



Commr. (Systems)

Diary No...1647

Date...16/3/26

दिल्ली विकास प्राधिकरण  
Delhi Development Authority  
योजना जोन डी  
Planning Zone-D  
6th मंजिल, विकास मीनार  
6th Floor, Vikas Minar  
आई.पी.एस्टेट, नई दिल्ली--110002  
I.P. Estate, New Delhi -110002  
दूरभाषनः 23370507

निदेशक (प्रणवली) दि.वि.आ.

हायरी न...8.1

दिनांक...17.3.26

E-File No. PLG/MP/0002/2024/F-19/07  
(Comp. No. 83925)

BY DIRECTOR (SYS. LMS)-VII

DIARY No...164

DATE...17/3/26

दिनांक: 11.03.2026

To,

1. Commissioner (LD)

Delhi Development Authority,  
Vikas Sadan, New Delhi-110023.

2. Commissioner (LM)

Delhi Development Authority,  
Vikas Sadan, New Delhi-110023.

3. Chief Engineer (SZ)

Delhi Development Authority,  
AGV Complex, Shahpur Jat,  
New Delhi-110049.

**विषय:** Utilization plan of vacant DDA land Plot No. 23 (46/SMD-4) at Bhogal Jangpura on Church Road falling in Planning Zone-D

**संदर्भ:** Approved Agenda Item No. 21:2026 and Minutes of 434<sup>th</sup> Screening Committee Meeting held on 12.02.2026.

Sir,

The Screening Committee in its 434<sup>th</sup> meeting held on 12.02.2026, considered and approved the aforementioned Agenda vide Item No. 21:2026 w.r.t. " Utilization plan of vacant DDA land Plot No. 23 (46/SMD-4) at Bhogal Jangpura on Church Road falling in Planning Zone-D ". The decision of the Screening Committee is reproduced as under:

"The Agenda was presented by Director (Plg.), Zone-D. After deliberations the Proposal was Approved. The utilization plan shall be modified as per Para 3.0, 'Proposal' of the Agenda"

In view of the above, the authenticated Utilisation Plan along with the Agenda and Minutes as approved by the Screening Committee is enclosed for taking further necessary action as per the follow-up action of the agenda.

Encl.: As above.

**Copy to:**

Commissioner (System), DDA, B Block, Vikas Sadan, INA, New Delhi-110023 along with the soft copy of Utilisation Plan for uploading the same on DDA website.

16/03/26  
Sh. Jashi (DIRIS)  
17-3-26  
DD(S) Sh. Vishwas  
(Sharma)  
DD(S)  
AD(S)  
श्रीवा शर्मा  
11/03/2026  
निदेशक (योजना)  
जोन-डी  
Sh. Dev, Engineer



**AGENDA FOR SCREENING COMMITTEE MEETING**

SCM:

Item No: \_\_\_\_\_:2025

File No. PLG/MP/0002/2024/F-19/

(Comp. No.- 83925)

**SUB:** Utilization plan of vacant DDA land Plot No. 23 (46/SMD-4) at Bhogal Jangpura on Church Road falling in Planning Zone-D.

**Synopsis:**

Proposal is regarding the Plot Utilization plan of vacant DDA land, Plot No.23 on Church Road at Bhogal Jangpura falling in Planning Zone D.

**1.0 BACKGROUND:**

1.1 The identified land parcel for preparation of Utilization plan is DDA land, Plot. No. 23 located at Bhogal Jangpura on Church Road. There is no Layout Plan of DDA available for the plot u/r. The plot is to be inventorized as DDA vacant plot on BHOOMI portal after the approval of Utilization Plan.

**2.0 EXAMINATION:**

2.1 Joint Site Inspection was held on 22.08.2025 and the TSS dt. 11.10.2025 was received from Engg. Deptt. (SMD-4).

2.2 As per approved Zonal Development Plan of Zone-D (prepared under MPD-2001), the land use of the plot under reference is 'Residential (Urban Renewal Area)' (**Annexure-A**)

2.3 The Vacant Plot No.23 is located on Church Road at Bhogal Jangpura in Planning Zone-D. The details of the site are as under: **Annexure-B**

Site	Vacant Area (As per TSS in Sqm )	Boundaries
Vacant Plot No.23 at Bhogal Jangpura on Church Road. <i>Geo-Co-ordinates</i> (28.583063,77.2474 58)	113.56	<b>North:</b> Existing Residential Building <b>South:</b> Existing Residential Building <b>East:</b> Church Road (approx. 12 m. wide) <b>West:</b> 2.19 m. Gali & Existing Residential Building

- i. The plot is an isolated vacant DDA land parcel of rectangular shape (approx. 7.5 m. X 15 m.) and is accessible from Church road (approx. 12 m. wide) from Eastern side.
- ii. As per the TSS and site inspection it was observed that the plot is surrounded by private Residential properties on all 03 remaining sides, and is also approachable from a *gali* of 2.19 m. on western side which has been left along the plot behind the site u/r and is presently running through and through for connectivity. Similar *gali* were also found to be existing in the surrounding areas for connectivity of such parallel roads.





- iii. There is no encroachment on the site.  
 iv. Considering the surrounding i.e. planned Residential colony the Plot u/r is suitable for plotted Residential use.
- 2.4 Land status (Allotment & litigation) may be verified by concerned LM wing i.e. S&S-II & TN section.

### 3.0 PROPOSAL:

Based on the above examination, the proposed utilization of the vacant plot No. 23, land located at Bhogal Jangpura on Church Road is as under:

Location	Vacant Area of the site (As per TSS)	Landuse as per ZDP, Zone-D (2001)	Proposed Utilisation
Plot No. 23 located at Bhogal Jangpura on Church Road	113.56 Sqm	Residential (Urban Renewal Area)	Residential plot

The copy of the draft Utilisation Plan is enclosed as Annexure-C.

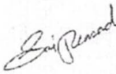
### 4.0 RECOMMENDATION:

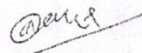
The above proposal is placed before the Screening Committee, DDA for consideration.

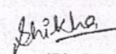
### 5.0 FOLLOW-UP ACTION:


After the approval of Screening Committee, the proposal shall be forwarded to the concerned departments for necessary action at their end as follows:

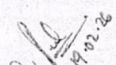
- Land Management Deptt., TN Section DDA - For Verification of land ownership/ litigation status and allotment conditions.
- Engineering Deptt., DDA - For demarcation of plot in consultation with LM Deptt.
- Land Disposal Deptt., DDA - For allotment / auction as per prevailing policy subject to verification of land status/litigation status
- Land Costing Deptt., DDA - For assessment of financial implications/ liability, if any.
- A copy of the approved Utilization Plan shall be sent to MCD for information.

  
 Planning Assistant, Zone-D

  
 Dy. Director (Plg.) Zone-D

  
 Director (Plg.) Zone-D

DELHI DEVELOPMENT AUTHORITY	
Approved in.....	Screening
4.34 <sup>th</sup>	
Committee Meeting Dated.....	12.02.2026
Vide item No.....	21.2.2026
App. No.....	01
 SHIKHA BHANAWA Dy. Director (Arch.) Co-ordn.	

DELHI DEVELOPMENT AUTHORITY	
HUPW-CO-ORDINATION UNIT	
Approved in.....	Screening
4.34	
Committee Meeting Dated.....	12.2.2026
Vide item No.....	21.2.2026
 उप निदेशक वास्तु समन्वय Dy. Director (Arch.) Co-ordn.	



दिल्ली विकास प्राधिकरण  
DELHI DEVELOPMENT AUTHORITY  
आवासीय एवं शहरी परियोजना खण्ड  
HOUSING & URBAN PROJECTS WING

समन्वय इकाई, मुख्य वास्तुविद कार्यालय  
COORDINATION UNIT O/o CHIEF ARCHITECT  
8वा तल, विकास मीनार, आई.पी.एस्टेट, नई दिल्ली-110002.  
8<sup>th</sup> FLOOR, VIKAS MINAR, I.P. ESTATE, NEW DELHI-110002

सं : e-File no.- Comp. No.:106999; HUPW/CACD/0002/2026/SCM/30

दिनांक: 13.02.2026

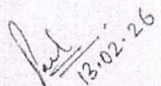
**विषय: 434 स्क्रीनिंग कमेटी बैठक के स्वीकृत कार्यवृत्त**

**Sub: Approved Minutes of the 434<sup>th</sup> Screening Committee Meeting**

Ref: e-File no.- Comp. No.:106999; HUPW/CACD/0002/2026/SCM/

Please find enclosed herewith, the Approved Minutes of the 434<sup>th</sup> Screening Committee Meeting held under the Chairmanship of Vice Chairman DDA on 12.02.2026 at 01:30 PM in Conference Room, B- Block, First floor, Vikas Sadan. The list of officers attended the meeting is attached herewith.

The minutes have been Approved by the Vice Chairman, DDA.

  
उप-निदेशक (वास्तु.) समन्वय  
Dy. Dir. (Arch.) Coordn.

Encl: As above

1. OSD to VC, for the kind information of the latter
2. Finance Member, DDA
3. Engineer Member, DDA
4. Principal Commissioner (Housing, PMAY, Sports, Common Wealth Games, Personnel and Coordination)
5. Principal Commissioner (LM, LD, PM-UDAY and Land Pooling)
6. Principal Commissioner (LS, Horticulture and Systems)
7. Chief Architect
8. Commissioner (Plg.)
9. Chief Accounts Officer
10. Commissioner-cum-Secretary & Commissioner (SA&GR)
11. Commissioner (Housing, PM-UDAY)
12. Commissioner (Personnel & Training)
13. Commissioner (Sports, LP)
14. Commissioner (LD, LM)
15. Commissioner (System)
16. Commissioner (PR)
17. ACA, VC Secretariat
18. ACA (SZ)
19. ACA (Rohini)
20. Addl. Commr. (Plg.)- I
21. Addl. Commr. (Plg.)- II
22. Addl. Commr. (Plg.)- III
23. Addl. Commr. (Plg.)- IV
24. Addl. Commr. (LS)

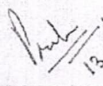


दिल्ली विकास प्राधिकरण  
DELHI DEVELOPMENT AUTHORITY  
आवासीय एवं शहरी परियोजना खण्ड  
HOUSING & URBAN PROJECTS WING

समन्वय इकाई, मुख्य वास्तुविद कार्यालय  
COORDINATION UNIT O/o CHIEF ARCHITECT  
8वा तल, विकास मीनार, आई.पी.एस्टेट, नई दिल्ली-110002  
8<sup>th</sup> FLOOR, VIKAS MINAR, I.P. ESTATE, NEW DELHI-110002

Invitees:

1. Chief Engineer (HQ & QAC)
2. Chief Engineer (Horticulture)
3. Chief Engineer (Dwarka)
4. Chief Engineer (NZ)
5. Chief Engineer (Rohini)
6. Chief Engineer (Narela)
7. Chief Engineer (SZ)
8. Chief Engineer (EZ)
9. Chief Engineer (Sports)
10. Sr. Architect (NZ and Narela)
11. Sr. Architect (Urban Parks & DUHF)
12. Sr. Architect (Dwarka & WZ)
13. Sr. Architect (EZ)
14. Sr. Architect (Sports)
15. Sr. Architect (Socio-Cultural)
16. Director (LS)
17. Director (Building)
18. Director (Plg.) MPMR-II, Zone D & Coordn.
19. Director (Plg.) Zone A & B
20. Director (Plg.) Zone C & G
21. Director (Plg.) Zone E & O
22. Director (Plg.) Zone F & STF
23. Director (Plg.) UTTIPEC
24. Director (Plg.) UC & Zone J
25. Director (Plg.) Rohini & Zone H (Part) OTR
26. Director (Plg.) Dwarka
27. Director (Plg.) Narela
28. Director (Plg.) MPMR-I, GIS
29. Director (Plg.) Land Pooling, NCRPB
30. Director (Survey)

  
13.02.26  
उप-निदेशक (वास्तु.) समन्वय  
Dy. Dir. (Arch.) Coordn.

**434 स्क्रीनिंग कमेटी बैठक की स्वीकृत कार्यवृत्त**  
**APPROVED MINUTES OF THE 434<sup>th</sup> SCREENING COMMITTEE MEETING**  
**HELD ON 12.02.2026 AT 01.30 PM**

ITEM No.	ISSUES	DISCUSSIONS/ RECOMMENDATIONS	REMARKS
20:2026	Confirmation of the Minutes of 433 <sup>rd</sup> Screening Committee Meeting held on 23.01.2026 at 01:00 PM.  e-File no. "Comp. No. 103049; HUPW/CACD/0001/2026/SC M/"	Since no observations/comments were received, the Minutes of the 433 <sup>rd</sup> Screening Committee Meeting dated 23.01.2026 were confirmed as circulated vide e-File no.- Comp. No. 103049; HUPW/CACD/ 0001/2026/SCM/ dated 24.01.2026.	
21:2026	Utilization plan of vacant DDA land Plot No. 23 (46/SMD-4) at Bhogal Jangpura on Church Road falling in Planning Zone-D  e-File no. "Comp. No.:83925, PLG/MP/0002/2024 /F-19/- O/o DY DIRECTOR (PLG-GIS AND ZONE D)	The Agenda was presented by Director (Plg.), Zone D. After deliberations the Proposal was <b>Approved</b> .  The utilization plan shall be modified as per Para 3.0, 'Proposal' of the Agenda	<b>ACTION:</b> 1. CE (SZ) 2. Commr. (LM) 3. Commr. (LD) 4. Director (Land Costing) 5. Director (Plg) Zone D
22:2026	Carving out additional land for allotment to existing fuel station at Plot No. 1A3 in Cluster 1A, DC-I, Twin District Centre, Rohini.  e-File no. "Comp. No.:10454, HUPW/CARZ/ 0004/2020/COMM/-O/o SR.ARCHITECT (HUPW) - ROHINI ZONE	The Agenda was presented by Additional Chief Architect, Rohini, after deliberations the Proposal was <b>Approved</b> . It was decided that uniform parameters shall be adopted for allotment of additional land to fuel stations for augmentation of CNG facility in future cases.	<b>ACTION:</b> 1. CE(NZ) 2. Commr. (LD) 3. Addl. Chief Architect, Rohini.
23:2026	Development of vacant land surrounding the Baoli at Sector-12, Dwarka as Informal bazaar  e-File no. "Comp. No.:107452, HUPW/DUHF /0002/2026/F3/MISC-O/o SR. ARCHITECT (HUPW)- UP - DUHF .	The Agenda was presented by Senior Architect, UP & DUHF. After deliberations the Proposal was <b>Approved</b> .	<b>ACTION:</b> 1. CE(Dwarka) 2. Senior Architect, UP & DUHF 3. Department fo Archaeology, GNCTD, for intimation.

**DELHI DEVELOPMENT AUTHORITY**  
**HUPW-CO-ORDINATION UNIT**  
 Approved in.....434.....Screening  
 Committee Meeting Dated.....12.2.2026  
 Vide item No.....21:2026  
 434 SCM  
 उप निदेशक वास्तु समन्वय  
 Dy. Director (Arch.) Co-ordn.

**DELHI DEVELOPMENT AUTHORITY**  
**CERTIFIED**  
 Approved in.....434.....Screening  
 Committee Meeting On.....12.02.2026  
 vide item No.....21:2026  
 All.....01  
 Pg. 1  
 SHIKHA BHARGAVA  
 DIR(PLG) ZONE D

**434 स्क्रीनिंग कमेटी बैठक की स्वीकृत कार्यवृत्त**  
**APPROVED MINUTES OF THE 434<sup>th</sup> SCREENING COMMITTEE MEETING**  
**HELD ON 12.02.2026 AT 01.30 PM**

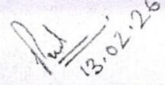
ADDITIONAL ITEMS			
24:2026	Modification in Layout Plan of Part Sector-1 and Pocket-15 (Isolated), Dwarka (Zone K-II) due to change in the Use Premise of 'Child Care & Maternity Centre' to 'PSP Plot'.  e-File no. "Comp. No.:107079, PLG/DWK/0001/ 2026/SEC/-O/o DY DIRECTOR (PLG)DWARKA	The Agenda was presented by Director (Plg.), Dwarka Zone. After deliberations the Proposal was Approved.	<b>ACTION:</b> 1. CE (Dwarka) 2. Commr. (LD) 3. SE, Electrical 4. Director (Plg) Dwarka
25:2026	Part modification in the Layout plan titled "Proposed layout Plan for Public & Semi Public Pocket (FC-14) at Sector 29, Phase IV Rohini, for combining and change of use premise of plot no. 13 & 14 (area measuring about 1.67 Ha.) from Hospital & ESS to PSP plot.  e-File no. Comp. No.:43608 PLG/RZ/0058/2022 /SF/-O/o Dy.Director (PLG-ROHINI)	The Agenda was presented by Director (Plg.), Rohini Zone. After deliberations the Proposal was Approved with the observation that adjacent plot no. 15 shall also be combined with plots 13 & 14 to form a single PSP plot. Modified layout plan incorporating the above changes shall be submitted for verification/ authentication.	<b>ACTION:</b> 1. CE(NZ) 2. Commr. (LD) 3. Director (Plg),Rohini.
26:2026	Change of use premise of plots from 'Other Community Facilities (OCF)' to 'Local Shopping/ Convenient Shopping' in the layout plan titled 'Total plan of Kondli Gharoli complex' falling in Planning Zone-E, in respect of auction of plots.  e-File no. Comp. No.:98780, PLG/MP/0015/2025 /F-3/-O/o DIRECTOR (PLG)ZONE E AND O	The Agenda was presented by Director (Plg.), Zone E & O. After deliberations the Proposal was Approved.	<b>ACTION:</b> 1. CE (EZ) 2. Commr. (LM) 3. Commr. (LD) 4. Director (Land Costing) 5. Director (Plg) Zone E & O.

*The Action Taken Report w.r.t. all the Agendas placed in the Screening Committee Meetings held during the year 2025 shall be submitted to the o/o Chief Architect (chief-architect@dda.gov.in), for discussion in the next Screening Committee Meeting. The format for the same has already been circulated to all concerned departments.*

434 स्क्रीनिंग कमेटी बैठक की स्वीकृत कार्यवृत्त  
APPROVED MINUTES OF THE 434<sup>th</sup> SCREENING COMMITTEE MEETING  
HELD ON 12.02.2026 AT 01.30 PM

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

This issues with the approval of Vice Chairman, DDA,  
(Issued from e-file No. "Comp. No.:106999, HUPW/CACD/0002/2026/SCM")



उप-निदेशक (वास्तु.) समन्वय  
Dy. Dir. (Arch.) Coordn.

DELHI DEVELOPMENT AUTHORITY	
CERTIFIED	
Approved in.....	434 <sup>th</sup> Screening
Committee Meeting Dt.....	12.02.2026
vide e-file No.....	RL/2226
All the drawings of the ..... 01	
applicable drawings are furnished	
	
	Name SHIKHA BHARGAVA
	Designation D.D.(PLG) ZONE D

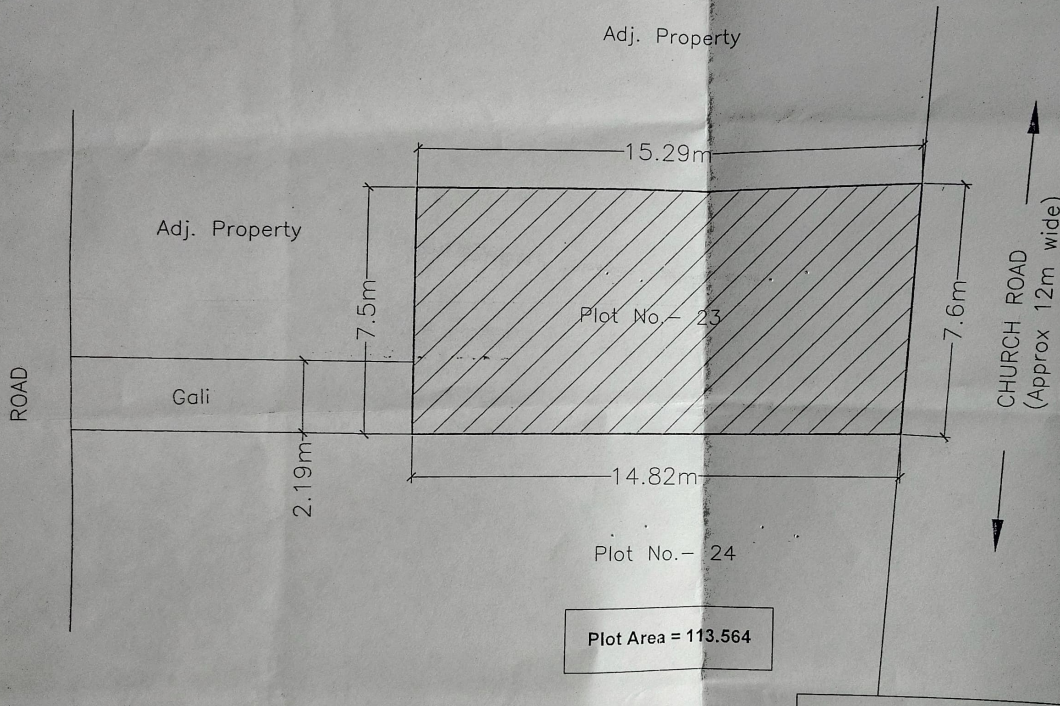
**434 स्क्रीनिंग कमेटी बैठक के स्वीकृत कार्यवृत्त**  
**APPROVED MINUTES OF THE 434<sup>th</sup> SCREENING COMMITTEE MEETING**  
**HELD ON 12.02.2026 AT 01.30 PM**

**List of Attendees**

1. Vice Chairman – In the chair
2. Engineer Member, DDA
3. Principal Commissioner (Housing, PMAY, Sports, Common Wealth Games, Personnel and Coordination)
4. Principal Commissioner (LM, LD, PM-UDAY and Land Pooling)
5. Chief Architect
6. ACA, VC Secretariat
7. ACA, Rohini
8. Addl. Commr. I (Plg.)
9. Addl. Commr. III (Plg.)
10. Chief Engineer (Rohini)
11. Chief Engineer (SZ)
12. Chief Engineer (EZ)
13. Sr. Architect (EZ)
14. Sr. Architect (UP & DUHF)
15. Director (Plg.) MPMR –II, Zone-D & Coordn.
16. Director (Plg.) Zone E & O
17. Director (Plg.) Rohini & Zone H (Part) OTR
18. Director (Plg.) Dwarka
19. SE/NCC-1
20. SE/ (P& HQ)/EZ
21. SE/ (P& HQ)/Sports
22. Dy. Director (Arch) Coordn.
23. Dy. Director (Arch) UP & DUHF
24. Dy. Director (Plg.) Rohini & H (OTR)
25. Dy. Director (Arch) Rohini
26. Dy. Director (Plg.) Zone D
27. Dy. Director (Plg.) Dwarka
28. EE / EMD – 5
29. EE (E) / ELD – 7
30. CLM/CLD
31. Asstt. Director (Arch.) Rohini
32. Asstt. Director (Arch.). Coordn.
33. Asstt. Director (Arch) UP & DUHF
34. Asstt. Director (Plg.) Zone-E
35. Arch Assistant, Coordn. Unit
36. Asstt. Engg/EMD-5

SCM: 434th Screening Committee Meeting

Item No. : 21:2026



Plot Area = 113.564

DELHI DEVELOPMENT AUTHORITY  
 HUPFW-CO-ORDINATION UNIT  
**VERIFIED**  
 This Proposal was considered in  
 434th Screening Committee Meeting held on 12.02.2026  
 Vide Item No. 21:2026

DELHI DEVELOPMENT AUTHORITY  
 CERTIFIED  
 Approved in 434th Screening Committee Meeting D. 12.02.2026  
 vide Item No. 21:2026  
 As per the decision of the Screening Committee  
 SIKHA BHARGAVA  
 PIG. ASST. ZONE-D

**SCREENING COMMITTEE APPROVAL:**  
 The proposal regarding "Utilization plan of vacant DDA land Plg. No. 23 (49SMD-4) at Bhogal Jangpura on Church Road falling in Planning Zone-D" was discussed in the 434th Screening Committee Meeting held on 12.02.2026 vide item no. 21:2026, the decision of the screening committee is as under:  
 "The Agenda was presented by Director (Plg.) Zone D. After deliberations the proposal was Approved.  
 The utilization plan shall be modified as per Para 3.0, 'Proposals' of the Agenda."  
 DD (Plg.) Zone-D  
 PIG. ASST. Zone-D

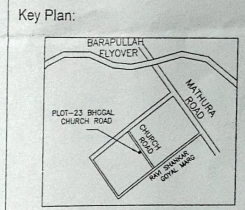


# D.D.A.

Delhi Development Authority

PLANNING ZONE-D

- NOTE:**
- This drawing has been prepared on the basis of TSS dt. 11.10.2025 received from Engg. Deptt. (SMD-IV), DDA
  - The land status (allotment & litigation), exact area and dimension of the land under reference is to be verified by LIT and Engg. Deptt. (SMD-IV), DDA before disposal of the land.
  - All statutory clearance (if any) are to be taken by the implementing agency.
  - All dimensions are in meters. Only written dimensions are to be followed and not to be measured.



Site Proposed for: **RESIDENTIAL**

File No. : PLG/MP/0002/2024/F-19/O/o DY  
 DIRECTOR (PLG-GIS AND ZONE D)  
 Computer No. : 83925

Scale: Not to scale	Orientation: 
Date: 16.02.2026	
Title: Utilization Plan of Plot no.- 23 at Bhogal, Jangpura on Church Road, New Delhi- 110014	
 PIG Asstt. Zone-D	(vacant) Asstt. Dir. (Plg.) Zone-D
 Dy. Dir. (Plg.) Zone-D	 Director (Plg.) Zone-D

Utilization Plan for Plot no.- 23 at Bhogal, Jangpura on Church Road