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Agenda for Screening Committee - 322

ITEM No. 457/2014

Sub: Ratification of Partial Modification of Layout Plan for earmarking of Land to DMRC for MRTS Project Ph. III in Sector-1, Dwarka for 66 KV E.S.S. (No. F20(12)2012-MP)

Synopsis:

The proposal for Partial Modification of Layout Plan and processing of Change of Land Use/Processing under sub / clause 8(2) permission in use premises in use zones of MPD-2021 for allotment of Land to DMRC for MRTS Project Ph. III in Sector-1, Dwarka for 66 KV E.S.S. stands approved by the Technical Committee and Authority. As per the decision of the Authority, the amendments to the Master Plan have already been carried out to indicate 66 KV ESS only in the Layout Plan and not in Zonal Plan. Therefore, partial modification of the Layout Plan is submitted to the Screening Committee for ratification of decision.

1.0 Background:

DMRC requested for allotment of land measuring 8,597.92 sq.m. on permanent basis for construction of 66 KV Electric Sub-Station in Sector-1, Dwarka for MRTS Project Ph.III. The working permission to DMRC for E.S.S. at Sector-1, DDA has already been approved by VC/DDA.

The proposal for Partial Modification of Layout Plan and processing of Change of Land Use for allotment of Land to DMRC for MRTS Project Ph. III in Sector-1, Dwarka for 66 KV E.S.S. in Zone K-II was placed before DDA Technical Committee meeting held on 20/12/2012 vide Item No. 52/12/TC. The decision of the Technical Committee is reproduced below:
"The proposal was explained by Director (Plg.) Dwarka. The Technical Committee recommended partial modification in the Layout Plan of Sector-1, Dwarka for accommodating 66 K.V. ESS for MRTS Project Ph-III (8594.25 sqmt) to be processed under sub / clause 8(2) permission in use premises in use zones of MPD-2021. All the HT Lines shall be underground".

Accordingly, the matter was also processed for the special permission of the Authority and the same was discussed in the Authority meeting held of 5/03/2013 vide item No. 13/2013. The decision of the Authority is reproduce below:
"In the proposal contained in the agenda item two options have been mentioned i.e. either for processing the site for "change of landuse" from Residential to Utility under Section 11-A or by making modification in the layout plan under sub-clause 8(2) if the site for 66 KV E.S.S. can be accommodated. As per MPD-2021, 66 KV Grid Station is to be indicated in Zonal Plan. Therefore, it was decided to process an amendment through the Advisory Group so that all cases where utility services are to be provided within Delhi, especially for 66 KV Grid Stations, could be taken up by the concerned Authority on priority".

Subsequently, the provisions of MPD-2021 related to providing 66 KV ESS indicating only in the Layout Plan has been modified and notified vide SO No. 2895(E) dated 23/09/2013 (Annexure-I).

2.0 Examination:

The Layout Plan of Sector-1, Dwarka has already been approved in Screening Committee of DDA held on 21/01/1991. A Primary School measuring 0.48 Ha. (4,800 Sq.m.)

59.1/2

155/4

and a Sr. Sec. School measuring 1.6 Ha. (16,000 Sq.m.) have been earmarked on a site of 2.08 Ha. (20,800 Sq.m.) in the Layout Plan of Sector-1, Dwarka. As per the Survey report of Dwarka Survey Unit, the area of site under reference is 20,745.22 Sq.m. Copy of the Part Layout Plan of Sector-1, Dwarka earmarking the site under reference is annexed as Annexure-II.

As per the approved Landuse Plan of Zonal Development Plan of Zone K-II the site under reference is falling under "Gross Residential" Landuse.

As informed by the revenue staff of DD(NL) & DD(LM), the land is acquired land and belong to DDA and further transferred to Engineering Wing of DDA for development. As per the record available in the office of the DD(NL) & DD(LM) west Zone, there is no litigation/court case in the land under reference.

As per the recommendations of the Technical Committee and Authority, 8594.25 sq.mt. is kept for accommodating 66 KV ESS for MRTS Ph.-III.

3.0 Proposal:

Layout Plan for site under reference measuring 20,745.22 Sq.m. has been prepared as per the approval of Technical Committee & Authority. Subsequent to modification to MPD-2021 vide SO No. 2895(E) dated 23/09/2013, 66 K.V. E.S.S. are to be indicated in Layout Plan and Change of Landuse is not required.

In view of the provisions given in MPD-2021 and Zonal Development Plan for Zone K-II (Dwarka), 8,594.25 Sq.m. is proposed for 66 K.V. E.S.S. for MRTS Project Ph. III and remaining 4,085.42 Sq.m. & 8,065.55 Sq.m. may be utilized for Primary School & Sr. Sec. School respectively.

The Development Control Norms and Setbacks are as per prevailing Master Plan for Delhi-2021.

The Sub-division/modification in Layout Plan (Part) of Sector-1, Dwarka is annexed as Annexure-III.

4.0 Recommendation:

The proposal as given in para 3.0 is put up for consideration of the Screening Committee.

5.0 Follow up action:

- The recommendations of the Screening Committee shall be forwarded to:
- i) Chief Engineer (Dwarka) for feasibility, demarcation, provision of services etc.
 - ii) Chief Engineer (Electrical) for electrification.
 - iii) Land Disposal Wing for allotment / disposal as per policy.

5.4/2
2.45: 2014

Saurabh
Asstt. Director (Plg.)/Dwk

(Vacant)
Dy. Director (Plg.)/Dwk

[Signature]
Director (Plg.)/Dwk

DELHI DEVELOPMENT AUTHORITY
 HUPW COORDINATION UNIT
 Approved in 322 Screening
 Committee Meeting - 21.3.14
 vide Item no. 45: 2014
[Signature]
 Dy. Director (Arch.)/Dwk

D. D. A.

DWARKA PROJECT



KEY PLAN

AREA STATEMENT

TOTAL PLOT AREA - 20,745.22 SQ.M.

S. NO.	USES	AREA
1.	66 KV E.S.S.	8594.25 SQ.M.
2.	SR. SEC. SCHOOL 1	6072.94 SQ.M.
3.	SR. SEC. SCHOOL 2	6078.03 SQ.M.

NOTES:-

1. ALL DIMENSIONS ARE IN METRES.
2. THE DEVELOPMENT CONTROL NORMS & SET BACKS WILL BE AS PER PREVAILING MASTER PLAN FOR DELHI.
3. THE DRAWING IS BASED ON THE SURVEY PROVIDED BY DWARKA SURVEY UNIT

FILE NO.: F.20(12)2012-MP

PARTIAL MODIFICATION OF LAYOUT PLAN FOR EARMARKING OF LAND TO DMRC FOR MRTS PROJECT PH. III IN SECTOR-1, DWARKA FOR 66 KV E.S.S.

SCALE: DRG NO.

PLG. ASSTT. PLG. ASSTT.

ASSTT. DIR. DY. DIRECTOR DIRECTOR (PLG)



DELHI DEVELOPMENT AUTHORITY
CERTIFIED
 Approved in 322th Screening Committee Meeting Dt. 21.03.2014
 vide Item no. 45: 2014
 All observations (nos. 7) applicable to drawings are incorporated.
 Sign: [Signature] Name: P. S. Harwar
 Designation: Director (S&P) Deptt.

THE SCHEME WAS DISCUSSED IN THE 322TH SCREENING COMMITTEE MEETING HELD ON 21.03.2014. THE PROPOSAL AS REFLECTED IN AGENDA WAS APPROVED WITH OBSERVATION THAT TWO SENIOR SECONDARY SCHOOLS OF EQUAL AREA SHALL BE CARVED OUT

DELHI DEVELOPMENT AUTHORITY
HUPW CO-ORDINATION UNIT
 This project is approved in the Meeting held on 21.3.14 vide Item no. 45: 2014
 [Signature] D. Director (Arch) Deptt.

TO POWER HOUSE

60 M. WIDE ROAD

TO SECTOR-6&7 X-ING

SLUM RESERVES

20 M. WIDE ROAD

20 M. WIDE ROAD

66 KV E.S.S.
 AREA- 8594.25 Sq.m.

SR. SEC. SCHOOL 2
 AREA- 6078.03 Sq.m.

SR. SEC. SCHOOL 1
 AREA- 6072.94 Sq.m.

BDA HOUSING

15/6

Approved Minutes of the 322th Screening Committee Meeting held on 21.03.2014 at 12.30 pm in Vikas Sadan.

45:2014 Ratification of Partial modification of layout plan for earmarking of land to DMRC for MRTS Project Ph.III in Sector-1, Dwarka for 66 KV E.S.S.

File no.- F.20(12)2012/MP

Presented By: Dir.(Plg.)Dwarka

Decision of Screening Committee: The proposal as reflected in the agenda was approved with the observation that:

Two Senior Secondary schools of equal area shall be carved out.

Follow up Action: The recommendations of the Screening Committee shall be forwarded to :

- (i) Chief Engineer (Dwarka) for feasibility, demarcation, provision of services etc,
- (ii) Chief Engineer (Electrical) for electrification.
- (iii) Land Disposal wing for allotment / disposal as per policy.

DELHI DEVELOPMENT AUTHORITY
HUPWACO ORIGINATION UNIT
Approved in 322 Screening
Committee Meeting on 21.3.14
vide Item no. 45: 2014
Dy. Director (Arch.) Coord