

Dy. No. 2180 Dt. 10/9/18

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

No. Dy. Dir. (Arch.) Coordn. / HUPW/DDA/2018/73

Dated: 10.09.2018.

Please find enclosed, the approved Minutes of the 362nd Screening Committee Meeting held on 24.08.2018 at 11.30 AM in the Conference hall, B-Block, Vikas Sadan. The minutes have been approved by the Vice Chairman, DDA.

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 (I.M.I.D&I.P)
7. Principal Commissioner (LS & Hort.)
8. Commissioner (Plg)
9. Commissioner (LD)
10. Commissioner (Housing)
11. Commissioner (Sports)
12. Chief Architect, DDA.
13. Addl. Chief Architect I (SZ)
14. Addl. Chief Architect II (Sports)
15. Addl. Chief Architect-III (Rohini)
16. Addl. Commr. I (Plg.) UTIPEC & GIS
17. Addl. Commr. II (Plg.)
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 (EZ)
26. Chief Engineer (Projects)
27. Sr. Architect (EZ)
28. Sr. Architect (DUHF, Conservation & New Parks)
29. Sr. Architect (NZ)
30. Sr. Architect (Socio Cultural)
31. Sr. Architect (Dwarka & WZ)
32. Director (Bldg.)
33. Director (LS)
34. Director (Plg.) Dwarka, Rohini & Narela
35. Director (Plg.) AP-III, Zone A&B, C&G (excluding Urban Extn.)
36. Director (Plg.) AP-II, Zone D, E&O, J& UC, G (Urban Extn.)
37. Director (Plg.) AP-I, Zone MPMR, Zone F, H & Industries
38. Director (Plg.) MP
39. Director (Plg.) LP & Coordn.
40. Director (Plg.) UTIPEC & GIS
41. Project Director (Sports)
41. Senior Architect, VC Secretariat
42. Consultant VC secretariat

As medium:

*Chaji
for record*

*10/9/18
PS/AC/COORDN*

Jagdish Dewani 10/9/18
Dy. Dir. (Arch.) Coordn.

APPROVED MINUTES OF THE 362nd SCREENING COMMITTEE MEETING HELD ON 24.08.2018 AT 11.30 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. Principal Commissioner (Housing)
4. Commissioner (LD)
5. Commissioner (Sports)
6. Addl. Commr. (LS)
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. CE(HQ)
15. Chief Engineer (EZ)
16. SA(NZ)
17. SA(WZ&D)
18. Dir.(Plg.)Rohini/Dwarka/Narela
19. Dir.(Plg.)AP-II
20. Dir.(Plg.)AP-III
21. Dy.Dir.(Arch.)Sports
22. SE(E)RZ
23. SA(VC office)

**APPROVED MINUTES OF 362nd SCM HELD ON 24.08.2018 HELD IN VIKAS
SADAN at 11.30 AM**

82:2018	Proposed Two level Golf Driving Range and ancillary building in the Qutub Golf Course at Lado Sarai, New Delhi. File no.F1(15)ACA-II/Sports/HUPW/2018/DDA	The proposal was presented by ACA-II(Sports).After detailed deliberation, the proposal as reflected in the agenda was Approved.	ACTION: 1. ACA-II (Sports) 2.Engg.Wing
83:2018	Design Proposal for District Sports Complex at Sector-33, Rohini. File no.F1(8)/ACA-II/Sports/HUPW/2018/DDA	The proposal was presented by ACA-II(Sports). After detailed deliberation, the proposal as reflected in the agenda was Approved.	ACTION: 1. ACA-II (Sports) 2.Engg.Wing
84:2018	Modification in the layout plan of Yamuna Sports Complex due to the Proposal for Basketball Academy in place of existing Lawn Ball Courts. File no.F1(30)ACAII/Sports/HUPW/2017/DDA	The proposal was presented by ACA-II(Sports).After detailed deliberation, the proposal as reflected in the agenda was Approved.	ACTION: 1. ACA-II (Sports) 2. Engg.Wing
85:2018	Modification in the layout plan of Yamuna Sports Complex due to proposal for Skate Park in place of existing Basketball Courts and Skating Rink. File no.F.1(30)ACA-II/Sports/HUPW/2017/DDA	The proposal was presented by ACA-II(Sports).After detailed deliberation, the proposal as reflected in the agenda was Approved.	ACTION: 1.ACA-II Sports 2.Engg.Wing
✓ 86:2018	Modification in the approved layout plan titled " Proposed plan for Aurbindo College at Village Lado Sarai" w.r.t. provision of about 10 ft.(3mt.) passage connecting the existing roads for access to existing buildings around the already allotted land to Shri Aurbindo College. File no.F.3(67)/98-MP	The proposal was presented by Dir.(Plg.)F&H.After detailed deliberation, the proposal as reflected in the agenda was Approved with observation that Park/Green of area 812 sq.m. to be maintained by Aurbindo College and that should be accessible to Public. No construction is allowed in the Green. The demand for land to allowed for the road be raised from the College Authorities.	ACTION: 1.Dir.Plg.F&H 2.CE(SZ) 3.LD Deptt. 4.LM Deptt. 5.SDMC

DELHI DEVELOPMENT AUTHORITY
HUPW CO-ORDINATION UNIT
 The meeting ended with a vote of thanks to Vice Chairman, DDA.
 Approved with 362 approval of Vice Chairman.
 This issue is for screening
 Committee Meeting Dated...24.8.18..
 Vide item No.....86:2018.....
 Dy. Director (V. n.) Co-ordn.

Gulab Singh
 Dy.Dir.(Arch.) Coordn.



2593/c

362-SCM

2593/c

-67-

Item No.: 86:2018

Date: _____

AGENDA FOR SCREENING COMMITTEE

SUBJECT: Modification in the approved layout plan titled 'proposed plan for Aurobindo College at Village Lado Sarai' w.r.t provision of about 10 ft. (3 meter) passage connecting the existing roads for access to existing buildings around the already allotted land to Shri Aurobindo College.

FILE NO.: F.3 (67) / 98 - MP

1.0 BACKGROUND:

- 1.1 As per the approved LOP titled as 'Proposed Plan for Aurobindo College at Village Lado Sarai', the land allotted to Aurobindo College is in two pockets i.e. B-1 measuring 2.0 Ha. and B-2 measuring 0.9 Ha., whereas vide letter dated 15.12.2017 the Ex. Engineer (SWD-4) DDA stated that, the work of construction of boundary wall around the land allotted to Shri Aurobindo College at Lado Sarai could not be completed due to interference of local residents which created the hindrance in the construction of boundary wall of land allotted to College".
- 1.2 The lands department of DDA has also referred the concerned IL file bearing no. F.15 A (3)84/IL along with concerned Legal File to this office for taking necessary action regarding processing modification in the earlier approved layout plan.

2.0 EXAMINATION

- 2.1 In regard to the issues mentioned at Para 1.0, a joint site inspection was carried out on 05.09.2017 by the officers of Engineering, Lands and Planning Department of DDA on the request of the office of EE (SWD-4). During the joint site inspection following observed:-
- (a) As per the approved LOP titled as 'Proposed Plan for Aurobindo College at Village Lado Sarai', the land allotted to Aurobindo College is in two pockets i.e. B-1 measuring 2.0 Ha. and B-2 measuring 0.9 Ha. (Annexure-A).
 - (b) As per the approved layout plan, there is no provision of periphery roads on the Western & Southern side of the pocket B-1 allotted to Aurobindo College. There is an existing road on Eastern side of Pocket B-1.
 - (c) There is a provision of 9 m. wide road only on Northern side of Pocket B-1 and the same was found under construction during the joint site inspection.
 - (d) There is an existing road (around 9.0 m. wide) crossing through the pocket B-1 connecting Village Lado Sarai which is dividing the allotted land of college into two parts.
 - (e) The built up structures at Village Lado Sarai have the openings on the land allotted to Aurobindo College (Pocket B-1) on Western & Southern sides.
 - (f) Some residents of Lado Sarai have already encroached the whole 3 meter periphery road along the land allotted to college on Northern side of land Pocket B-2.
 - (g) As per the note dated 18.05.2009 of Director (Lands) DDA, 'a part of the land meant for college was occupied by DMRC temporarily for their project', and the same was also observed during the joint site inspection on 05.09.2017.
- 2.2 The land use of the DDA vacant land under reference (in two pockets measuring 2.0 Ha. and 0.9 Ha.) was changed from 'Recreational' (District Park) to 'Public and Semi-Public' (PS-I, College) and notified by MoUD, Govt. of India vide S.O. 1358 (E) dated 15th June, 2012.

- 2.3 Lands Department vide note dated 31.10.2017 through IL File bearing no. "F.15 A (3)84/IL" along with the copy of Total Station Survey referred the matter to Planning Department (AP-I) for taking action on modification in the layout plan as per the Total Station Survey.
- 2.4 On the perusal of IL file bearing no. "F.15 A(3)84/IL", it is observed that, several notings were made between Lands & Engineering Departments for the construction of boundary wall around the land allotted to Shri Aurobindo College and removal of encroachments, etc.
- 2.5 Since as per the approved LOP titled as 'Proposed Plan for Aurobindo College at Village Lado Sarai', the provision of periphery road is only on northern side of allotted land pocket B-1 and as per the letter of EX. Engg. (SWD-4) dated 15.12.2017, "the work of construction of boundary wall around the DDA land allotted to Shri Aurobindo College at Lado Sarai could not be completed due to interference of local residents which create the hindrance in the construction of boundary wall" and further stated that by construction of boundary wall, some resident's way / passage will be totally blocked.
- 2.6 The subject matter regarding construction of boundary wall around DDA land allotted to Shri Aurobindo College at Lado Sarai was discussed in the meeting held on 26.07.2018 under the Chairmanship of Commissioner & OSD to VC DDA along with the officers of Engineering, Planning & Lands Department of DDA. The minutes of meeting is annexed as **Annexure-B**. As per the minutes of the meeting, to resolving the above issues require modification in the approved layout plan for the provision of about 10 ft. (3 meter) passage connecting the existing roads for access to existing buildings around the already allotted land to Shri Aurobindo College on western and southern side of the land Pocket B-1 measuring 2.0 Ha. and land measuring about 800 sqm. (Recreational Land Use) abutting the village Lado Sarai and the land allotted to Aurobindo College on the eastern side required to be maintained as Park (Green) by the DDA / Local Body or by the Aurobindo College Authority, if they are willing to maintain this portion as Park (Green) with access to general public subject to terms & conditions to be worked out by IL Deptt.

3.0 PROPOSAL:

Based on the above Background at Para-1.0, Examinations at Para-2.0 and decision of meeting held under OSD to VC, DDA; the Screening Committee may consider the modification in the layout plan for the **'provision of about 10 ft. (3 meter) passage connecting the existing roads for access to existing buildings around the already allotted land to Shri Aurobindo College on western and southern side of the land Pocket B-1 measuring 2.11 Ha. along with an area measuring about 812 sqm. for Park (Tot-Lot).**

The modification required in layout plan is shown in **Annexure-C**. The area detail of the same is as under:

Plot	Area as per allotment	Area as per Total Station Survey
B-1	2.00 Ha.	02.11 Ha.
B-2	0.90 Ha.	00.92 Ha.
*Total College Plot Area	*2.90 Ha.	*03.03 Ha.
Park (Tot-Lot)	-	812.00 sqm.
Area under 10 ft. (3m.) passage	-	604.30 sqm.

***Note:** *The total college plot area is excess about 0.13 Ha. as per TSS for which allotment to be checked and revised by Lands Disposal Department of DDA.*

- 69



362:86:2018

2531/c

2581/c

4.0 RECOMMENDATION:

Keeping in view of the facts explained at Para-1.0, & 2.0, the proposal as given above in Para-3.0 is placed before the Screening Committee for the consideration & final decision / approval.

5.0 FOLLOW UP ACTION:

The decision / approval of Screening Committee along with approved modified layout plan shall be forwarded to the following for further follow up actions as under:

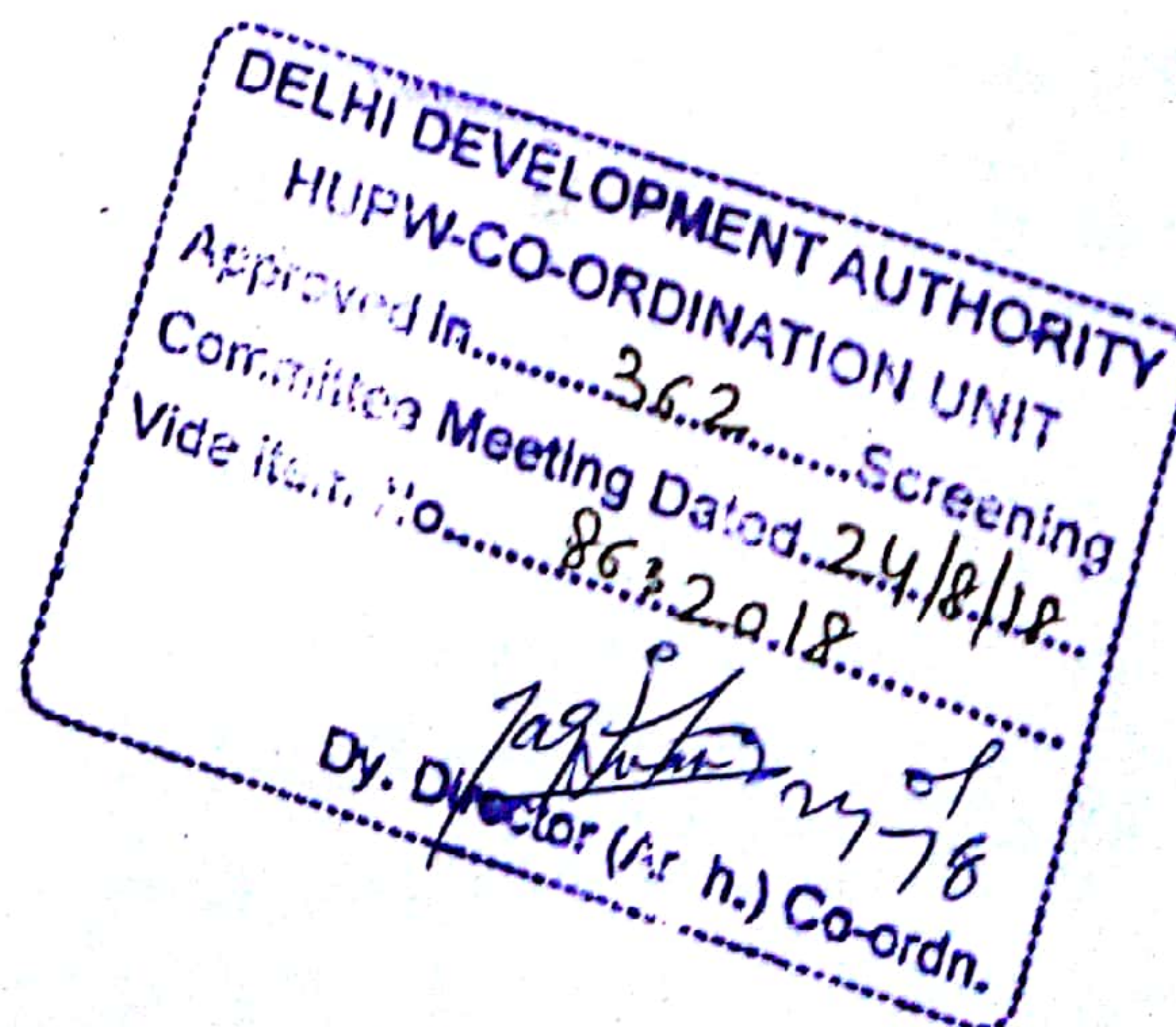
Sl. no.	Actions pertains to the Department	Actions
1.	Engineering Department (South Zone) DDA	Demarcation of roads / passage and construction of boundary walls of all the plots.
2.	Land Disposal Department, DDA	Checking the litigation and allotment status of plots and revision / modification in the allotment documents as per the revised area details decided/approved by the Screening Committee.
3.	Land Management Department, DDA	Removal of hindrance / built-up structures on the allotted plots, roads, passage and Park as per the decision / approval of Screening Committee.
4.	South Delhi Municipal Corporation	For information & record.

pg 3/3

Addl. Commissioner (Plg.)-III

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

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



D.D.A.

AREA PLANNING - I

AREA STATEMENT:-

1. AREA UNDER AUROBINDO COLLEGE = 2.90 Ha. (AS PER ALLOTMENT)
2. AREA UNDER AUROBINDO COLLEGE = 3.03 Ha. (AS PER TSS)
3. AREA UNDER FACILITY = 0.10 Ha.
4. AREA UNDER ROAD (PARKING) = 0.20 Ha.
5. AREA UNDER PARK (TOT-LOT) = 0.12 Ha. (AS PER TSS)
6. AREA UNDER 10 FT. (3 M) PASSAGE = 604.30 SQM.

NOTE:-
THE TOTAL COLLEGE PLOT AREA IS EXCESS ABOUT 0.13 Ha. AS PER TSS FOR WHICH ALLOTMENT TO BE CHECKED AND REVERSED BY LANDS DISPOSAL DEPARTMENT OF DDA.

NOTES:-

1. THE DRG. PREPARED ON THE BASIS OF TOTAL STATION SURVEY SUPPLIED BY ENGG. DEPTT. (SMD-4) VIDE E-MAL DATED 03.02.2018.
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.

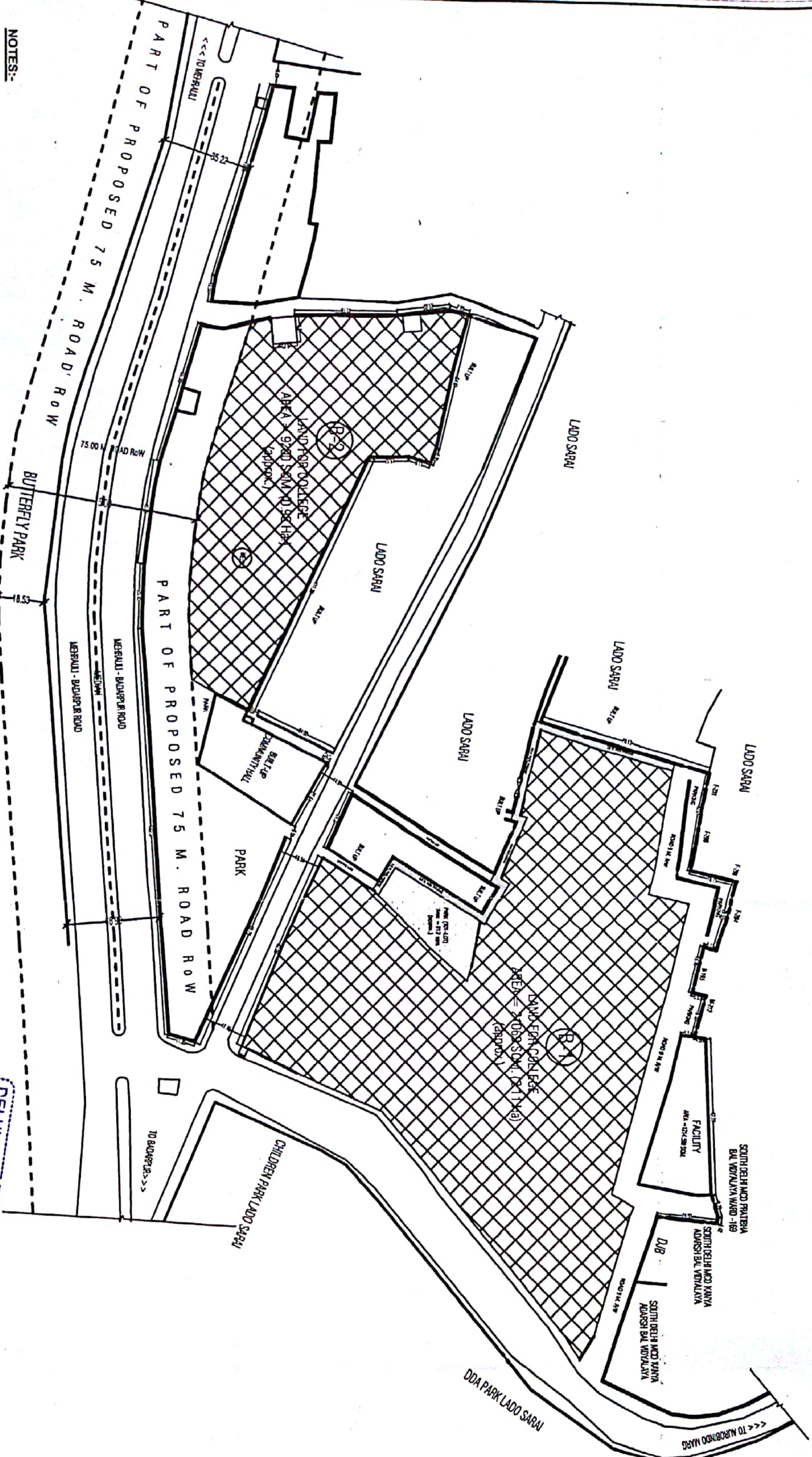
FILE NO.: F.3 (67) 98 / MP

DRG. TITLE:-

MODIFICATION IN THE APPROVED LAYOUT PLAN
TITLED PROPOSED PLAN FOR AUROBINDO COLLEGE
AT VILLAGE LADO SARAI W.R.T PROVISION OF ABOUT
10 FT. (3 METER) PASSAGE CONNECTING THE
EXISTING ROADS FOR ACCESS TO EXISTING
BUILDINGS AROUND THE ALREADY ALLOTTED LAND
TO SHRI AUROBINDO COLLEGE.

SCALE: 1" = 10' 0"

DATE	DRG. NO.	PLG. ASSTT.	APPR. G.
DDP (Pg.)	DRP (Pg.)	DRP (Pg.)	DRP (Pg.)



NOTES:-

THE PROPOSAL REGARDING 'MODIFICATION IN THE APPROVED LAYOUT PLAN TITLED PROPOSED PLAN FOR AUROBINDO COLLEGE AT VILLAGE LADO SARAI W.R.T PROVISION OF ABOUT 10 FT. (3 METER) PASSAGE CONNECTING THE EXISTING ROADS FOR ACCESS TO EXISTING BUILDINGS AROUND THE ALREADY ALLOTTED LAND TO SHRI AUROBINDO COLLEGE WAS CONSIDERED & APPROVED BY THE 362nd SCREENING COMMITTEE MEETING HELD ON 24.08.2018 VIDE ITEM NO. 862018 WITH THE OBSERVATION THAT PARK / GREEN OF AREA 812 SQM. TO BE MAINTAINED BY AUROBINDO COLLEGE AND THAT SHOULD BE ACCESSIBLE TO PUBLIC. NO CONSTRUCTION IS ALLOWED IN THE GREEN.
THE DEMAND FOR LAND TO ALLOWED FOR THE ROAD BE RAISED FROM COLLEGE AUTHORITIES.

FILE NO.: F.3 (67) 98 / MP

AD(Pig.)

DD(Pig.)

AC(Pig.)-III

DELHI DEVELOPMENT AUTHORITY
CERTIFIED
Approved in 362nd
Committee Meeting Dt. 24.08.2018
Vide Item no. 862018
Name: K. S. R. RANJAN
Designation: AC(Pig.)-III

DELHI DEVELOPMENT AUTHORITY
MUPW-CO-ORDINATION UNIT
VERIFIED
This proposal was considered in the
Meeting held on 24.08.2018
Vide item No. 862018
By: Director (Arch.) Co-ordin.