

AGENDA FOR SCREENING COMMITTEE

File No: F.3(04)2005/MP

Sub: Modification in the Revised Layout Plan Of DDA Owned Land At Village Mahipalpur.

1. BACKGROUND:

1.1 Gram Sabha land, measuring about 8.6 ha was transferred to DDA for its utilization and the layout plan for the same was approved for utilization for various uses in 243rd Screening Committee held on 29/11/2005 vide item no. 121:2005.

1.2 The land of seven pockets could not be utilized as they were part of land use Government land (use undetermined) as per ZDP of Zone-F under MPD-2021 and the change of land use of 7 pockets located along 30m RoW bye pass road connecting NH-8 and Mehrauli Mahipalpur Road at Mahipalpur village in Zone-F was processed under DD Act 1957 and the Ministry of Urban Development, GOI, approved CLU of 6 pockets vide Gazette Notification S.O.4048 (E) dated 15/12/16 where in land use of 5 pockets were changed from "Government Land (use un-determined)" to "Public and Semi Public" and 1 pocket from "Government Land (use un-determined)" to "Commercial". The use premises were to be decided for these pockets.

1.3 The proposal for the modification in the layout plan with reference to land allotted to BPR&D at Mahipalpur for construction of its headquarter with 3.3769 Ha was approved in 333rd Screening Committee meeting held on 04/11/15 vide item no. 84:2015.

1.4 The PWD vide letter No. 54(4)/PWD/EE/F-42/2017-18/254 dated: 13/04/17 requested DDA to provide NOC for handing over of DDA land measuring 9771.00 sq.m. on permanent basis and 5685.00 sq.m. on temporary basis for their underpass project being taken up for approval in UTTIPEC Section of DDA as part of construction of underpass between Northern Mahipalpur Road and Airport Road Near Hanuman Mandir. The matter is also being dealt by PWD in the Delhi High court case WP (C) 6067/2014, CM No. 14770/2014 and 10270/2015 in the matter of Vasant Vihar Welfare Association Vs LG Delhi.

1.5 A request for provision of Community Center/Hall opposite Samshan Ghat at Mahipalpur as forwarded by the Hon'ble MP (South Delhi), Shri Ramesh Bidhuri was discussed in the meeting held under the chairmanship of Engineering Member DDA on 18/08/17 and VC, DDA on 15/09/17 and it was appraised that the requirement can be addressed in the PSP pockets planned as per the MoUD's CLU notification dated 15/12/16 along with request of PWD for Mahipalpur underpass as discussed in paras above.

1.7 Institutional Land's (IL) Branch has requested planning department in File F.23(2)03/IL for carving out site for allotment of land for Fire station at Mahipalpur.

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1.8 In view of paras above, Proposal for Modification in the Revised Layout Plan of DDA Owned Land At Village Mahipalpur is initiated.

2. EXAMINATION

2.1 The change of landuse of 6 out of 7 pockets located along 30m R/W road connecting NH-8 and Mehrauli Mahipalpur Road at Mahipalpur village in Zone-F approved by Ministry of Urban Development, Govt vide Gazette Notification S.O.4048 (E) dated 15/12/16 (**Refer Annexure-I**) has following area details:

S. No.	Location	Area (Ha.)	Land Use (MPD-2021)	Land use changed
(1)	(2)	(3)	(4)	(5)
1.	Land adjacent to Mahipalpur village	0.383	Government Land (use undetermined)	Public & Semi Public
2.	Land adjacent to Mahipalpur village	0.51	Government Land (use undetermined)	Public & Semi Public
3	Land adjacent to Mahipalpur village	0.55	Government Land (use undetermined)	Commercial
4	Land adjacent to Mahipalpur village	1.27	Government Land (use undetermined)	Public & Semi Public
5	Land adjacent to Mahipalpur village	1.08	Government Land (use undetermined)	Public & Semi Public
6	Land adjacent to Mahipalpur village	0.11	Government Land (use undetermined)	Public & Semi Public

2.2 The area requested by PWD for the construction of underpass between Northern Mahipalpur Road and Airport Road Near Hanuman Mandir as per the calculations worked out in Planning Zone F unit w.r.t CLU notification affects (Partly) pocket at S.No 3, 5 and 6 of the notification. The details are as follows:

S. No.	Landuse	Area (in sqm.) As per Notification vide S.O. No.4048(E)	Facilities as per LOP	Area (in sqm.) required by PWD pocket wise.	Remainin g area (in sqm.)
1.	Government Land (use undetermined)	-	30.0 meter green strip	A = 1805.25	-
2.	Commercial	5538.0 (Pocket No-3 of CLU notification)	Commercial	B = 1196.15	4341.85 (approx)
3	Government Land (use undetermined)	-	4.5 meter wide village peripheral road	C = 0145.74	-
4	Public & Semi Public	10884.0 (Pocket No-5 of CLU notification)	P&SP and 4.5 meter wide village peripheral road	D = 4375.57	6518.43 (approx.)
5	Government Land (use undetermined)	-	4.5 meter wide village peripheral road	E = 0084.09	-
6	Government Land (use undetermined)	-	ESS (11 KV) & 4.5 meter wide village peripheral road	F = 0101.30	-
7.	Public & Semi Public	1141.0 (Pocket No-6 of CLU notification)	P&SP and 4.5 meter wide village peripheral road	G = 1009.77	163.0 (approx.)
8.	Government Land (use undetermined)	-	Green Area & 4.5 meter wide village peripheral road	H = 0786.71	-

Note: As per the above calculations, it is clear that the areas as mentioned in the CLU notification will be accordingly reduced in respective uses when land will be handed over to PWD for underpass.

2.3 To process the incorporation of PWD proposed R/W of underpass and desired facilities in the Revised Layout plan of DDA Owned Land at Village Mahipalpur, litigation and ownership status was requested from LD and LM wing vide letter dated: 29/08/17. In response, it was verbally informed by NL-I branch that the pockets at S.No 1, 2, 3, 5 and 6 of CLU notification dated 15/12/16 are not under litigation and however, portion of PSP site (pocket at S.No. 4 of CLU notification dated 15/12/16) with an area 1.27 Ha.(approx.) is under litigation. It was also referred by LM branch that the two sites of commercial use as per ZDP of Zone F are under litigation in 24 (2) and DDA is proposing for reacquisition. Therefore the pockets at S.No. 1, 2, 3, 5 and 6 are proposed for various uses/ facilities as given under para 3 under the proposal. The two commercial sites which are proposed for reacquisition are kept as it is. The site with area 1.27 Ha. (approx.) under part litigation (pocket at S.No. 4 of CLU notification) is refrained from any specific use premise at this moment and proposed for future Public & Semi-Public Use. However, the

current proposal of utilization of the proposed pockets of vacant lands is subject to verification of litigation status by LM wing DDA.

3. PROPOSAL

3.1 In view of above examination, the following utilization of vacant pockets have been proposed in the Revised Layout plan of DDA Owned Land at Village Mahipalpur :

S.No.	Proposal	Area (in ha.)	Pocket No as per CLU notification dated 15/12/16
1.	ROAD RIGHT OF WAY (PWD underpass)	0.95	affects (Partly) pocket at S.No 3, 5 and 6
2.	PARK/GREEN	0.17	at S.No 3
3.	NON-HIERARCHICAL COMMERCIAL CENTRE	0.43	at S.No 3
4.	MULTI-PURPOSE COMMUNITY HALL	0.20	at S.No 5
5.	HOSPITAL	0.34	at S.No 5
6.	POLICE POST	0.11	at S.No 5
7.	E.S.S.	0.027	-
8.	DHALLAO	0.016	at S.No 6
9.	FIRE STATION	0.51	at S.No 2
10.	FUTURE PUBLIC & SEMI-PUBLIC USE	1.27	at S.No 4

The proposed modified Revised Layout Plan of DDA Owned Land At Village Mahipalpur is enclosed as **Annexure -II**

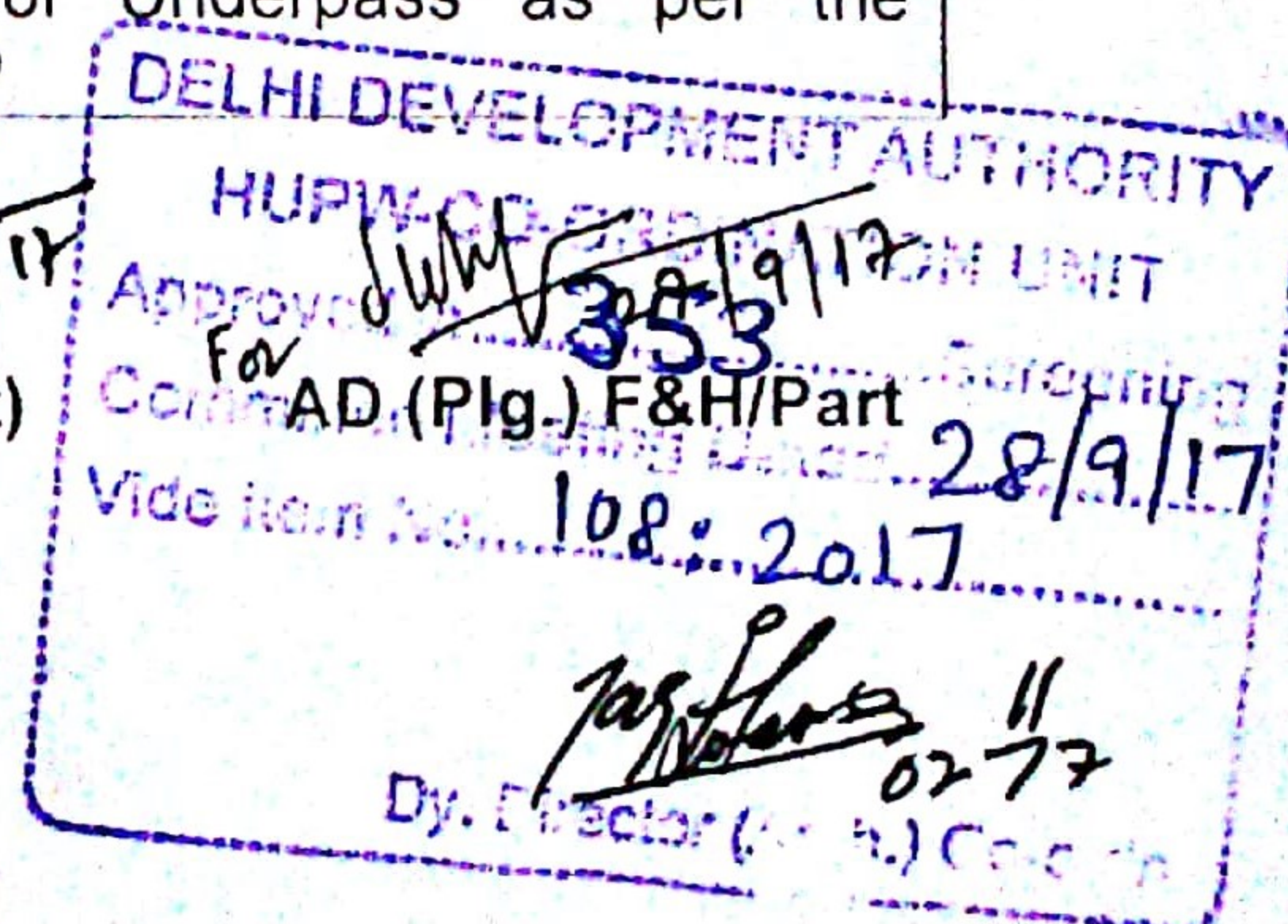
4. FOLLOW UP ACTION

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
i.	Land Disposal Deptt. of DDA	Disposal of land as per policy.
ii.	Land Management Deptt. of DDA	Verification of ownership, encroachment (if any) status and litigation status of the land and communicating the same to Land Disposal Deptt.
iii.	Engineering Deptt. of DDA (South Zone)	Demarcation of land at site.
iv.	Engineering Deptt. of DDA (Electrical)	Necessary action relating to electrical works.
v.	HUPW / Architecture Department	Design of Multipurpose Community Hall and proposed Commercial (NCC)
vi.	PWD	Construction of Underpass as per the approved LOP

Director (Plg.) AP-I

DD (Plg.) F&H(Part)



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

DIR. (PLG) AP-I

1940

9-10-17

No.Dy.Dir.(Arch.)Coordn./HUPW/DDA/2017/85

Dated: 09.10.2017

Please find enclosed, the approved Minutes of the 353rd Screening Committee Meeting held on 28.09.2017 at 11.00 am in the Conference hall, B-Block, Vikas Sadan.
The minutes have been approved by the Vice Chairman, DDA.

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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. (LS)

INVITEES

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

1. already put up for authentication
2. follow up action

Jagdish Dewani
Dy. Dir. (Arch.) Coordn.

दिल्ली विकास प्राधिकरण
आवास एवं शहरी परियोजना विंग
मुख्य वास्तुविद् कार्यालय
विकास मीनार ,वाँ तल8

संख्या:- डिप्टी.डायरे.(आर्क.)कॉर्डि./एचयुपीडब्ल्यू/डीडीए/2017/85

दिनांक:- 09.10.2017

कृपया दिनांक 28.09.2017 को 11.00 बजे सम्मेलन कक्ष, बी ब्लॉक, विकास सदन, में आयोजित 353 स्क्रीनिंग कमेटी की बैठक के संलग्न अनुमोदित कार्यवृत्त का अवलोकन करें।

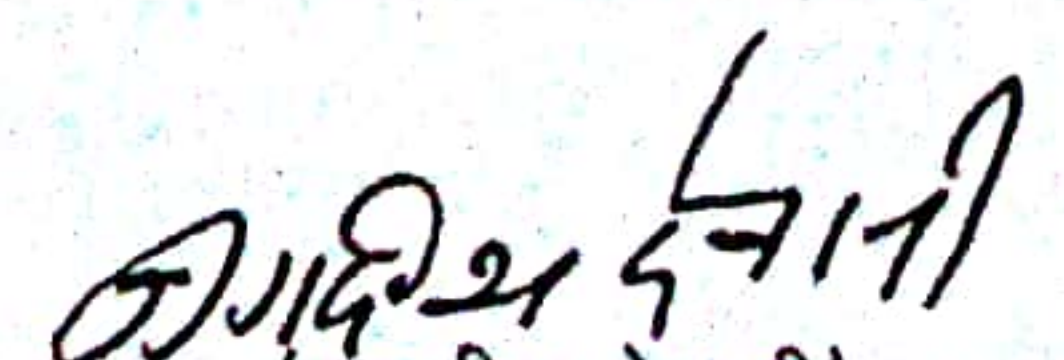
यह कार्यवृत्त उपाध्यक्ष, दि. वि. प्रा. द्वारा अनुमोदित है।

संलग्नक: उपर्युक्तानुसार।

उप निदेशक (वास्तुकला) समन्वय

प्रतिलिपि:-

1. उपाध्यक्ष महोदय के विशेष कार्य अधिकारी को उपाध्यक्ष महोदय के सूचनार्थ
2. उपाध्यक्ष महोदय के निजी सचिव
3. वित्त सदस्य, दि. वि. प्रा.
4. अभियंता सदस्य, दि. वि. प्रा.
5. प्रधान आयुक्त (भूमि निपटान)
6. प्रधान आयुक्त (भूमि प्रबंधन)
7. आयुक्त (योजना)
8. आयुक्त (भूमि प्रबंधन)
9. आयुक्त (भूमि निपटान)
10. आयुक्त (आवास)
11. मुख्य वास्तुविद्, दि. वि. प्रा.
12. अपर मुख्य वास्तुविद्- 1 (दक्षिण जोन)
13. अपर मुख्य वास्तुविद्- 2 (खेल)
14. अपर आयुक्त- 3 (रोहिणी)
15. अपर आयुक्त (योजना) युटीपैक एवं जी. आई. एस.
16. अपर आयुक्त (भूहश्य)
17. आमंत्रित अधिकारी
18. मुख्य लेखाधिकारी
19. मुख्य अभियंता (विधुत)
20. मुख्य अभियंता (द्वारका)
21. मुख्य अभियंता (उत्तरी जोन)
22. मुख्य अभियंता (रोहिणी जोन)
23. मुख्य अभियंता (दक्षिणी जोन)
24. मुख्य अभियंता (पूर्वी जोन)
25. वरिष्ठ वास्तुविद् (पूर्वी जोन)
26. वरिष्ठ वास्तुविद् (उत्तरी जोन)
27. वरिष्ठ वास्तुविद् (सामाजिक- सांस्कृतिक)
28. वरिष्ठ वास्तुविद् (द्वारका एवं पश्चिमी जोन)
29. निदेशक (भवन)
30. निदेशक (भूहश्य)
31. निदेशक (योजना) द्वारका एवं रोहिणी
32. निदेशक (योजना) जोन ए एवं बी., सी., एफ., जी. एवं एच.
33. निदेशक (योजना) जोन डी., ई. एवं ओ., जे. एवं यू. सी.
34. निदेशक (योजना) एम., पी. एवं डी. सी.
35. निदेशक (योजना) एन., पी. एवं एल. पी.
36. वरिष्ठ वास्तुविद्, उपाध्यक्ष सचिववालय
37. परामर्शदाता, उपाध्यक्ष सचिववालय


(जगदीश देवानी)

उपनिदेशक (वास्तुकला) समन्वय

7560/C
APPROVED MINUTES OF THE 353rd SCREENING COMMITTEE MEETING HELD ON
28.09.2017 AT 11.00 am IN THE CONFERENCE ROOM, B-BLOCK, VIKAS SADAN.

The following Officers were present in the meeting

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

LAID ON TABLE

104:2017	Modification in the layout plan titled "Modification in layout plan FC-17" w.r.t. Multilevel Parking. File no.F.3(76)99-MP	The proposal was presented by Dir.(Plg.)Zone E&O. After detailed deliberation, the proposal as reflected in the agenda was Approved with observation that the plot for media centre shall be carved out in Facility Centre.	ACTION: 1.Dir.(Plg.)E &O 2.PC(LD) 3.PC(LM)
105:2017	Modification in the layout plan of pkt.-14, Sector-8, Dwarka for providing Multipurpose Community Hall measuring 1200 sq.m. for the plot earlier earmarked for OCF. File no.F.4(8)12/Plg./Dwk.	The proposal was presented by Dir.(Plg.)Dwarka . After detailed deliberation, the proposal as reflected in the agenda was Approved.	ACTION: 1.Dir.(Plg.)Dwarka 2. PC(LD) 3. CE(Dwk. 4.Electricall deptt.
106:2017	Landscape proposal for "Bharat Vandana": District Park Sector-20, Dwarka. File no.PA/Dy.Dir.(LS)/2017/168	The proposal was presented by ACA(LS). After detailed deliberation, the proposal as reflected in the agenda was Approved.	ACTION: 1.Dir.(LS) 2.Engg.wing 3.Hort.Deptt 4.Elect wing
107:2017	Utilisation of plot for Multilevel Parking opposite Local Shopping Centre Saini Enclave falling in Planning Zone-E. File no.F.3(79)2002-MP/	The proposal was presented by Dir.(Plg.)Zone E&O. After detailed deliberation, the proposal as reflected in the agenda was Approved.	ACTION: 1.Dir.Plg.E&O 2.PC(LD) 3.PC(LM) 4.Engg wing
✓ 108:2017	Modification in the Revised Layout plan of DDA owned land at village Mahipalpur. File no.F.3(04)2005/MP	The proposal was presented by Dir.(Plg.)AP-I. After detailed deliberation, the proposal as reflected in the agenda was Approved.	ACTION: 1.Dir.(Plg.)AP-I 2. PC(LM) 3.PC(LD) 4.CE(SZ) 5.Elect wing 6.HUPW 7. PWD

The meeting ended with a vote of Thanks to Vice Chairman
This issues with the approval of Vice Chairman

DELHI DEVELOPMENT AUTHORITY
HUPW-CO-ORDINATION UNIT
Approved in.....353..... Screening
Committee Meeting Dated: 28.9.17
Vide Item No.....108:2017.....

Dy. Director (Arch.) Co-ordin.


Dy. Dir. (Arch.) Coordn.