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Office of AC (PLG) 3

Dy. No. 2368

Date 3/12/19

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

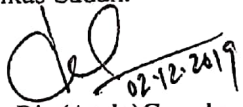
No.Dy.Dir.(Arch.)Coordn./HUPW/DDA/2019/165

Dated 02.12.2019

Please find enclosed, the approved Minutes of the 375th Screening Committee Meeting held on 26.11.2019 at 1:00 pm in the Conference hall of Vice Chairman, DDA, B-Block, Vikas Sadan. The minutes have been approved by the Vice Chairman, DDA.

Encl: a/a

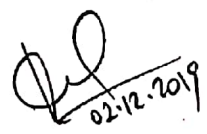
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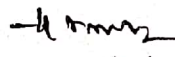

Dy.Dir.(Arch.)Coordn.

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 (LD)
7. Principal Commissioner (LS & Hort.)
8. Commr.(LM)
9. Commissioner (Plg)
10. Commissioner (LD)
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.) MP&Bldg. UTIPEC
17. Addl. Commr. II (Plg.), GIS&Zone D, J, E&O
18. Addl. Commr. III (Plg.) MPMR Zone A, B, C, G, H&F
19. Addl. Commr. (LS)

INVITEES

20. Chief Accounts Officer
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. Chief Engineer (HQ)
28. Sr.Architect (EZ)
29. Sr.Architect (DUHF, Conservation & New Parks)
30. Sr.Architect (NZ)
31. Sr.Architect (Socio Cultural)
32. Sr.Architect (Dwarka & WZ)
33. Director (Bldg.)
34. Director (LS)
35. Director (Plg.) Dwarka, Rohini & Narela
36. Director (Plg.) AP-III, Zone A&B, C&G(excluding Urban Extn.)
37. Director (Plg.) Zone E&O
38. Director (Plg.) AP-II,
39. Director (Plg.) LP & Coordn.
40. ACA, VC Secretariate


Dy.Dir.(Arch.)Coordn.


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DD (Plg.) F&H

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APPROVED MINUTES OF THE 375th SCREENING COMMITTEE MEETING HELD ON 26.11.2019 AT 1:00 PM IN THE CONFERENCE HALL OF VICE CHAIRMAN, DDA, B-BLOCK, VIKAS SADAN.

The following Officers were present in the meeting on 26.11.2019

1. Vice Chairman
2. Finance Member, DDA
3. Engineer Member, DDA
4. Principal Commr.(LM, LD and LP)
5. Commr.LM
6. Commr.(Plg.)
7. Commr.(Sports)
8. Principal Commr.(Housing)
9. Addl. Commr.LS
10. CE(Dwk)
11. SE (HQ)
12. Chief Architect
13. Addl.Commr.Plg.-III
14. Chief Accounts Officer
15. ACA-II(Sports)
16. ACA-III(Rohini)
17. SA(WZ&D)
18. SA(SZ & Socio Cultural)
19. SA(EZ)
20. SA(DUHF)
21. Dir.(LS)
22. Dir. (Plg.) Zone E&O
23. Dir.(Plg.)Rohini/Dwarka/Narela
24. Dy.Dir.(LS)
25. Dy.Dir.SZ
26. ACA(VC office)
27. Dy.Dir.(Arch.)Sports

ITEM No.	ISSUES	DISCUSSIONS/ RECOMMENDATIONS	REMARKS
✓ 120:2019	Confirmation of Minutes of 374 SCM held on 16.10.2019. DELHI DEVELOPMENT AUTHORITY HUPW-CO-ORDINATION UNIT Approved in.....374.....Serving Committee Meeting Dated 16.10.19 Vide Item No. 117:2019 Dy. Director (A. h.) Co-ordn. DELHI DEVELOPMENT AUTHORITY HUPW-CO-ORDINATION UNIT Approved in.....375.....Serving Committee Meeting Dated 26.11.19 Vide Item No. 120:2019 Conf. d. Min. Dy. Director (A. h.) Co-ordn.	The Minutes of 374 SCM held on 16.10.2019 were confirmed and approved. Note: ✓ <u>Item no. 117:2019</u> In continuation to the minutes issued earlier for the 374 SCM held on 16.10.19, the proposal was Approved with the said observations. However, the Layout plan of DDA share land be taken up by DDA separately and placed before SCM if required. The LOP of respondent's share of land to be issued. <u>2 Item no. 112:2019</u> The decision of this item is approved with observation that "In the Admin & Sports Facility block, indoor jogging track to be avoided."	
121:2019	Modification in the layout plan titled "Layout Plan for Automobiles Service and Training Centre , Ghazipur w.r.t. "Amalgamation of two contiguous plots measuring 40468.73 sq. m. i.e. 10 acres and 7289 sq. m. i.e. 1.80 acres allotted to Central Warehousing Corporation. File no. F:3(44) 2007/MP/Pt.-I	The proposal was presented by Dir.(Plg.)Zone E&O. It was pointed out that the annexures as stated in the agenda were not attached. After detailed deliberation the proposal was Approved.	ACTION: 1. Dir.(Plg.)Zone E&O
122:2019	Provision of Community facilities in the approved layout plan of 4740 EWS Housing at Siraspur Narela. File no. F.100(42) H/SA/NZ/ HUPW/DDA/2019	The proposal was presented by Sr.Arch(NZ & Narela). After detailed deliberation the proposal was Approved with observations that the shops to be opened towards internal road.	ACTION: 1. Sr.Arch(NZ & Narela) 2. Engg.wing 3. IL Branch

APPROVED MINUTES OF 375th SCM HELD ON 26.11.2019 AT 01.00 PM IN VIKAS SADAN

123:2019	Modification in the layout plan titled "Layout plan for Durga Puri Extn.Nathu Colony, Ashok Nagar east of Loni road" w.r.t. "Property no.B-1449/B, failing in khasra no.444/445/446/447, Durga Puri Chowk, Loni road, Shahdara. File no. F.3(125)98-MP	The proposal was presented by Dir.(Plg) Zone E&O. After detailed deliberation the proposal was Deferred . Since the area is denotified, any modification in the layout plan is to be dealt by EDMC.	ACTION: 1. Dir.(Plg.)Zone E
124:2019	Landscape plan of Green opposite Cremation Ground, Hastal. File no.F.1(66)2019/Dir.(LS)/DDA.	The proposal was presented by Dy.Dir.(LS)-III.. After detailed deliberation the proposal was Approved .	ACTION: 1.Dir.(LS) 2.Engg. wing 3.Electrical wing 4.Horticulture Deptt.
125:2019	Conceptual plan of DDA Zonal Office building at Vasant Kunj Sector -B, pocket-9. File no.ACA-I/SZ/HUPW/DDA/2019(6)/SCM	The proposal was presented by Sr.Arch(SZ). After detailed deliberation the proposal was Approved with the observation to explore the possibility to utilise the maximum FAR and avoid double basement .	ACTION: 1.Sr.Arch(SZ) 2.Engg wing
126:2019	Allotment of land measuring 460 sq. m. on permanent basis to DMRC for pedestrian subway access, located in District Centre Netaji Subhash Place for DMRC Project, Ph.-III. File no. F.200(112)C/SA/NZ/HUPW/DDA/95/Pt.II/	The proposal was presented by Sr.Arch(NZ & Narela).After detailed deliberation the proposal was Approved .	ACTION: 1. Sr.Arch(NZ & Narela) 2.Engg. wing 3.IL Branch
127:2019	District Centre along Rohtak road at Peeragarhi junction. File no.F200(108)/C/SA/NZ/HUPW/DDA/Pt.II/	The proposal was presented by Sr.Arch(NZ & Narela).After detailed deliberation the proposal was Deferred . The proposal to be resubmitted. The distribution of FAR should take into the consideration the ground realities.	ACTION: 1.Sr.Arch(NZ & Narela)
128:2019	Modification in the approved layout plan of Sector-VII, Rohini, Ph.I and II to earmark plot for Utsav Ground. File no. PP/R/1003-7/2001/pt./216	The proposal was presented by Dir.(Plg.)Rohini. After detailed deliberation the proposal was Approved .	ACTION: 1.Dir(Plg)Rohini 2.Land Disposal 3.Engg. wing 4.LM wing 5.Master Plan Section 6.ACA(R&N)

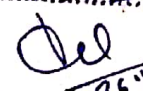
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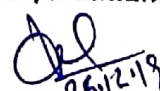
APPROVED MINUTES OF 374 SCM HELD ON 16.10.2019 AT 3:30 PM IN VIKAS SADAN

116:2019	Utilization plan of plot earmarked as NS-4 at AD-Block Shalimar Bagh in the Layout Plan of Shalimar Bagh Dakshini Block-A as a Post Facto Approval for accommodating the plot measuring 800sqm. allotted to Blooming Buds Educational & Welfare Society (Regd.). File No: F.3(50)2005/MP	The proposal was presented by Addl.Commr.(Plg.)-III. After detailed deliberation the proposal was Approved.	ACTION: 1.AC (Plg.)-III. 2.LD wing 3.LM wing 4.CE (NZ) 5.Sr.Town Planner-North DMC
ADDITIONAL ITEMS			
✓ 117: 2019	Utilization of vacant land measuring 5206.215 sqm. (Approx.), as per revised TSS, at Safdarjung Enclave, B-Block, South Delhi- I (Zone-F) in Compliance to the Orders of Hon'ble Supreme Court of India dated 18.02.2016 in the matter of Civil Appeal No 2204-2206/2016 File no: F.33(119)2005/MP/Pt.	The proposal was presented by Addl.Commr.(Plg.)-III. After detailed deliberation the proposal was Approved with the following observations: a) The land identified for the first respondent was approved. b) In case of DDA share land it was agreed that the proposed 4.5 m wide road is not required and the same be readjusted in the carved out plots.	ACTION: 1.AC (Plg.)-III. 2.LD wing 3.LM wing 4.CE (SZ) 5.Engg.Deptt.(Elec.) 6.Legal Deptt.DDA
118:2019	Conceptual Layout Plan and Financial Feasibility of In-situ Redevelopment/ Rehabilitation at District, Dilshad Garden, Delhi. FileNo:F152/SA/EZ/HUPW/DDA/I/Pt-II	The proposal was presented by SA(EZ). After detailed deliberation the proposal was Deferred.	ACTION: 1.SA(EZ)
119:2019	Conceptual design of CSP Housing in vacant plot between Harvard School and Shiv Mandir, Preet Vihar for "Design and Built Mode" FileNo.SA/EZ/HUPW/F58/DDA/2016/19	The proposal was presented by SA(EZ). After detailed deliberation the proposal was Not approved with the observation that Planning to relook into the utilisation of the pocket and other similar pockets.	ACTION: 1.SA(EZ)

The meeting ended with a vote of Thanks to the Chair.

This issues with the approval of Vice Chairman.

DELHI DEVELOPMENT AUTHORITY
HUPW-CO-ORDINATION UNIT
Approved in 374
Committee Meeting Dated 16.10.19
Vide Item No. 117:2019

Dy. Director (for h.) Co-ordn.

DELHI DEVELOPMENT AUTHORITY
HUPW-CO-ORDINATION UNIT
Approved in 375
Committee Meeting Dated 26.11.19
Vide item No. 120:2019 (Confirmed & Min)

Dy. Director (for h.) Co-ordn.



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374 SCM

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Item No.: 117:2019

Date: _____

AGENDA FOR SCREENING COMMITTEE

SUBJECT: Utilization of vacant land measuring 5206.215 sqm. (approx.), as per revised TSS, at Safdarjung Enclave, B-Block, South Delhi-I (Zone-F) in compliance to the orders of Hon'ble Supreme Court of India dated 18.02.2016 in the matter of Civil Appeal No. 2204-2206/2016.

FILE NO.: F.3 (119) 2005/MP/Pt.

1.0 BACKGROUND:

The Instant subject matter is regarding Utilization of vacant land at Safdarjung Enclave, B-Block, South Delhi-I (Zone-F) as per the orders of Hon'ble Supreme Court of India dated 18.02.2016 in the matter of Civil Appeal No. 2204-2206/2012. The relevant Paras of court order are reproduced as under:

----- we are of the considered view that it is in the interest of all to put a quietus, otherwise it is certainly a good case for litigation for another couple of decades. The disputed land which has been lying unused for last around 40 years would continue to be so while the land is badly required if not for the housing scheme for many other public purpose. The learned counsel appearing for the South Delhi Municipal Corporation has also submitted on the need for some part if not whole of the land.

Therefore, we deem it a fit case, to balance equities between the parties and to put an end to the entire litigation, be it for the compensation, be it for de-notification or for that matter anything touching on road pertaining to the disputed land, and thus for doing complete justice, to invoke Article 142 of the Constitution of India.

We direct the appellant – Delhi Development Authority to limit its claim to 3000 square meters and leave the rest to the first respondent. This indication of 3000 sq. mtrs. we have made is on the basis of the submission that for a group housing scheme, if at all DDA ventures for that project, the minimum requirement is of 3000 sq. mtrs. However, we make it clear while leaving the balance to the first respondent, the appellant should also see that the first respondent gets access to the main road and that he is in a position to utilize the property for any of the purposes as permitted under law. We make it clear that there shall not be any further claim available even by way of compensation to the first respondent or anybody claiming through him for the land in question or for the road portion. Therefore, there is no need for disbursement of any compensation.

The Appeals are disposed of as above. No costs.

The subject matter regarding 'Utilization of vacant land measuring 5274.67 sqm. (as per earlier TSS) at Safdarjung Enclave, B-Block, South Delhi-I (Zone-F) in compliance to the orders of Hon'ble Supreme Court of India dated 18.02.2016 in the matter of Civil Appeal No. 2204-2206/2012' was discussed before the various Screening Committee meetings.

2.0 EXAMINATION:

- 2.1 The subject matter was discussed in the various screening committee meetings i.e. 350th SCM held on 18.05.2017, 352nd SCM held on 21.07.2017, 364th SCM held on 27.09.2018, 365th SCM held on 27.11.2018 and 371st SCM held on 01.08.2019.

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2.2 The subject matter regarding "Utilization of vacant land measuring 5206.215 sqm. (approx.), as per revised TSS, at Safdarjung Enclave, B-Block, South Delhi-I (Zone-F) in compliance to the orders of Hon'ble Supreme Court of India dated 18.02.2016 in the matter of Civil Appeal No. 2204-220/2016" was again discussed before the 371st Screening Committee in its meeting held on 01.08.2019 vide Item No. 73:2019, wherein after detailed discussion and deliberation, the proposal as reflected in the agenda was Deferred with observations:

1. Carving out of plots to be done only for DDA's share of land,
2. Sub division of the plot to be done in such a manner that it is in continuity to the existing plotted development done by DDA.

The copy of approved agenda & minutes of 371st Screening Committee meeting held on 01.08.2019 vide Item No. 73:2019 is enclosed as **Annexure-A**.

2.3 In the meantime, a representation dated 02.09.2019 received from Sh. R.K. Aggarwal, Attorney of Sh. Prithpal Singh, wherein request has been made to VC DDA for intervening in the matter and deciding the issue once for all having the meeting of all the departments and further requested for handing over the front land to the applicant after carving out the plot. The applicant vide their representation dated 16.09.2019 further requested for implementing the judgement of Hon'ble Supreme Court of India and carving out the plots for Respondent on Eastern side on the main road side.

Thereafter, a legal notice addressed to VC DDA, Pr. Commissioner (LD) and Commissioner (Plg.) DDA has been received from an Advocate Sh. N.K. Kadian, stating that 'to comply the order of the Hon'ble Supreme Court in letter and spirit failing which my client shall be constrained to file appropriate motion before the Hon'ble Supreme Court for perjury and Contempt of Court order at your risk, cost and expenses. Further, my client reserves his right to file a review petition to claim entire land if you fail to comply with the said order speedily'.

3.0 PROPOSAL:

Based on the above Background at Para-1.0 & Examination at Para-2.0, and on the basis of decision of the 371st Screening Committee meeting held on 01.08.2019 vide Item No. 73:2019; "Utilization Plan of the DDA's share land measuring 3000 sqm. for Residential Plots alongwith Sub-Division Plan for the total land measuring 5206.215 sqm. (approx.) at Safdarjung Enclave, B4-Block, Zone-F, in compliance to the orders of Hon'ble Supreme Court of India dated 18.02.2016 in the matter of Civil Appeal No. 2204-2206/2012" is proposed.

The area detail of the proposed utilization plan is as under:

AREA DETAILS:-

Total area of the plot (as per revised T.S.S.)	=	5206.215 sqm. (approx.)
DDA share land (northern side of the plot)	=	3000 sqm. (approx.)
Remaining land for the First Respondent	=	2206.215 sqm. (approx.)

Date 19.2.23 374: 117: 2019



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Plot & Area details on the DDA share land measuring 3000 sqm.:-(As per the decision of 371st Screening Committee Meeting held on 01.08.2019 vide Item No. 73:2019; Plot has been carved out on the DDA share land)

1. Total no.'s of plot = 14
Total Area under 14 plots = 2221.3 sqm. (approx.)
- (A) Plot size & area of 11 no.'s of plots = 8.0 M. X 20.5 M. (164 sqm. approx.)
(Plot no. 'B-4/NP-1' to 'B-4/NP-6' and Plot no. 'B-4/NP-10' to 'B-4/NP-14')
[B-4 / NP i.e. Safdarjung Enclave, Block B-4 / New Plot]
- (B) Plot area of 3 no.'s of odd size plots:
 - B-4/NP-7 = 194.8 sqm. approx.
 - B-4/NP-8 = 78.7 sqm. approx.
 - B-4/NP-9 = 143.8 sqm. approx.

2. Area's under Circulation (i.e. 9 m. wide road & 4.5 m. wide service road): = 778.7 sqm. (approx.)

The proposed utilization plan is annexed as **Annexure-B**.**4.0 RECOMMENDATION:**

The above proposal at para-3.0 may be placed before the Screening Committee for consideration.

5.0 FOLLOW UP ACTION:

After the approval of the screening Committee, the decision of the Screening Committee shall be forwarded to the following Departments for the necessary follow-up action as under:

Sl. No.	Departments	Follow-up Action
1.	Land Management Deptt. of DDA	▪ Verification & confirmation of land status. ▪ To take possession/ownership of its share of 3000 sqm. and demarcation of land/plots at site and to communicate the same to Land Disposal Department for disposal and to Legal Department for submission of compliance report in the Hon'ble Supreme Court.
2.	Land Disposal Deptt. of DDA	Further action for disposal of land, etc.
3.	Engineering Deptt. (South Zone) DDA	Necessary action relating to engineering works.
4.	Engineering Deptt. of DDA (Electrical)	Necessary action relating to electrical works.
5.	Legal Deptt. of DDA	In context of Civil Appeal No. 2204-220/2016 disposed of by the Supreme Court of India on 18.02.2016, submitting the compliance report in the Hon'ble Supreme Court after the land distribution & demarcation is completed by the Engineering Department / Lands Department.

DELHI DEVELOPMENT AUTHORITY
HUPW-CO-ORDINATION UNIT

Approved in 374 Screening Committee Meeting Date 16.10.19
Vide Item No. 117:2019

[Signature]
26.12.19
Dy. Director (/) Co-ordn.

Addl. Commissioner (Plg.)-III

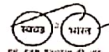
DELHI DEVELOPMENT AUTHORITY
HUPW-CO-ORDINATION UNIT

Approved in 375 Screening Committee Meeting Date 20.11.19
Vide Item No. 120:2019 (Confirmation of Mm.)

[Signature]
26.12.19
Dy. Director (/) Co-ordn.

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

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