohini

The meeting ended with a vote of thanks to Vice Chairman, DDA.

This issues with the approval of Vice Chairman.




19/07/18
Dy.Dir.(Arch.) Coordn.

Subject	Amalgamation of Plot No. A-1 & A-1/1 of Okhla Industrial Area Phase-I in the approved layout plan of Okhla Industrial Area Phase-I, New Delhi.
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Plot Area	1337.76 sqm. (1500 sq.yds.) & 945.15 sqm.(1100 sq.yds.)
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1.0 Background:

i) A proposal for amalgamation of Plot No.A-1 & A-1/1 of Okhla Industrial Area Phase-I has been submitted with the Building (HQ), South Delhi Municipal Corporation by M/s Dhingra Auto Cars LLP through Mr. Mandeep Dhingra (Partner).

ii) The area of Plot No.A-1 & A-1/1 for which the application of amalgamation has been submitted is 1337.76 sqm. & 945.15 sqm. respectively. A perpetual lease was issued by the DDA on 20.7.1981 for plot No.A-1, Okhla Industrial Area, Phase-I in favour of M/s Islamuddin & Co. A Conveyance Deed was also executed on 12.11.2007 by the DDA in favour of M/s Islamuddin & Co. Further, a copy of Sale Deed dated 03.10.2017 has been submitted by applicant in favour of M/s Dhingra Auto Cars LLP.

iii) A perpetual lease was issued by DDA on 05.01.1994 for plot No. A-1/1, Okhla Industrial Area Phase-I in favour of M/s Sassun Fibers Pvt. Ltd. A Conveyance Deed was also executed on 21.11.2007 by the DDA in favour of M/s Sassun Fibers Pvt. Ltd. Further, a copy of Sale Deed dated 11.10.2017 has been submitted by applicant in favour of M/s Dhingra Auto Cars LLP.

iv) The building plans in respect of Plot No. A-1, O.I.A., Phase-I, were sanctioned by DDA vide File No.F.3(21)80/Bldg., dated 24.04.1980. The occupancy certificate was also obtained from DDA vide File No. F.3(21) 80/Bldg./653, dated 23.09.1983.

v) The building plans in respect of Plot No. A-1/1, O.I.A., Phase-I were sanctioned by the erstwhile MCD vide File No. 571/B/HQ/94, dated 13.01.1995 and the applicant also obtained the Form 'D' dated 26.5.1995 from MCD.

2.0 Scrutiny/Examination:

i) The plots in question are part of layout plan of Okhla Industrial Area Phase-I, New Delhi and the land use of these sites is "**Industrial**". As per the Zonal Development Plan Zone 'F' approved under MPD-2021, the plots in question as verified by the applicant / architect fall in the area earmarked for "**Industrial**" (Manufacturing, Service and Repair Industry).

ii) The applicant has represented that the proposed amalgamation will lead to restoration of original single plot No. A-1 admeasuring 2730 sq.yds. as per the original layout plan approved by the DDA. However, copy of the said original layout plan is not available with this department. In the copy of layout plan available with Bldg.(HQ), SDMC, the two plots have been

shown by dividing line in a bigger plot No.A-1. Further, the set back lines have been shown for the larger plot in the said layout plan.

iii) The site has been inspected by the D.Man, Bldg. (HQ) and the site inspection report is reproduced as under:-

"It is reported that the site is bounded by boundary wall. The shape and size of proposed plan tallies with the site and the same has been verified in the layout plan also. However, as per existing site in question, the plot No. A-1 is lying vacant, which is an excavated land with old structure demolished at site. In plot No. A-1/1 an old building is existing consisting of three floors. The Plot No.A-1 abuts 45.0 m road on front side and 13.71m wide road on R.H.S. whereas the plot No.A-1/1 abuts 13.71m (45'-0") on front side and 6.0m wide lane on R.H.S."

iv) Under MPD-2021 provisions, the DDA notified "Regulations and guidelines for Redevelopment of existing planned Industrial Area, 2011" on 01.04.2011. Clause 2.1 of the said Regulations provides as under:-

2.1. Redevelopment of Existing Planned Industrial Plots

"To incentivize redevelopment, 1.5 times the existing permissible FAR shall be permitted on an individual plot of minimum 1000 sqm and above. For that purpose amalgamation of smaller plots shall also be allowed. The service lane can also be included in the schemes, however, no FAR shall be granted on this area but the same can be included for public areas like green, parking etc. in the overall schemes. In such redevelopment schemes on plots of 1000 sqm and above, development control norms of MPD-2021 Table 7.3 of respective category of industrial plot shall be applicant except FAR and Height (NR – No Restriction, subject to clearance from AAI, Delhi Fire Service and other statutory bodies). Amalgamation and reconstruction of industrial plots allotted under the scheme(s) framed pursuant to Supreme Court orders of 1996 & 2004 will not be permissible.

3.0 Proposal:

- i) The proposal has been submitted for amalgamation of two plots which were previously sanctioned and approved separately by the competent authorities. These plots have also been converted into freehold by the DDA. However, at present the ownership of both the plots are in favour of M/s Dhingra Auto Cars LLP through Mr. Mandeep Dhingra (Partner).
- ii) The land use of the plots is 'industrial' as per layout plan of Okhla Industrial Area Phase-I, New Delhi.
- iii) The applicant has submitted the proposal as per clause 2.1 of the "Regulations and guidelines for Redevelopment of existing planned Industrial Area, 2011", notified by the DDA on 01.4.2011 which allows amalgamation of industrial plot for redevelopment.

1986/ — 1997/C

iv) As the area of plots in question i.e. A-1 and A-1/1 is 1337.76 sqm. and 945.15 sqm. respectively and the layout plan of OIA - Phase-I has been approved by the DDA and DDA was the original lessor of these plots; the proposal may be placed before the ~~Technical~~ Committee of the DDA for consideration.

Screening

4.0 Recommendation of the Building Plan Committee, SDMC:

The case was considered by the Building Plan Committee and it was decided that "the case be sent to DDA for placing the same before ~~Technical~~ Committee for amalgamation of two plots."

Screening

SE(B) HQ. SDMC

Item No.: 63:2018

sem Date: 36/8

PLANNING OBSERVATION ON THE AGENDA FOR SCREENING COMMITTEE REFERRED BY S.D.M.C.

File No.: F.1 (22)/2005-MP/Pt.

Subject: Proposal for the part modification in the Layout Plan of Okhla Industrial Area Phase-I w.r.t the amalgamation of plot no. A-1 & A-1/1 of Okhla Industrial Area Phase-I, Zone-F, New Delhi referred by South Delhi Municipal Corporation.

PLANNING OBSERVATION:-

The above proposal in the agenda submitted by SDMC has been examined and as per the examination of MP unit, the provisions of amalgamation given in the 'Regulations and Guidelines for Redevelopment of Existing Planned Industrial Area' dt. 01.04.2011 referred by MP Section vide note dt. 28.06.2018 in the concerned MP file with the observation that there are already provisions of amalgamation of 2 industrial plots as per the regulations, the matter is not a Technical Committee issue.

Thus, the proposal for the part modification in the Layout Plan of Okhla Industrial Area Phase-I w.r.t the amalgamation of plot no. A-1 & A-1/1 of Okhla Industrial Area Phase-I is placed for the consideration & approval of Screening Committee subject to verification of ownership / allotment requirements and recovery of requisite charges if any by the concerned Lands Department of DDA. The setbacks, development controls norms, etc. of the amalgamated plot to be as per the provisions of MPD-2021.

FOLLOW UP ACTION:-

Once the proposal is considered & approved by the Screening Committee, the approved agenda & minutes along with the copy of part layout plan shall be forwarded to the following for taking necessary action as required:

- (i). Pr. Commissioner (LM & LD) DDA for verification of ownership / allotment requirements and recovery of requisite charges if any as per rule /policy.
- (ii). Chief Town Planner, Town Planning Department, SDMC regarding incorporation of the part modification in the Layout Plan of Okhla Industrial Area Phase-1.
- (iii). Suptd. Engg. (Building) HQ., SDMC w.r.t. letter no. South DMC/SE (B) HQ/2018/131, dated 25.05.2018 for necessary action.

Sanjay

AD (Plg.)
Zone-F&H/Part

[Signature]

Dy. Dir. (Plg.)
Zone-F&H/Part

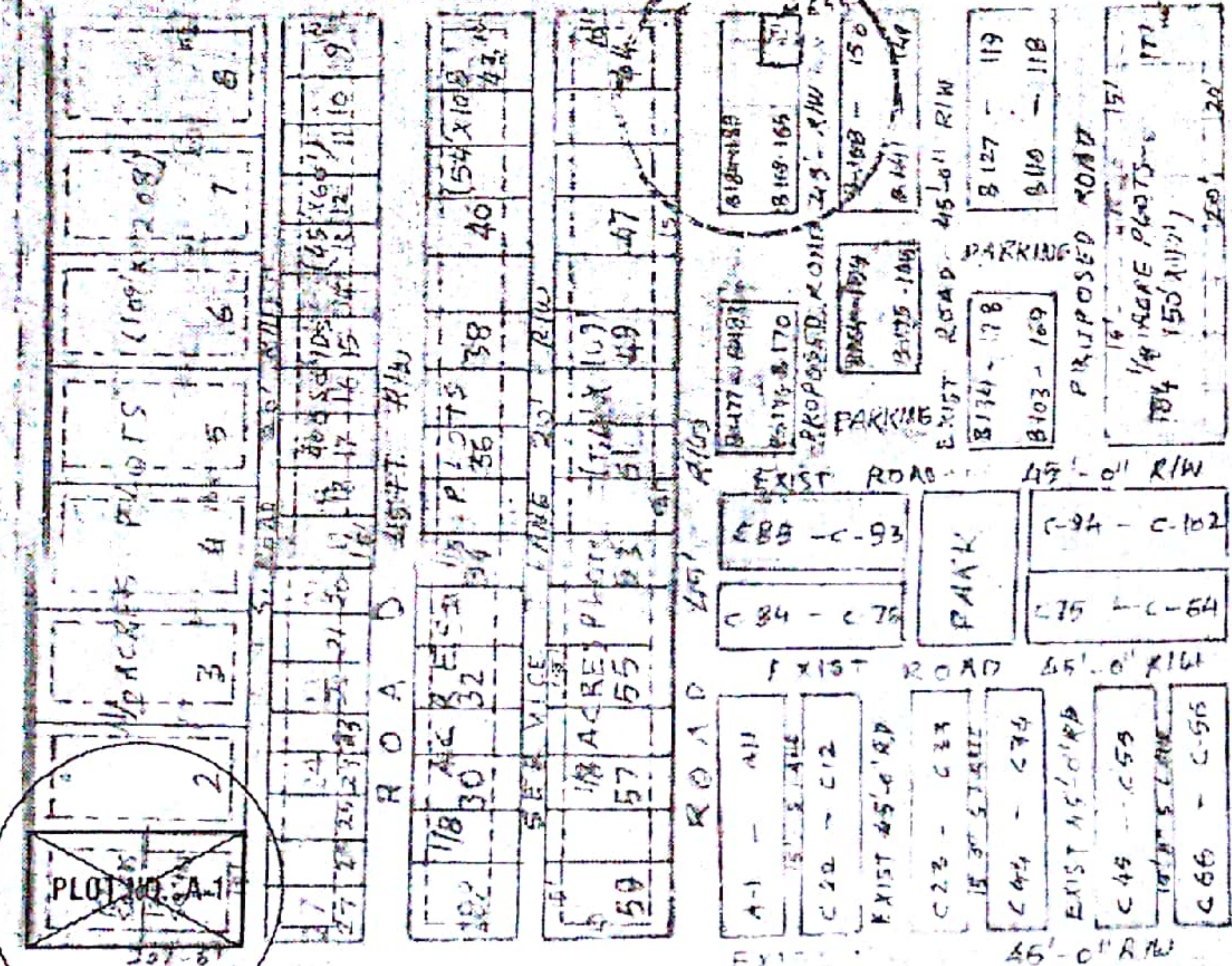
[Signature]

Addl. Commissioner (Plg.)-III
Area Plg.-I

DEPARTMENT OF URBAN PLANNING & DEVELOPMENT AUTHORITY	
MUPW CO-ORDINATION UNIT	
Approved in..... 36/8	Screening
Committee Meeting Dated 09.07.18	
Vide item No. 63:2018	
[Signature]	
Dy. Director (Arch.) Co-ordin.	

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PART LAYOUT PLAN OF OKHLA INDUSTRIAL AREA PHASE-1



REFER-
DETAIL AT 'A'

COMMUNITY CENTRE + ESS

12 DELHI DEVELOPMENT AUTHORITY
CERTIFIED

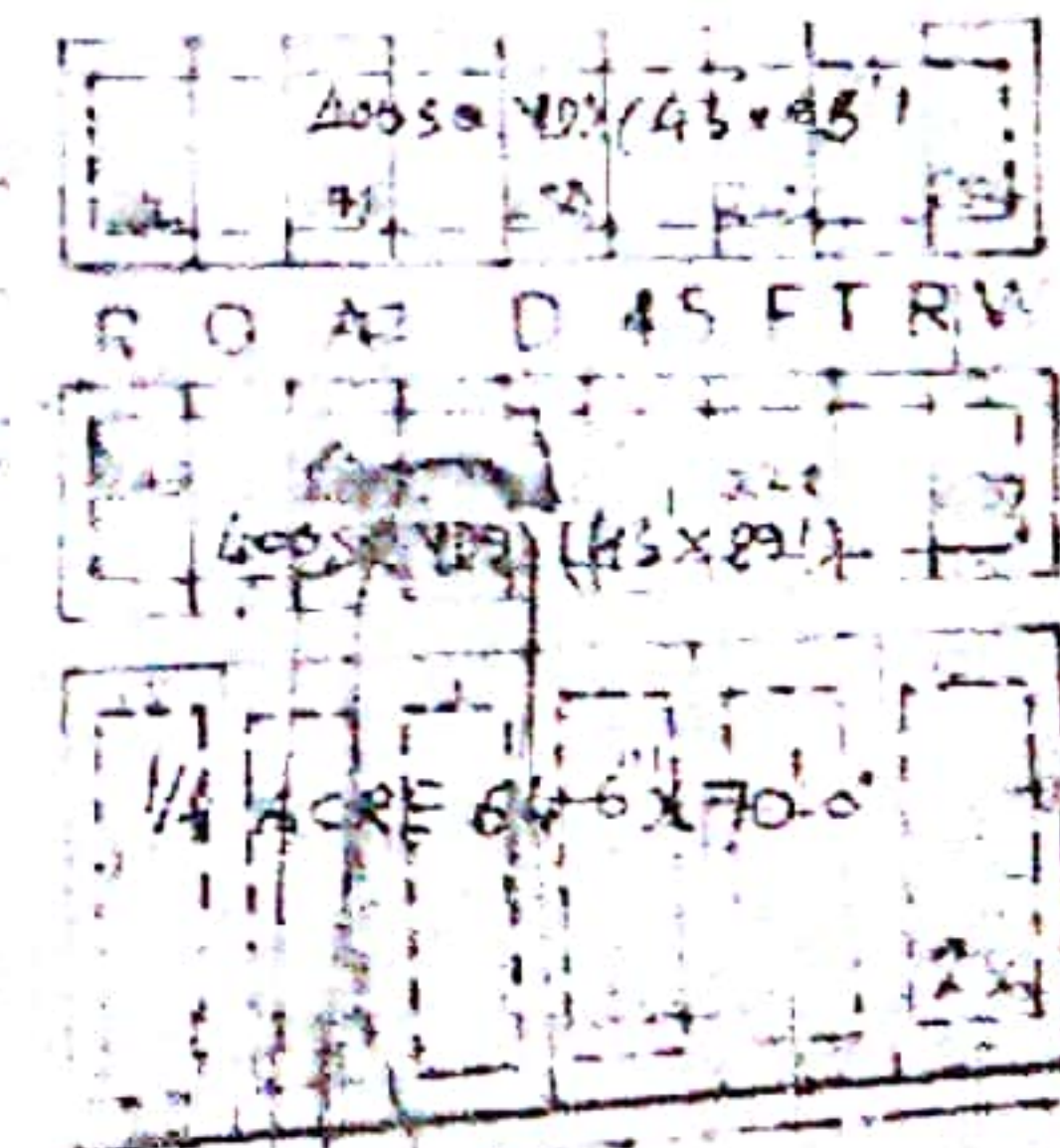
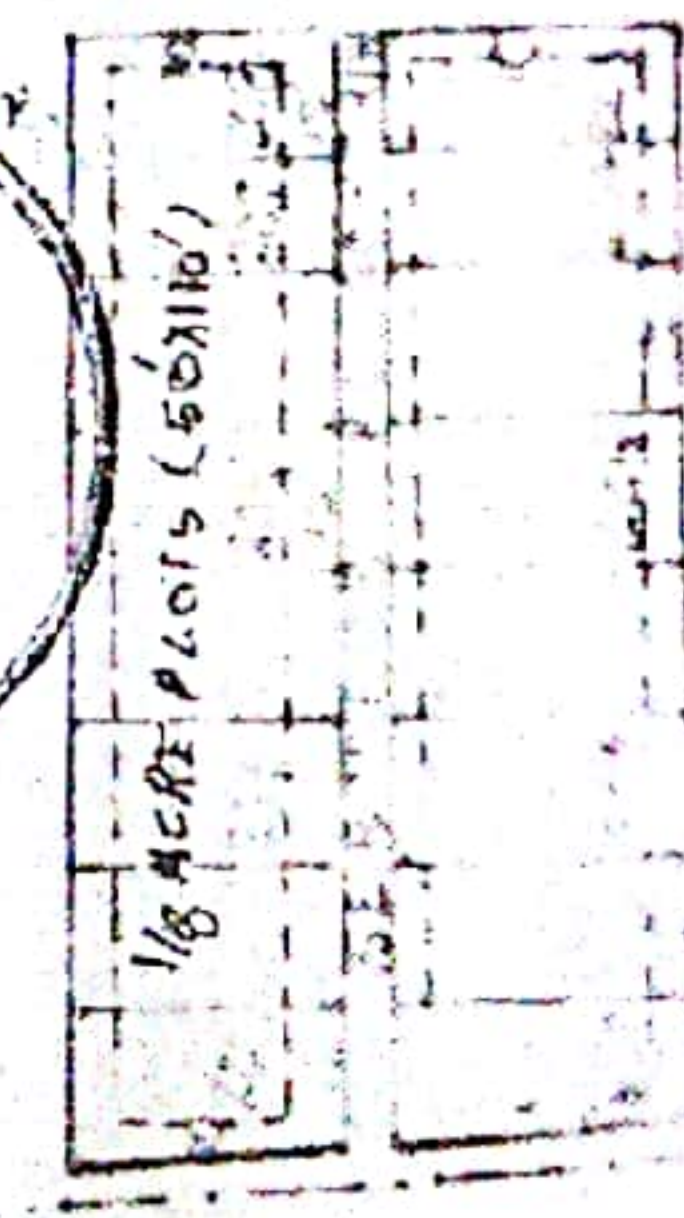
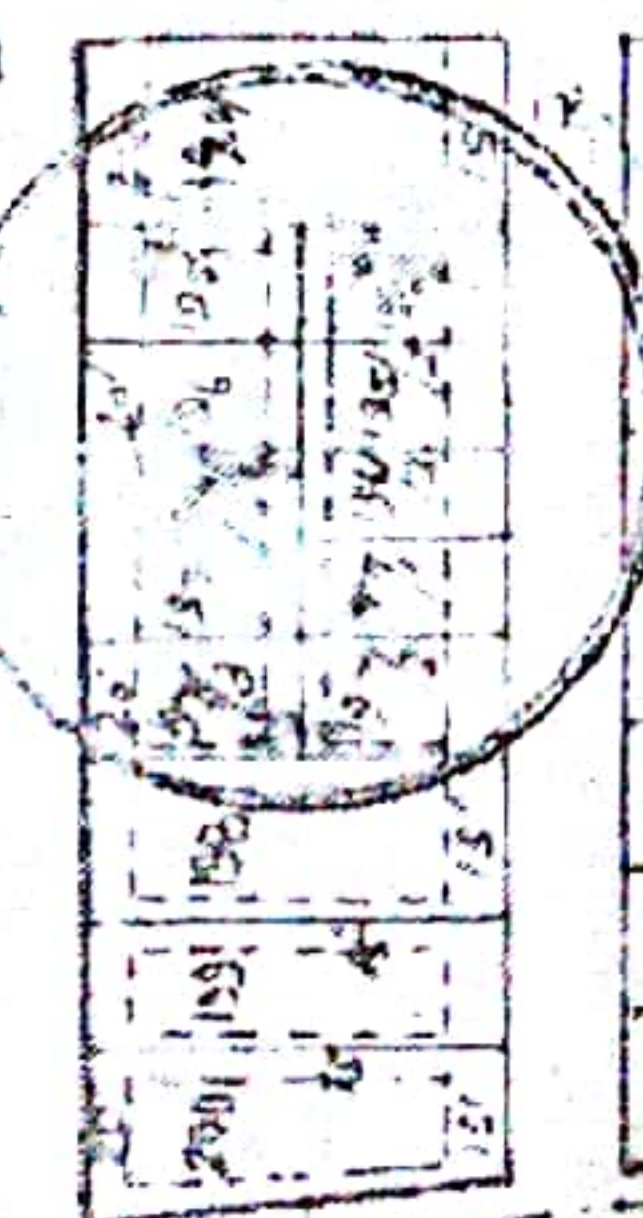
Approved in 361 Screening
Committee Meeting Dt. 09.07.2018
Vide Item No. 63/2018

Sign *[Signature]*
Name DR. K. SRIRANGAN
Designation AG (P.L.)-II

DELHI DEVELOPMENT AUTHORITY
HUPW-CO-ORDINATION UNIT
VERIFIED
This proposal was considered in the
361st Screening Committee
Meeting held on 09.07.2018
Vide Item No. 63/2018

[Signature]
Dy. Director (Arch.) Co-Ord.

NOTE:
THE PART MODIFICATION IN THE LAYOUT PLAN OF OKHLA INDUSTRIAL AREA PHASE-1
W.R.T. AMALGAMATION OF PLOT NO. A-1 AND A-1/1 WAS CONSIDERED AND APPROVED
BY THE SCREENING COMMITTEE IN ITS MEETING HELD ON 09.07.2018 VIDE ITEM NO.
63/2018.
FILE NO.: F.1 (22)/2005-MP/PL



LAND BETWEEN PLOT NO. A-1
REFER DETAIL PLAN 'A'

PLOT No B-135 SUB DIVIDED AS VC'S ORDER DATED 25.12.81 FURTHER REVISED TO 5
PLOTS B-135/1 HAVING AREA OF 400 SQ YDS & 135/2 HAVING AREA OF 200 SQ M. EACH
AS PER M.M. PLGS ORDER DATED 16.01.82 DATED 15.3.82.

PLOT No 135 D-158-159-160 F-7F-11 GF 90/3 HAVE BEEN SUB DIVIDED INTO 135/1-135/2-135/3
135 D-158-158A-158B-158C-158D-158E-158F-158G-158H-158I-158J-158K-158L-158M-158N-158O-158P-158Q-158R-158S-158T-158U-158V-158W-158X-158Y-158Z
90/3-90/3A-90/3B-90/3C-90/3D-90/3E-90/3F-90/3G-90/3H-90/3I-90/3J-90/3K-90/3L-90/3M-90/3N-90/3O-90/3P-90/3Q-90/3R-90/3S-90/3T-90/3U-90/3V-90/3W-90/3X-90/3Y-90/3Z
TOTAL 25 PLOTS AS VC'S ORDER DATED 25.12.81 VIDE NOTE, DIRECTOR
D-135/1

(CHANDER BALLASH)
DY. DIRECTOR

PLOT Nos 179 TO 185 (7 PLOTS) IN BLOCK D RE-DE MARCATED INTO EIGHT PLOTS AS
NUMBER 179 TO 185/1 AS APPROVED BY VC
PAGE 20/21 FILE NO. F-15(32)/89
D-135/1