



DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
6th Floor, Vikas Minar
I.P. Estate, New Delhi -110002

E-File No.- PLG/MP/0013/2021/F- 355
1/-O/o DY DIRECTOR
(PLG)MP AND DC/

Date : 22.06.2021

Subject: Minutes of the 7th Technical Committee meeting of DDA for the year 2021 held on 14.06.2021.

The 7th Technical Committee Meeting of DDA for the year 2021 held under the chairmanship of Vice Chairman, DDA through online mode on 'Webex' portal on **Monday, 14.06.2021 at 11:00 AM**. The list of the participants is annexed. Please find enclosed herewith a copy of the minutes of the same for information and further necessary action.

Manju Paul

(Manju Paul)

22/06/21
Addl. Commissioner (Plg)-I

To:

1. Vice Chairman,DDA
2. Engineer Member,DDA
3. Member (Admin. & LM),DDA
4. Commissioner (Plg.),DDA
5. Chief Planner,TCPO
6. Chief Architect, HUPW,DDA
7. Chief Architect,NDMC
8. Chief Engineer (Property Development),DMRC
9. Chief Engineer (Elect.),DDA
10. Addl. Commr. (Plg.)-II, DDA
11. Addl. Commr. (Plg.)-III, DDA
12. Addl. Commr. (Plg.)-IV, DDA
13. Addl. Commr. (Landscape),DDA
14. Secretary,DUAC
15. Chief Town Planner, (SDMC, NDMC,EDMC)
16. Sr. Architect, (HQ-1), CPWD, NirmanBhawan
17. Dy. Commr. of Police (Traffic),Delhi
18. Land & Development Officer,(L&DO)
19. Director, Fire Service,GNCTD

Special Invitees:

1. Additional Chief Architect, V.C. Office, DDA

Item No. 39/2021

**Confirmation of the Minutes of 6th Technical Committee meeting held on 20.05.2021.
PLG/MP/0012/2021/F-1/-O/o DY DIRECTOR (PLG)MP AND DC/**

Since no observations/comments were received, the minutes of the 6th Technical Committee held on 20.05.2021 were confirmed as circulated.

Item No. 40/2021

**Proposal regarding increase in height restriction from 276 MSL to 293.99 MSL for IGNOU Campus, Maidangarhi, New Delhi falling in Planning Zone - J, as per the NOC received from Airport Authority India.
PLG/MP/0021/2021/F-20/-O/o DIRECTOR (PLG)UC AND ZONE J**

The agenda was presented by Director (Plg), Zone J. After detailed deliberations, the relaxation in height as proposed in the agenda item was approved.

Item No. 41/2021

**Planning permission for Petrol Pump/CNG station on Private Land Khasra No. 65/11/2(0-12), 12/2(3-19), (65/11/2 & 65/12/2), village - Bakhtawarpur, Taluka - Alipur, District North, Delhi in view of notified regulations dated 08.03.2019.
PLG/MP/0002/2021/F-7/-O/o ADDL. COMMR(PLG-PROJ)MPMR**

The agenda was presented by Addl. Comm. (Plg.)- II. It was discussed that the site under reference would require to be shifted to ensure availability of 50.0 m distance from the intersection. After detailed deliberations, the agenda item was approved for Temporary Permission as per the General Provisions approved in the 4th and 7th Technical Committee Meeting of 2020.

Further, based on the observations of CTP, SDMC, it was decided that the 30.0 m road on which the fuel station is being proposed be suitably earmarked on the Layout plan / Zonal Plan.

The meeting ended with the vote of thanks to the chair.

M. N. M.

ANNEXURE-I

List of participants of 7th Technical Committee meeting for the year 2021 dated 14.06.2021.

DELHI DEVELOPMENT AUTHORITY

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Member (Admin. & LM), DDA
4. Commissioner (Plg.), DDA
5. Chief Architect, HUPW, DDA
6. Addl. Commissioner (Plg.) -I
7. Addl. Chief Architect, VC Office
8. Addl. Commissioner (Plg.)-II
9. Addl. Commissioner (Plg.)-IV
10. Director (Plg), Zone J

Representatives of the following Organizations has also attended the meeting:

1. TCPO
2. East Delhi Municipal Corporation
3. North Delhi Municipal Corporation
4. South Delhi Municipal Corporation
5. Ms Renu Bhutani, Sr. Architect, CPWD
6. Delhi Fire Service
7. Delhi Urban Arts Commission

Renu B.

**DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
6th FLOOR, VIKAS MINAR
I.P. Estate, New Delhi - 110002
Phone No. : 23370507**

**E-File No.- PLG/MP/0013/2021/F-
1/-O/o DY DIRECTOR
(PLG)MP AND DC/322**

Date : 08.06.2021

MEETING NOTICE

The 7th Technical Committee Meeting of DDA for the year 2021 will be held under the chairmanship of Vice Chairman, DDA through online mode on 'Webex' portal on **Monday, 14.06.2021 at 11:00 AM**. The ID for the same is **184 627 1830** and the password is **12345**.

It is requested to make it convenient to attend the meeting.

Manju Paul
(Manju Paul)
Addl. Commissioner (Plg.)-I 8/06/2021

To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Member (Admin & LM), DDA
4. Commissioner (Plg.)
5. Chief Planner, TCPO
6. Chief Architect, HUPW, DDA
7. Chief Architect, NDMC
8. Chief Engineer (Property Development), DMRC
9. Chief Engineer (Elect.), DDA
10. Addl. Commr. (Plg.)-II, DDA
11. Addl. Commr. (Plg.)-III, DDA
12. Addl. Commr. (Plg.)-IV, DDA
13. Addl. Commr. (Landscape), DDA
14. Secretary, DUAC
15. Chief Town Planner, (SDMC, NDMC, EDMC)
16. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
17. Dy. Commr. of Police (Traffic), Delhi
18. Land & Development Officer, (L&DO)
19. Director, Fire Service, GNCTD

Special Invitees:

1. Addl. Chief Architect, VC Office, DDA

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**DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
6th Floor, Vikas Minar
I.P. Estate, New Delhi -110002**

**E-File No.- PLG/MP/0012/2021/F-
1/-O/o DY DIRECTOR
(PLG)MP AND DC/315**

Date : 28.05.2021

Subject: Minutes of the 6th Technical Committee meeting of DDA for the year 2021 held on 20.05.2021.

The 6th Technical Committee Meeting of DDA for the year 2021 held under the chairmanship of Vice Chairman, DDA through online mode on 'Webex' portal on **Thursday, 20.05.2021 at 11:00 AM**. The list of the participants is annexed. Please find enclosed herewith a copy of the minutes of the same for information and further necessary action.

Manju Paul
(Manju Paul) 28/5/2021
Addl. Commissioner (Plg.)-I

To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Member (Admin. & LM), DDA
4. Commissioner (Plg.), DDA
5. Chief Planner, TCPO
6. Chief Architect, HUPW, DDA
7. Chief Architect, NDMC
8. Chief Engineer (Property Development), DMRC
9. Chief Engineer (Elect.), DDA
10. Addl. Commr. (Plg.)-II, DDA
11. Addl. Commr. (Plg.)-III, DDA
12. Addl. Commr. (Plg.)-IV, DDA
13. Addl. Commr. (Landscape), DDA
14. Secretary, DUAC
15. Chief Town Planner, (SDMC, NDMC, EDMC)
16. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
17. Dy. Commr. of Police (Traffic), Delhi
18. Land & Development Officer, (L&DO)
19. Director, Fire Service, GNCTD

Special Invitees:

1. Additional Chief Architect, V.C. Office, DDA

Item No. 37/2021

Confirmation of the Minutes of 5th Technical Committee meeting held on 25.03.2021.

PLG/MP/0009/2021/F-1/-O/o DY DIRECTOR (PLG)MP AND DC/

Since no observations/comments were received, the minutes of the 5th Technical Committee held on 25.03.2021 were confirmed as circulated.

Item No. 38/2021

Change of land use and relaxation in height for Multi level parking construction at Idgah Road in Delhi walled city area.

PLG/MP/0018/2021/F-3/-O/o DY DIRECTOR (PLG)MP AND DC

The agenda was presented by CTP, North DMC and their experts. After detailed deliberations, the agenda item was approved and recommended for further processing under Section 11A of DD Act 1957.

The meeting ended with the vote of thanks to the chair.



ANNEXURE-I

List of participants of 6th Technical Committee meeting for the year 2021 dated 20.05.2021.

DELHI DEVELOPMENT AUTHORITY

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Member (Admin. & LM), DDA
4. Chief Architect, HUPW, DDA
5. Addl. Commissioner (Plg.) -I
6. Addl. Chief Architect, VC Office
7. Addl. Commissioner (Plg.)-II
8. Addl. Commissioner (Plg.)-III
9. Addl. Commissioner (Plg.)-IV

Representatives of the following Organizations has also attended the meeting:

1. TCPO
2. East Delhi Municipal Corporation
3. North Delhi Municipal Corporation
4. South Delhi Municipal Corporation
5. Sr. Architect, CPWD
6. Delhi Fire Service



दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY

Subject: Proposal regarding increase in height restriction from 276 MSL to 293.99 MSL for IGNOU Campus, Maidangarhi, New Delhi falling in Planning Zone - J, as per the NOC received from Airport Authority India.

No.: PLG/MP/0021/2021/F-20

1.0 BACKGROUND

- 1.1 The layout plan of about 151 acres of IGNOU Campus at Maidangarhi, Delhi was approved by the MCD.
- 1.2 The matter regarding applicable development control norms to IGNOU Campus was discussed in the Technical Committee of DDA in its meeting held on 13.04.1987 vide Item No. 12(**Annexure 'A'**). In the agenda placed before the Technical Committee, the following was proposed:
- “Since the lowest level of land varies from 247.5 mts. near the Approach Road level to 272.5 mts. at the highest level, it is proposed that the height of the buildings should be restricted to 276 mts. i.e. not more than single storeyed building at the highest point. This shall enable a maximum height of 26 mtr. as permissible in the institutional buildings in accordance with the Governments notification of 1976. Since, presently there is a ban of heights more than 45 ft; flexibility can be kept in view for the height upto 26 mtrs.”*
- 1.3 Based on the restriction of height of institutional use premises as per the provisions in MPD-1962 and Central Government notification dated 24.12.1976(**Annexure 'B'**), the Technical Committee recommended the following:
- “The height of the buildings shall be planned keeping in view the various controls on the site and in no case the buildings shall be above 276 metres MSL and further subject to that no block within this height should be more than 26 metres in height.”*
- 1.4 Vice Chancellor, IGNOU vide letter dated 18.10.2015 had requested for enhancement of Ground Coverage and FAR as per MPD- 2021 at IGNOU Campus, Maidangarhi. In response, DDA vide letter dated F.20(11)88/MP/D-72 dated 22.03.2016 had conveyed the development control norms for Educational Facilities (Higher Education) as per MPD-2021(**Annexure- 'C'**).
- 1.5 Registrar (I/c), IGNOU, Delhi vide letter No. Reg(Admin.)/2021/10427 dated 03.03.2021 (**Annexure- 'D'**) submitted the following:
- a. CPWD has developed the scheme of the proposed Admin Block and V.C. Residence at IGNOU Campus which consist of Administrative Block (G+5) and V.C. Residence (G+1).

- b. DDA Technical Committee vide Minutes of Meeting No. 47 dated 27.04.1987 recommended that *"in no case the building shall be above 276 MSL and further subject to that no block within this height shall be more than 26m in height."*
- c. Fresh NOC for height clearance was obtained from Airport Authority of India vide letter dated 24.02.2021 wherein permissible top elevation above Mean Sea Level (AMSL) is 293.99 mtrs. The NOC is valid upto 22.02.2029.
- d. IGNOU has requested to increase height restriction of 276 MSL to 293.99 MSL as per the latest NOC received from Airport Authority of India.

2.0 EXAMINATION

- 2.1 As per Development Controls for Education Facilities (Higher Education) stipulated under Table 13.6 of MPD- 2021, the maximum permissible height for 'University Campus' is 37m. **(Annexure 'E')**
- 2.2 In view of MPD-2021 norms at the lowest and highest level (MSL) of land within IGNOU campus, the maximum height works out to be as below:
 - a. At the lowest level (247.5m MSL + 37m) : 284.5m above MSL
 - b. At the highest level (272.5m MSL + 37m) : 309.5m above MSL
- 2.3 MSL at the highest level of land within IGNOU campus in terms of MPD-2021 norms works out to be beyond the maximum permissible height as per NOC from AAI i.e. 293.99 MSL.

3.0 PROPOSAL

Based on the above examination, it is proposed that the maximum permissible height of the buildings at IGNOU Campus, Maidangarhi, Delhi shall be 37 m (as per MPD - 2021) or 293.99 m above MSL (as per AAI), whichever is lower.

4.0 RECOMMENDATIONS

Proposal as contained in Para 3.0 above is placed before the Technical Committee for consideration.

_____ Sd/- _____
Addl. Commissioner (Plg.)- II

_____ Sd/- _____
Director (Plg.)
UC, J & G(UE)

_____ Sd/- _____
Asstt. Director (Plg.)
UC&J

Item No.12.

13487
 Sub: Change of land use of an area measuring 100 acres from "Agricultural green belt" to "Institutional" (Education-IGNOU) in village Madan Garhi, New Delhi - Supply of development controls of site - Reg. F.20(11)/86-MP.

A request has been received from the IGNOU for supplying development controls so that the desired construction could take place early.

2. Earlier, the proposal for change of land use was discussed in the Technical Committee meeting held on 8.8.86 and the same was approved wherein stating that the proposal university site may be incorporated in draft PDP-2001 subject to the condition that out of 100 acres, a chunk of 50 to 60 acres be exclusively used for plantation and greenary. Out of balance 50 acres, buildings required for the university may be planned to the minimum extent for which the regulations may be worked out after obtaining the requirement of the university.

3. The land is rocky and uneven and was being used for stone quarrying which has left extensive and deep borrow pits all over the site. The area at present is almost completely devoid of any vegetation due to lack of good topsoil. For developing this university, the following development controls are suggested.

i) Ground Coverage:

This shall be limited to a maximum of 10% of the total site of the university to keep large areas for afforestation plantation and greenary.

ii) FAR:

The maximum permissible floor area ratio shall be restricted to 40 on the over all area.

iii) Set-backs:

The minimum setbacks on all sides shall be 20 mtrs.

iv) Height:

Since the lowest level of land varies from 247.5 mts. near the Approach Road level to 272.5 mts. at the highest level, it is proposed that the height of the buildings should be restricted to 276 mts. i.e. not more than single storeyed building at the highest point. This shall

Contd...

enable a maximum height of 26 mtr. as permissible in the institutional buildings in accordance with the Government's notification of 1976. Since, presently there is a ban of heights more than 45 ft; flexibility can be kept in view for the height upto 26 mtrs.

v) Basement:
Basement may be permitted in accordance with the general provision of building bye-laws.

vi) Parking:
Parking shall be allowed as per the provisions for institutional buildings.

vii) Roads.
The maximum 10% of the total area may be used for roads walkways and open parking.

viii) Other controls:

The green areas under forestation/plantation etc. shall be continuous except for roads and walkways and at no place they shall be less than 30 mts. deep.

4. The above regulations are placed before the Technical Committee for its consideration.

The Technical Committee examined the development controls which shall be applicable for the development of Indira Gandhi

National Open University and recommended the following controls :

- a) Ground coverage shall be limited to 42.5% of the total site keeping in view that the large area is to be used for afforestation/plantation and for greenery.
- b) The maximum FAR shall be restricted to 40.
- c) The minimum set backs shall be 20 mts. all around.
- d) Height - The height of the buildings shall be planned keeping in view the various on the site and in no case the buildings shall be above 276 metres MSL and further subject to that no block within this height should be more than 26 metres in height.
- e) Parking shall be allowed as per the norms followed for institutional buildings i.e. at the rate of 1.33 car space of 1000 sq.ft. built up area.
- f) Area under circulation i.e. roads and open parking shall be restricted to 10% of the site area.

g) Afforestation and Land Scaping - The proposed area shall be properly land-scaped subject to that the roads shall be used exclusively for afforestation/plantation and natural greenery. The afforestation area wherever there are concrete pillars of land plantation area should not be

(d) Light Industries.

Minimum plot area	400 sq. yards
Minimum frontage	40 feet
Maximum plot area	two acres

(May be relaxed in special cases upto 7 acres).

The following sliding scale of coverages and floor area ratios is prescribed. A basement will be allowed as in the case of a flattened factory.

Plot area in acres	Maximum plot coverage	F.A.R.
(1) 400 square yards to 1.00 acre.	50%	60
(2) Above 1.00 acre to 3.00 acres	45%	60
(3) Above 3.00 acres to 7.00 acres	40%	50

Minimum set backs

	For plots below 0.25 acre.	For plots 0.25 acre and above upto 1 acre.	For plots above one acre.
Front	15 feet	20 feet	50 feet.
Rear	15 feet	15 feet	50 feet
Sides	Optional	15 feet on one side and 10 feet on the other.	20 feet

(e) Service Industries:

Same regulations as for light industries.

(f) Extensive Industries.

The following sliding scale of coverages and floor area ratios is prescribed.

Plot area in acres	Maximum plot coverage	F.A.R.
(1) 0.25 to 1.00	50%	50
(2) Above 1.00 to 3.00	45%	45
(3) Above 3.00 to 7.00	40%	40
(4) Above 7.00	30%	30

A basement will be allowed as in the case of a flattened factory.

Minimum set backs :

	For plot size upto one acre	For plot size above one acre
Front	20 feet	50 feet
Rear	15 feet	50 feet
Sides	15 feet on one side and 10 feet on the other.	20 feet

VIII. Institutional Uses*:

	For plot size upto 2 acres	For plot size above 2 acres
Maximum coverage including covered parking	33-1/3 %	25 %

* F.A.R. will be determined on the merits of each individual case depending upon the location and the nature of use.

* Refer para 1 (4) of Notification No. K-12708 (9)/72-JMI dated 24.12.1976.

GOVERNMENT OF INDIA
MINISTRY OF WORKS & HOUSING
(NIRMAN AURAWAS MANTRALAYA)

No. K-12014(9)/72-UDL New Delhi, the 24th December, 1976

NOTIFICATION

WHEREAS certain modifications which the Central Government proposes to make to the zoning regulations applicable to the Master Plan for Delhi and the Zoning Regulations of Zonal Development Plan for enlarged Zone D-1 (Connaught Place and its extension), under Section 11-A of the Delhi Development Act, 1957, mentioned in the manner as prescribed under rule 6 of the Delhi Development Authority (Master Plan and Zonal Development Plan) Rules, 1959 vide notices No. F.3(256)/72-M.P. dated 9th December 1975 [S.O. 698(E) and S. O. 699(E) Gazette of India Extraordinary Part-II, Section 3, Sub-Section (ii)] for inviting objections and suggestions within a period of 30 days from the date of notices as required by sub-section (3) of Section 11-A of the said Act.

AND WHEREAS the Central Government, after considering the objections and suggestions with regard to the said zoning regulations, have decided to modify the Master Plan and the Zonal Development Plan for Delhi.

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 to the Master Plan (Zoning Regulations) and the Zonal Development Plan for enlarged Zone D-1 (Connaught Place and its extension) for Delhi, with effect from the date of publication of this notification in the Gazette of India, namely:—

MODIFICATIONS:

I. MODIFICATIONS IN THE MASTER PLAN (ZONING REGULATIONS):

(1) In paragraph IV 'Commercial and Retail', sub-para (a) 'Connaught Place Extension, Minto Road, Ranjit Singh Road', occurring on page 60 of the Master Plan for Delhi for the words—

“(ii) Maximum permissible coverage of 50 per cent on the ground and first floors and 35 per cent on the upper floors has been reduced to 25 per cent and 30 per cent respectively for Connaught Place and its Extension (Notification No. K-12014/9/72-UDI

dated 27th April 1974 -S.O. 270(E) Gazette of India Part II, Section 3, Sub-Section (ii), -the following words shall be substituted namely:-

“(ii) Maximum floor coverage for all the floors shall be 25 per cent except in the case of hotels where for ground and first floors, an additional coverage of 5 per cent will be permissible”

(2) On page 61 of the Master Plan for Delhi, above the heading “V. Wholesaling”, the following notes shall be inserted, namely-

“NOTES:

(1) For commercial development, including offices, in all areas of Delhi, the maximum ground coverage shall be 25 per cent for all floors except that in the case of hotels and additional coverage of 5 per cent will be permissible on ground and first floors only.

(2) Parking standards for various types of commercial activities shall be as below: -

Type of activity	Total equivalent car space
(a) Trade	1.14 car spaces per 92.9 sq. mts. (1000 sq. ft.) of built up space within the curtilage of the building/basement, and an

Type of activity	Total equivalent car space
(b) Offices, Cinemas & Hotels (5-Star)	additional 1.14 car spaces per 92.9 sq. mts. (1000 sq. ft.) of built up space within the plot outside the building, subject to the condition that 50 per cent of the open space around the building should in any case be left for greenary/landscaping.”
(b) Offices, Cinemas & Hotels (5-Star)	1.14 car spaces per 92.9 sq. mts. (1000 sq. ft.) of built up space within the curtilage of the building/basement, and an additional parking, where required, limited to the extent of 1.14 car spaces per 92.9 sq. mts. (1000 sq. ft.) of the built up space, subject to the condition that 50 per cent of the open space around the building should in any case be left for greenary/landscaping.”

(3) On pages 60 and 61 of the Master Plan for Delhi, under the heading “IV. Commercial and Retail”, the maximum coverages on the ground floor shown against -

(i) sub-paragraph (c) against District Centres up to 25 acres,

- (ii) sub-paragraph (d) against Community Centres and Retail Centres, and
- (iii) sub-paragraph (e) against Neighbourhood Shopping Centres

shall be limited by the coverage as indicated in Note (1) on page 61 of the Master Plan as amended under item (2) above.

(4) On page 63 of the Master Plan for Delhi, the foot-note, under heading "VIII. Institutional Use", shall be read as below:

"F.A.R. will be determined on the merit of each individual case depending upon the location and the nature of use. However, this will be further subject to a height restriction of 24.4 metres (80 feet) where lifts and other necessary services are provided and 13.72 metres (45 feet) if such services are not adequately provided."

(5) On page 59 of the Master Plan for Delhi, below the table prescribing Gross Residential Density, maximum coverage and maximum F.A.R., after Note (5) the following Note shall be inserted namely:—

"5A. For all areas in Delhi for residential development on group housing basis, the F.A.R. will be further subject to the restrictions of various heights, as below:—

(i) a maximum of 36.58 metres (120 feet) in respect of Government point block buildings where overhead water reservoirs (tanks) as well as lifts and other services are to be provided in the buildings;

(ii) a maximum of 24.4 metres (80 feet) where lifts and other necessary services are provided, and

(iii) a maximum of 13.72 metres (45 feet) if such services are not adequately provided.

(6) At the bottom of the left hand column on page 54 of the Master Plan for Delhi under the heading "5. Provision regarding requirements in use zones, density, coverage, Floor Area Ratio, Setback and other requirements of use zones", the following foot-note shall be added:—

"Foot-note: All tall/multistoreyed buildings for commercial development over 13.72 metres (45 feet) in height, shall have standby generators for electricity within the buildings."

II. MODIFICATIONS IN THE ZONAL DEVELOPMENT PLAN (ENLARGED ZONE D-1 - CONNAUGHT PLACE AND ITS EXTENSION) INCLUDING DEVELOPMENT CONTROL:

(1) Height Restrictions: On pages 8 and 9 in the text of the Zonal Development Plan (enlarged Zone D-1 Connaught Place and its Extension - Metropolitan City Centre of Delhi) for the existing paragraph 7-8 the following paragraph shall be substituted namely:—

“7-8. For the Metropolitan City Centre of Delhi, there is no height restriction for commercial/office buildings. However, the height shall be governed by the F.A.R. applicable and the architectural control, prescribed by the Delhi Urban Art Commission.”

(2) Parking Standards: On page 11 in the text of the Zonal Development Plan (Enlarged Zone D-1 - Connaught Place and its Extension - Metropolitan City Centre of Delhi), the table stipulating the parking standards, for various type of activities, shall be omitted and the parking standards mentioned in note (2) on page 61 of the Master Plan for Delhi Modification No. I(2) above) shall apply.

K. BISWAS,
Director.

**DELHI DEVELOPMENT AUTHORITY
UNAUTHORIZED COLONIES CELL & ZONE "J",
12th FLOOR, VIKAS MINAR,
NEW DELHI-110002**

F.20 (11)86/MP/ *D-72*Date: *22-3/16*

To,

The Vice Chancellor- I/C
Indira Gandhi National Open University,
Maidan Garhi,
New Delhi 110068

Sub: Enhancement of Ground coverage and FAR as per Master plan 2021 at IGNOU Campus.

Ref: Your letter dated 18/10/2015 addressed to VC, DDA.

Sir,

This is with reference to your letter dated 18/10/2015 regarding enhancement of Ground coverage and FAR as per Master Plan 2021 at IGNOU campus. In this regard, I am directed to inform as under:

As per Table 13.6, Development Norms for Education Facilities (Higher Education) of MPD-2021, the following are the norms for universities :-

<u>Sr. No.</u>	<u>Category</u>	<u>Ground Coverage</u>	<u>FAR</u>	<u>Height</u>	<u>Other controls</u>
4	University Campus including International Education Centre (IEC) – Large campus (10 ha and above) will be divided into following four parts: a) Academic including Administration (45% of total land area)	30%	225	37 m	1. Parking standard @ 1.33 ECS / 100 sq m of floor area. 2. Other controls related to basements etc. are given in the Development Code chapter. 3. Landscape plan to be prepared.
	b) Residential (25% of total land area)	1.Regulations for group housing shall apply. 2.The land shall be reserved for facilities as per residential norms.			
	c) Sports and Cultural activities (15%)	10%	15	26 m	
	d) Parks and Landscape (15%)	N. A.			

Chandu Bhutia
(Chandu Bhutia)
Director (Plg.) UC & J



अतिरिक्त आयुक्त (योजना)-I
 आयरी सं. 195
 दिनांक 5/3/21



निदेशक (योजना)
 यु.सी. जे व जी (यू.ई.)
 आयरी सं: 53
 दिनांक : 10.03.2021

F.No. Reg(Admn.)/2021/10427
 Dated: 3rd March, 2021

The Additional Commissioner (Plg-I)
 Delhi Development Authority,
 5th Floor, Vikas Minar
 New Delhi

Ref.: Recommendation of Development Control Norms of Proposed Admin Block and V.C. Residence at IGNOU Campus, Maidan Garhi, New Delhi

Sir,

With reference to above mentioned subject, the O/o SA (RD)-I, CPWD has developed the scheme of proposed Admin Block and V.C. Residence in consultation with client department which consist of Administrative Block (G+5) and V.C. Residence (G+1). The scheme was also approved by the IGNOU authorities. In this regard, it is to state that 150 Acres of land was allotted to IGNOU in two phases i.e. (i) 100 Acres and (ii) 50 Acres.

DDA Technical Committee vide their Minutes of Meeting No. 47 dated 27.04.1987 at Annexure 'A' changed the land-use of 100 Acres from Agriculture to 'Institutional' (Education-IGNOU) and 50 Acres exclusively for plantation, nursery & greenery. DDA Technical Committee also recommend vide Para 6 (d) that "in no case the building shall be above 276 MSL and further subject to that no block within this height shall be more than 26 m in height".

Further fresh NOC for height clearance was obtained from Airport Authority of India vide letter No. AAI/RHQ/NR/ATM/NOC/2021/89/374-377 dated 24.02.2021 which is valid up to 22.02.2029 at Annexure-B wherein permissible top elevation in mtrs. above Mean Sea Level (AMSL) is 293.99 mtrs.

In view of above, it is requested to increase height restriction of 276 MSL to 293.99 MSL as per the latest NOC received from Airport Authority of India.

Thanking you,

Yours sincerely,

(Signature)
 (Dr. V.B. Negi)
 Registrar (I/c)

Enclosure:

1. Annexure A: DDA Technical Committee Minutes of Meeting No. 47 dated 27.04.1987
2. Annexure B: AAI Letter No. AAI/RHQ/NR/ATM/NOC/2021/89/374-377 dated 24.02.2021

प्रशासन प्रभाग
 Administration Division
 T +91-11-29532098, 29571402
 F +91-11-29532312

Please examine and put up
- Dir. U&S mps
10/03/2021
11/03/2021
 Indira Gandhi National Open University
 मैदान गढ़ी, नई दिल्ली-110068, भारत | www.hindi.ignou.ac.in
 Maidan Garhi, New Delhi-110068, INDIA | www.ignou.ac.in



AAZ (R/R2) NR/ATM (NOC/2021/89) / 374-377

मालिक का नाम एवं पता

Dr. M. Shanmugam, Registrar, Indira Gandhi National Open University

दिनांक/DATE:

24-02-2021

OWNERS Name & Address

Dr. M. Shanmugam, Registrar, IGNOU, Maidan Garhi IGNOU ROAD South West Delhi Delhi 110068

वैधता/ Valid Up to:

22-02-2029

ऊँचाई की अनुमति हेतु अनापत्ति प्रमाण पत्र (एनओसी)
No Objection Certificate for Height Clearance

1) यह अनापत्ति प्रमाण पत्र भारतीय विमानपत्तन प्राधिकरण (भाविप्रा) द्वारा प्रदत्त दायित्वों के अनुक्रम तथा सुरक्षित एवं नियमित विमान प्रचालन हेतु भारत सरकार (नागर विमानन मंत्रालय) की अधिसूचना जी. एस. आर. 751 (ई) दिनांक 30 सितम्बर, 2015, जी. एस. आर. 770 (ई) दिनांक 17 दिसंबर 2020 द्वारा संशोधित, के प्रावधानों के अंतर्गत दिया जाता है।

1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR751 (E) dated 30th Sep.2015 amended by GSR770(E) dated 17th Dec 2020 for safe and Regular Aircraft Operations.

2) इस कार्यालय को निम्नलिखित विवरण के अनुसार प्रस्तावित संरचना के निर्माण पर कोई आपत्ति नहीं है।

2. This office has no objection to the construction of the proposed structure as per the following details:

अनापत्ति प्रमाणपत्र आईडी / NOC ID	SAFD/NORTH/B/020921/527750
आवेदक का नाम / Applicant Name*	Mahesh Kumar Shivhare
स्थल का पता / Site Address*	Administrative Block at Khasra No 574, Indira Gandhi National Open University, CAMPUS MAIDAN GARHI, New Delhi-110068, MAIDAN GARHI, South West Delhi, Delhi
स्थल के निर्देशांक / Site Coordinates*	28 29 38.84N 77 12 10.56E, 28 29 36.66N 77 12 10.72E, 28 29 39.12N 77 12 14.31E, 28 29 36.86N 77 12 14.40E
स्थल की ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर), (जैसा आवेदक द्वारा उपलब्ध कराया गया) / Site Elevation in mtrs AMSL as submitted by Applicant*	259.99 M
अनुमन्य अधिकतम ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर) / Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	293.99 M

* जैसा आवेदक द्वारा उपलब्ध कराया गया / As provided by applicant*

3) यह अनापत्ति प्रमाण पत्र निम्नलिखित नियम व शर्तों के अधीन है: -

3. This NOC is subject to the terms and conditions as given below:

क) आवेदक द्वारा उपलब्ध कराए गए स्थल की ऊँचाई तथा निर्देशांक को, प्रस्तावित संरचना हेतु अनुमन्य अधिकतम ऊँचाई जारी करने के लिए प्रयोग किया गया है। भारतीय विमान पत्तन प्राधिकरण, आवेदक द्वारा उपलब्ध कराये गए स्थल की ऊँचाई तथा निर्देशांक की यथार्थता का ना तो उत्तरदायित्व वहन करता है, और ना ही इनको प्रमाणीकृत करता है। यदि किसी भी स्तर पर यह पता चलता है कि वास्तविक विवरण, आवेदक द्वारा उपलब्ध कराए गए विवरण से भिन्न है, तो यह अनापत्ति प्रमाण पत्र अमान्य माना जाएगा तथा कानूनी कार्यवाही की जाएगी। सम्बंधित विमान क्षेत्र के प्रभारी अधिकारी द्वारा एयरक्राफ्ट नियम 1994 (भवन, वृक्षों आदि के कारण अवरोध का विध्वंस) के अधीन कार्यवाही की जायेगी।

a. Permissible Top elevation has been issued on the basis of Site coordinates and Site Elevation submitted by Applicant. AAI neither owns the responsibility nor authenticates the correctness of the site coordinates & site elevation provided by the applicant. If at any stage it is established that the actual data is different, this NOC will stand null and void and action will be taken as per law. The officer in-charge of the concerned aerodrome may initiate action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994".

ख) अनापत्ति प्रमाण पत्र के आवेदन में आवेदक द्वारा उपलब्ध कराए गए स्थल निर्देशांक को सड़क दृश्य मानचित्र और उपग्रह मानचित्र पर अंकित किया गया है जैसा कि अनुलग्नक में दिखाया गया है। आवेदक / मालिक यह सुनिश्चित करे कि अंकित किए गए निर्देशांक उसके स्थल से मेल खाते हैं। किसी भी विसंगति के मामले में, नामित अधिकारी को अनापत्ति प्रमाण पत्र रद्द करने के लिए अनुरोध किया जाएगा।

b. The Site coordinates as provided by the applicant in the NOC application has been plotted on the street view map and satellite map as shown in ANNEXURE. Applicant/Owner to ensure that the plotted coordinates corresponds to his/her site. In case of any discrepancy, Designated Officer shall be requested for cancellation of the NOC.

ग) एयरपोर्ट संचालक या उनके नामित प्रतिनिधि, अनापत्ति प्रमाण पत्र नियमों और शर्तों का अनुपालन सुनिश्चित करने के लिए स्थल (आवेदक या मालिक के साथ पूर्व समन्वय के साथ) का दौरा कर सकते हैं।

c. Airport Operator or his designated representative may visit the site (with prior coordination with applicant or owner) to ensure that NOC terms & conditions are complied with.

घ) संरचना की ऊँचाई (सुपर स्ट्रक्चर सहित) की गणना अनुमन्य अधिकतम ऊँचाई (ए एम एस एल) से स्थल की ऊँचाई को घटाकर की जायेगी। अर्थात्, संरचना की अधिकतम ऊँचाई = अनुमन्य अधिकतम ऊँचाई (-) स्थल की ऊँचाई।

d. The Structure height (including any superstructure) shall be calculated by subtracting the Site elevation in AMSL from the Permissible Top Elevation in AMSL i.e. Maximum Structure Height = Permissible Top Elevation minus (-) Site Elevation.



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

SAFD/NORTH/B/020921/S2775Q

- घ) अनापत्ति प्रमाण पत्र जारी करना, भारतीय एयरक्राफ्ट एक्ट 1934, के सेक्शन 9-A तथा इसके अंतर्गत समय-समय पर जारी अधिसूचनाएं तथा एयरक्राफ्ट नियम (1994 भवन, वृक्षों आदि के कारण अवरोध का विध्वंस) के अधीन है।
e. The issue of the 'NOC' is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and any notifications issued there under from time to time including, "The Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994".
- छ) कोई भी रेडियो/ टीवी एन्टीना, लाइटनिंग अरेस्टर, सीढ़िया, मुम्टी, पानी की टंकी अथवा कोई अन्य वस्तु तथा किसी भी प्रकार के संलग्नक उपस्कर पैरा 2 में उल्लेखित अनुमन्य अधिकतम ऊँचाई से ऊपर नहीं जानी चाहिए।
f. No radio/TV Antenna, lightening arresters, staircase, Mummy, Overhead water tank or any other object and attachments of fixtures of any kind shall project above the Permissible Top Elevation as indicated in para 2.
- ज) विमानक्षेत्र संदर्भ बिंदु के 8 KM के भीतर तेल, बिजली या किसी अन्य ईंधन का उपयोग जो उड़ान संचालन के लिए धुएं का खतरा पैदा नहीं करता है, ही मान्य है।
g. Use of oil, electric or any other fuel which does not create smoke hazard for flight operation is obligatory, within 8 KM of the Aerodrome Reference Point
- झ) यह प्रमाणपत्र इसके जारी होने की तारीख से 8 साल की अवधि के लिए वैध है। एक बार रिवेलीडेशन की अनुमति दी जा सकती है, बशर्ते कि इस तरह का अनुरोध एनओसी की समाप्ति की तारीख से छह महीने के भीतर किया जाए और प्रारंभिक प्रमाणपत्र 8 साल की वैधता अवधि के भीतर प्राप्त किया जाए।
h. The certificate is valid for a period of 8 years from the date of its issue. One-time revalidation shall be allowed, provided that such request shall be made within six months from the date of expiry of the NOC and commencement certificate is obtained within initial validity period of 8 years.
- ट) भवन के निर्माण के दौरान या उसके बाद किसी भी समय स्थल पर ऐसी कोई भी लाइट या लाइटो का संयोजन नहीं लगाया जाएगा जिसकी तीव्रता, आकृति या रंग के कारण वैमानिक या उड़ान लाइटों के साथ भ्रम उत्पन्न हो। विमान के सुरक्षित प्रचालन को प्रभावित करने वाली कोई भी गतिविधि मान्य नहीं होगी।
i. No light or a combination of lights which by reason of its intensity, configuration or colour may cause confusion with the aeronautical ground lights of the Airport shall be installed at the site at any time, during or after the construction of the building. No activity shall be allowed which may affect the safe operations of flights.
- ठ) आवेदक द्वारा विमानपत्तन पर या उसके आसपास विमान से उत्पन्न शोर, कंपन या विमान प्रचालन से हुई किसी भी क्षति के विरुद्ध कोई शिकायत/दावा नहीं किया जाएगा।
j. The applicant will not complain/claim compensation against aircraft noise, vibrations, damages etc. caused by aircraft operations at or in the vicinity of the airport.
- ड) डे मार्किंग तथा सहायक विद्युत आपूर्ति सहित नाइट लाइटिंग (डीजीसीए भारत की वेबसाइट www.dgca.nic.in पर उपलब्ध) नागर विमानन आवश्यकताएं श्रृंखला 'बी' पार्ट 1 सेक्शन-4 के चैप्टर 6 तथा अनुलग्नक 6 में विनिर्दिष्ट दिशानिर्देशों के अनुसार उपलब्ध कराई जाएंगी।
k. Day markings & night lighting with secondary power supply shall be provided as per the guidelines specified in chapter 6 and appendix 6 of Civil Aviation Requirement Series 'B' Part I Section 4, available on DGCA India website: www.dgca.nic.in
- ड) भवन के नक्शे के अनुमोदन सहित अन्य सभी वैधानिक अनापत्ति, संबंधित प्राधिकरणों से लेना आवेदक की जिम्मेदारी होगी, क्योंकि इस ऊँचाई हेतु अनापत्ति प्रमाणपत्र लेने का उद्देश्य सुरक्षित एवं नियमित विमान प्रचालन सुनिश्चित करना है तथा इसे भूमि के स्वामित्व आदि सहित किसी अन्य उद्देश्य/ दावे के लिए दस्तावेज के रूप में प्रयोग नहीं किया जा सकता।
l. The applicant is responsible to obtain all other statutory clearances from the concerned authorities including the approval of building plans. This NOC for height clearances is only to ensure safe and regular aircraft operations and shall not be used as document for any other purpose/claim whatsoever, including ownership of land etc.
- ण) इस अनापत्ति प्रमाणपत्र आईडी का मूल्यांकन Chillarki, I.G.I Airport, Jewar, Rohini Heliport, Safdarjung Airport, Sampla, Sikandrabad विमानक्षेत्रों के संबंध में किया गया है। यह अनापत्ति प्रमाणपत्र भारतीय विमान पत्तन प्राधिकरण के विमानक्षेत्रों और अन्य लाइसेंस प्राप्त सिविल विमानक्षेत्रों, जो जी. एस. आर. 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के अनुसूची - III, अनुसूची - IV (भाग- 1), अनुसूची- IV (भाग-2), केवल RCS हवाई अड्डे और अनुसूची- VII में सूचीबद्ध हैं, के लिए जारी किया गया है।
m. This NOC ID has been assessed with respect to the Chillarki, I.G.I Airport, Jewar, Rohini Heliport, Safdarjung Airport, Sampla, Sikandrabad Airports. NOC has been issued w.r.t. the AAI Aerodromes and other licensed Civil Aerodromes as listed in Schedule - III, Schedule - IV (Part-I), Schedule- IV (Part-2); RCS Airports Only) and Schedule-VII of GSR 751(E) amended by GSR770(E)
- त) यदि स्थल रक्षा विभाग के विमान क्षेत्र के अधिकार क्षेत्र में आता है, जैसा कि जीएसआर 751 (ई) की अनुसूची-V में सूचीबद्ध है, तो आवेदक को रक्षा विभाग से अलग से अनापत्ति प्रमाणपत्र लेना होता है। जीएसआर 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के नियम 13 के अनुसार, आवेदकों को उन स्थलों के लिये, जो जीएसआर 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के अनुसूची- IV (भाग-2); आरसीएस हवाई अड्डों के अलावा) के रूप में सूचीबद्ध बिना लाइसेंस वाले विमान क्षेत्र के अधिकार क्षेत्र में आता है, तो संबंधित राज्य सरकार से भी अनापत्ति प्रमाणपत्र लेने की आवश्यकता है।
n. Applicant needs to seek separate NOC from Defence, if the site lies within the jurisdiction of Defence Aerodromes as listed in Schedule - V of GSR 751 E amended by GSR770(E). As per rule 13 of GSR 751 E amended by GSR770(E), applicants also need to seek NOC from the concerned state government for sites which lies in the jurisdiction of unlicensed aerodromes as listed in Schedule-IV (Part-2; other than RCS airports) of GSR 751 E amended by GSR770(E)
- थ) अनापत्ति प्रमाण पत्र (एनओसी) की किसी भी त्रुटि/व्याख्या की स्थिति में अंगरेजी अनुवाद ही मान्य होगा।
o. In case of any discrepancy/interpretation of NOC letter, English version shall be valid.
- द) स्थल की ऊँचाई और/या सरचना का ऊँचाई के किसी भी विवाद में अनुमन्य अधिकतम ऊँचाई एएमएसएल में ही मान्य होगी।
p. In case of any dispute with respect to site elevation and/or AGL height, Permissible Top Elevation in AMSL shall prevail.



SAFD/NORTH/B/020921/527750

क्षेत्र का नाम / Region Name: उत्तर/NORTH

डॉ. के. ए. कबीर / K.K.A. KABIR
 प्रबन्धक (विमान वातावरण प्रशासन) / डॉ. के. ए.
 General Manager (ATM) NR
 भारतीय विमानपत्तन प्राधिकरण
 Airports Authority of India
 प्रबन्धक कार्यालय / Operational Office
 रंगपुरी, गुडग्राम रोड, नई दिल्ली-37
 Rangpuri, Gurugram Road, N.D.-37

पदनामित अधिकारी/Designated Officer	<i>K. Kabir</i> 24.02.2021
नाम/ पदनाम/दिनांक सहित हस्ताक्षर Name/Designation/Sign with date	
द्वारा तैयार Prepared by	<i>Deepak</i> 24.02.2021 <i>Deepak Kumar</i> MR (ATM)
द्वारा जांचा गया Verified by	<i>संयुक्त प्र (एटीएम)</i> 24/2/21

ईमेल आईडी / EMAIL ID : noc_nr@aai.acro

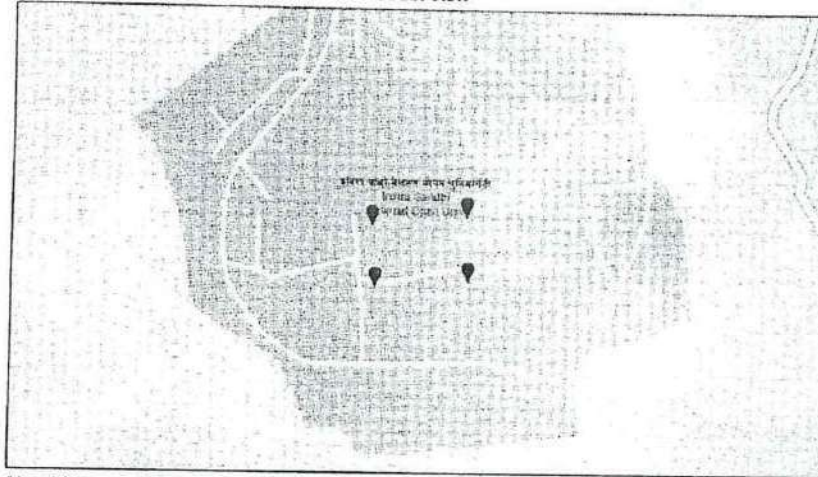
फोन/ Ph: 011-25653551

ANNEXURE/अनुलग्नक

Distance From Nearest Airport And Bearing/निकटतम विमानक्षेत्र से दूरी और बीयरिंग

Airport Name/विमानक्षेत्र का नाम	Distance (Meters) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से दूरी (मीटर में)	Bearing(Degree) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से बीयरिंग (डिग्री)
Chillarki	55032.67	71.98
L.G.I Airport	12139.47	131.91
Jewar	52905.75	310.64
Rohini Heliport	31892.05	152.67
Safdarjung Airport	10608.15	180.58
Sampla	52042.49	132.95
Sikandrabad	50637.21	281.49
NOCID	SAFD/NORTH/B/020921/527750	

Street View



February 9, 2021

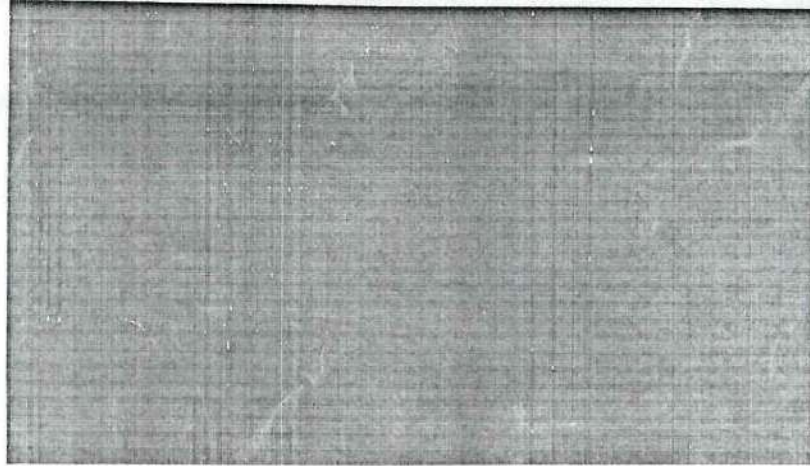
0 0.03 0.06 0.09 0.12 km
 0 0.04 0.08 0.12 mi



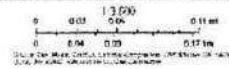
भारतीय विमानपत्तन प्राधिकरण
 AIRPORTS AUTHORITY OF INDIA

SAFD/NORTH/B/020921/527750

Satellite View



February 2021



MPD-2021 modified upto 31/12/2020

Table 13.5: Planning Norms and Standards for Education Facilities (Higher Education)

Sl. No.	Category	Pop./ unit (approx.)	Plot Area
1	Vocational Training Centre(ITI/ Polytechnic / Vocational Training Institute/ Management Institute/ Teacher Training Institute etc.), Research and Development centre	5.0 lakh	0.4 ha
2	General College	5.0 lakh	As per UGC norms
3	Professional College (Technical)	5.0 lakh	As per the AICTE norms.
4	University Campus including International Education Centre (IEC) – Large campus (10 ha and above) will be divided into following four parts: a) Academic including Administration (45% of total land area). b) Residential (25% of total land area). c) Sports and Cultural activities (15% of total land area). d) Parks and Landscape (15% of total land area).	4 sites in urban extension.	Upto 20.0 ha

Upto 10% variation in plot size is permitted.

Table 13.6: Development Controls for Education Facilities (Higher Education)

Sl. No.	Category	Maximum			Other Controls
		Ground Coverage	FAR	Height	
1	Vocational Training Centre (ITI/Polytechnic / Vocational/ Training Institute/ Management Institute/ Teacher Training Institutes etc.) / Research and Development centre.	35%	¹ [225]	37 m	1. ² [Upto 30% of max. permissible FAR can be used for hostel accommodation for the students.] 2. Parking standard @ 1.33 ECS / 100 sq m of floor area. The areas earmarked for parking if misused liable to be municipalized / taken over by the authority. 3. Other controls related to basements etc. are given in the Development Code chapter.
2	General College				
3	Professional College (Technical)				

¹⁻² Modified vide S.O. 2895(E) dated 23-09-2013

148906/2021/O/o DIRECTOR (PLG)UC & ZONE J

MPD-2021 modified upto 31/12/2020

Sl. No.	Category	Maximum			Other Controls									
		Ground Coverage	FAR	Height										
4	University Campus including International Education Centre (IEC) - Large campus (10 ha and above) will be divided into following four parts:	30%	1 ¹ [225]	37 m	1. Parking standard @ 1.33 ECS / 100 sq m of floor area. 2. Other controls related to basements etc. are given in the Development Code chapter. 3. Landscape plan to be prepared.									
	a) Academic including Administration (45% of total land area)													
	b) Residential (25% of total land area)	1. Regulations for group housing shall apply. 2. The land shall be reserved for facilities as per residential norms.												
	c) Sports and Cultural activities (15%)	10%	15	26 m										
	d) Parks and Landscape (15%)	N. A.												
2 ² [5]	College i. In case of old colleges plot will be divided as follows: Area per college : 4.0 ha <table border="1"> <tr> <td>a. College Building area</td> <td>1.8 ha</td> <td>45%</td> </tr> <tr> <td>b. Play field area</td> <td>1.8 ha</td> <td>45%</td> </tr> <tr> <td>c. Residential including hostel area</td> <td>0.4 ha</td> <td>10%</td> </tr> </table> ii. In case of variation in area the % to be followed.	a. College Building area	1.8 ha	45%	b. Play field area	1.8 ha	45%	c. Residential including hostel area	0.4 ha	10%	1. Development control norms for academic college building area & residential will be same as S. No. 4 above]			
a. College Building area	1.8 ha	45%												
b. Play field area	1.8 ha	45%												
c. Residential including hostel area	0.4 ha	10%												

¹ Modified vide S.O. 2895(E) dated 23-09-2013² Added vide S.O. 1215(E) dated 13-05-2013

[Agenda for Technical Committee]

ITEM NO. ____:2021

SUBJECT: Planning permission for Petrol Pump/CNG station on Private Land Khasra No. 65/11/2(0-12), 12/2(3-19), (65/11/2 & 65/12/2), village – Bakhtawarpur, Taluka – Alipur, District North, Delhi in view of notified regulations dated 08.03.2019.

[File No. PLG/MP/0002/2021/F-7/-O/o ADDL. COMMR(PLG-PROJ MPMR)]

1.0 BACKGROUND

- 1.1 Delhi Development Authority vide S.O. 1244 dated 08.03.2019 notified 'Regulations for setting up of Fuel Stations on Privately owned Lands in National Capital Territory of Delhi'.
- 1.2 A File bearing no. F.13(24)2019/NOC/Pvt.Land was received from Director (CL), DDA vide which application of Sh. Vishal Chauhan for grant of NOC for setting up Petrol Pump/CNG station on Private Land Khasra No. 65/11/2(0-12), 12/2(3-19), (65/11/2 & 65/12/2), village – Bakhtawarpur, Taluka – Alipur, District North, Delhi was received.
- 1.3 Commercial Lands Branch issued Modalities for processing of applications seeking NOC for setting up of Petrol Pump on private land in December 2019.
- 1.4 Master Plan & Development Control (MP&DC) Section, Planning Department vide note dated 20.02.2020 conveyed that cases received from CL Branch shall be examined in Planning file and these cases shall be put up in the Technical Committee (T.C.) Meeting for approval of planning permission. The decision of T.C. will be communicated to CL Branch for further necessary action. **(Annexure-A)**

2.0 EXAMINATION

- 2.1 Proposed site is situated at Hiranki Road on Khasra No. 65/11/2(0-12), 12/2(3-19), (65/11/2 & 65/12/2), having ROW of 30.62 m (100.48 ft) as per Revenue Deptt. Survey Report **(Annexure-B)**, situated in Bakhtawarpur Village on main Bakhtawarpur-Burari road, Delhi-110036.
- 2.2 A Site Inspection and Survey was conducted by Planning Department on 12.11.2020 in order to scrutinize the application submitted by the applicant as per planning parameters laid down in Gazette Notification S.O. 1244 dated 08.03.2019 in continuation to the documents such as site located on ZDP of Zone P-II by applicant, PESO approval (along with approved drawing), etc. enclosed in the file received from CL branch. **(Annexure-C)**
- 2.3 Based on the above, the matter was examined and following are the observations:

S.No	Planning Parameters	Status		Remarks
		As per information furnished by applicant	As per examination by Planning Department, DDA	
1	Land use Details of the site			
a	Planning Zone in which the site falls	-	P-II	-
b	Land use as per MPD-2021/ Zonal Development Plan	-	Residential/ Government	ZDP of Zone P-II showing the location. (Annexure-D)
c	Whether site lies in Urban area or Rural area	-	Urban	Village Bakhtawarpur declared 'Urban' as per S.O. 3302(E), Dept. of Urban Development, GNCTD vide notification no. F7(128)/DLB/2019/000580156/1460 0-15 dt. 20.11.2019 (Annexure-E)
d	Whether in prohibited Zone	No	No	-
e	Whether in Green Belt	No	No	-
f	Whether part of approved Layout plan by Government/DDA	-	No	-
g	Whether Site falls in Land Pooling Zone	-	No	As per MPD-2021, Annexure 4.0(I), Vill. -Bakhtawarpur falls under LDRA village in urban extension which is not a Land Pooling village. (Annexure-F)
h	Name of Land Pooling Zone & Sector number	-	N/A	
i	Undertaking for participation in Land Policy	-	N/A	
2	Plot Details			
a	Category of Fuel Station – CNG/ CNG Mother Station/ Petrol/ EVC	CNG, Petrol Pump & EVC	CNG, Petrol Pump	Lol from IOCL dated 15.03.2021 (Annexure- G) As per the minutes of 7 th TC meeting held on 05.10.2020, "EV charging may not be considered in the proposal till the norms are formulated and notified."
b	Proportion & Location of CNG & EVC earmarked in the map	-	-	-

c	Area of plot (in sq. m)	1080 Sqm.	1080 Sqm.	(As per PESO drawing in the file received from CL branch)
d	Plot Dimensions (in Metre) - Front - Back - Left - Right	Front- 30 m Back- 30 m Left- 36 m Right- 36 m	36 m 36 m 30 m 30 m	(As per PESO drawing in the file received from CL branch)
e	Whether Plot frontage is at least 30 m, if not what is it?	Yes	Yes	(As per PESO drawing in the file received from CL branch)
f	Width of land left between existing RoW & proposed RoW to be maintained as Green (except entry & exit)	8 m	8.04 m	(As per PESO drawing in the file received from CL branch)
g	Area of land left for Green/ parking, if Plot size is more than 1485 sq m	-	N/A	-
h	Site plan showing ingress & egress points	-	Yes	(As per PESO drawing in the file received from CL branch)
3	Road/ Approach details			
a	Whether the Site lies on National Highway	-	No	-
b	Proposed RoW (as per notified ZDP)	-	Not a Master Plan / Zonal Plan existing / proposed Road	<i>As per S.O. 1244(E) 3.0 i) It shall be located on Master Plan / Zonal Plan existing / proposed roads of minimum 30-meter right of way (as per Master Plan / PWD / MCD / Revenue records).</i>
c	Existing road width in front of the plot	100 ft. (30.48 m)	30.50 m	30.50 m proposed RoW (8.50 m metalled road) (As per Site survey report) As per document (sizra map from revenue dept.) submitted by applicant, the RoW is 100.48 ft (30.62m). (Annexure- B as above)
4	Distance of site from nearest intersection			
a	From minor road having RoW less than 30m	-	35.50 m	Less than 50 m, which is NOT in conformity with the provisions stipulated in Regulations, dated 08.03.2019. Applicant has claimed the minor road is a dead end and has submitted google map image. (Annexure- H)

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b	From major road having RoW more than 30m	-	600m (Approx.)	More than 100 m, which is in conformity with the provisions stipulated in Regulations, dated 08.03.2019.
5	Distance of site from the nearest fuel station of same category.			
a	Divided carriageway - Same side of road - Opposite side of road	-	N/A	-
b	Undivided Carriageway - Same side of road - Opposite side of road	-	More than 1000 m, which is in conformity with the provisions stipulated in Regulations, dated 08.03.2019.	
6	Approvals/NOC taken from other Authorities			
a	Approval from PESO	-	Yes	To be verified by CL branch
b	NOC from Traffic Police	-	Not submitted	As per minutes of 7th TC Meeting held on 05.10.2020, "Traffic Police NOC may be allowed to be submitted before the issuance of final letter from Land Disposal Section of DDA.
c	Approval from NHAI (if applicable)	-	Not applicable	-
d	Any other approval/ NOC (if taken)	-	-	-
7	Current Status of Site	-	Vacant Land	As per Site Survey Report, the site is Vacant.
8	Any other information/detail furnished	-	-	Undertaking w.r.t 'temporary permission of five years or till the layout plan is prepared (whichever is earlier)' submitted in compliance of S. No. 6 of Minutes of 4th TC dated 14.08.2020. (Annexure-I)

3.0 PROPOSAL

In view of para 2.0 above, the proposal for planning permission for use of privately owned land for setting up of Petrol Pump/ CNG station is placed before the Technical Committee for its decision.

4.0 RECOMMENDATION

The proposal as contained in para 3.0 above is placed before the Technical Committee for its decision.

Plg. Asst./
(Narela Project)

Asst. Dir (Plg.)/
(Narela Project)

Director (Plg.)/
(Narela Project)

Addl. Commr. (Plg.)/
(Narela Project)

- 86/c -



Doc. No. 254
Date 20/2/2020

DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
6th Floor, VikasMinar
I.P. Estate, New Delhi - 110002

No. F.7(23)67/MP/Pt-I/Vol.-II / 81

Dated: 20.02.2020

Sub:- Processing of cases of fuel stations on privately owned land forwarded by Commercial land branch in planning department.

The regulations for setting up of fuel stations on privately owned lands in Govt. of NCT of Delhi were notified vide S.O. No. 1244(E) dated 08.03.2019 under Sub-section (1) of section 57 of DD Act 1957.

In pursuance of the notification, modalities for processing of application in the form of office order was issued on 06.12.2019 under the signature of Pr. Commissioner (Land Disposal). In Para 4 & 5 of the said modalities it is mentioned that Planning Deptt. shall examine the terms of conformity of the proposed land/plot w.r.t. prescribed conditions of regulations 1, 2 & 3 of the notification and issue NOC/clearance.

In this regard, it has been decided that the cases received from C.L. branch shall be examined in planning file by the all the planning unit as per the details provided in application Performa (Annexure 'A' of modalities) and the conditions mentioned in notified regulation. In case of any deficiency, the same shall be completed by the concerned department of DDA. Thereafter, these cases shall be put up in the Technical Committee meeting for approval / planning permission and the decision of the T.C. will be communicated to C.L. Branch for further necessary action. A copy of the regulations modalities and conversion charges are enclosed for ready reference.

This issue with the approval of Commissioner (Plg.).

Encl:- As above

डप निदेशक (यो) लैंड पु.
आयसी सं. 190
दिनांक 21.02.2020

Shikha
20/02/2020
(Shikha Bhargava)
Dy. Director (Plg.) MP

Copy to :-

1. Addl. Commr. (Plg.) I/III/II/Projects.
2. Director (Plg.) Land Pooling & Zone K-I/L/N
3. Director (Plg.)MP
4. Director (Plg.)UTTIPEC
5. Director (Plg.)AP-II
6. Director (Plg.)AP-III
7. Director (Plg.)E & O
8. Director (Plg.) UC & Zone 'J'
9. Director (Plg.)MPMR & NCR
10. Director (Plg.) Co-ordination
11. Director (Building)

Copy for information to:-

1. Principal Commissioner, Land Disposal.
2. Addl. Chief Architect, VC office, DDA.

DD(P4)LP-I
DD(P4)LP-II
21/02/20

Copy to :

सीमांत जं

82

आमदा पत्रा पत्रा 9909/Som/AP तां 16 ³/₂₀₂₁
 आ आलातान विमा गमा 1 पत्रा में अत वलावला
 आ रावरा नं 65/11/2 व 65/12/2 की रिपोर्ट क
 कवच में है रावरा नं 65/12/2 आरडि नं
 8/1970-71 (Construction of Road) क लिए
 आदिगुणा हुई थी (आरडि आ आत लख लखने)
 अरबत रहे मदाना P.W.D. क लख आता है
 रावरा नं 65/12/2 क लख जं रहे आदिगुणा
 हुई है व लखन 100.48 है रिपोर्ट पत्रा है

~~P.K.S.~~

सीमांत
P.W.D. क लखन विभागांत

16/3/21

18/3/21

~~Temp AP~~ Forward the report to concern person. 18/3/21

~~4/3/21~~
S.D.M (AP)

18/3/21

Teh (AP)



149356/2021/AD(PLG-NARELA PROJECTS)

खतौनी चकबन्दी
Khatouni Consolidation

81

Village: गुरेला सीमावाचक नम्बर Had Bast No. 30 सील गुरेला जिला दिल्ली Distt. Delhi

नम्बर खेवट Khewat No.	नम्बर खतौनी Khatouni No.	नाम भूमिधर मय अहवाल Name of Bhoomi- dhar with detail	नाम आसामी मय अहवाल Name of Asammi with detail	सिंचाई के साधन Means of irrigation	नम्बर खसरा Khesra No.	रकबा Area	कीमत नगजे चकबन्दी Valuation for conso- lidation	मुआमला Land Revenue	विशेष विवरण Remarks
1	2	3	4	5	6	7	8	9	10
961/14	170/140	175 का	गुरेला 15 का 15 का 4 का 175 का		65 12 1 1	0-16 0-16			
			गुरेला गुरेला गुरेला गुरेला						37 मल है गुरेला & 115 8/3/21

AWARD NO.

8/1970-71

Name of the Village:BAKHTAWARPURNature of acquisition:PERMANENTPurpose of acquisition:CONSTRUCTION OF ROADA W A R D

These are proceedings for determination of sation u/s 11 of the Land Acquisition Act. The land s village Bakhtawarpur measuring 36 bighas was notified of the Land Acquisition Act vide notification No.F.15(11) 55-ec-L&H(iii) dated 30.5.69 for a public purpose namely, for Construction of Road. Provisions of sub-section (1) of section 17 of the said Act were also made applicable to area and hence the interested persons were not given any opportunity to file their objections u/s 5-A. The Delhi Administration issued a declaration u/s 6 of the said Act for the acquisition of above mentioned area vide notification No.F.15(190)/55-L&H(iv) dated 30.5.69. In pursuance of the above declaration u/s 6, notices u/s 9 & 10 of the said Act were issued to all the persons interested in the land now under acquisition. The claims filed by the claimants are discussed hereafter under the heading 'CLAIMS'.

MEASUREMENT

The area as given in the declaration u/s 6 is 36 bighas but it has been found as 36 bighas 15 biswas at the time of measurement made by the field staff. The increase of 15 biswas is due to wrong measurement at the time of publication of notification u/s 4 & 6. Out of this area Khasra Nos. 104/1 & 108/1 are owned by the District Board and are under (0-13) (4-06) the possession of Corporation as per revenue record. The area now under acquisition is also being acquired for the use of Corporation. Hence this area shall not be acquired and necessary adjustment will be made by the department concerned on its own level. Thus the actual area to be acquired now comes to 31 bighas 16 biswas.

CLASSIFICATION OF LAND

-2-

CLASSIFICATION OF LAND

The details of khasra Nos. in form 7-A have been prepared under para 55 of the Financial Commissioner's order No.28 which are as under:-

S.No.	Khasra No.		Area		Kind of land.
	Rect.No.	Kill.Nos.	Big.	Bis.	
1.	44	17/1	0	06	Abpash.
2.		25/1	1	00	-do-
3.	45	21/2	1	12	-do-
4.	52	11/2	1	03	-do-
5.		1/2/2	0	19	-do-
6.		2/1	0	03	-do-
7.		9/1	1	03	-do-
8.		10/1	1	02	-do-
9.		11/1	0	03	-do-
10.		12/2	2	02	Ghair Abpash.
11.		19/2	2	05	Abpash.
12.		22/2	2	01	-do-
13.		26	0	04	G.M.Chah.
14.	65	2/1/2	0	11	Rosli.
15.		2/2/2	1	13	-do-
16.		3/2/1	Less than biswa.		
17.		8/1/1	0	13	Abpash
18.		9/1/2	0	04	Rosli.
19.		9/2/1	1	03	Banjar Jadid.
20.		12/1	0	16	Ghair Abpash.
21.		13/1/1	1	08	Abpash.
22.		18/1/2	2	00	Ghair Abpash.
23.		19/1	0	04	Abpash.
24.		23/1/2	1	10	-do-
25.	72	3/1	1	01	Ghair Abpash.
26.		8/1	1	02	Abpash.
27.		13/1	0	02	-do-
28.		18/1	1	00	-do-
29.	105/1(Kh.No.)		0	07	G. M.Sarak.
31.	107/1/1		0	01	G.M.Gitwar.
32.	107/4/1		0	04	G.M.Rasta.
34.	119/1		1	06	G.M.Firni
35.	Rect.No.120	100/1	0	13	G.M.Gadhejat Kha
36.		101/1	0	04	G.M.Gitwar.
37.		103/1	0	03	G.M.Gitwar.
38.		104/1	0	02	-do-
39.		109/1/1	less than biswa		
40.		109/2/1	0	03	G.M.Gitwar.
41.		110/1	0	03	-do-
42.		111/1	less than biswa		
Total:			31	16	

[Handwritten signature]
1575

-3-

The land owners have not raised any objection regarding the measurement and classification of land. At present there is no other alternative left with me except to agree with the measurement and classification proposed by the Naib-Tehsildar (LA), on the basis of entries of Khasra Girdawari and other relevant record. At the time of publication of notification u/s 4, the classification of land is as under:-

Kind of Land.	Area Bis. Bis.
Abpash	18-16
Ghair Abpash	5-19
Rosli	2-08
Banjar Jadid	1-03
G.M.Chah	0-04
G.M.Gitwar	0-16
G.M.Gadhe Khad	0-13
G.M.Sarak	0-07
G.M.Rasta	0-04
G.M.Firni	1-06
	<u>31-16</u>

POSSESSION:- The possession of an area measuring 31 bighas 10 biswas out of the area now under acquisition has already been taken by the department concerned on 19.12.69. The possession of an area measuring 6 biswas was not given as some construction has been made over it by the interested persons.

CLAIMS.

CLAIM	REMARKS
<u>1. Sh. Khacheru etc.</u> Demand compensation @ Rs.30/- per sq.yd.	Failed to produce any evidence in support of their claim. Hence the compensation shall be fixed according to facts and figures collected from the revenue record.
<u>2. Sh. Chandgi etc.</u> As at S.No.I.	-do-
<u>3. Sh. Mange etc.</u> As at S.No.I.	-do-
<u>4. Sh. Lachhman s/o Data Ram</u> As at S.No.I.	-do-
<u>5. Sh. Nihalu etc.</u> As at S.No.I.	-do-
<u>6. Sh. Daya Chand s/o Har Dutt.</u> Demands compensation @ Rs. 8000/- per acre.	-do-

-4-

7. Sh. Deep Chand s/o Surji

Demands Rs.4000/- for the boundary wall and Rs.1000/- for the trees. As at S.No.I.

8. Sh. Shiv Lal s/o Ratt Ram.

As at S.No.6.

-do-

9. Sh. Molar s/o Ganga Sahai.

Demands compensation @ Rs.60000/- per acre for Kh.No.44/17 & Rs.30/- per sq.yd. for Khasra No.120/110.

-do-

10. Sh.Sita Ram s/o Jaishi Ram:

Demands compensation @ Rs. 60000/- per acres.

-do-

11. Sh. Subh Ram s/o Jaishi Ram:

As at S. No.10

-do-

12. Sh. Asha Ram s/o Jaishi Ram through his brother Subh Ram.

As at S.No.10

-do-

13. Sh. Shiv Narain s/o Bhartu.

Demands compensation @ Rs. 80,000/- per acres.

-do-

14. Sh. Ram Narain s/o Juhar Singh:

As at S.No.13

-do-

15. Sh. Nand Ram etc.

Demands compensation @ Rs. 10,000/- per acres.

-do-

16. Sh. Har Narain s/o Juhar Singh:

As at S.No.13.

-do-

17. Sh. Mahender Singh s/o Jage:

As at S.No.13.

-do-

18. Sh. Jai Chand s/o Jaishi Ram:

Demands compensation @ Rs. 80000/- per acres for the land and Rs. 4000/- for the boundary wall.

-do-

19. Sh. Phool Singh s/o Tek Chand.

As at S.No.I.

-do-

20. Sh. Manji s/o Data Ram:

Demands Rs. 25000/- for the land & Rs. 5000/- for the boundary wall & Rs. 5000/- for the trees .

-do-

MARKET-VALUE

Except Khasra No.s 65/2/1, 65/2/2 & 65/9/1 whole of

-5-

the remaining area under acquisition is governed under the Delhi Land Reforms Act, 1954 and cannot be used for purposes other than agriculture without the prior sanction of the prescribed authority.

The land now under acquisition is situated in the form of narrow strip from south to north and a portion of it is abutting on the pucca road which takes off from Alipur as well as the Firni of the village abadi. Abpash, G.Abpash and Banjar Jadid areas of the same quality. Area abutting on the pucca road and circular road is very close to Abadi Deh and is more valueable than the area which is away from it. If whole of the area is assessed at flat rate than it will be a heart burning factor for those whose land is near to abadi deh. In order to assess the proper market value of the area to the full satisfaction of the interested persons it is divided into the following blocks, according to its location, as under:-

BLOCK No.1:- Area abutting on the pucca road running from Alipur to Palla and village circular road comprising of the following Kh.Nos. is included in this block.

Rect. No.44, Killa Nos. 17/1, 25/1, Rect.No.45, Killa No.21/2, Khasra No. 107/1/1, Rect. No.120, Killa Nos. 101/1 103/1, 104/1, 109/2/1 & 110/1.

Total area: 3 bighas 14 Biswas.

BLOCK No.II:- Area away from the circular road as well as pucca road comprising of the following Khasra Nos. is included in this block.

Rect No.52, Killa Nos. 1/1/2, 1/2/2, 2/1, 9/1, 10/1 11/1, 12/2, 19/2, 22/2, 26 Rect. No.65, Killa Nos. 2/1/2, 2/2/2, 8/1/1, 9/1/2, 9/2/2, 12/1, 13/1/1, 18/1/2, 19/1, 23/1/2, Rect. No.72, Killa Nos. 3/1, 8/1, 13/1, 18/1.

Total Area: 25 Bighas 12 Biswas.

Khasra Nos. 105/1 under G.M.Sarak, 107/4/1 under (0-7) (0-4) G.M.Rasta, 119/1 under Firni & 120/100/1 under Gadhejat (1-6) total measuring 2 bighas 10 biswas owned by Gaon Sabhaare

being used for common purposes. Hence no

-5-

being used for common purposes. Hence no compensation is to be paid for these Khasra Nos. and have also not been included in any of the above mentioned blocks.

In calculating the amount of compensation to be awarded, certain points as mentioned u/s 23(1) of the L.A. Act are to be kept in view. In order to determine the market value, many other factors enter into reckoning which are also necessary, for instance, the sale transactions in the village concerned, nearness of the land to any pucca road, rise and fall in prices due to its demand in the market and the market value of the land previously acquired in the village concerned.

Land has already been acquired in this village vide awards mentioned in the below statement.

S.No.	Award No.	Date of notification u/s 4.		Price assessed per bigha.
1.	832	28.6.57	Chahi G.Mumkin	Rs. 1500/- Acre Rs. 280/- Acre
2.	832-A(Suppl)	=do-	Chahi G.Mumkin	Rs.1700/- Acre Rs. 280/- Acre
3.	1036	22.2.60		Rs. 700/- per bigha.
4.	1976	9.3.65		Rs. 800/- per bigha.
5.	2091	16.1.68		Rs. 400/- per bigha (Banjar Qadim)

The above table shows that area acquired under award No.2091 @ Rs. 400/- per bigha is Banjar Qadim and is far off from the area now under acquisition. Hence the price of land fixed at that time cannot be taken into consideration for fixing the price of land now under acquisition. Under award No.1036 area measuring 2 bighas adjacent to village circular road was acquired @ Rs.700/- per bigha which was enhanced to Rs. 1000/- per bigha by the A.D.J. vide his judgment dated 4.4.62 in L.A. Case No. 288/61-Rameshwardass & Others Vs. Union of India. It can now safely be said that the price adjacent to village circular road was assessed at Rs. 1000/- per bigha on 22.2.60 by the A.D.J.

Area measuring 7 biswas abutting on the pucca road was sold vide registered deed dated 7.1.69 for Rs.500/- and

-7-

average price per bigha comes to Rs. 1428.57 but the area is very small and cannot be used for agricultural purposes in any way. On the other hand it can safely be presumed that the area must have been sold for residential purposes and the price of any land for such purposes is bound to be more than the price of land sold for agricultural purposes. It cannot be denied that the price of land placed in block No.I should be less than Rs. 1428/- per bigha in any case.

Area measuring 76 Bighas 3 biswas was sold vide registered deed dated 22.8.68 for Rs. 70,000/- and the average price per bigha comes to Rs. 919.24. This is the latest transaction in this village and the area involved is also not far off from the area now under acquisition and placed in block No.II. The material date for fixing the price of land now under acquisition is 30.5.69 and the above mentioned area was sold on 22.8.68. The price of land now placed in block No.II can easily be fixed round about Rs. 920/- per bigha.

In view of the above discussion I think that Rs. 1200/- & Rs. 920/- per bigha is the fair and reasonable price for the land now placed in blocks No.I & II respectively. I assess the same.

TREES:WELLS & OTHER STRUCTURES:

TREES:- There are several scattered trees over the land now under acquisition which can only be used as fuel wood. The tendency of the interested persons is to remove all trees even after the fixation of price. In order to safeguard the public interest and not to keep the interested persons in any doubt it is quite reasonable that the interested persons should be given opportunity either to remove these trees or to receive the compensation. The Naib-Tehsildar(LA) has reported regarding every detail of these trees. I also have no reason to differ with the report of the Naib Tehsildar(LA) and, therefore assess all these trees as under:-

S.No.	Khasra No.	Kind & Number of trees.	Weight in quintal	Rate per quintal	Total Price.
1.	52/22/2	Kikar 1	1	5/-	5-00

-8-

2.	72/3/1	Frash	5	20	5/-	100.00
3.	72/8/1	Frash	20	60	5/-	300.00
4.	120/101/1	Kikar	1	1	5/-	5.00
		Sirash	1	1	5/-	5.00
						Total: 415.00

In case the interested persons will desire to have the compensation they will have to apply in writing to this effect that no tree has so far been removed from the site and the compensation shall be paid after verification from the Naib Tehsildar (LA) concerned, failing which they will be at liberty to remove them within 30 days from the announcement of the award and nothing shall be paid to them.

WELLS:- There are two wells over the land now under acquisition in Khasra No. 52/26 & 72/3 and the former is in good condition as compared with the later. The Naib Tehsildar (LA) has proposed Rs. 800/- & Rs. 600/- respectively for these wells. In the absence of any other evidence I have no other alternative left with me except to agree with the proposed value by Naib-Tehsildar (LA). Hence I also assess Rs. 800/- & Rs. 600/- for wells situated in Khasra Nos. 52/26 & 72/3 respectively.

OTHER STRUCTURES:- There are boundary walls in Khasra Nos. 120/101/1 & 120/9/2/1 which have been constructed after the publication of notification u/s 4. Hence no compensation shall be assessed for these boundary walls. On the other hand the interested persons will be at liberty to remove the material within 30 days from the announcement of the award.

MAUFI AND JAGIR:- There is no Maufi and Jagir over the land now under acquisition.

APPORTIONMENT:- The interested persons will be paid compensation according to the latest entries in the revenue record of the land now under acquisition. In case of any dispute the payment shall be made after any amicable settlement between the parties concerned failing which the matter shall be referred to the competent court for adjudication.

LAND REVENUE DEDUCTION:- Khalsa amount of reduction from the land revenue dues on account of land acquired works out to

Rs.11.29. There will be deduction of this amount from the Khalsa Rent Roll of the village concerned w.e.f. taking over the possession.

I N T E R E S T As mentioned above the possession of an area measuring 31 bighas 10 biswas has already been taken by the department concerned out of whole of the area now under acquisition on 19.12.69 and payment of compensation is likely to be made on 19.3.70. Hence the interested persons of above mentioned area will be entitled to have interest @ Rs 6% per annum for the period mentioned above i.e. 19.12.69 to 18.3.70.

The aforesaid land will vest in the government free from all encumbrances from taking over the possession.

Subject to above remarks, the award is summarised as under:-

1. Compensation of land measuring 3 bighas 14 biswas of block No.1 @ Rs. 1200/- per bigha.	Rs. 4,440.00
2. Compensation of land measuring 25 bighas 12 biswas of block No.II @ Rs. 920/- per bigha.	Rs.23,552.00
3. Compensation of land measuring 2 bighas 10 biswas used for common purposes.	- N I L -
4. Compensation for trees.	Rs. 415.00
5. Compensation for wells	Rs. 1,400.00
6. 15% for compulsory acquisition.	Rs. 4,471.05
7. Interest @ 6% per annum w.e.f. 19.12.69 to 18.3.70 (33852.55)	Rs. 507.79
	Rs. 507.79
Total	Rs. 34,785.24

Announced & File

Len Jonu

(K.N. Joshi)

Land Acquisition Collector (N) De

Forwarded to the Collector, Delhi, for information.

Len Jonu

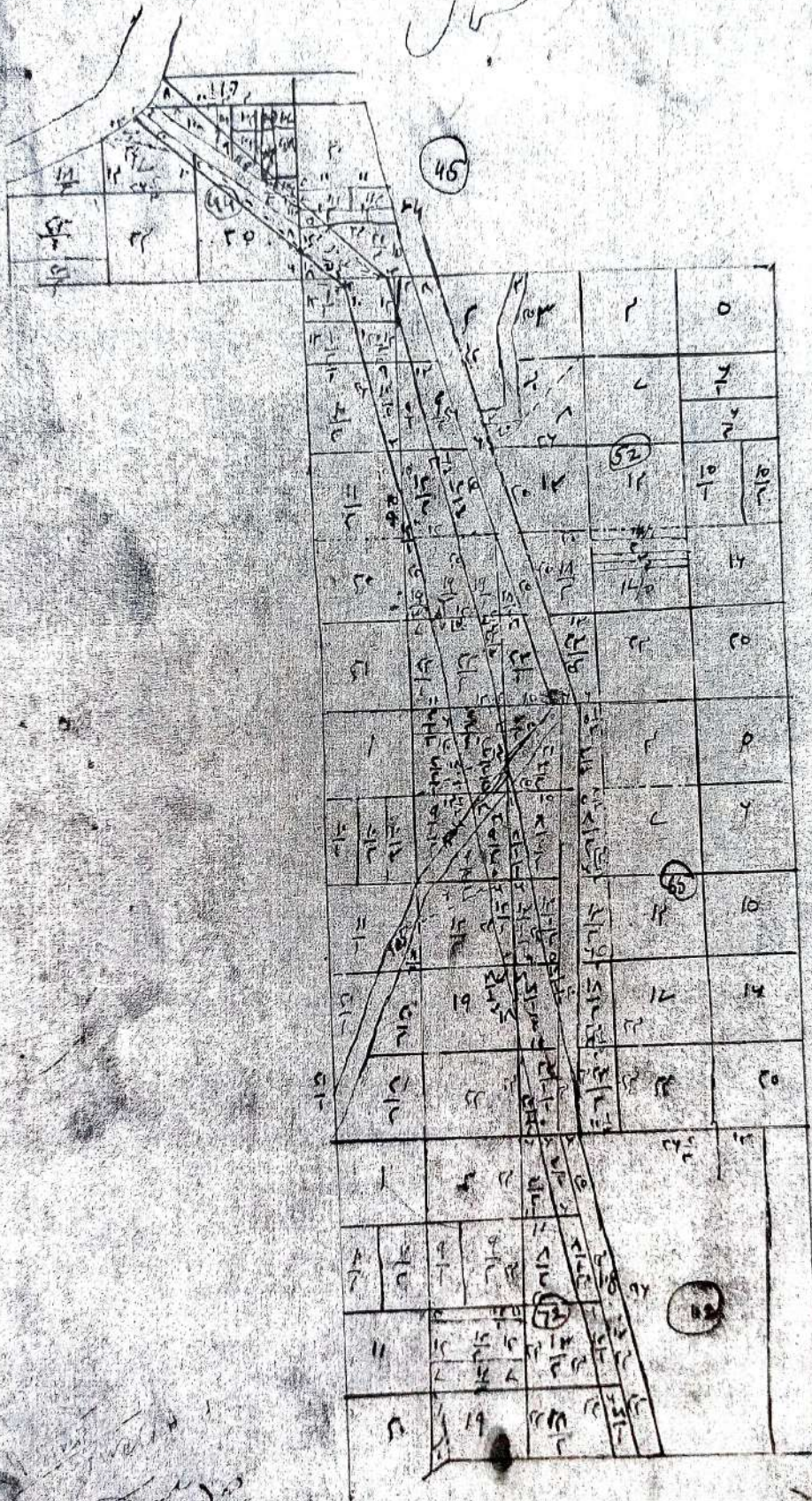
(K.N. Joshi)

Land Acquisition Collector (N) De

مجلس سکره و دفینا و اورا کیلین و ستر

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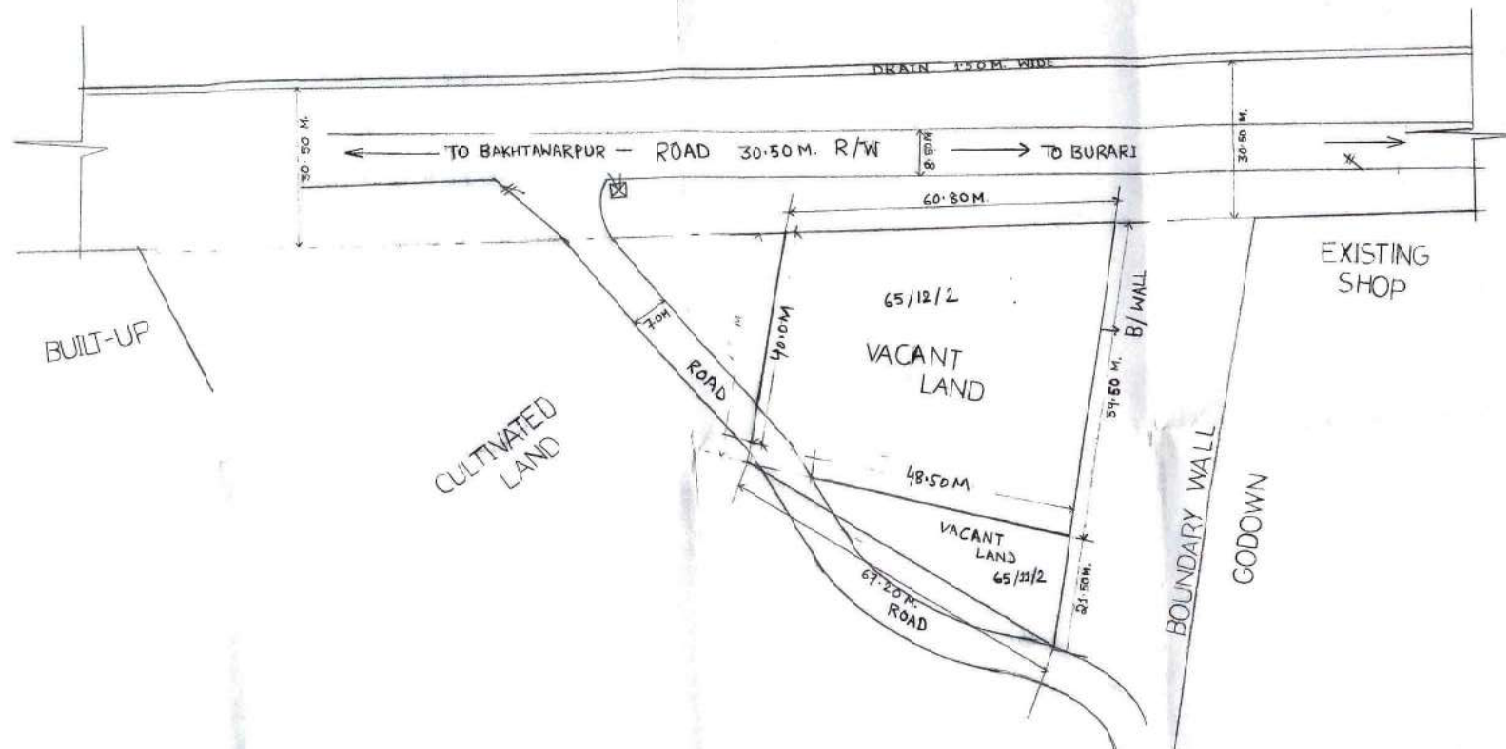


L.H. D.

Checked

2021

I.D.I.A.
NARELA PROJECT (SURVEY UNIT)



PROPOSED SITE FOR PETROL PUMP (DUL)
 APP NAME: VISHAL CHAUHAN
 FILE NO. - F.13 (24) 2019/NOC/
 PVT. LAND.
 SUBJECT. - REG. KHASRA NO.
 65/12/2, 65/12/2 VILL. BAKHTAWARPUR
 ALIPUR, NARELA NORTH DELHI
 SURVEYED BY: JOYSHREE MONDAL
 COMM. ON: 12/11/2020
 SCALE: 1:500
 COMP. ON: 10/11/2020
 DRG. NO.: 4/2020

A. D. (S)

DY. D.R (S)



Annexure-II

85

भारत सरकार / Government of India
वाणिज्य और उद्योग मंत्रालय / Ministry of Commerce & Industry
पेट्रोलियम तथा विस्फोटक सुरक्षा संगठन / Petroleum & Explosives Safety Organisation (PESO)
हॉल संख्या 502 एवं 507, लेवल-5, ब्लॉक II, पुराना सी.जी.ओ. कॉम्प्लेक्स, एन.एच.4
फरीदाबाद - 121001

Hall No. 502 & 507, Level 5, Block B, Old CGO Complex, NH-4, Faridabad - 121001

ईमेल/E-mail : jtcfeFaridabad@explosives.gov.in

दूरभाष/Phone/Fax No : 0129 - 2410734, 2410732

दि/Dated : 21/08/2020

पूर्व अनुमोदन सं/Prior Approval No : A/G/NC/DL/07/131 (G68844)

सेवा में/To,

M/s. Indian Oil Corporation Limited,
2ND FLOOR, WORLD TRADE CENTRE,,
BABAR ROAD, CONNAUGHT PLACE
DELHI,
DELHI,
Taluka: BADARPUR,
District: DELHI
State: Delhi
Pin : 110044

विषय /Sub : Khasra No, 65/11/2, 12/2, BAKHTAWARPUR ROAD, NH 1, BAKHTAWARPUR, Narela, Taluka: Narela, District: DELHI, State: Delhi, Pin : 110036 - में सिलेंडरों में सी.एन.जी. गैस का भरण एवं भंडारण- गैस सिलेंडर नियम, 2016 के अंतर्गत - अनुमोदन जारी करने के बारे में/Proposed Filling cum Storage Capacity of CNG at Khasra No, 65/11/2, 12/2, BAKHTAWARPUR ROAD, NH 1, BAKHTAWARPUR, Narela, Taluka: Narela, District: DELHI, State: Delhi, Pin : 110036 - under Gas Cylinder Rules 2016 - Grant of approval regarding.

महोदय/Sir
(6),

कृपया आपके दि. 20/08/2020 के आवेदन सं. OIN554247 का संदर्भ ग्रहण करें/Please refer to your application No.OIN554247 dated 20/08/2020 .

प्रस्तावित सीएनजी भरण व भंडारण सुविधाओं का विवरण दर्शाता लेआउट आरेखण सं. , अनुमोदित की जाती है- अनुमोदन की शर्तें - Conditions of the Approval:-

Following documents should be submitted at the time of grant of licence: (1)Structural adequacy with respect to the super structure with reference to static and dynamic load/vibration on full operation of all equipment along with supporting documents. (2)P&I diagram of compressor and dispenser should be submitted (3)CCE approval of compressor, pipeline, cascade and dispenser(4) Filling permission letter of cylinders attached with the cascade. (5) Risk analysis report prepared by a reputed engineering agency and its report shall be enclosed along with supporting documents. (6) Standard note to the effect that compressed gas shall be free from impurities like carbon monoxide, hydrogen sulphide and other sulphurous impurities and the moisture should be incorporated in the final drawing.

और प्रत्येक आरेखण की दो प्रतियां विधिवत पृष्ठांकित कर अनुमोदन के टोकन के रूप में अर्पित की जा रही है। अनुमोदित आरेखण के अनुसार सुविधाओं के पूर्ण होने पर गैस सिलेंडर नियम, 2016 के फार्म जी के अंतर्गत अनुमति जारी करने हेतु निम्नलिखित दस्तावेज प्रस्तुत किए जाएं। The layout drawing No. , showing the details of the proposed CNG Filling-cum-Storage facilities is approved Conditions of the Approval:- Following documents should be submitted at the time of grant of licence: (1)Structural adequacy with respect to the super structure with reference to static and dynamic load/vibration on full operation of all equipment along with supporting documents. (2)P&I diagram of compressor and dispenser should be submitted (3)CCE approval of compressor, pipeline, cascade and dispenser(4) Filling permission letter of cylinders attached with the cascade. (5) Risk analysis report prepared by a reputed engineering agency and its report shall be enclosed along with supporting documents. (6) Standard note to the effect that compressed gas shall be free from impurities like carbon monoxide, hydrogen sulphide and other sulphurous impurities and the moisture should be incorporated in the final drawing.

and two copy of each drawing is forwarded herewith duly endorsed in token of approval. After completion of the facilities as per the approved drawing, you may submit the following documents for Grant of Licence in form 'G' of Gas Cylinders Rules, 2016.

1. प्रत्येक गैस के कुल सिलेंडरों को दर्शाता प्रारूप 'सी' में विधिवत भरा हुआ एवं हस्ताक्षरित आवेदन/ An application in form 'C' in duplicate duly filled and signed; showing total number of filling Points and CNG filled cylinders stored by you.(in triplicate)
2. गैस सिलेंडर नियम, 2016 के तहत ऑनलाइन आवेदन पोर्टल पर उपलब्ध ई-भुगतान सुविधा के माध्यम से प्रति वर्ष रु 10000/- का लाइसेंस शुल्क ऑनलाइन जमा किया जाना है।/A license fee of Rs. 10000/- per year to be submitted online through e-payment facility available on online application portal under Gas Cylinders Rules, 2016.
3. अनुमोदित आरेखण के की 4 प्रतियां, पुनरीक्षण के पश्चात, उपरोक्त शर्तों के संदर्भ में यदि अपेक्षित हो/4 copies of the replica of the approved drawings, after due revision if required in r/o of above conditions.
4. उक्त नियम के नियम 17 के तहत आवश्यक दस्तावेजी सबूत के साथ (तीन प्रतियां में) भरण एवं भंडारण के परिचालन हेतु जिम्मेदार संयंत्र प्रभारी, संयंत्र पर्यवेक्षक परिचालको, आदि सहित संक्षम व्यक्तियों के नाम, योग्यता और अनुभव दर्शाता बायो-डाटा/ Bio-data indicating name, qualification and experience of the competent persons including manager, supervisors and operator responsible for filling and storage operations as required under rule 17 of the said rules with documentary evidence in duplicate.
5. अनुमोदित आरेखण के अनुसार गोदाम का निर्माण कार्य पूर्ण हो चुका है, इस आश्वासन का प्रमाण पत्र। / A certificate to the effect that the facilities have been constructed as per approved drawing and complying conditions imposed as above, in duplicate.
6. भरण अनुमति के संदर्भों सहित प्रस्तावित सीएनजी सिलेंडरों कास्केड्स की विशिष्टियां, प्रमाण-पत्र के साथ / Particulars of CNG cylinders/cascades with certificates proposed to be filled with necessary references permitting filling thereof with certificate of cascade.(in duplicate)
7. मुख्य विस्फोटक नियंत्रक से क्षमता रेटिंग अनुमोदन के संदर्भों के साथ कंटेनरों और डिस्पेंसरों की बनावट सहित विशिष्टियां/ Particulars of compressors and dispensers make, capacity rating references regarding approval from Chief Controller of Explosives with copy in duplicate.
8. मुख्य विस्फोटक नियंत्रक से क्षमता रेटिंग अनुमोदन के संदर्भों के साथ कंटेनरों और डिस्पेंसरों की बनावट सहित विशिष्टियां/ Specification and Test certificate of gas pipelines from competent engineers of your company under Gas Cylinder Rules 2016 in duplicate.
9. गैस सिलेंडर नियम 2016 के नियम 48 के तहत जिला मजिस्ट्रेट प्राधिकारी/ पुलिस आयुक्त से अनापत्ति प्रमाण पत्र के साथ उनके द्वारा विधिवत पृष्ठांकित एक साइट प्लान(मूल + 2 जेरोक्स प्रतियां)। /NOC from the District Magistrate Authority/Commissioner of Police under Rule 48 of Gas Cylinder Rule 2016 with one site plan duly endorsed by him.(Original + 2 xerox copies)

यदि सीएनजी की सुविधाएं मौजूदा रिटेल आउटलेट में हैं, तो संशोधित लेआउट ड्राइंग में परिवर्तन एवं परिवर्तन के लिए पूर्व अनुमोदन हेतु Jt. Chief Controller of Explosives, North Circle, FARIDABAD को कृपया अलग से आवेदन करें।/ In case the CNG facilities are in an existing retail outlet, please apply to Jt. Chief Controller of Explosives, North Circle, FARIDABAD separately to seek prior approval for additions alteration in

149356/2021/AD(PLG-NARELA PROJECTS)

respect of the revised layout drawing.

भवदीय/Yours faithfully,

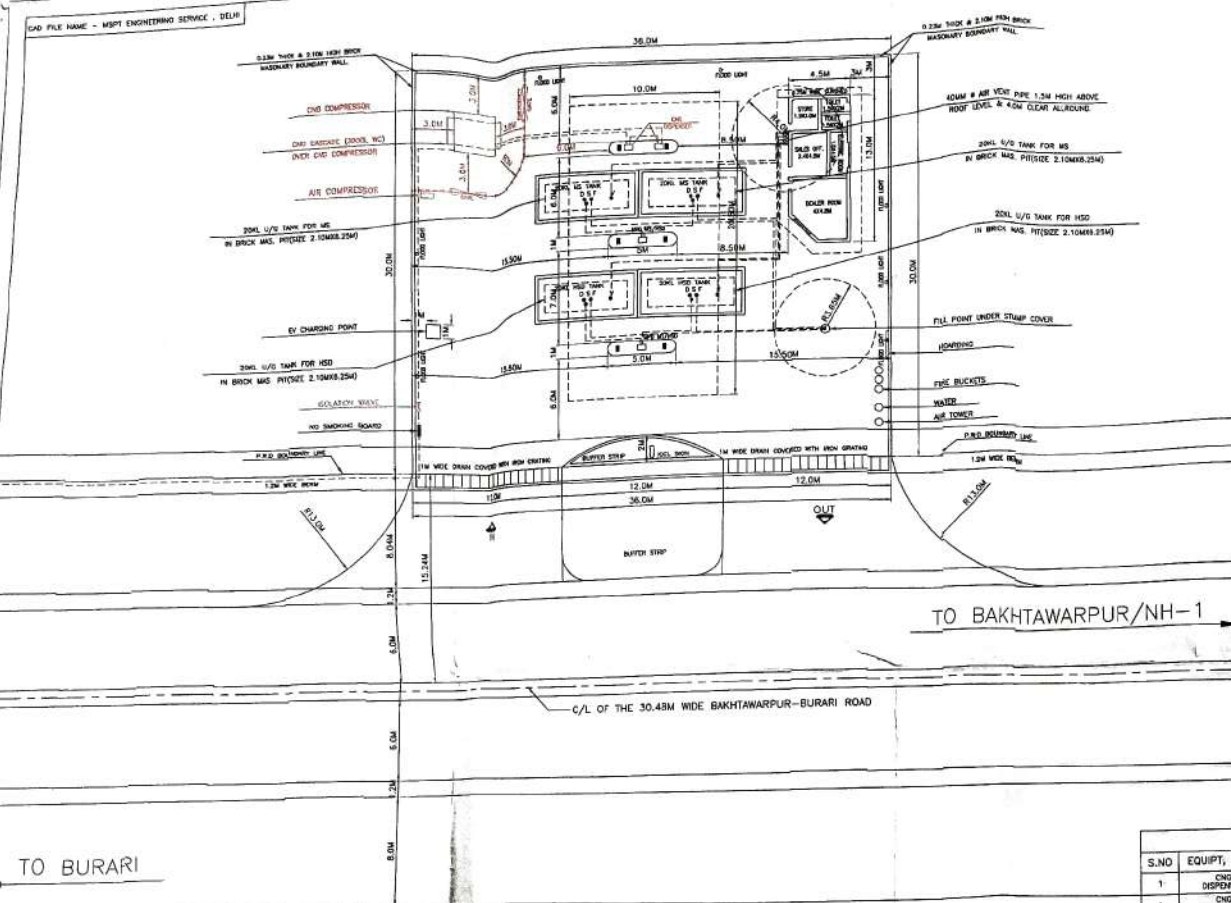


((आर.एन.मीना)
(R.N.Meena))

संयुक्त मुख्य विस्फोटक निबंधक
Jt. Chief Controller of Explosives
फरीदाबाद/Faridabad

(अधिक जानकारी जैसे आवेदन की स्थिति, शुल्क तथा अन्य विवरण के लिए कृपया हमारी वेबसाइट <http://peso.gov.in> देखें।)/(For more information regarding status, fees and other details please visit our website <http://peso.gov.in>)

149256/2021/AD(PLG-NARELA PROJECTS)



SITE INFORMATION -

VILLAGE	BAKHTAWARPUR
KHRA NO.	65/11/2, 12/2
POLICE STATION	BAKHTAWARPUR
TEH.	NARELA
DISTRICT	DELHI
STATE	DELHI
PIN CODE	121001

- NOTES:-**
- V-VENT PIPES 4M HIGH AND 4.0M CLEAR AROUND CNG COVERED WITH 2 LAYERS OF BRASS WIRE GAUGE 11 MESH PER LINEAR CENTIMETER.
 - F - FILL POINTS FITTED WITH CAM LOCK COUPLER IN AND AIR TIGHT THREAD BRASS CAP FOR DECONTAMINATING FROM TANK LOBBY.
 - D - DIP PIPES WITH CAP ASSEMBLY.
 - ALL ELECTRICAL FITTINGS ARE FLAME PROOF CONFORMING TO IS-2148.
 - ALL DOORS OF BUILDING TO BE OPENED OUTWARDLY.
 - NO SEMI-OR SURFACE DRAIN WITHIN 8.0M OF THE U/G TANKS & D.U.
 - PREMISES TO BE USED FOR ONLY STORAGE OF PETROLEUM PRODUCTS.
 - TANKS ARE PAINTED WITH TWO LAYERS OF HOT-BITUMEN OVER TWO COATS OF RED LEAD PRIMER TO PROTECT AGAINST CORROSION.
 - FABRICATION DESIGN OF UNDER GROUND STORAGE TANK ARE CONFORMING TO IS: 10887, 1992 AS PER C.O.E. NMPUR ORDER NO.-40 (2) P/M/SC-94 DATED 24.02.95.
 - ALL DIMENSIONS ARE IN METER UNLESS OTHERWISE NOTED.
 - S.B - SAND BUCKET 10 NO'S AS PER EXPLOSIVE RULES.
 - F.E - FIRE EXTINGUISHER - 10 NO'S AS PER EXPLOSIVE RULES.
 - TANK GIVEN HYDRAULIC PRESSURE TEST PRIOR TO INSTALLATION AND BEFORE ANY PROTECTIVE COATING AS APPLIED THE TEST SHOULD BE MENTIONED AT A CONTROLLED PRESSURE OF 0.36 NO/SQ.CM. FOR 2 HOURS.
 - DIP ROD SUPPLIED WITH THE TANK FOR THIS TYPE OF INSTALLATION SHOULD BE 3200MM LONG INSTEAD OF STANDARD 2350MM.
 - FABRICATION THICKNESS OF SHELL PLATES AND END PLATES OF TANKS 20KL SHELL - 6MM
END - 8MM
 - TANKS CONFORMS TO 124, 125 & 131 OF THE PETROLEUM RUL-2002.
 - ALL LIGHT POLES ARE FITTED AS PER APPROVAL OF C.C. NMPUR VIDE LETTER NO. 3/-/6(MB) DATED 25.11.1983.
 - NATURAL DOWN SLOPE FROM THE EDGE OF METALLED ROAD TO CURVEWAY ON APPROACHES WILL BE MAINTAINED FREE FLOW OF WATER DRAWS DRAIN.
 - SITE MEETS APPLICABLE IRC 1983 NORMS WITH THE LATEST AMENDMENTS.
 - EV - EXTENDED VENT POINTS.
 - F - EXTENDED FILL POINTS.
 - THE PROPOSED SITE IS FREE FROM ANY TYPE OF LITIGATION NO CASE IS PENDING ANY COURT OF LAW.
 - NO ELECTRIC LINE PASSING OVER THE R.O. PREMISES.

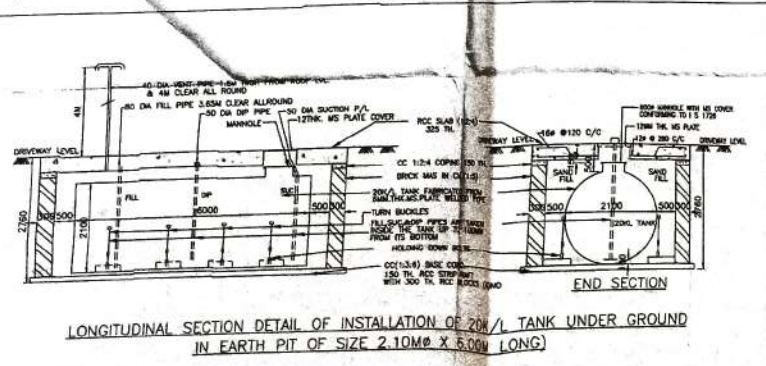
CNG EQUIPMENT LIST

S.NO	EQUIP. NAME	SERVICE	QTY	MAKE	REMARKS
1	CNG DISPENSER	CNG	2	-	18 KG/4MIN.
2	CNG COMPRESSOR	CNG	1	-	800 SCMH

DETAILS OF STORAGE CASCADE CYLINDERS

S.NO	MAKE	NO OF CASCADES	NO OF CYL. IN EACH CASCADE	TOTAL NO OF CYLINDERS	WATER CAPACITY OF EACH CYLINDER (LIT.)	WATER CAPACITY OF THIS CASCADE (LIT.)	TOTAL WATER CAPACITY OF THIS CASCADE (LIT.)
1	1	1	40	40	75	3000	3000

LAYOUT PLAN (SCALE:- 1:150)

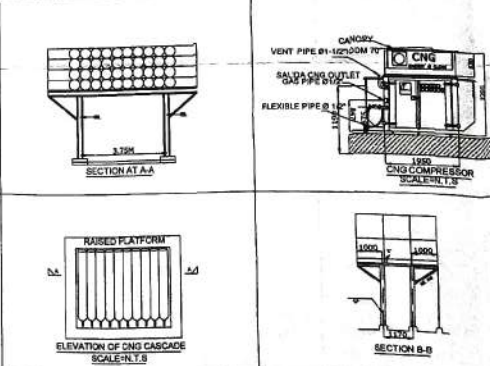


PUMP SCHEDULE :-

PRODUCT	NO. OF PUMP	NO. OF NOZZLE
MS	2	6
HSD	1	6

TANK SCHEDULE :-

TANK NO.	PRODUCT	CAPACITY
TK.1	MS	20KL
TK.2	MS(O.P)	20KL
TK.3	HSD	20KL
TK.4	HSD	20KL



INDIAN OIL CORPORATION LIMITED (MARKETING DIVISION) DELHI DIVISIONAL OFFICE

IndianOil

PROJECT:- PROPOSED RETAIL OUTLET, AT VILLAGE - BAKHTAWARPUR TEHSIL - NARELA, DISTRICT - DELHI, STATE - DELHI.

TITLE:- SITE & LAYOUT PLAN OF ON - LINE CNG FACILITY AT RETAIL OUTLET

DRAWN:- P.S.	DRG. NO.:- (P45517)
CHKD:-	DATE:- 13/08/2020
APPRD:-	SCALE:- 1:200

PREPARED BY: MSPT ENGINEERING SERVICE, NEW DELHI.

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

Annexure D

LEGEND

LANDUSE

RESIDENTIAL

RESIDENTIAL

EXISTING AREA AREA

COMMERCIAL

DISTRICT CENTRE

COMMUNITY CENTRE

VEHICLE MILE

SERVICE MARKET

INTERNAL MARKET

INDUSTRIAL

LIGHT AND SERVICE INDUSTRY

SERVICE CENTER

RECREATIONAL

CITY PARK

DISTRICT PARK

CITY FOREST

COMMUNITY PARK/ MULTI PURPOSE GREENS

AMBIENT PARK

TRANSPORTATION

RAIL ROUTE STATIONS

BUS DEPOT / BUS TERMINAL

ROAD AS PER RIGHT OF WAY

EXISTING/ PROPOSED BRIDGE SEPARATORS

UTILITY

WATER TREATMENT PLANT

SEWAGE TREATMENT PLANT

ELECTRICITY OVERHEADS - 66 KV, 11KV, 33KV, 132KV

WATER MAINS (CONCRETE PIPE)

SEWER

SEWAGE PUMPING STATION

GOVERNMENT

GOVERNMENT OFFICE

PUBLIC & SEMI PUBLIC

FACILITY AREA / FACILITY CORRIDOR

MULTI PURPOSE COMMUNITY HALL

CONVENTION & RESEARCH CENTER

SCIENCE CENTER

HOSPITAL, DISPENSARY

COLLEGE/ SCHOOL COLLEGE/ ENGINEERING COLLEGE

WORKING HOSTEL

OLD AGE HOME

NATIONALITY HOME/ BUSINESS HOME/ POLICE STATION

VETERINARY HOSPITAL

POLICE HEADQUARTERS AND POLICE LINES

FIRE STATION AND HEAD QUARTERS

TELEPHONE EXCHANGE

HEAD POST OFFICE

SEWAGE TREATMENT

SCIENCE CENTER

EDUCATION AND RESEARCH CENTER

CONVENTION / SEMINAR GROUND

MELLSHAW CENTER

PLAY GROUND AND SPORTS COMPLEX

RECREATIONAL SPORTS CENTER / DISTRICT SPORTS CENTER

PARK AND PLAY GROUND

DISPERSED GREENS

AGRICULTURE AND WATER BODY

GREEN BELT

CANAL - WATER BODY

BOUNDARIES

ACTS BOUNDARY

ZONE BOUNDARY

NOTE: LANDUSE IN FACILITY BELT/CORRIDOR AND BHALSWAA LAKE COMPLEX SHALL BE DETAILED OUT IN THE LAYOUT PLAN

DRAFT

(SUGGESTED MODIFICATION IN-CORPORATED FOR APPROVAL)

ZONAL DEVELOPMENT PLAN

(ZONE P-II) (MODIFIED, 29-04-08)

SCALE

PLG ORIGIN

PLG AMT.

DIRECTOR (PLG)

ASST. DIRECTOR (PLG)

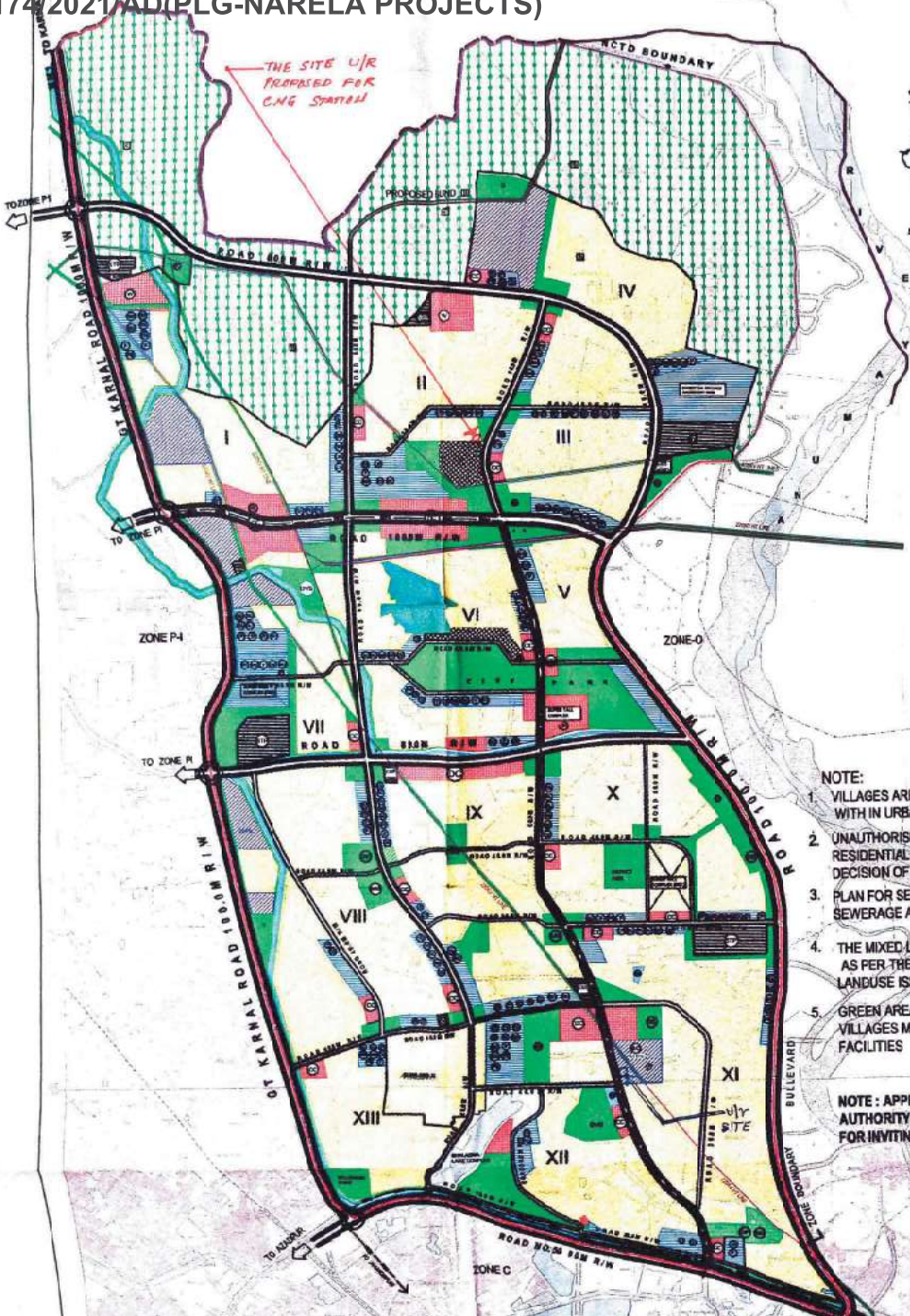
ADD. COMMISSIONER (PLG)

BY DIRECTOR (PLG)

COMMISSIONER (PLG)

DRAWING NO.

N



- NOTE:
- VILLAGES ARE COVERED IN BUILT UP RESIDENTIAL WITH IN URBANISABLE AREA
 - UNAUTHORISED COLONIES INCLUDED IN RESIDENTIAL LANDUSE SUBJECT TO FINAL DECISION OF GOVERNMENT / HONBLE COURT
 - PLAN FOR SERVICES LIKE WATER SUPPLY, SEWERAGE AND DRAINAGE TO BE WORKED OUT
 - THE MIXED LANDUSE STREETS IN ZONE SHALL AS PER THE GAZETTE NOTIFICATION OF MIXED LANDUSE ISSUED BY GNCTD FROM TIME TO TIME
 - GREEN AREA OF 100.0 MTS WIDTH AROUND VILLAGES MAY ALSO BE USED FOR VILLAGE FACILITIES

NOTE : APPROVED BY THE DELHI DEVELOPMENT AUTHORITY VIDE ITEM NO. 39/2008 DT. 18-06-2008 FOR INVITING OBJECTIONS / SUGGESTIONS.

रजिस्ट्री सं. डी.एल.-33002/99

भारत सरकार

REGISTERED No. D.L.-33002/99

GOVERNMENT OF INDIA



असाधारण

EXTRAORDINARY

प्राधिकार से प्रकाशित

PUBLISHED BY AUTHORITY

सं. 324] दिल्ली, बृहस्पतिवार नवम्बर 21, 2019/कार्तिक 30, 1941 [रा.रा.रा.क्षे.दि. सं. 299
 No. 324] DELHI, THURSDAY, NOVEMBER 21, 2019/KARTIKA 30, 1941 [N.C.T.D. No. 299

भाग—IV

PART—IV

राष्ट्रीय राजधानी राज्य क्षेत्र, दिल्ली सरकार

GOVERNMENT OF THE NATIONAL CAPITAL TERRITORY OF DELHI

शहरी विकास विभाग

अधिसूचना

दिल्ली, 20 नवम्बर, 2019

सं.फा.7(128)/डीएलबी/2019/000580156/14600-15.—दिल्ली नगर निगम अधिनियम, 1957 (1957 का 66) की धारा 507 के खंड (क) द्वारा प्रदत्त शक्तियों का प्रयोग करते हुए राष्ट्रीय राजधानी क्षेत्र दिल्ली के उपराज्यपाल घोषणा करते हैं कि निम्न अनुसूची के कॉलम 3 में उल्लिखित गाँव के क्षेत्रों तथा कॉलम 1 में उल्लिखित राजस्व सम्पदा/जोन जो अब तक ग्रामीण क्षेत्रों के भाग हैं उन्हें ग्रामीण क्षेत्रों से हटाया जाएगा और अब उन्हें शहरी क्षेत्र के रूप में माना जाएगा, अर्थात् :-

अनुसूची

जिला का नाम	क्र. सं.	गाँव का नाम उत्तरी दिल्ली नगर निगम – 31 गाँव	शहरीकरण के लिए प्रस्तावित क्षेत्र का विवरण
01	02	03	04
उत्तर-पश्चिम	01	कुतुब गढ़	गाँवों की पुरानी अबादी के साथ-साथ पूरी राजस्व सम्पदा को शहरी घोषित किया जाता है।
	02	जौनती	-वही-
	03	गढ़ी रिंघाला	-वही-
	04	पंजाब खोड़	-वही-
	05	पूठकलां	-वही-
	06	मुबारकपुर	-वही-
	07	निठारी	-वही-
	08	बेगमपुर	-वही-

149356/2021/AD(PLG-NARELA PROJECTS)

2

DELHI GAZETTE : EXTRAORDINARY

PART IV]

उत्तर	09	होलम्बी कलां	-वही-
	10	हरेवली	-वही-
	11	नरेला मामुरपुर	-वही-
	12	पनसाली	-वही-
	13	मामुरपुर	-वही-
	14	सनौठ	-वही-
	15	बरवाला	-वही-
	16	नरेला	-वही-
	17	लामपुर	-वही-
	18	नरेला बाकनेर	-वही-
	19	बाकनेर	-वही-
	20	कुरैनी	-वही-
	21	शाहबाद दौलतपुर	-वही-
	22	प्रहलादपुर बांगर	-वही-
	23	भोरगढ़	-वही-
	24	झंगोला	-वही-
	25	हिरनकी	-वही-
	26	बख्तावरपुर	-वही-
	27	घोघा	-वही-
	28	सिंधु	-वही-
	29	होलम्बी खुर्द	-वही-
	30	खेड़ा कलां	-वही-
पश्चिम	31	टिकरी कलां	-वही-
		दक्षिण दिल्ली नगर निगम - 29 गांव	
दक्षिण	32	दियोली	-वही-
	33	छतरपुर	-वही-
	34	सैदुल्लाजाब	-वही-
	35	राजपुर खुर्द	-वही-
	36	मैदान गढ़ी	-वही-
	37	सतबारी	-वही-
	38	शहुरपुर	-वही-
	39	गडईपुर	-वही-
	40	आया नगर	-वही-
	41	जोनपुरा	-वही-
	42	डेरा मंडी	-वही-
	43	भाटी	-वही-
	44	सुल्तानपुर	-वही-
	45	असोला	-वही-
दक्षिण - पूर्व	46	पुल पहलादपुर	-वही-
	47	जैतपुर	-वही-
	48	ताजपुर	-वही-
	49	मीठापुर	-वही-
	50	मोलारबंद	-वही-
	51	आली	-वही-
	52	कोटला माहीग्राम	-वही-
दक्षिण - पश्चिम	53	झड़ोदा कलां	-वही-
	54	कापसहेड़ा	-वही-
	55	मितराउं	-वही-
	56	सालारपुर	-वही-
नई दिल्ली	57	रंगपुरी	-वही-
	58	रजोकरी	-वही-
	59	समालखा	-वही-
	60	गिटोरनी	-वही-
		पूर्वी दिल्ली नगर निगम - 19 गांव	

उत्तर - पूर्व	61	मुस्तफाबाद	-वही-
	62	गोकुलपुर	-वही-
	63	जियाउद्दीनपुर	-वही-
	64	सभापुर शाहदरा	-वही-
	65	करावल नगर	-वही-
	65	जौहरीपुर	-वही-
	66	सादतपुर	-वही-
	67	बिहारीपुर	-वही-
	68	खजुरी खास	-वही-
	70	मीरपुर तुर्क	-वही-
	71	गढ़ी मंडु	-वही-
शाहदरा	72	बाबरपुर	-वही-
	73	मंडोली	-वही-
पूर्व	74	समसपुर जागीर	-वही-
	75	चिल्ला सरोदा बांगर	-वही-
	76	दलपुरा	-वही-
	77	घड़ोली	-वही-
	78	घरोड़ा नाम का बांगर	-वही-
	79	कौडली	-वही-

राष्ट्रीय राजधानी क्षेत्र दिल्ली के उपराज्यपाल के आदेश से तथा उनके नाम पर अनिल घिल्डियाल, उप सचिव (स्थानीय निकाय)

DEPARTMENT OF URBAN DEVELOPMENT

NOTIFICATION

Delhi, the 20th November, 2019

No. F7(128)/DLB/2019/000580156/14600-15.—In exercise of the powers conferred by clause (a) of section 507 of the Delhi Municipal Corporation Act 1957 (66 of 1957), the Lt. Governor of the National Capital Territory of Delhi is pleased to declare that the areas of villages mentioned in column 3 of the Schedule below and falling in the revenue estate/District mentioned in column 1, hitherto part of the rural areas, shall, cease to be the rural areas and shall be deemed as Urban areas, namely:-

SCHEDULE

Name of District	Sl. No.	Name of Villages – North DMC – 31 Villages	Particular of the Area proposed to be Urbanised
1	2	3	4
North West	1.	Qutubgarh	The old Abadis as well as the entire Revenue Estate of the said village declared as urban
	2.	Jaunti	-do-
	3.	Garhi Rindhala	-do-
	4.	Punjab Khor	-do-
	5.	Pooth Kalan	-do-
	6.	Mubarakpur	-do-
	7.	Nithari	-do-
	8.	Begampur	-do-
North	9.	Holambi Kalan	-do-
	10.	Harewali	-do-
	11.	Narela Mamurpur	-do-
	12.	Pansali	-do-
	13.	Mamurpur	-do-
	14.	Sannoth	-do-
	15.	Barwala	-do-
	16.	Narela	-do-
	17.	Lampur	-do-

149356/2021/AD(PLG-NARELA PROJECTS)

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DELHI GAZETTE : EXTRAORDINARY

PART IV]

	18.	Narela Bankner	-do-
	19.	Bankner	-do-
	20.	Kureni	-do-
	21.	Shahbad Daulatpur	-do-
	22.	Prahladpur Bangar	-do-
	23.	Bhorgarh	-do-
	24.	Jhangola	-do-
	25.	Hiranki	-do-
	26.	Bakhtawarpur	-do-
	27.	Ghoga	-do-
	28.	Singhu	-do-
	29.	Holmbi Khurd	-do-
	30.	Khera Kalan	-do-
West	31.	Tikri Kalan	-do-
		South DMC – 29 Villages	
South	32.	Deoli	-do-
	33.	Chattarpur	-do-
	34.	Saidullajab	-do-
	35.	Rajpur Khurd	-do-
	36.	Maidan Garhi	-do-
	37.	Satbari	-do-
	38.	Sahoorpur	-do-
	39.	Gadaipur	-do-
	40.	Aya Nagar	-do-
	41.	Jonapur	-do-
	42.	Dera Mandi	-do-
	43.	Bhati	-do-
	44.	Sultanpur	-do-
	45.	Asola	-do-
South East	46.	Pul Pehlad Pur	-do-
	47.	Jaitpur	-do-
	48.	Tajpur	-do-
	49.	Meethapur	-do-
	50.	Molarband	-do-
	51.	Aali	-do-
	52.	Kotla Mahigram	-do-
South West	53.	Jharoda Kalan	-do-
	54.	Kapashera	-do-
	55.	Mitraon	-do-
	56.	Salarpur	-do-
New Delhi	57.	Rangpuri	-do-
	58.	Rajokari	-do-
	59.	Samalkha	-do-
	60.	Ghitorni	-do-
		East DMC – 19 Villages	
North East	61.	Mustafabad	-do-
	62.	Gokulpur	-do-
	63.	Ziauddinpur	-do-
	64.	Sabhapur Shahdara	-do-
	65.	Karawal Nagar	-do-
	66.	Johripur	-do-
	67.	Sadatpur	-do-
	68.	Biharipur	-do-
	69.	Khajuri Khas	-do-
	70.	Mirpur Turk	-do-
	71.	Garhi Mendu	-do-
Shahdara	72.	Babarpur	-do-

149356/2021/AD(PLG-NARELA PROJECTS)

[PART IV

DELHI GAZETTE : EXTRAORDINARY

5

	73.	Mandoli	-do-
East	74.	Samaspur Jagir	-do-
	75.	Chilla Saroda Bangar	-do-
	76.	Dallupura	-do-
	77.	Gharoli	-do-
	78.	Gharonda Neem ka Bangar	-do-
	79.	Kondali	-do-

By Order and in the Name of Lt. Governor
of the National Capital Territory of Delhi,
ANIL GHILDIYAL, Dy. Director (Local Bodies)

MPD-2021 modified upto 31/12/2020

¹[Annexure- 4.0 (I)]

²[List of villages declared as Low Density Residential Area (LDRA) in Urban Extension:

- | | |
|-------------------|------------------|
| 1. Sayurpur* | 13. Mehrauli* |
| 2. Satbari* | 14. Rajokri |
| 3. Chattarpur | 15. Samlakha |
| 4. Khanpur | 16. Ghitorni* |
| 5. Devli* | 17. Rangpuri* |
| 6. Bhatti* | 18. HolambiKhurd |
| 7. FatehpuriBeri* | 19. Bakoli |
| 8. Asola* | 20. Bakatawarpur |
| 9. Jounapur | 21. Hiranki |
| 10. Chandan Hula | 22. Bijwasan |
| 11. Gadaipur | 23. Bamnoli |
| 12. Sultanpur | |

Note:

- i) ³[Transit Oriented Development (TOD) policy would not be applicable to the influence zone of MRTS corridors lying within the villages falling in Low Density Residential Area.]
- ii) Low Density Residential area in 5 villages mentioned at Sr. No. 1 to 5 shall be subject to relevant stipulations imposed by the Authority arising from Supreme Courts orders.
- iii) *Villages where low density residential development may be allowed in the areas other than those falling under Regional Park.
- iv) Any approved Layout/ Scheme falling in the above villages shall be deemed to have been approved under clause 3(4) of Development Code of MPD-2021.
- v) The term "Village" refers to "Revenue Village Boundary"].

¹ Modified vide S.O. 3173(E) dated 12-12-2014

² Added vide S.O. 1744 (E) dated 18-06-2013

³ Modified vide S.O. 1914(E) dated 14-07-2015

विपणन प्रभाग : दिल्ली पण्डल कार्यालय
वर्ल्ड ट्रेड सेंटर, बाबर रोड, नई दिल्ली - 110 001

Indian Oil Corporation Limited

Marketing Division : Delhi Divisional Office
World Trade Center, Babar Road, New Delhi-110 001
Tel : 46364444 (PBX) 23411545,
Internet Site : <http://www.iocl.com>



स्वच्छ भारत
एक कदम स्वच्छता की ओर

विपणन प्रभाग

Marketing Division

Reference: DDO/RS/LOI/2014/VishalChauhan

Date: 15.03.2021

To
**The Assistant Director (CL),
Delhi Development Authority,
Commercial Land Branch,
A-116, A-Block, Vikas Sadan,
INA, New Delhi - 110023**

Subject: Regarding NOC for setting up of MS/HSD/CNV/EVC Station of IOCL by the LOI Holder, Shri Vishal Chauhan

Dear Sir

This has reference to your letter reference F.13(24)2019/NOC/Pvt.Land/521 dated 09.03.2021 raising therein few observations.

Our point-wise replies are as under:

1. M/s Indian Oil Corporation Limited issued LOI in favour of Shri Vishal Chauhan vide reference No. N/2016/IN000661/DEL/000001/1101/00001 dated 02.12.2016 for the location "Bakhtawarpur to Burari Road", District North Delhi, State Delhi. The above referred LOI is issued for setting up retail outlet to dispense Motor Spirit, High Speed Diesel, Compressed Natural Gas and Electronic Vehicle Charging Station. This is in line with Government of India directives towards "Green Initiatives" through petrol stations. Further, it may kindly be noted that the LOI holder has offered land in Khasra No. 65/11/2(0-12), 12/2(3-19), 65/11/2 & 65/12/2 which has been found feasible for setting up of retail outlet as per norms. The necessary procedure for obtaining CLU on the proposed land & NOC is a long drawn process, hence the LOI in favour of Shri Vishal Chauhan is still alive and active and will remain so till he obtains necessary clearances like CLU & NOC.
2. As desired, colour copy of the PESO approved drawing depicting all facilities along with PESO letter of reference A/G/NCDL07/131(G68844) dated 21.08.2020 attached for your kind perusal.
3. The road abutting the proposed petrol station, i.e. Burari-Bakhtawarpur Road, is an approved road as per revenue records and approved by PWD. Necessary letter from PWD clarifying the ROW is attached herewith for your kind perusal.

The above is for your kind information. We request your goodself to kindly issue necessary approval for CLU to enable us to obtain NOC for the petrol pump.

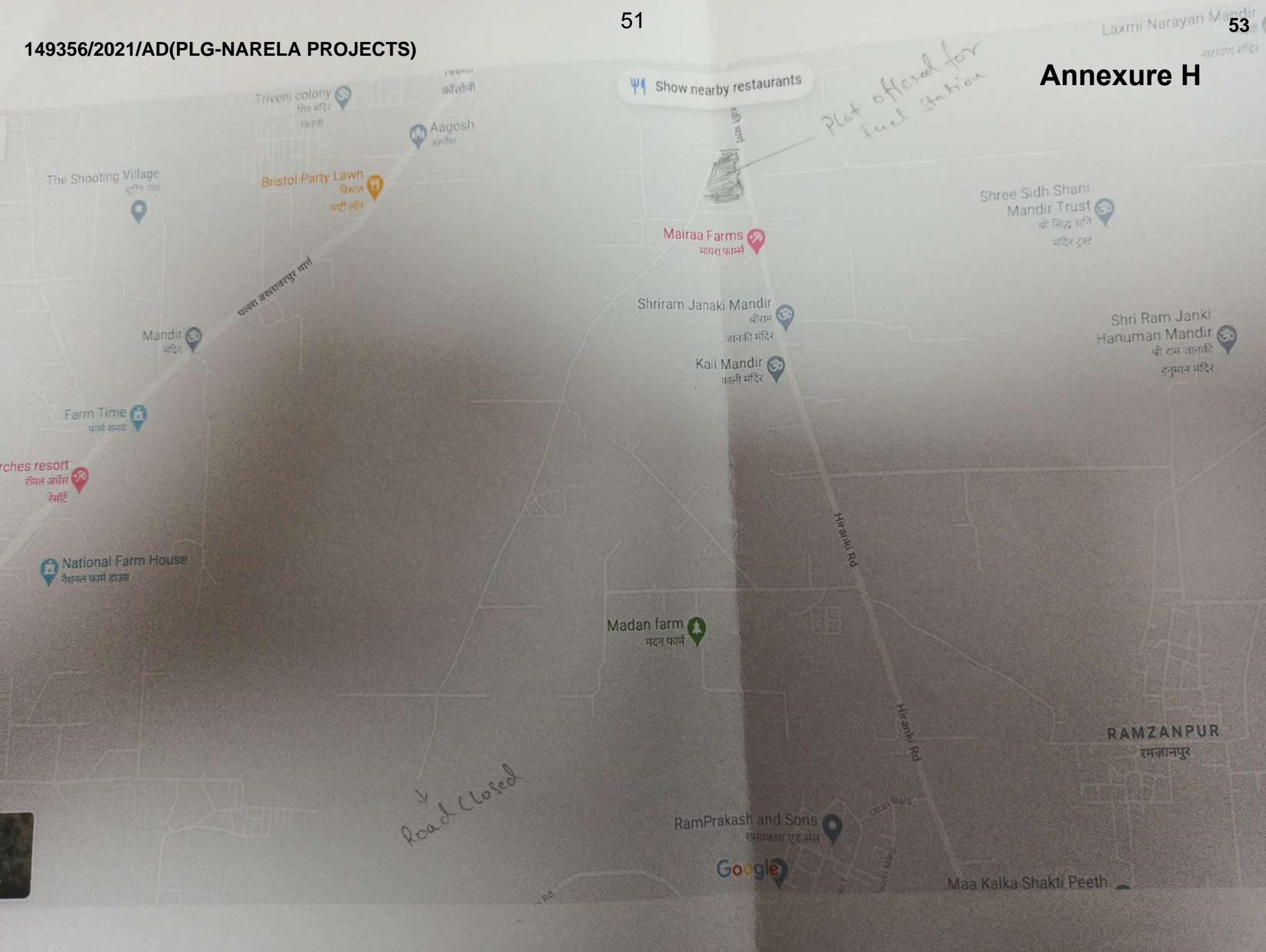
Thanking You

Yours faithfully

For Indian Oil Corporation Limited


Dy General Manager (RS)

Annexure H





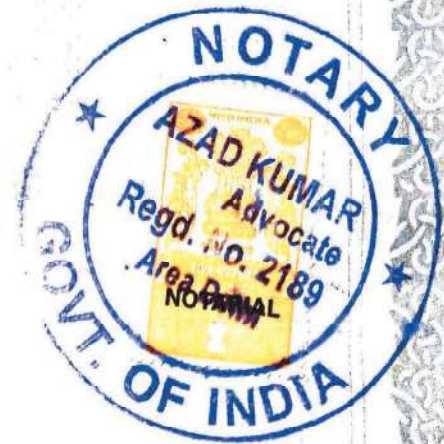
सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No.	: IN-DL33441669749783T
Certificate Issued Date	: 20-Jan-2021 11:31 AM
Account Reference	: IMPACC (IV)/ dl782603/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL78260369827563899444T
Purchased by	: VISHAL CHAUHAN
Description of Document	: Article Undertaking
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: VISHAL CHAUHAN
Second Party	: Not Applicable
Stamp Duty Paid By	: VISHAL CHAUHAN
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



Please write or type below this line.

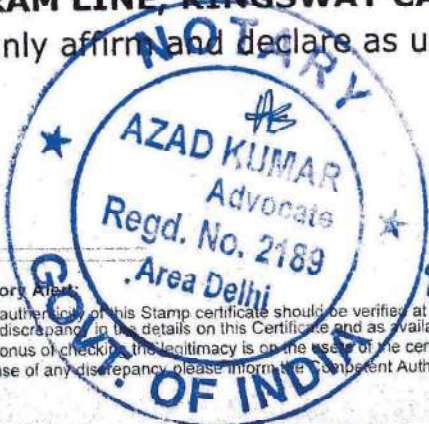
UNDERTAKING

I, **VISHAL CHAUHAN**, S/o Sh. **JAGBIR SINGH**, R/o **1772, FIRST FLOOR, OUTRAM LINE, KINGSWAY CAMP, GTB NAGAR, DELHI-110009**, do hereby solemnly affirm and declare as under:

Cont page.....2

Statutory Note:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the user of the certificate.
3. In case of any discrepancy, please inform the Competent Authority.



20 JAN 2021 h.p. Chauhan

(2)

1. That I have applied for Planning permission for setting up **Petrol Pump** on **Khasra No. 65/(11/2-12/2), Village Bakhtawarpur, Delhi-110036.**
2. That **Village Bakhtawarpur, Delhi-110036** falls under Low Density Residential Area.
3. That I understand that Delhi Development Authority has not prepared Layout Plan for this area.
4. That I agree for a temporary permission of 5 years or till the layout plan is prepared (whichever is earlier).
5. That in case layout plan by DDA does not incorporate/ relocate our plot, then we will shift/ close the retail outlet at our own cost.

Azad Kumar
2

Deponent

Verification:

I, the above-named lessee(s), do hereby at Delhi on this day of 20th day of January 2021 verify that contents of the above undertaking are true and correct to my / our knowledge and belief and nothing is false therein or has been concealed therefrom.

Azad Kumar
2

Deponent



CABIN No. 33
I.T.O. Lane, Azad Bhawan Road
New Delhi-110 002

ATTESTED

Azad Kumar

BY NOTARY PUBLIC
NEW DELHI (INDIA)
AZAD KUMAR - Adv.

20 JAN 2021