

REGD. NO. D-1.-33004/99

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भारत का राजपत्र The Gazette of India

असाधारण
EXTRAORDINARY

भाग II—खण्ड 3—उप-खण्ड (ii)
PART II—Section 3—Sub-section (ii)

प्राधिकार से प्रकाशित
PUBLISHED BY AUTHORITY

नं. 2632]
No. 2632]

नई दिल्ली, बुधवार, दिसम्बर 24, 2014/पौष 3, 1936
NEW DELHI, WEDNESDAY, DECEMBER 24, 2014/PAUSHA 3, 1936

शहरी विकास मंत्रालय

(दिल्ली प्रभाग)

अधिसूचना

नई दिल्ली, 24 दिसम्बर, 2014

का.आ. 3269(अ).—यन: दिल्ली के मास्टर प्लान में अधोउल्लिखित क्षेत्र के संबंध में मन्त्रालय का जिन कनिष्ठ संशोधनों का प्रस्ताव था, उन्हें दिल्ली विकास अधिनियम, 1957 (1957 का 61) की धारा-44 के प्रावधानों के अनुसार दिनांक 22.05.2014 की सं. का.आ. 1343(अ), की मार्गदर्शक सूचना द्वारा भारत के असाधारण राजपत्र में प्रकाशित किया गया जिनमें उक्त नोटिस की तारीख ने तीस दिन के अंदर उक्त अधिनियम की धारा 11-क की उप-धारा (3) द्वारा बना अधिनियम आपनियों/मुजाब आमंत्रित किए गए थे।

- यन: प्रस्तावित संशोधनों के संबंध में कोई आपनियों/मुजाब प्राप्त नहीं हुए हैं; और
- यन: केन्द्र सरकार ने इस मामले के सभी पहलुओं पर ध्यानपूर्वक विचार करने के बाद, दिल्ली के मास्टर प्लान-2021/ग्रीन-जे की क्षेत्रीय विकास योजना में संशोधन करने का निर्णय लिया है।
- अन: अब उक्त अधिनियम की धारा 11-क की उप-धारा (2) द्वारा प्रदत्त शक्तियों का प्रयोग करते हुए, केन्द्र सरकार भारत के राजपत्र में इस अधिसूचना के प्रकाशित होने की तारीख से दिल्ली के उक्त मास्टर प्लान-2021/ग्रीन-जे की क्षेत्रीय विकास योजना में एतद्वारा निम्नलिखित संशोधन करती है।

संशोधन:

स्थान	क्षेत्रफल	भूमि उपयोग (दि.मु.यो- 2021/जेडडीपी-जे)	परिवर्तित भूमि उपयोग	सीमाएं
नाय जोनापुर, ग्रीन-जे (दक्षिण दिल्ली-II)	37.11 एकड़ (15.02 हेक्टेयर)	'निहायथी'	"मार्गदर्शक/अर्द्ध मार्गदर्शक (पीएम1)"	पॉकट ए (9.14 हेक्टर) उत्तर: फार्म हाउस पश्चिम: मौजूदा मंडी रोड (60 मीटर तक चौड़ा करना प्रस्तावित)

				<p>पूर्व: मन्म और जे जे समूहों के पुनर्वास हेतु भूमि दक्षिण: अनधिकृत कॉलोनी (बापू कॉलोनी) पॉकेट बी (5.88. हेक्टर) उत्तर: अनधिकृत कॉलोनी (भीम बन्नी) की ओर जाने वाली मौजूदा 3 मी-4 मी. रोड पश्चिम: वन भूमि पूर्व: मौजूदा मंडी रोड (60 मी. तक चौड़ा करना प्रस्तावित) दक्षिण: लोक निर्माण विभाग की भूमि</p>
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[फा. नं. के-13011/15/2014-डीडी-1]

मृनील कुमार, अवर सचिव

MINISTRY OF URBAN DEVELOPMENT

(DELHI DIVISION)

NOTIFICATION

New Delhi, the 24th December, 2014

S.O. 3269(E).—Whereas, certain modifications which the Central Government proposed to make in the Master Plan for Delhi regarding the area mentioned hereunder were published in the Gazette of India, Extraordinary, as Public Notice vide No. S.O. 1343(E), dated 22.05.2014 by the Delhi Development Authority in accordance with the provisions of Section 44 of the Delhi Development Act, 1957 (61 of 1957) inviting objections/suggestions as required by sub-section (3) of Section 11-A of the said Act, within thirty days from the date of the said notice.

2. Whereas, no objection/suggestion has been received in this regard to the proposed modification; and
3. Whereas, the Central Government have, after carefully considering all aspects of the matter, decided to modify the Master Plan for Delhi-2021/Zonal Development Plan of Zone-J.
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 modification in the said Master Plan for Delhi-2021/Zonal Development Plan of Zone-J with effect from the date of publication of this Notification in the Gazette of India.

Modification:

Location	Area	Landuse (MPD-2021/ZDP-J)	Land Use Changed to	Boundaries
Village Jangpur, Zone-J (South Delhi-II)	37.11 acres (15.02 ha)	"Residential"	"Public & Semi Public (PSI)"	Pocket A (9.14 ha.); North: Farm Houses West: Existing Mandi Road (Proposed for widening upto 60 mtr.) East: Land for Rehabilitation of Slum & JJ Clusters. South: Unauthorised colony (Bapu Colony)

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[भाग II-खण्ड 3 (ii)]

भारत का राजपत्र : असाधारण

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				Pocket B (5.88 ha.): North: Existing 3m-4m road Leading to Unauthorized colony (Bhim Basti) West: Forest Land East: Existing Mandi Road (Proposed for widening upto 60 mtr.) South: PWD Land.
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[F. No. K-13011/15/2014-DD-1]

SUNIL KUMAR, Under Secy.

176/C

AGENDA FOR AUTHORITY MEETING

File No. F.3 (02)2012/MP

Sub: Change of land use of 15.02 ha. (37.11 acres) of land at Revenue Estate of Village Jonapur from "Residential use" to "Public & Semi Public Use" for establishment of Green Field World Class Skill Centre.

1. Background:

Proposal for change of land use of land measuring 15.02 ha (37.11 Acres) at Revenue estate of Village Jonapur has been received from Deptt. of Training and Technical Education, Govt. of NCT of Delhi vide letter Nos. F.20 (67)/WSC/Jonapur/Plg./Pg./2011-12/150 dt. 11.03.13 for setting up of World Class Skill Centre in collaboration with Govt. of Singapore from "Residential to Public Semi-Public use".

2. Provisions of Master Plan / Zonal Development Plan:

- a) As per the Zonal Development Plan of Zone-J, notified on 08.03.2010, the land under reference falls in "Residential Use" Zone.
- b) As per MPD – 2021, notified on 07.02.2014 the World Class Skill Centre falls under the category of a "Educational/Training / Research & Development Centre" which is permissible in Public & Semi Public use zone.

3. Decision of the Technical Committee:

The matter was placed before the Technical Committee vide item no. 47/13/TC in its meeting held on 11.12.2013, wherein Technical Committee has taken following decision:

"The proposal was presented by Director(Plg.) UC Zone -J'. After detailed deliberations, the Technical Committee agreed to the proposal for processing of change of land use from 'Residential Use' to 'Public & Semi-Public use' for establishment of Green Field World Class Skill Centre under Section 11-A of DD Act, 1957, subject to the condition that the land will be taken for the road widening as proposed in the approved Zonal Development Plan for Zone -J' from the department of Training & Technical Education GNCTD, if necessary and formal development on the western portion shall be taken up after alignment of road is frozen."

4. Decision of the Authority:

The proposal for change of land use was earlier placed before the Authority vide item no. 37/2014 in its meeting held on 24.02.2014. The decision of the Authority is reproduced as under:

"Proposals contained in the agenda item were approved by the Authority".

5. Public Notice:

As a follow up of approval of Authority decision a public notice was issued on 22.05.2014 for inviting objections/suggestions from the public within a period of 30 days from the date of publication of the notice. Copy of the Gazette notification dt. 22.05.2014 is annexed as Annexure-I. In response to Public Notice, no objection/suggestion has been received in the matter. Therefore, meeting of Board of Enquiry & Hearing has not been conducted.

(Contd....)

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6. Proposal:

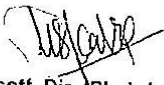
- i. The proposed land required for change of Land Use having an area measuring 15.02 ha.(37.11 Acres) located in Revenue Estate of Village Jonapur, contains the following boundary description (Annexure-II):

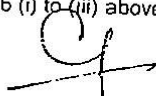
Subject	Existing Land Use as per MPD 2021	Proposed Land Use	Boundary of the Site/Area
Change of Land Use of land measuring an area of 15.02 ha.(37.11 Acres) located in Revenue Estate of Village Jonapur, Delhi for establishment of Green Field World Class Skill Centre by Govt. of NCT of Delhi in collaboration with Govt. of Singapore. (Comprises of two pockets A & B abutting an existing GadaipurMandi Road proposed for widening upto 60 mtrs. ROW)	"Residential"	"Public & Semi Public (PS1)"	Pocket A (9.14 ha.): North : Farm Houses West: Existing Mandi Road (Proposed for widening upto 60 mtr.) East: Land for Rehabilitation of Slum & JJ Clusters. South: Unauthorised colony (Bapu Colony) Pocket B (5.88 ha.) North : Existing 3 m-4m road Leading to Unauthorized colony (BhimBasti) West : Forest Land East: Existing Mandi Road (Proposed for widening upto 60 mtr.) South: PWD Land.

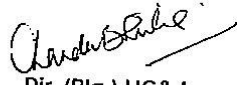
- ii. The above change of land use shall be subject to the condition that the land will be surrendered by Delhi Government for the road - widening as proposed in the approved Zonal Development Plan for Zone J from the Department of Training and Technical Education (GNCTD), if necessary and formal development on the western portion shall be taken up after alignment of road is frozen.
- iii. The location of the site under reference is in urbanisable area where essential municipal services may not be available. Till such time these are extended to the site, the institutes shall have to make own arrangements for physical infrastructure and other services. The institute shall have to develop the area as a no discharge zone.

7. Recommendations:

Proposal as given in Para 6 (i) to (iii) above is put up for consideration of the Authority.

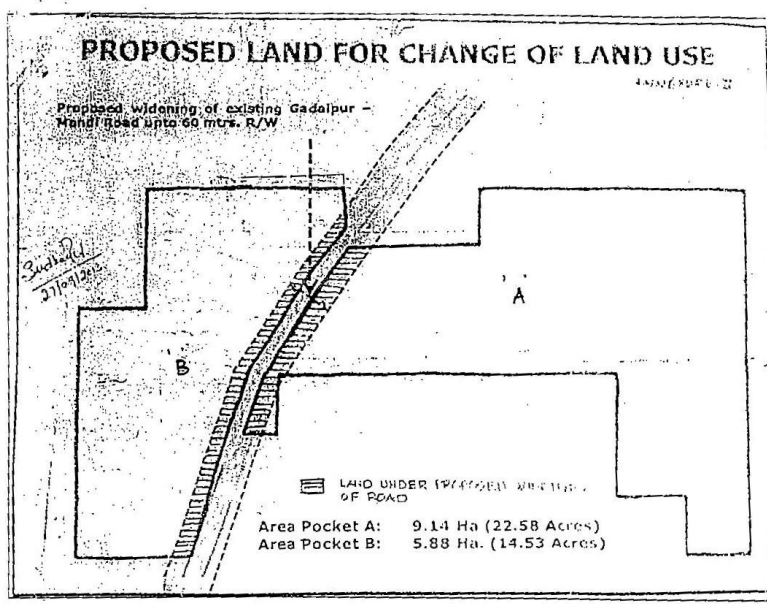

Asstt. Dir. (Plg.)-J


Dy. Dir. (Plg.)-J


Dir. (Plg.) UC&J

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Annexure - II



DECISION OF THE TECHNICAL COMMITTEE

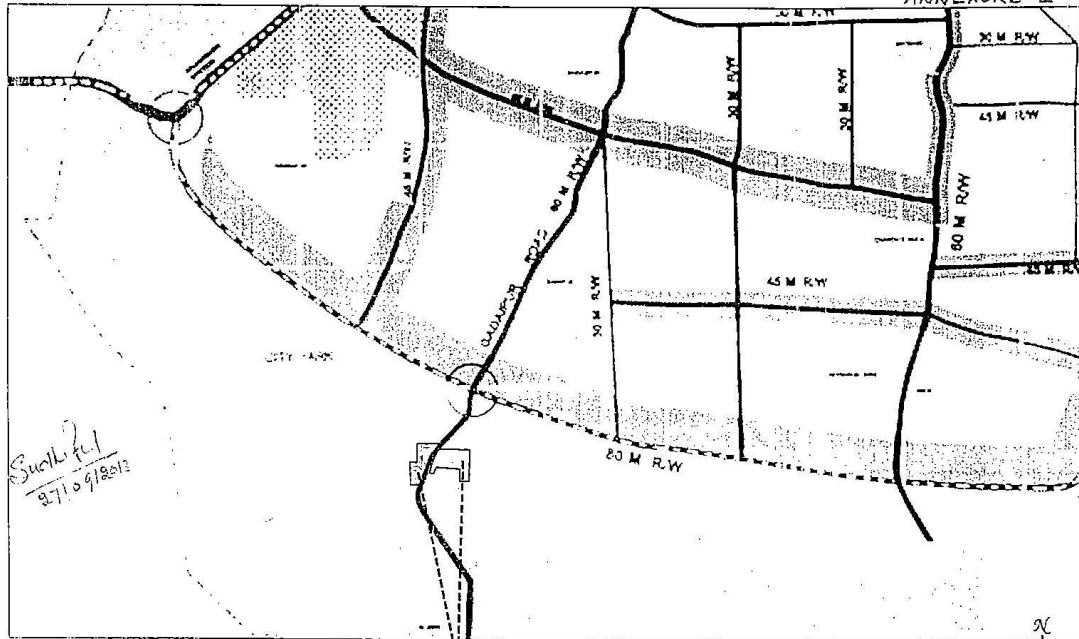
The proposal was presented by Director(Pig.) UC Zone - 'J'. After detailed deliberations, the Technical Committee agreed to the proposal for processing of change of land use from 'Residential Use' to 'Public & Semi-public use' for establishment of Green Field World Class Skill Centre under Section 11-A of DD Act, 1957, subject to the condition that the land shall be taken for the road widening as proposed in the approved Zonal Development plan for Zone - 'J' from the department of Training & Technical Education GNCTD, if necessary and formal development on the western portion shall be taken up after alignment of road is frozen.

DELHI DEVELOPMENT AUTHORITY
 (U.C. & Zone 'J' Unit)
 Approved by: *[Signature]*
 Confirmed by: *[Signature]*
 Vide Item No. *43/2013*
 By Director (Planning) *[Signature]* Director (Planning)

DELHI DEVELOPMENT AUTHORITY
 MASTER PLAN SECTION
VERIFIED
 This Proposal was Considered in the Meeting held on *11/11/13*
 Vide Item No. *43/2013*
 By Director (Master Plan) *[Signature]* Director (Master Plan)

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**LOCATION OF THE LAND UNDER REFERENCE ON
ZONAL DEVELOPMENT PLAN OF ZONE 'J'**

ANNEXURE-I





भारत का राजपत्र The Gazette of India

असाधारण

EXTRAORDINARY

भाग II—खण्ड 3—उप-खण्ड (ii)

PART II—Section 3—Sub-section (ii)

प्राधिकार से प्रकाशित

PUBLISHED BY AUTHORITY

सं. 359]

नई दिल्ली, सोमवार, फरवरी 16, 2015/माघ 27, 1936

No. 359]

NEW DELHI, MONDAY, FEBRUARY 16, 2015/MAGHA 27, 1936

शहरी विकास मंत्रालय

(दिल्ली प्रभाग)

अधिसूचना

नई दिल्ली, 13 फरवरी, 2015

का.आ. 509(अ). —यतः दिल्ली के मास्टर प्लान-2021 में अधोउल्लिखित क्षेत्र के संबंध में सरकार का जिन कतिपय संशोधनों का प्रस्ताव था, उन्हें दिल्ली विकास अधिनियम, 1957 (1957 का 61) की धारा-44 के प्रावधानों के अनुसार दिल्ली विकास प्राधिकरण द्वारा दिनांक 08.07.2014 की सं. का.आ. 1704 (ई) की सार्वजनिक सूचना द्वारा भारत के असाधारण राजपत्र में प्रकाशित किया गया जिसमें उक्त नोटिस की तारीख से तीस दिन के अंश उक्त अधिनियम की धारा 11-क की उप-धारा (3) द्वारा यथा अपेक्षित आपत्तियां/सुझाव आमंत्रित किए गए थे।

2. यतः परामर्शित संशोधनों के संबंध में कोई आपत्ति/सुझाव प्राप्त नहीं हुए हैं; और

3. यतः केन्द्र सरकार ने इस मामले के सभी पहलुओं पर ध्यानपूर्वक विचार करने के बाद, दिल्ली के मास्टर प्लान-2021/बीन-जे की जोनल डेवल्पमेंट प्लान में संशोधन करने का निर्णय लिया है।

4. अतः अब उक्त अधिनियम की धारा 11-क नि उप-धारा(2) द्वारा प्रदत्त शक्तियों का प्रयोग करते हुए, केन्द्र सरकार एतद्वारा भारत के राजपत्र में इस अधिसूचना के प्रकाशन होने की तारीख से दिल्ली के उक्त मास्टर प्लान-2021 में निम्नलिखित संशोधन करती है।

शोधन:

स्थल	भूमि उपयोग (वि.सु.यो- 2021/जेडडीपी- जे) के अनुसार मौजूदा भूमि उपयोग	परिवर्तित भूमि उपयोग	स्थल/क्षेत्र की सीमा
संचार और सूचना प्रौद्योगिकी मंत्रालय, भारत सरकार के राष्ट्रीय संचार और वित्त संस्थान, दूर संचार विभाग का 'सांस्थानिक सह आवासीय परिसर' की स्थापना करने के लिए गांव घिदोरी, दिल्ली की राजस्व संपदा में स्थित 21.58 हेक्टेयर (53.31 एकड़) क्षेत्र का भू-उपयोग परिवर्तन	'आवासीय'	'सार्वजनिक एवं अर्द्ध- सार्वजनिक सुविधाएं (पीएस I)	उत्तर: फार्म हाऊस और खाली भूमि। पश्चिम: फार्म हाऊस और खाली भूमि। पूर्व: फार्म हाऊस और खाली भूमि। दक्षिण: राष्ट्रीय राजमार्ग सं. 236 (महरोली-गुडगांव रोड)।

शर्तें:

- जोन जे की अधिसूचित विकास योजना के अनुसार मौजूदा महरोली-गुडगांव रोड (एनएच-236) 90 मी0 मार्गाधिकार का चौड़ाकरण हेतु उपबंध निर्धारित किए जाएंगे।
- संदर्भाधीन स्थल उस प्रस्तावित नगरीकरण योग्य क्षेत्र में स्थित है जहां अनिवार्य नगरीय सेवाएं उपलब्ध नहीं हैं। इन सुविधाओं को उस स्थल तक मुहैया कराने के समय 1:1, संबंधित एजेंसी/आवंटी को प्रस्तावित निर्माण में सहायता प्रदान करने के लिए अनिवार्य व्यवस्था स्वयं करनी होगी और जीरो डिस्चार्ज जोन के रूप में क्षेत्र विकसित करना अपेक्षित है।

[फा. सं. के-13011/4/2011-डीडी-1]

मुनील कुमार, अवर सचिव

MINISTRY OF URBAN DEVELOPMENT

(DELHI DIVISION)

NOTIFICATION

New Delhi, the 13 February, 2015

S.O. 509(E).—Whereas certain modifications which the Central Government proposed to make in the Master Plan for Delhi-2021 regarding the area mentioned hereunder was published in the Gazette of India, Extraordinary, as Public Notice S.O. No. 1704 (E) dated 08.07.2014 by the Delhi Development Authority in accordance with the provisions of Section 44 of the Delhi Development Act, 1957 (61 of 1957) inviting objections/suggestions as required by sub-section (3) of Section 11-A of the said Act, within thirty days from the date of the said notice.

- Whereas no objection/suggestion has been received with regard to the proposed modifications; and
- Whereas the Central Government have, after carefully considering all aspects of the matter, have decided to modify the Master Plan for Delhi-2021/Zonal Development Plan of Zone-J.
- 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/Zonal Development Plan of Zone-J with effect from the date of publication of this Notification in the Gazette of India.

MODIFICATION:

Subject	Existing Land use as per MPD2021/ZDP of Zone 'J'	Changed to	Boundary of the Site/Area
Change of land use of an area measuring 21.58 ha. (53.31 Acres) situated in Revenue Estate of Village Ghitorni, Delhi for setting up of "Institutional-cum-Residential Complex" of National Institute of Communication & Finance, Department of Telecommunications, Ministry of Communications & IT, Govt. of India	"Residential"	"Public & Semi Public (PSI)"	North: Farm Houses & Vacant Land West: Farm Houses & Vacant Land East: Farm Houses & Vacant Land South: National Highway No. 236 (Mehrauli-Gurgaon Road)

Conditions:

- Provisions shall be kept for widening of existing Mehrauli - Gurgaon Road (NH-236) 90 mt. RoW as per notified Zonal Development Plan of Zone J.
- The location of site under reference is in the proposed urbanizable area where essential municipal services are not available. Till such time these facilities are extended to the site, the concerned agency/allottee will have to make their own necessary arrangement to support the proposed development and is required to develop the area as a zero discharge zone.

[No. K-13011/4/2011-DD-I]

SUNIL KUMAR, Under Secy.

139/C

AGENDA FOR AUTHORITY MEETING

File No. F.20 (6)2011/MP

Sub: Change of Land Use of an area measuring 21.58 ha. (53.31 Acres) situated in Revenue Estate of Village Ghitorni, Delhi for the National Institute of Communication & Finance (NICF), New Delhi from "Residential" to "Public & Semi Public Use (PSP)" including Facility Corridor, as approved in Zonal Development Plan of Zone-J.

1. Background:

- i. Proposal for Change of Land Use of an area measuring 21.58 ha. (53.31 acres) situated in Revenue Estate of Village Ghitorni, Delhi has been received from the National Institute of Communication & Finance (NICF), New Delhi vide letter No. K-13011/4/2011-DDIB dt. 3rd August 2011 for setting up "Institutional cum Residential Complex" of National Institute of Communication & Finance (NICF), Govt. of India.

2. Provisions of Master Plan for Delhi 2021 & Zonal Development Plan of zone-J:

- i. As per Master Plan for Delhi 2021, the activities as mentioned in Para 1 above are permitted under 'Public & Semi Public' land use and land under reference falls partly in "Residential" and partly in "Facility Corridor" as per the notified Zonal Development Plan of Zone-J (**Annexure -I**).
- ii. As per sub - clause 5.7.1 of MPD - 2021 "Such Corridors will have non - residential uses like Commercial, Recreational, Public and Semi-public, Utilities, Service and Repair, etc."

3. Decision of the Technical Committee:

- i. The proposal was approved by Technical Committee in its meeting held on 29.06.2012 vide item no. 26/12 with recommendation for the change of land use for the area measuring 53.31 Acres from "Residential" to "Public & Semi Public Use (PSP)" for consideration of the Authority and to process the amendment in MPD-2021 / Zonal Development Plan of Zone 'J' under Section 11A of DD Act 1957.
- ii. On the draft agenda submitted for approval from Hon'ble Lt. Governor condition was added for verification of land, if any part of the lands is "Ridge Land".
- iii. Geospatial Executive/Nodal officer, GSDL vide letter No. GSDL/FOREST/299/6886-689 dated 21.01.2014 addressed to Dy. Conservator of Forest, West forest Division has conveyed as under:

(Contd...)

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"As per request, GSDL has spatially observed in GIS Lab, Vikas Bhawan II at Civil Lines and noticed that given desirable area of **Khasra numbers are not falling on Morphological Ridge area**. Spatial Information of above subject of hard copy of map in A0 size also attached with letter.

Morphological Ridge-GSI boundary is tentative and yet to be validated by the concern department. Ghitorini village Khasra Map provided and validated by Special Task Force (STF), Forest Department."

The terminology "Morphological Ridge" is neither defined nor notified in the land use categorization of Master Plan for Delhi - 2012.

4. Decision of the Authority:

The proposal for the change of land use was earlier placed before the Authority vide Agenda item no- 69/2014 in its meeting held on 09.05.2014, where Proposal was approved by the Authority.

5. Public Notice:

As a follow up of approval of Authority decision, a public notice was issued on 08.07.2014 for inviting objections/ suggestions from the public within a period of 30 days from the date of publication of the notice. Copy of the Gazette notification dt. 08.07.2014 is annexed as **Annexure-II**. In response to public notice, no objection/suggestion has been received in the matter. Therefore, meeting of the board of Enquiry & Hearing has not been conducted.

6. Proposal:

- i) The proposal is for change of land use of an area measuring 21.58 ha. (53.31 Acres) situated in Revenue Estate of Village Ghitorini, Delhi with the following details (**Annexure-III**):

Subject	Existing Land Use as per MPD 2021 / ZDP of Zone 'J'	Proposed Land Use	Boundary of the Site/ Area
Change of land use of an area measuring 21.58 ha (53.31 Acres) situated in Revenue Estate of Village Ghitorini, Delhi for setting up of "Institutional cum Residential complex" of National Institute of Communication & Finance (NICF), Ministry of Communication & IT, Govt. of India	"Residential"	"Public & Semi Public (PS1)"	<p>North: Farm Houses & Vacant Land</p> <p>West: Farm Houses & Vacant Land</p> <p>East: Farm Houses & Vacant Land</p> <p>South: National Highway No. 236 (Mehrauli - Gurgaon Road)</p>

(Contd...)


137C

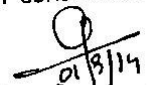
Conditions:

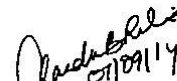
- ii) Provisions shall be kept for widening of existing Mehrauli - Gurgaon Road (NH-236) 90 mt. RoW as per notified Zonal Development Plan of Zone J.
- iii) The location of site under reference is in the proposed urbanizable area where essential municipal services are not available. Till such time these facilities are extended to the site, the concerned agency/allottee will have to make their own necessary arrangement to support the proposed development and is required to develop the area as a zero discharge zone.

7. Recommendation:

Proposal as given in Para 6 (i) along with conditions at (ii) & (iii) above are put up for consideration of Authority.


Asstt. Director (Plg.)
UC&J


Dy. Director (Plg.)
UC&J


Director (Plg.)
UC&J

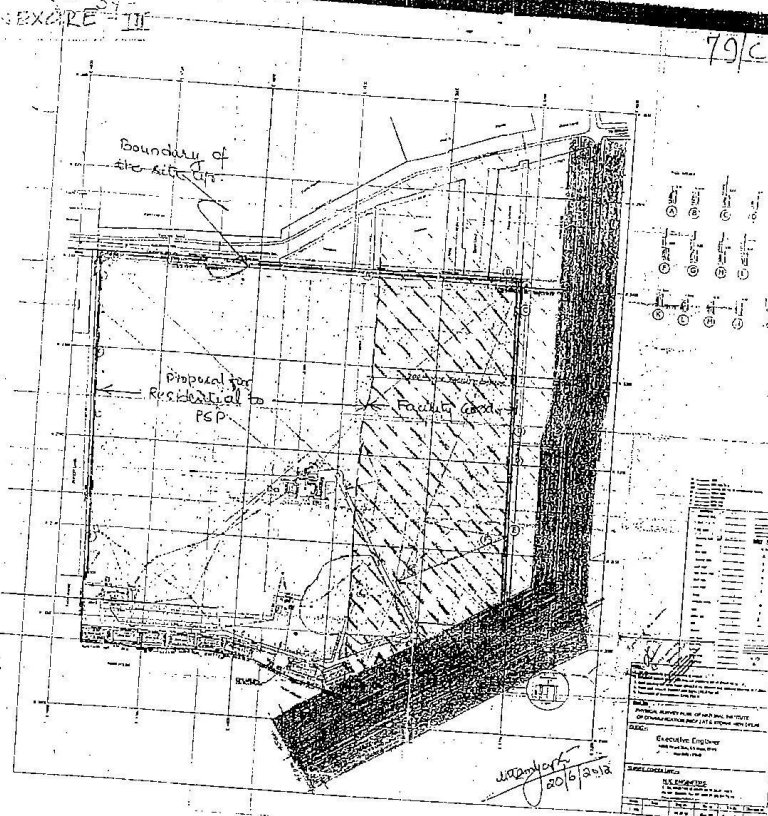
ANNEXURE III

79/c

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ANNEXURE - III

31/c



The Proposal for Change of Land Use was placed before the 3rd Technical Committee Meeting held on 29.6.12 vide Item No. 26/2012.

The decision of T.C. is as under:-

The Proposal was presented by Dir. (P&D) & Zone-5. The Committee recommended a Change of Land Use of the area measuring 53.31 acres from Residential to Public & Semi Pub. (PSP) for consideration of the Authority and to process the amendment in MPO-2012 under Section 11A of H. D. Act-1957.

31/c
29.6.12
26/2012
Dr. D. J. Singh
(Planning)

DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
VERIFIED
This Proposal is Considered in the 3rd Technical Committee Meeting held on 29.6.12 vide Item No. 26/2012.
Asst. Director
29.6.12

29.6.12

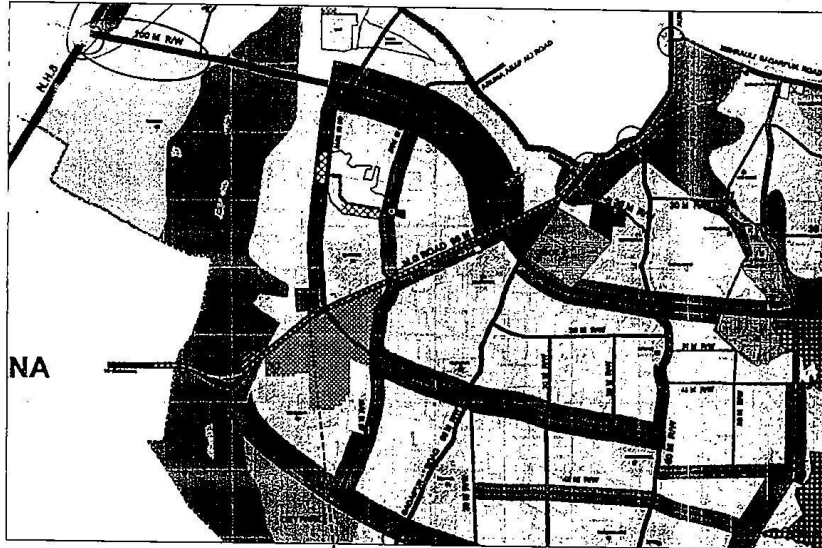
(1)

K. K. -
ADMP

20/6/2012

LOCATION OF THE LAND UNDER REFERENCE ON PART ZONAL DEVELOPMENT PLAN OF ZONE 'J'

Annexure -I



Land under reference proposed for change of land
use(NICF)

File no F. 20(6)11/MP S