



354 SCM <sup>240/c</sup>  
245/c

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Item No.: 115:2017

Date: \_\_\_\_\_

### AGENDA FOR SCREENING COMMITTEE

**SUBJECT:** Modification in the area layout plan of Shalimar Bagh Dakshini Block-A w.r.t. utilization of vacant land measuring 3366.80 sqm. (approx.) at AD-Block, Shalimar Bagh as part of DDA Group Housing.

**FILE NO.:** F.3 (50) / 2005-MP/Pt.-I

#### **1.0 BACKGROUND:**

- 1.1 The issue regarding utilization of Vacant Land at AD-Block, Shalimar Bagh raised by Dr. Harsh Vardhan, Hon'ble M.P. & Minister of Science & Technology, Govt. of India in the various meetings held with DDA.
- 1.2 A joint site inspection was held on 16.01.2016 along with the local councilor, president of the RWA of Shalimar Bagh Block-A along with the officials of DDA, wherein a vacant land was shown which is located / approachable through the DDA Group Housing at AD-Block, Shalimar Bagh and requested for the provision of Multi Purpose Community Hall on it.
- 1.3 As per the area layout plan of 'Shalimar Bagh Dakshini Block-A', the plot u/r has been shown as "Unacquired Land", whereas, during the joint site inspection it was informed that recently DDA has won the court case and taken over the possession of the plot u/r. Present status of the plot u/r is not yet received in writing from the Land Management Department of DDA.
- 1.4 The above request requires modification in the approved area layout plan of 'Shalimar Bagh Dakshini Block-A' subject to confirmation of the land status (litigation, ownership etc.) by the Land management Department of DDA.

#### **2.0 EXAMINATION (AS PER LAYOUT PLAN / ZDP OF ZONE-H & MPD-2021):**

- 2.1 As per area layout plan of 'Shalimar Bagh Dakshini Block-A'; the vacant plot at AD-Block, is in between the Neighborhood Park (N.H.P.) & DDA Group Housing. (**Annexure-A**) and is shown as "Unacquired Land".
- 2.2 As per "Table 3.3: Hierarchy of Urban Development" of MPD-2021; Neighborhood Park (N.H.P.) is a layout level facility with an area measuring 10,000 sqm.
- 2.3 As per area layout plan of 'Shalimar Bagh Dakshini Block-A'; the area of the Neighborhood Park (N.H.P.) is 1.74 Ha. (**Annexure-A**).
- 2.4 As per Zonal Development Plan of Zone-H; the land use of the vacant land u/r is "Residential".

#### **3.0 EXAMINATION:**

- 3.1 A joint site inspection was undertaken with the elected representative of Shalimar Bagh on 16.01.2016 along with the officials of concerned departments of DDA. During the joint site inspection it was informed that recently DDA has won the court case and taken over the possession of the plot u/r.

- 3.2 To further examining the issue; planning Department vide letter dated 03.03.2017 & 04.10.2017 requested to Director (LM) HQ for providing the Land Status of the plot u/r w.r.t. ownership, court cases & litigations etc and also requested to Ex. Engg. (ND-11) for providing the Total Station Survey of the entire AD-Block & NHP area along with the plot u/r with the demarcation of boundaries.
- 3.3 In this context, Total Station Survey (**Annexure-B**) of the vacant land at AD-Block, Shalimar Bagh received from the Engineering Department (ND-11) vide letter dated 26.04.2017, whereas, **land status (w.r.t. ownership, court cases & litigations etc.) of the same in writing is not received from Land Management Department**
- 3.4 The plots details are as under:
- (i). As per the TSS, the vacant land is with an area measuring 3366.80 sqm. & bounded by the boundary wall.
  - (ii). The vacant lands have only accessible through internal road of DDA Group Housing, AD-Block Shalimar Bagh.
  - (iii). The boundary description of the vacant plot is as follows:
 

<b>North</b>	:	<b>Internal road &amp; DDA Flats</b>
<b>South</b>	:	<b>Internal road &amp; DDA Flats</b>
<b>East</b>	:	<b>Internal road &amp; DDA Flats</b>
<b>West</b>	:	<b>Neighborhood Park (NHP)</b>
  - (iv). The vacant land is in between the Neighborhood Park (N.H.P.) & DDA Group Housing.
- 3.5 The HUPW / North Zone vide their letter dated 16.08.2017 has made a request to Planning Department for providing the "modified layout plan / area level plan specifying the land use of the referred vacant land along with its dimensions, profile/boundary".
- 3.6 Planning Department vide letter dated 04.10.2017 forwarded the TSS to the office of Sr. Arch. (NZ) HUPW along with the information regarding land use of the vacant plot u/r.
- 3.7 The above subject matter was discussed with Chief Engineer (NZ) in the presence of Director (Plg.) AP-I w.r.t. the various issues of Community Halls raised by Hon'ble MP, Dr. Harsh Vardhan and it was decided that, the matter regarding "**Utilization of Vacant Land at AD-Block, Shalimar Bagh**" be placed before the Screening Committee by the Planning Department for modification in the area layout plan of 'Shalimar Bagh Dakshini Block-A', as the plot u/r has been marked as "**Unacquired Land**" subject to confirmation of land status by Land Management Department of DDA.
- 3.8 Planning Department has worked the modified part layout plan of Shalimar Bagh Dakshini Block-A based on the basis of TSS provided by the concerned Engineering Division (ND-11) vide letter dated 26.04.2017.

#### 4.0 PROPOSAL:

On the basis of TSS provided by concerned Engineering Division (ND-11), approved area layout plan of 'Shalimar Bagh Dakshini Block-A' and examinations at Para-2.0 & 3.0;

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"Modified part layout plan of Shalimar Bagh Dakshini Block-A w.r.t. Utilization of Vacant Land measuring 3366.80 sqm. (approx.) at AD-Block, Shalimar Bagh is proposed for part of DDA Group Housing" is prepared & placed as Annexure-C subject to condition that:

- 1) "Verification of the ownership status, court case, litigation, etc. by the Land Management Department of DDA"
- 2) Vacant land measuring 3366.80 sqm. is to be part of DDA Group Housing, AD-Block, Shalimar Bagh.
- 3) Use premise to be defined by HUPW DDA.

5.0 RECOMMENDATION:

Keeping in view of the facts explained at Para-1.0, 2.0 & 3.0, the proposal as given above in Para-4.0 may be put up before the Screening Committee for the consideration & approval.

6.0 FOLLOW UP ACTION:

Once the proposal is considered & approved by the Screening Committee, the same shall be forwarded to the following:

- (a) Land Disposal Department, DDA for confirming allotment status.
- (b) Land Management Department, DDA for verifying the ownership status, court case, litigation, etc.
- (c) Chief Engineer (NZ) DDA for further necessary action.
- (d) Chief Architect, HUPW, DDA for further necessary action as per approved layout plan.

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*[Signature]*  
For (Sanjay Kujur)

Asstt. Dir. (Plg.) Zone-F&H/part  
(part other than Rohini)

*[Signature]*  
(Alok Mahakul)

Dy. Director (Plg.) Zone-F&H  
(part other than Rohini)

*[Signature]*  
(Dr. K. Srirangan)

Director (Plg.) AP-I

DELHI DEVELOPMENT AUTHORITY  
HUPW-CO-ORDINATION UNIT  
Approved in.....354<sup>th</sup>.....Screening  
Committee Meeting Date.....17.11.17  
Vide Item No.....115:2017.....  
*[Signature]* 05/12/17  
Dy. Director (Plg.) Co-ordn.

**DELHI DEVELOPMENT AUTHORITY**  
**HOUSING AND URBAN PROJECTS WING**  
**OFFICE OF THE CHIEF ARCHITECT**  
**8<sup>th</sup> FLOOR, VIKAS MINAR**

DIR. (PLG.) AP-I

DIARY No. M-405

DATE 28/11/17

No.Dy.Dir.(Arch.)Coordn./HUPW/DDA/2017/98

Dated: 28.11.2017

Please find enclosed, the approved Minutes of the 354th Screening Committee Meeting held on 17.11.2017 at 11.00 AM in the Conference hall, B-Block, Vikas Sadan. The minutes have been approved by the Vice Chairman, DDA.

/

Dy Dir.(Arch.)Coordn.

Copy to:

1. OSD to VC, for the kind information of the latter
2. PS to VC
3. Finance Member DDA
4. Engineer Member, DDA
5. Principal Commissioner (LD, LM&LP)
6. Principal Commissioner (Housing, PMAY&CWG)
7. Principal Commissioner (LS&Hort.)
8. Commissioner (Plg)
9. Commissioner (LD)
10. Commissioner Sports
11. Chief Architect, DDA.
12. Addl. Chief Architect I (SZ)
13. Addl. Chief Architect II (Sports)
14. Addl. Chief Architect-III (Rohini)
15. Addl. Commr. (Plg.) UTTIPEC & GIS
16. Addl. Commr. Plg.-II
17. Addl. Commr. (LS)

INVITEES

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

  
28/11/17  
Jagdish Dewani  
Dy. Dir. (Arch.) Coordn.

✓ DDA (Plg.) F&H  
PS / AP-E

28/11/17

29/11/17

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APPROVED MINUTES OF THE 354<sup>th</sup> SCREENING COMMITTEE MEETING HELD ON 17.11.2017 AT 11.00 AM IN THE CONFERENCE ROOM, B-BLOCK, VIKAS SADAN.

The following Officers were present in the meeting

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

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Approved minutes of the 354<sup>th</sup> Screening Committee Meeting held on 17.11.2017 at 11.00 AM in Vikas Sadan

113:2017	Community Room at Syndicate Enclave, Dabri Mor. File no.F.52/SA(Dwk)/HUPW/DA/017	The proposal was presented by SA(Dwk). After detailed deliberation, the proposal as reflected in the agenda was <b>Approved.</b>	<b>ACTION:</b> 1. SA(Dwk.) 2. CE(Dwk)
114:2017	Community hall at PSP pocket near village Kakrola in Sector-16A, Dwarka. File no.F.33/SA/Socio-cult/HUPW/DDA/2017	The proposal was presented by SA(Socio Cult.) After detailed deliberation, the proposal as reflected in the agenda was <b>Approved</b> with observation that Engg. Wing shall explore the viability of the project before construction.	<b>ACTION:</b> 1.SA(Socio Cultural) 2.Engg.Wing 3.CE(Elect.) 4.Plg.Deptt.
115:2017	Modification in the area layout plan of Shalimar Bagh Dakshini Block-A w.r.t. utilization of vacant land measuring 3366.80 sq.m. approx. at AD-Block, Shalimar Bagh as part of DDA Group Housing. File no.F.3(50)/2005-MP/PT.-I	The proposal was presented by Dir.(Plg.)AP-I. After detailed deliberation, the proposal was <b>Approved</b> with observation that the Proposed area shall be used for Group Housing and Community Facility.	<b>ACTION:</b> 1.Dir.Plg.AP-I 2.CE(NZ) 3. Commr.LD 4.Commr.LM 5.SA(NZ)
116:2017	Community Hall at Paschim Vihar, Block A-2. File no. F35/SA/Socio-cult/HUPW/DDA/2017/91	The proposal was presented by SA(Socio Cultural). After detailed deliberation, the proposal was <b>Approved</b> with observation that Engg. Wing shall explore the viability of the project before construction.	<b>ACTION:</b> 1.SA(Socio Cultural) 2.Engg.wing 3.CE(Elect.) 4.Plg.Deptt.
117:2017	Community Hall near Crown CGHS in Sector-07, Dwarka. File no.F34/SA/Socio-cult/HUPW/DDA/2017/87	The proposal was presented by SA(Socio Cultural). After detailed deliberation, the proposal as reflected in the agenda was <b>Approved.</b>	<b>ACTION:</b> 1.SA(Socio Cultural) 2.Dir(Plg)Dwk 3.CE(Dwk.) 4.CE(Elect.) 5.Plg.Wing

DELHI DEVELOPMENT AUTHORITY  
HUPW-CO-ORDINATION UNIT  
Approved in 354<sup>th</sup> Screening  
Committee Meeting Date: 17.11.17  
Vide Item No. 115:2017  
Dy. Director (A. h.) Co-ordn.

**NOTE:-**

THE PROPOSAL REGARDING "MODIFICATION IN THE AREA LAYOUT PLAN OF SHALIMAR BAGH DAKSHINI BLOCK-A W.R.T. UTILIZATION OF VACANT LAND MEASURING 3366.80 SQM. AT AD-BLOCK SHALIMAR BAGH" WAS DISCUSSED IN THE 354<sup>th</sup> SCREENING COMMITTEE MEETING HELD ON 17.11.2017 VIDE ITEM NO. 115:2017.

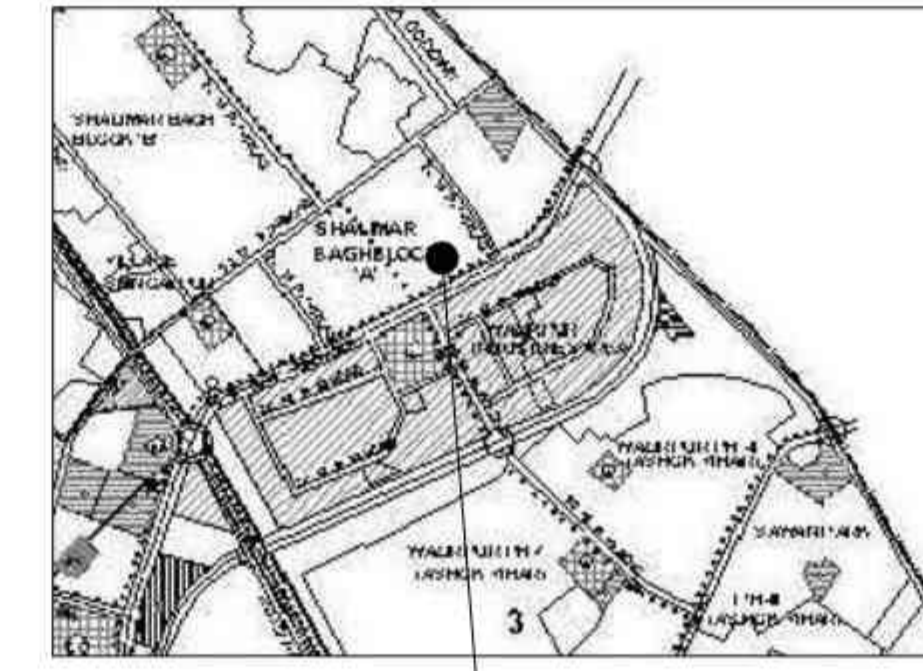
AFTER DETAILED DELIBERATION, THE PROPOSAL AS REFLECTED IN THE AGENDA WAS APPROVED WITH OBSERVATION THAT THE PROPOSED AREA SHALL BE USED FOR GROUP HOUSING & COMMUNITY FACILITY.

FILE NO.: F.3 (50)/2005-MP/PT.-I

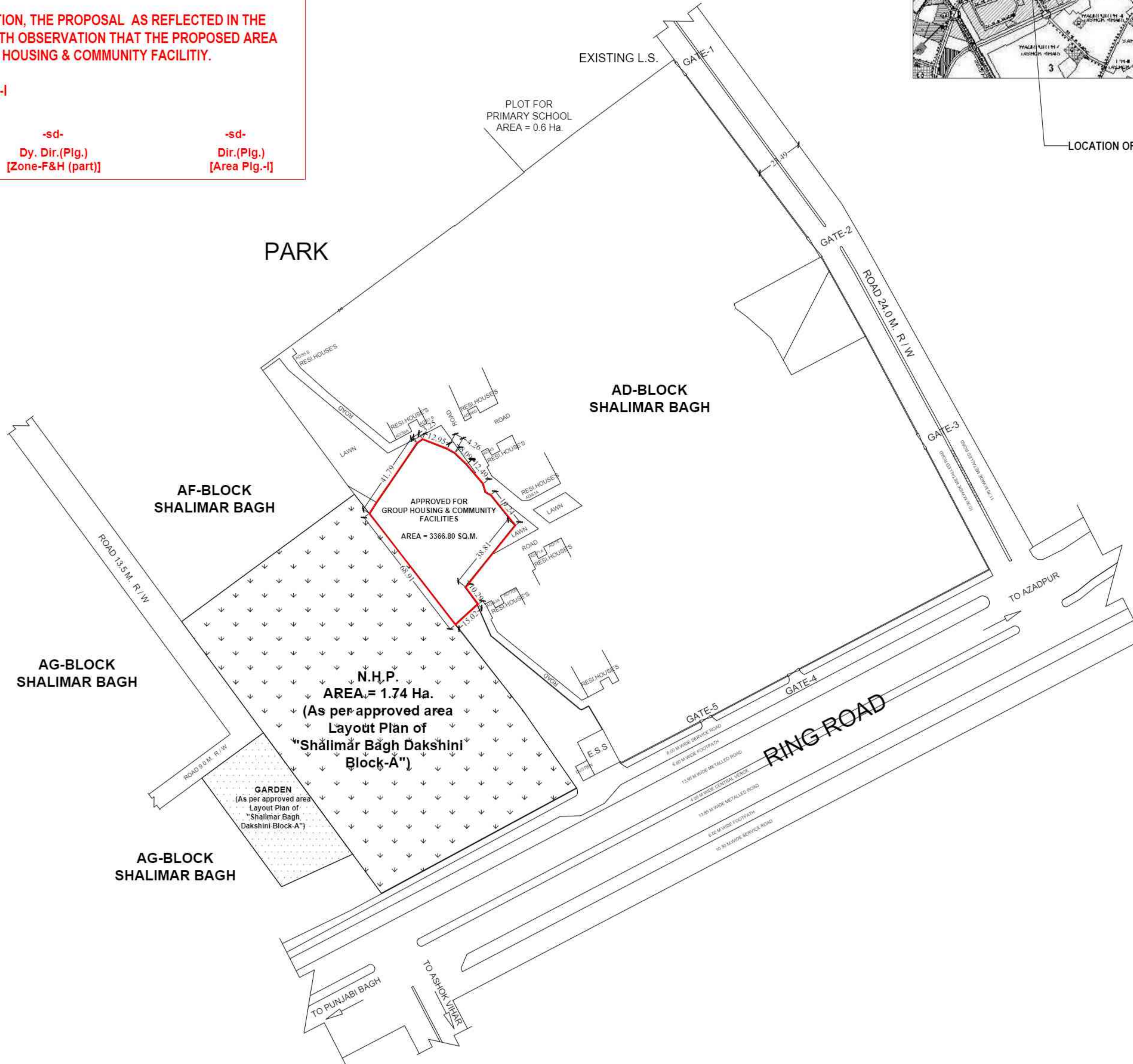
-sd- AD (Plg.) [Zone-F&H/part]      -sd- Dy. Dir.(Plg.) [Zone-F&H (part)]      -sd- Dir.(Plg.) [Area Plg.-I]

DELHI DEVELOPMENT AUTHORITY  
CERTIFIED  
Approved in 354<sup>th</sup> Screening Committee Meeting Dt. 17.11.2017  
Vide Item no. 115:2017  
Sign: -sd- Name: Dr. K. Srivastava Designation: DIR.(Plg.)A.P.

DELHI DEVELOPMENT AUTHORITY  
HUPW CO-ORDINATION UNIT  
VERIFIED  
This proposal was considered in the 354<sup>th</sup> Screening Committee Meeting held on 17.11.2017 vide Item no. 115:2017  
-sd- 05.12.2017  
Dy. Director (Arch.) Co-ordn.



LOCATION OF PLOT U/R



# D.D.A.

## AREA PLANNING - I

**NOTES:-**

1. LAND OWNERSHIP SHALL BE CHECKED BY LANDS DEPARTMENT BEFORE HANDING OVER THE POSSESSION.
2. AE(IL) LANDS SHALL CHECK THE PLOTTING DIMENSIONS & AREA OF THE SITE BEFORE HANDING OVER THE POSSESSION.
3. PERMISSION OF THE COMPETENT AUTHORITY BE OBTAINED BEFORE CUTTING OF TREES, IF ANY.
4. FIRE / EXPLOSIVE NORMS & VERTICAL / HORIZONTAL SAFETY DISTANCES BE MAINTAINED AS PER PREVAILING STANDARDS.
5. ONLY WRITTEN DIMENSIONS TO BE FOLLOWED.
6. THIS DRAWING HAS BEEN DRAFTED ON THE BASIS OF T.S.S. PROVIDED BY EX. ENGG. (ND-11) TO PLANNING DEPARTMENT VIDE LETTER DATED 28.04.2017
7. THE AREA & DIMENSION MENTIONED IN THIS DRG. BASED ON THE ABOVE T.S.S.

**CONDITION NOTE:-**

- 1) "VERIFICATION OF THE OWNERSHIP STATUS, COURT CASE, LITIGATION, ETC. BY THE LAND MANAGEMENT DEPARTMENT OF DDA"
- 2) USE PREMISE OF THE VACANT LAND MEASURING 3360.80 SQM. TO BE DEFINED BY HUPW DDA.

TOTAL PLOT AREA = 3366.80 SQM.  
(AS PER T.S.S.)

FILE NO.: F.3 (50) 2005 / MP / PT.- I

DRG. TITLE :

MODIFIED PART LAYOUT PLAN OF SHALIMAR BAGH DAKSHINI BLOCK-A W.R.T. UTILIZATION OF VACANT LAND MEASURING 3366.80 SQM. (approx.) AT AD-BLOCK, SHALIMAR BAGH.

SCALE :

DATE	S.C./ZONE-H/2017/04 DRG. NO.	-sd- PLG. ASSTT.	-sd- AD(PLG.)
-sd- DD(PLG.)	-sd- DIR.(PLG.)	NORTH 	