

Office of the Chief Architect

No. 888

Date 3/10/18

DELHI DEVELOPMENT AUTHORITY
HOUSING AND URBAN PROJECTS WING
OFFICE OF THE CHIEF ARCHITECT
8th FLOOR, VIKAS MINAR

No.Dy.Dir.(Arch.)Coordn./HUPW/DDA/2018/81 ✓

Dated: 01.10.2018

Please find enclosed, the approved Minutes of the 364th Screening Committee Meeting held on 27.09.2018 at 3.30 PM in the Conference hall, B-Block, Vikas Sadan. The minutes have been approved by the Vice Chairman, DDA.

Encl: a/a

Copy to

/
Dy.Dir.(Arch.)Coordn.

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 (Housing)
6. Principal Commissioner (LM,LD&LP)
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. I (Plg.) MP & Bldg.
16. Addl. Commr. II (Plg.) UTTIPEC, GIS & Zone D, J, E & O
17. Addl. Commr. III (Plg.) MPMR Zone A, B, C, G, H & F
18. Addl. Commr. (LS)

INVITEES

19. Chief Accounts Officer
20. Chief Engineer (Electrical)
21. Chief Engineer (Dwarka)
22. Chief Engineer (NZ)
23. Chief Engineer (Rohini)
24. Chief Engineer (SZ)
25. Chief Engineer (E7)
26. Chief Engineer (Projects)
27. Chief Engineer (HQ)
28. Sr. Architect (E7)
29. Sr. Architect (DUIIF, Conservation & New Parks)
30. Sr. Architect (NZ)
31. Sr. Architect (Socio Cultural)
32. Sr. Architect (Dwarka & W7)
33. Director (Bldg.)
34. Director (LS)
35. Director (Plg.) Dwarka, Rohini & Narela
36. Director (Plg.) AP-III, Zone A & B, C & G (excluding Urban Extn.)
37. Director (Plg.) AP-II, Zone D, E & O, J & UC, G (Urban Extn.)
38. Director (Plg.) LP & Coordn.
39. Senior Architect, VC Secretariat
40. Consultant VC secretariat

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03/10/18

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Jagdish Dewani
Dy. Dir. (Arch.) Coordn.

Div (Plg.), AP-III

DD (Plg.) FBH

APPROVED MINUTES OF THE 364th SCREENING COMMITTEE MEETING HELD ON
27.09.2018 AT 3.30 pm IN THE CONFERENCE ROOM, B-BLOCK, VIKAS SADAN.

The following Officers were present in the meeting

1. Vice Chairman
2. Finance Member, DDA
3. Engineer Member, DDA
4. Principal Commissioner (Housing, LM, LD and LP)
5. Principal Commr.(LS & Horticulture)
6. Commissioner (LD)
7. Addl Commr.Plg.II/UTTIPEC & GIS
8. Addl.Commr.Plg.III
9. Chief Architect
10. Chief Accounts Officer
11. ACA-I (SZ)
12. ACA- II (Sports)
13. ACA-III (Rohini)
14. Addl.Commr.(LS)
15. AC(Plg.)III
16. CE(HQ)
17. CE(EZ)
18. CE(SZ)
19. SA(EZ)
20. SA(DUHF, Conservation and New Parks)
21. Dir.(Plg.)AP-II
22. SA(VC office)
23. Dy.Dir.(Plg.)NP

APPROVED MINUTES OF 364th SCM HELD ON 27.09.2018 IN VIKAS SADAN at 03.30 PM

LAI D ON TABLE

| | | | |
|-----------------|--|---|---|
| <p>103:2018</p> | <p>Modification in the Part modified layout plan of Sub-Divided Hospital Plot and Other Facilities at FC-53 Pitampura w.r.t. road connectivity and permissibility of increasing the road width within the scheme area. File no. F.3(8)/98-MP</p> | <p>The proposal was presented by Addl.Commr.(Plg.)-III. After detailed deliberation, the proposal as reflected in the agenda was Approved with observation that:- (a) Removal of all the built-up structures, hindrances and temporary allotment (i.e. Extended College boundary of Guru Gobind Singh College, Delhi Tourism Office, Pump House, etc.). (b) Re-modelling of all the underground services existing if any in the scheme area. (c) The incorporation of the increased road width from 18 mtr. to 24mtr. Shall be made in the revised Zonal Development Plan of Zone-H. (d) Since, there are already allotted plots (i.e. Hospital Cat-A, Hospital Cat.-B), the allotment conditions to be revised accordingly by the Land Disposal department of DDA.</p> | <p>ACTION: 1.Addl Commr.Plg.III 2.CE(NZ) 3.LD Deptt. 4.LM, DDA 5.SA(NZ) 6.NDMC</p> |
|-----------------|--|---|---|

The meeting ended with the vote of thanks to the Vice-Chairman, DDA.

This issues with the approval of Vice Chairman.

DELHI DEVELOPMENT AUTHORITY
HUPW-CO-ORDINATION UNIT
Approved In 364th Screening
Committee Meeting Dated 27.9.18
Vide Item No. 103:2018
[Signature] 16/10/18
Dy. Director (Arch.) Co-ordn.

[Signature]
Dy.Dir.(Arch.)Coordn.

AGENDA FOR SCREENING COMMITTEE

SUBJECT: Modification in the Part Modified Layout Plan of Sub-Divided Hospital Plot & Other Facilities at FC-53 Pitampura w.r.t. "road connectivity and permissibility of increasing the road width within the scheme area".

FILE NO.: F.3 (8) / 98 - MP

1.0 BACKGROUND:

1.1 Planning department has received the representation from Sh. Parvseh Sahib Singh, Hon'ble MP (West Delhi Lok Sabha) forwarding the representation of president of ZP-Block RWA regarding "reconsider the status of road and green area proposed in facility Centre Plot (FC-53) Pitampura".

In the representation, request has been made for increasing the proposed road width from 18 meter to 24 meter on the layout plan titled "Part Modified Layout Plan of Sub-Divided Hospital Plot & Other Facilities at FC-53 Pitampura" approved by 299th Screening Committee Meeting held on 02.06.2011 vide item no. 44:2011.

1.2 The above said proposal/request attracts examination & modification if any in the approved layout plan and matter needs to be placed before the Screening Committee for consideration & approval.

1.3 Further as per Zonal Development Plan of Zone-H under MPD-2021; the road RoW of 20 m. and above are shown in the Zonal Development Plan. Hence the request of Hon'ble MP (West Delhi Lok Sabha) for increasing the road RoW 18 m. to 24 m. also attracts modification in the Zonal Development Plan.

1.4 Layout plan of Facility Centre No.-53 at Pitampura:

(a) In MPD-2001, there was a provision of Facility Centre - 53 measuring 18.50 Ha. in which facilities such as General Hospital, College, Police Station, Fire Station, Intermediate Hospital 'A' (2 nos.), Intermediate Hospital 'B', Technical Education Centre, Head Post Office and Nursing Home (4 nos.) were proposed. A Modified layout plan of Pitampura Facility Centre no. - 53 and Service Centre No.-19 was approved by the VC DDA on 10.06.1996 (Annexure-A).

(b) The approved layout plan of "Facility Centre-53 and Service Centre No.-19" was modified due to the implementation of proposed metro corridor which is passing through the Hospital Plot measuring 3.84 Ha.

(c) The "Part Modified Layout Plan of Sub-Divided Hospital Plot & Other Facilities at FC-53 Pitampura" was approved by 299th Screening Committee Meeting Held on 02.06.2011 vide Item No. 44:2011. The approved agenda, minutes & drawing is annexed as Annexure-B.

(d) As per approved part modified layout plan dated 02.06.2011, the total scheme area is 5.38 Ha. and the area details are as under:

| | | | |
|--------|---------------------------|----------|-----------------|
| (i). | Hospital (Category-A) | = | 0.51 Ha. |
| (ii). | Hospital (Category-B) | = | 1.41 Ha. |
| (iii). | LSC | = | 0.28 Ha. |
| (iv). | Petrol Pump (2 No.) & CNG | = | 0.32 Ha. |
| (v). | Area under Metro Station | = | 0.10 Ha. |
| (vi). | Green / Open Spaces | = | 1.87 Ha. |
| (vii). | Transportation | = | 0.89 Ha. |
| | Total Scheme Area | = | 5.38 Ha. |

2.0 EXAMINATION

2.1 As per Zonal Development Plan of Zone-H under MPD-2021; the scheme area falls under the "Public & Semi-Public" Land Use and is a part of Facility Centre No.-53.

2.2 The scheme area in the agenda subject of "Modification in the Hospital site near Metro Station of Netaji Subhash Place, Ring Road in Pitampura (Facility Centre-53)" was earlier approved by 299th Screening Committee Meeting Held on 02.06.2011 vide Item No. 44:2011. The approved agenda, minutes & drawing is annexed as **Annexure-B**.

The above proposal was approved with the observation that, "**all the underground services existing in the site be re-modelled**".

2.3 The site under reference has been inspected along by the officers of planning department, wherein it was observed that an office of Delhi Tourism, a pump house of PWD and metro pillars exists on the proposed facilities area. It was also noticed that there is a hindrance in the form of built up structure of college with the boundary wall exists on the proposed 18 m. road adjacent to the northern side of Guru Govind Singh College and at present due to existing flyover / underpass there is a level difference of around 3 m. in the proposed junction of 18 m and a slip road of Ring Road making not possible to connect this 18 m road with Ring Road as approved earlier by 299th Screening Committee Meeting Held on 02.06.2011 vide Item No. 44:2011. There is also an existing entry gate of the Kasturba Polytechnic within the scheme area near PWD Pump House.

This office made a request to the EE (ND-10) DDA for providing the TSS (**Annexure-C**) of the entire area under reference to examine the feasibility of already approved facilities, vide this office letter dated 19.07.2018.

2.4 Existing built-up structures / hindrances in the area under reference (Facility Centre-53) as per the TSS provided by Enqq. Deptt. (ND-11) and as per earlier P.T. Survey:

(a) A project office of Delhi Tourism GNCTD of an area measuring about 0.11 Ha. and a Pump House of PWD adjacent to slip road of Ring Road is existing at site. The allotment status of the same needs to be checked by the Lands Department.

(b) There are two Petrol Pumps and one CNG station existing within the scheme area. Further an underground water pipe line is also existing.

(c) The elevated corridor (about 23.6 m. wide) of DMRC is passing through the scheme area and there is a metro station area of an area measuring 0.10 Ha. along with the Metro Pillars.

(d) There is a hindrance in the form of built up structure of college with the extended boundary wall exists on the proposed 18 m. road adjacent to the northern side of Guru Govind Singh College.

(e) There is a level difference at present due to existing flyover / underpass of around 3 m. in the proposed junction of 18 m and a slip road of Ring Road making not possible to connect this 18 m road with Ring Road as approved earlier by 299th Screening Committee Meeting Held on 02.06.2011 vide Item No. 44:2011.

2.5 The scheme area is located in between Ring Road (60.0 M. road RoW as per ZDP of Zone-H) on eastern side and existing 24.0 m. RoW on the western side.



2.6 Allotment Details as per report received from Lands Department (Institutional Lands) vide letter dated 22.11.2017;

- (a) The plot measuring 5100 sqm. (0.51 Ha.) marked as Hospital (Category-A), allotted to Bharat Prakritik Chikitsa Mission for construction of Hospital on 03.10.2011 as an alternative site.
- (b) The plot measuring 1.41 Ha. marked as Hospital (Category-B), allotted to Department of Health Services, GNCTD for construction of Hospital.

2.7 As per the approved layout plan; there was a proposal of 18 m. wide road within the scheme area. Initially the Hon'ble MP (West Delhi Lok Sabha) forwarded the representation of the president of RWA of ZP-Block Pitampura for increasing the proposed road width from 18 meter to 30 meter, whereas it was replied with the comments that, 'increasing the road width from 18 m. to 30 m. is not feasible due to non availability of adequate space under circulation and structures existing in the proposed space'.

2.8 Further Hon'ble MP (West Delhi Lok Sabha) again requested to increase the road width upto 24.0 m. minimum to avoid unnecessary congestion in future also as the metro station is operational.

2.9 As per the TSS provided by the Engg. Deptt. (ND-11) DDA, it is observed that the proposed 18 m. RoW as per part modified LOP approved by 299th Screening Committee Meeting Held on 02.06.2011 vide Item No. 44:2011 within the scheme area was not implemented on ground as there are built-up structures / hindrances (Extended College boundary, Delhi Tourism office, Metro pillars, Pump House & Level difference).

2.10 As per Zonal Development Plan of Zone-H under MPD-2021; the road RoW of 20 m. and above are shown in the Zonal Development Plan. Hence the request of Hon'ble MP Lok Sabha for increasing the road RoW 18 m. to 24 m. attracts modification in the Zonal Development Plan for showing the road of 24 m. RoW in the Zonal Development Plan of Zone-H.

2.11 The road width from 18 m. to 24 m. may be increased only between the approved & allotted facility plots and the Green Buffer / CNG / Petrol Pumps out of the layout level green area within the scheme area of FC-53, whereas there is no scope for increasing the road width on northern side of the scheme area as there is an existing college of 'Kasturba Polytechnic for Women'.

Further, there is a level difference at present due to existing flyover / underpass of around 3 m. in the proposed junction of 18 m and a slip road of Ring Road making not possible to connect this 18 m road with Ring Road as approved earlier by 299th Screening Committee Meeting Held on 02.06.2011 vide Item No. 44:2011.

2.12 The proposal for increasing the road width from 18 m. to 24 m. will affect the already approved & allotted plots (i.e. Hospital Cat.-A, Hospital Cat.-B) with respect to MPD-2021 (Table-13.2: Development Controls for Health Facilities) provisions and will be benefitted with higher FAR and the cost of extra FAR to be charged on purchasable basis. The relevant para of MPD-2021 is reproduced as follows:-

"FAR on plot facing ROW should be subject to NOC from all concerned agencies depending on locations shall be as under:

- a. RoW less than 24 M. = 250 FAR
- b. RoW 24 M. upto 30 M. = 300 FAR
- c. RoW 30 M. and above = 375 FAR

pg. 3/4

3.0 PROPOSAL:

Based on the Background of the matter at Para-1.0 and Examinations at Para-2.0; the Part Modification in the layout plan for "road connectivity and permissibility of increasing the road width from 18 m. to 24 m. only between the approved & allotted facility plots and the CNG / Petrol Pumps / Green Buffer and 18 m. RoW for the remaining proposed road" in the Part Modified Layout Plan of Sub-Divided Hospital Plot & Other Facilities at FC-53 Pitampura is placed before the Screening Committee with following:

- Removal of all the built-up structures, hindrances and temporary allotment (i.e. Extended College boundary of Guru Govind Singh College, Delhi Tourism office, Pump House, etc.).
- Re-modeling all the underground services existing if any in the scheme area.
- The incorporation of the increased road width from 18 m. to 24 m. shall be made in the revised Zonal Development Plan of Zone-H.
- Since, there are already allotted plots (i.e. Hospital Cat.-A, Hospital Cat.-B), the allotment conditions to be revised accordingly by the Land Disposal Department of DDA.

The proposed modification in layout plan is shown in Annexure-D.

4.0 RECOMMENDATION:

The proposal as given above in Para-3.0 is placed before the Screening Committee for the consideration & approval.

5.0 FOLLOW UP ACTION:

Once the proposal is approved by the Screening Committee, the decision of Screening Committee along with minutes & approved modified part layout plan be forwarded to the following for further follow up actions as under:

| Sl. no. | Actions pertains to the Department | Actions |
|---------|--|---|
| 1. | Engineering Department (North Zone) DDA | Demarcation of all the plots, Road RoW and re-modeling the existing services if any, etc. |
| 2. | Land Disposal Department, DDA | Checking the allotment status of plots and taking up further allotment if any & cancellation of temporary allotments if any falling on the proposed road RoW. Since, there are already allotted plots (i.e. Hospital Cat.-A, Hospital Cat.-B), the allotment conditions & charges to be revised accordingly by the Land Disposal Department of DDA. |
| 3. | Land Management Department, DDA | Checking litigation & 24 (2) status and forwarding to Land Disposal Deptt. Removal of hindrance / built-up structures on the proposed road RoW. |
| 3. | Housing & Urban Projects Wing (North Zone) DDA | Preparation of Layout Plan of approved LSC plot |
| 4. | North Delhi Municipal Corporation | For information & record. |

Handwritten signature: *K. K. K.*

Addl. Commissioner (Plg.)-III

Dy. Director (Plg.) Zone-F&H

Handwritten signature: *Sanjay*

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

D . D . A .

AREA PLANNING - I

AREA STATEMENT -

| | | |
|---|----------|------------------|
| 1. HOSPITAL, CATEGORY 'A' | = | 00.51 Ha. |
| 2. HOSPITAL, CATEGORY 'B' | = | 01.41 Ha. |
| 3. L.S.C. | = | 00.28 Ha. |
| 4. PETROL PUMPS (2 No.) & CNG | = | 00.32 Ha. |
| 5. AREA UNDER METRO STATION | = | 00.10 Ha. |
| 6. GREEN / OPEN SPACES | = | 00.75 Ha. |
| (AREA UNDER VA DUCTS & OTHER OPEN SPACES) | = | |
| 7. TRANSPORTATION | = | 02.00 Ha. |
| TOTAL | = | 05.38 Ha. |

NOTE:-

THE APPROVED LAYOUT PLAN OF FACILITY CENTRE - 53 WAS PARTLY MODIFIED DUE TO THE IMPLEMENTATION OF PROPOSED METRO CORRIDOR WHICH IS PASSING THROUGH THE HOSPITAL PLOT.

THE PART MODIFIED LAYOUT PLAN OF SUB-DIVIDED HOSPITAL PLOT & OTHER FACILITIES AT FC-53 PITAMPURA WAS EARLIER APPROVED BY 28th SCREENING COMMITTEE MEETING HELD ON 02.09.2018 (ITEM NO. 14.2011) WITH THE OBSERVATION THAT "ALL THE UNDER GROUND SERVICES EXISTING IN THE SITE BE RE-ACCOMMODATED".

NOTES:-

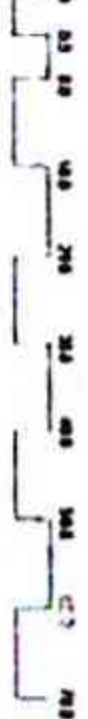
1. THE DRG. PREPARED ON THE BASIS OF TOTAL STATION SURVEY SUPPLIED BY EX. ENGS. (IND-11) DDA, DATED 28.07.2018.
2. NO TREES SHALL BE CUT WITHOUT PRIOR PERMISSION OF COMPETENT AUTHORITY.
3. STATUS AND OWNERSHIP OF THE LAND BE VERIFIED FROM LAND MANAGEMENT BRANCH BEFORE ALLOTMENT.
4. FEASIBILITY OF THE SITE BE CHECKED BY THE CONCERNED ENGINEERING DEPARTMENT OF NORTH ZONE.
5. DEVELOPMENT CONTROL & SETBACK AS PER MPD-2021.

FILE NO.: F.3 (B) 98 / MP

DRG. TITLE:

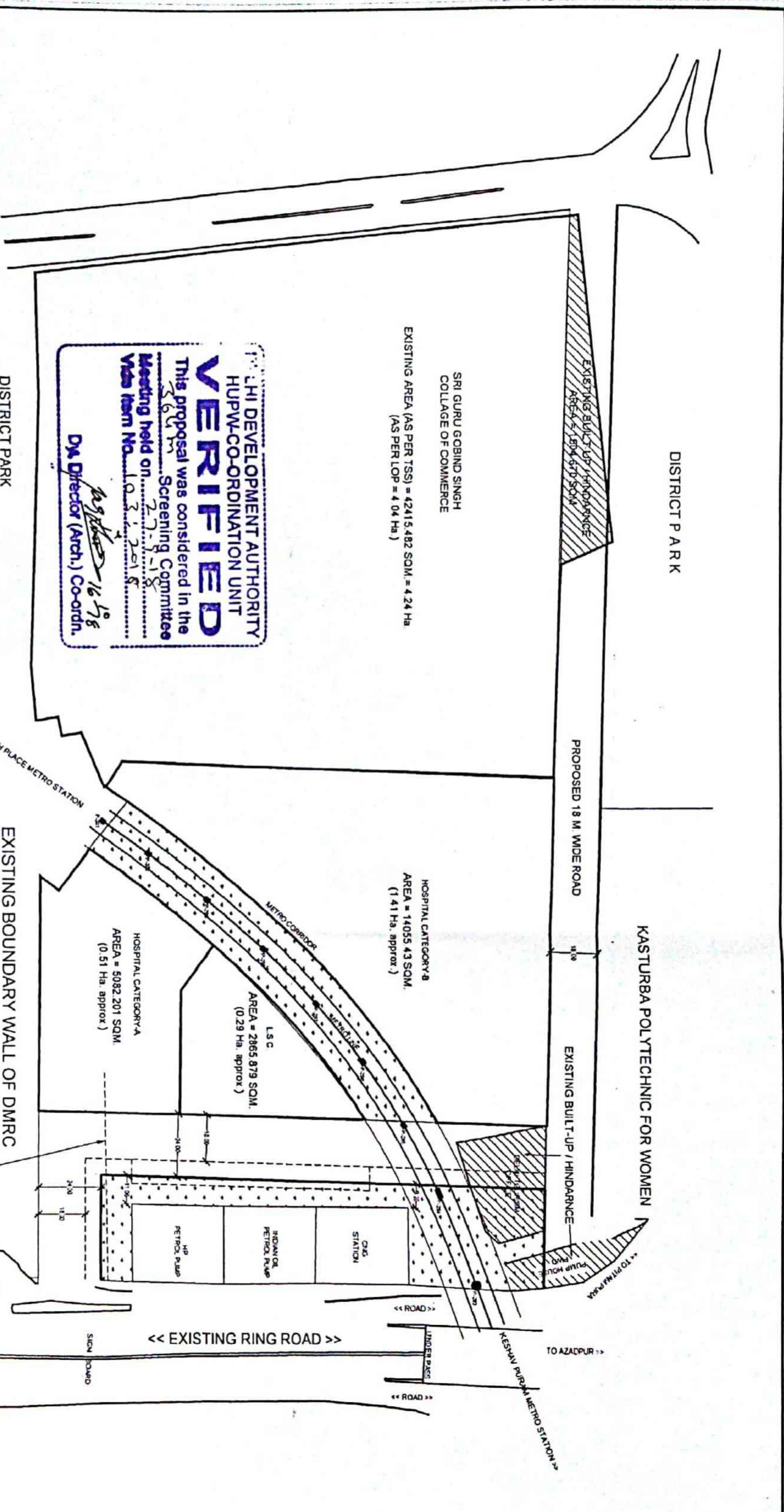
MODIFIED PART LAYOUT PLAN OF SUB-DIVIDED HOSPITAL PLOT & OTHER FACILITIES AT FC-53, PITAMPURA w.r.t. "ROAD CONNECTIVITY AND PERMISSIBILITY OF INCREASING THE ROAD WIDTH WITHIN THE SCHEME AREA."

SCALE:



| | | | | |
|---------------------------|-------------------|----------|-------------|---------------|
| Revised (27.09.2018) DATE | S.C. ZONE - NORTH | DRG. NO. | PLG. ASSTT. | APPROVED |
| | | | | <i>Sanjay</i> |

| | | |
|------------|------------|------------|
| DR (Pg. I) | DR (Pg. I) | DR (Pg. I) |
|------------|------------|------------|



DELHI DEVELOPMENT AUTHORITY
HUPW-COORDINATION UNIT

VERIFIED

This proposal was considered in the Meeting held on 27.09.2018 Screening Committee was item No. 103.2018

Sanjay 16/9/18
Dy. Director (Arch.) Co-ordin.

DELHI DEVELOPMENT AUTHORITY
CERTIFIED

Approved in 364th Screening Committee Meeting Dt. 27.09.2018
vide Item no. 103.2018

Sign: *Sanjay*
Name: **D.K. SRIVANSHI**
Designation: **Ac(P16)-III**

NOTES:-

THE PROPOSAL REGARDING 'MODIFICATION IN THE PART MODIFIED LAYOUT PLAN OF SUB-DIVIDED HOSPITAL PLOT & OTHER FACILITIES AT FC-53 PITAMPURA w.r.t. ROAD CONNECTIVITY AND PERMISSIBILITY OF INCREASING THE ROAD WIDTH WITHIN THE SCHEME AREA' WAS CONSIDERED & APPROVED BY THE 364th SCREENING COMMITTEE MEETING HELD ON 27.09.2018 WIDE LAID ON TABLE ITEM NO. 103.2018 WITH OBSERVATION THAT:

- (a) REMOVAL OF ALL BUILT-UP STRUCTURES, HINDRANCES AND TEMPORARY ALLOTMENT (i.e. Extended College Boundary of Guru Goward Singh College, Delhi Tourism Office, Pump House, etc.)
- (b) RE-MODELLING OF ALL THE UNDERGROUND SERVICES EXISTING IF ANY IN THE SCHEME AREA.
- (c) THE INCORPORATION OF THE INCREASED ROAD WIDTH FROM 18 mtr. TO 24 mtr. SHALL BE MADE IN THE REVISED ZONAL DEVELOPMENT PLAN OF NORTH ZONE.
- (d) SINCE, THERE ARE ALREADY ALLOTTED PLOTS (i.e. Hospital Cal. A, Hospital Cal. B), THE ALLOTMENT CONDITIONS TO BE REVISED ACCORDINGLY BY THE LAND DISPOSAL DEPARTMENT OF DDA.

File No.: F.3(B)98-MP

AD (Pg. I) *Sanjay* DD (Pg. I) *Sanjay* AC (Pg. III) *Sanjay*