398/2 353/6

Item No. 65: 2017
Screening Committee No. 351

F 3(2) 2017/MP

Title: Utilization of DDA Vacant Land in South Delhi-I (Zone-F) received from LM Department w.r.t fortnightly Thematic meeting held at Raj Niwas on 22/02/17 related to Land Management wing.

1.0 Background:

- 1. In the fortnightly meeting at Raj Niwas related to the Land Management Wing held on 22.2.17, following work has been assigned to the Planning Department in a time bound manner:
 - a. **DDA should prepare layout plans** in respect of all the areas which are un-built. Action taken report is submitted to Hon'ble Lt. Governer within one month.
 - b. After the layout plans are ready, DDA should formulate a Land Policy for the areas which are not covered under the Land Pooling Policy.
 - c. DDA should identify the pockets of land where DDA cannot undertake planning due to certain reasons and feasibility be explored for notifying such pockets of land as 'Green'.
- 2. In compliance to para as mentioned above, information provided by LM wing on DDA website was examined by all the planning zones w.r.t six types of sites:
 - Not Identifiable with Latitudes-Longitudes
 - Tentatively identifiable
 - Latitudes-Longitudes NOT provided
 - Shajra Layout NOT provided
 - Land under Litigation
 - Identifiable layout plan available/ NOT available
- 3. These sites mostly do not have layout plans and therefore, require preparation of layout plans after detailed examination.
- 4. In view of non relevant information on DDA website which caused difficulty in identifying the site locations and problems in ascertaining their landuse, it was decided in the meeting held on 14.03.17 under the chairmanship of Vice Chairman, DDA that
 - a. Latitudes-Longitudes to be revisited for all the sites.
 - b. Valid and usable information to be uploaded on immediate basis
 - c. Shajra information to be uploaded with physical features/roads/nalah etc. (Preferable MPD/ZDP roads)
 - d. Till the time the valid information is uploaded on DDA website, 10 Sites will be identified by Engineering department based on their size and demand of local needs in each zone under concerned Chief Engineers. These sites will be inspected by

Mandage 19.1/8

representatives of Land Management wing, Engineering Wing, QRT team, Planning Wing and Survey unit on priority basis.

e. After examination identified sites can be taken to Screening Committee for Layout plans approval for utilization of vacant land.

2.0 Examination:

- 2.1 For the site examination, 10 litigations free Kharsa no. forming 8 sites were chosen from the information provided by LM wing on the basis of following parameters:
 - 1. Site location preferably which do not have layout plans and do not have proper approach road.
 - 2. Larger size of land parcels were preferred to optimize land resource.
 - 3. Land under litigation, transferred to Engg. wing, having already approved layout plans were avoided.

All the 8 sites are marked on the ZDP of Zone-F (Annexure-A)

2.2 Joint Site Inspection

All the sites were inspected along with the representatives of LM Department, Engg. Department, Survey Department and Planning Department on 23/03/17. The details of the vacant lands in possession of LM Dept. are as follows:

S. no	Name of Village	Khasra no.	Area in Bigha/Biswa	Area in Hectare
1	Katwaria Sarai (site -1)	122	1-16	0.1518
2	Katwaria	143/2/1	2-04	0.1856
3	Sarai (site -2)	144	1-02	0.0928
4		273/145	2-07	0.1928
5	Katwaria Sarai (site -3)	158	0-04	0.0169
6	Masood pur	441/203	1-06	0.1096
7	Masood pur	205/2	2-03	0.1813
8	Kishan Garh	Not uploaded	Not mentioned	Not mentioned
9	Kishan Garh	Not uploaded	Not mentioned	Not mentioned
10	Kishan Garh	Not uploaded	Not mentioned	Not mentioned

All the Khasra Maps as provided by LM Deptt. are annexed.

(Annexure-A 1 & A 2)

The requisites information for site visit included the following:

- Area (in sq.m.) and location (Block, landmark) of site.
- Major/minor approach road identification
- Distance of site from major road where services are present.

396/c

- Site status w.r.t vacant/with vegetation/ encroached/part of unauthorized colony etc.
- Distance from nearest DDA development from which services can be extended (Mts.)
- If LOP not available, can pocket be planned for DDA housing or facilities as per norms/ If LOP is prepared, <u>can services be provided by DDA easily</u> (to be ascertained from Engineering Wing).
- 2.2 **Performa:** To examine the sites as per para 2.2 above, a proforma was prepared in planning unit which consists of 2 sections.

Table A consists of Site features and Table B consist of applicable Master Plan-2021 Norms. The tables are as below:

1	AREA (Sq Mts), UID No	STATUS	Observation/ Remarks
2	Location details for identification (Unauthorised colony, Block, landmark		
3	Land use as per MPD 2021		
4	Land use as per ZDP-Zone-F		
5	Approach road (c) width (M.		
6	Distance from existing 18 mts wide road for accessibility (Mts.)		
7	Distance from nearest DDA development from which services can be extended (Mts.)		
8	Development Area of DDA		
9	Layout Plan Available		
200	If LOP available, reasons for non implemented		
	If LOP not available, can pocket be planned for DDA housing or facilities as per norms		
- Table 1	If LOP is prepared, can services be provided by DDA easily		

Table B

S.No.	Norms as per MPD -2021	Minimum Plot Size (Sq. Mts.)	Road ROW	Suitability (Yes / No)
1	Planned Area		(Mts.)	
2	Residential	3000		
_3	Facilities	400	18	No
4	Recreational #	Nil	12	No
5	Unplanned Area	1411	Nil	
6	Residential	1670		
		1070	7.5	No

7	Facilities	800 (Primary School)	7.5	No
8	Recreational #	Nil	Nil	
	# Utilities can be provided wherever required			

In support of above analysis, requisite annexures like TSS on the Satellite Map (Annexure C, C1, C2, C3) are attached –

Based on examination in Table 1 and 2 recommendations will be as following:

- 1. The vacant pocket, is proposed for use as
- 2. Due to following reasons -
- MPD norms: Site does/does not fulfill MPD norms
- Approach road :..... m
- Possibility of providing services by DDA: Yes/No.

2.4 As per Table A of performa explained in para 2.3 above, all the 8 identified sites were examined and following is the summary:

Sl.No	Name of Site	Khasra No	Area (Sq M)	Landuse (MPD)	Landuse (ZDP)	Approach Road (m)	Layout Plan
1	Katwaria Sarai (Site-1)	122	1517.57	Residential	Residential	Less than 6 m	LOP not available
2	Katwaria Sarai (Site-2)	143/2/ 1, 144, 273/14 5	4763.15	Residential	Residential	Less than 6 m	LOP not available
3	Katwaria Sarai (Site-3)	158	169.97	Residential	Residential	Less than 6 m	Development Plan available
4	Masood Pur	441/20	1096.7	Residential	Residential	On 75 m road R/W	LOP available (HUPW)
5	Masood Pur	205/2	1812.99	Recreational	Recreational	On 30 m road R/W	LOP available (HUPW)
6	Kishan Garh	not upload ed	Not	Residential	Recreational (Green Buffer)	On 45 m road R/W	LOP available (HUPW)
7	Kishan Garh	not upload ed	Not mentioned	Residential	Recreational (Green Buffer)	On 45 m road R/W	LOP available (HUPW)
8	Kishan Garh	not upload ed	Not mentioned	Residential	Recreational (Green Buffer)	On 45 m road R/W	LOP available (HUPW)

Table A of all the 3 sites filled as per performa is enclosed as Annexure-B

3446 394/2

2.5 After Site visit and detailed examination as per Table A above, it was revealed that out of 8 sites, 5 sites could not be processed further because of following reasons:

have proper

2.6 All the 3 identified sites were examined and following is the summary:

S.No	Name of Site	Khasra No	Status
1	Katwaria Sarai (site-1)		Does not fulfill MPD norms, approach road less than 6m
2	Katwaria Sarai (site-2)	143/2/1, 144,	Does not fulfill MPD norms, approach road
3	Katwaria Sarai (site-3)	273/145 158	less than 6m Does not fulfill MPD norms, approach road less than 6m

Table B of all the 3 sites filled as per performa is as below:

1. Katwaria Sarai - Site 1 (Khasra No.122)

S.No.	TABLE -B Norms as per MPD - 2021	Minimum Plot Size (Sq. Mts.)	Minimum Road ROW (Mts.)	Suitability (Yes / No)
1	Planned Area			
2	Residential	3000	18	No
3	Facilities	400	12	No
4	Recreational #	Nil	Nil	
5	Unplanned Area			
6	Residential	1670	7.5	No
7 Facilities		800 (Primary School)	7.5	No
8	Recreational #	Nil	Nil	Yes
	# Utilities can be provided wherever required			

In support of above analysis, satellite image indicating the site under reference is attached as Annexure - C 1 and site site photograph

PROPOSAL -

Based on examination in Table A and B following is recommended:

- 1. The vacant pocket, is proposed for use as Park (Green) DDA.
- 2. Due to following reasons -
- MPD norms: Site does not fulfill MPD norms

Possibility of providing services by DDA: No

2. Katwaria Sarai - Site 2 (Khasra No.143/2/1, 144, 273/145)

S.No.	TABLE -B Norms as per MPD - 2021	Minimum Plot Size (Sq. Mts.)	Minimum Road ROW (Mts.)	Suitability (Yes / No)
1	Planned Area			
- 2	Residential	3000	18	No
3	Facilities	400	12	No
4	Recreational #	Nil	Nil	
5	Unplanned Area		1 111	
6	Residential	1670	7.5	No
7	Facilities	800 (Primary School)	7.5	No
8	Recreational #	Nil	Nil	Yes
	# Utilities can be provided wherever required			

In support of above analysis, satellite image indicating the site under reference is attached as **Annexure - C 2** and site site photograph

PROPOSAL -

Based on examination in Table A and B following is recommended:

- The vacant pocket, is proposed for use as Housing (IIT) or Park (Green)
 DDA.
- 2. Due to following reasons -
- MPD norms: Site does not fulfill MPD norms
- Approach road :less than 6 m
- Possibility of providing services by DDA: No

3. Katwaria Sarai - Site 3 (Khasra no.158)

S.No.	TABLE -B Norms as per MPD - 2021	Minimum Plot Size (Sq. Mts.)	Minimum Road ROW (Mts.)	Suitability (Yes / No)
1	Planned Area			
2	Residential	3000	18	No
3	Facilities	400	12	No
4	Recreational #	Nil	Nil	
5	Unplanned Area			
6	Residential	1670	7.5	No
7	Facilities	800 (Primary	7.5	No

8 Perrontial III	School)		
Trecteduolial #	Nil	Nil	Yes
# Utilities can be provided wherever required			

In support of above analysis, satellite image indicating the site under reference is attached as **Annexure - C 3** and site site photograph

PROPOSAL -

Based on examination in Table A and B following is recommended:

- 1. The vacant pocket, is proposed for use as Park (Green) Due to following reasons –
- MPD norms: Site does not fulfill MPD norms
- Approach road : less than 6 m
- Possibility of providing services by DDA: No

3.0 Proposal:

On the basis of analysis in Table A and B, the 3 sites have been proposed for the following Use Activity:

S.No	Name of the Site (Location)	Khasra No.	Area (Sq. Mt.)	Existing Land Use (ZDP)	Proposed Use Activity
1	Katwaria Sarai (Site-1)	122	1517.57	Residential	NH. Park (Green)
2	Katwaria Sarai (Site-2)	143/2/ 1, 144, 273/14 5	4763.15		NH. Park (Green) or allotted to IIT, Delhi for Residential use (Hostel/
3	Katwaria Sarai (Site-3)	158	169.97	Residential	Staff Quarter etc.) NH. Park (Green) or allotted to SDMC for adjoining Parking.

TSS was got conducted by the concerned Engineering Division for all the above 3 sites as Annexure-C1, C2, & C3, D

4.0 Reccomendations:

The proposal at para 3 above is placed before Screening Committee for consideration and approval so that these vacant sites can be utilized on priority.

351:65:2017

351 SCM 65:2017

5.0 Follow Up Action:

Land Management Wing	Verification of ownership and litigation status of the land and communicating the same to Land Disposal Deptt.		
Engineering Wing	For fesibilty and demarcation along with boundary wall of the sites communicating the same to Land Disposal Deptt and to provide the TSS to Landsape Deptt.		
Landscape Wing	For preparing the Landscape Plan for the 3 sites as per the TSS provided by the Englineering Division.		
Horticulture Wing	For development and maintainance of DDA parks as per the Landscape Plan.		
Land Disposal Wing	For verification of the status of the sites and updating their records.		

Dr. K. Srirangan Director (Plg.)AP-I 1.5.17

Rita Grover Dy. Dir. (Plg.)-Zone F Alok Mahakul

Asstt. Dir.(Plg.)-Zone-F

DELHI DEVELOPMENT AUTHORITY HUPW-CO-ORDINATION UNIT Approved in.....35.0.....Screening Committee Meeting Dated...18...5.1.7. Vide item No...... 6.2 - 2.017..... Dy/ Eirector (Arch.) Co-ordin.

DELHI DEVELOPMENT AUTHORITY

HUPW-CO-ORDINATION UNIT

Approved in.....351.....Screening

Committee Meeting Dated ... 25.5.17

Vide item No. 65"2017

minutes of th<mark>e 350th S</mark>creening Committee Meeting held on 18.05.2017 at 4.30 pm in VIkas Sadan

61:2017	File no. PA/Dv.Dir(LS)/2017/52	Dir.(LS). Allei detailed in the agenda	I.Dir.LS
62:2017	LM Department w.r.t. fortnightly Thematic meeting held at Raj Niwas on 22.02.2017 related to Land	The proposal was presented Dir.(Plg.)AP-I. After detailed deliberation, the proposal as shown in the Site No.1 was approved, Site no.2 was Deferred and Site no.3 was Approved for Parking and shall be allotted to SDMC.	AP-I 2.PC(LM) 3.PC(LD) 1 ingg.wing 5.Landscape wing 6.Horticulture
63:2017	West Delin-I(Zone Hi) Dlanning Zone-	Dir,(Plg.)AP-I. After detailed deliberation, the proposal as reflected in the agenda was Deferred.	
	Refurbishment of existing structure of	proposal as reflected in the agenda i.e.	Cultural) 2.CE(EZ)

The meeting ended with a vote of Thanks to Vice Chairman.

This issues with the approval of Vice Chairman.

ELHI DEVELOPMENT AUTHORITY

HUPW-CO-ORDINATION UNIT Approved in.....350.....Screening

Committee Meeting Dated ... L.S.

Hy.Dir.(Arch.)Coordn.

DELHI DEVELOPMENT AUTHORITY

HUPW-CO-ORDINATION UNIT

Approved in....35.].....Screening

Committee Maeting Dated. 25.5.1.7.

Vide item No...... 6.5.7.2.0.1.7.

Agenda Item No.	Issues	Discussion/ Recommendations	Remarks
	Utilization of vacant land in East Delhi(Zone-E) received from LM Department. File no.F.3(28)2003/MP	Letter no.F.3(28)2003/MP/115 dt 22.5.2017 received from Dir.(Plg.)E&O Zone, regarding some clarification(typing error in the agenda for site no.3 and 4). Use of site no.3 and 4shall be read as: Site no.3: Recreational Site no.4: Multilevel Car Parking	
55:2017	Agenda for Site No.2.	The proposal was presented by	ACCITIONI
	(Zone F) received from LM Department w.r.t. fortnightly Thematic meeting held at Raj Niwas on 22.02.2017 related to Land Management wing. File no. F.3(2)2017/MP	Dir.(Plg.)AP-I. The proposal was deliberated for allotment of site to IIT, for Housing and children Park. After detailed deliberation the site was approved to be utilized as children's park.	1.Dir.Plg.AP-1 2.LM Deptt. 3.Horticulture- Deptt.
66:2017	Utilization of vacant land in North West Delhi-	Proposition proscritted by	ACTION:
	I(Zone H)received from LM Department w.r.t. Planning Zone-H/Part (other than Rohini).	Dir.(Plg.)AP-I. After detailed	1.Dir.Plg.AP-I
		deliberation, the proposal as	2.LM Deptt.
	File no.F.3(3)/2017-MP	reflected in the agenda was	3. Horticulture
		approved to be utilized as	Depti.
67.2017			4Landscare Deptt.
67:2017	Modification in the layout plans "Modified layout plan of Gazinur Ergicht Complex"	The proposal was presented by	ACTION
	layout plan of Gazipur Freight Complex" and " Utilization Plan of vacant land at pocket A, IFC	DIF. (Pig.) Zone E&O. After detailed	1 Dir Dla E O.O
	Ghazipur" w.r.t. proposal of IGL CNG Station"	denociation, the proposal for site	2 Lande Dans
66.	Fileno.F.3(01)/96Dir.(SP)/Pt.III/Pt.file	10.1 & 2 as reflected in the agenda	
		and site no.3 for PSP was approved.	
		approteu.	
J			
: 7			
08:2017	Part modification in the layout plan of 1500 sq.m.	repodul was presented by	1 10
	site at B Block, East of Kallash for swapping of	Dir. (Plg.) AP-I After de l'	1Dir(Dla) AD I
		deliberation, the proposet	2 CE(\$7)
	File no.F.1(31)2005/MP/P1 HUPMACO	NrcMcctcd in the agenda Davas	(3) PIME MET ALLT
	File no.F.1(31)2005/MP/PL HUPW-CO-ORDIN Approved in 3.5	MATION HALL	-ORDINATION OF
	Approved in3.5. Committee Meeting De	.QScreening Approved in	SE Print
	Committee Meeting Da Vide item No62:	ated. 18/5/17	3000
	Vide item Na62.:	2.0.17 Vide itere No	C5.3017
		P	0
3'	51 SCM Party	63	sillon.
Sel J. T. Little Control		THE TANK OF THE PROPERTY OF TH	MY GW

SITE -1

DELHI DEVELOPMENT AUTHORITY

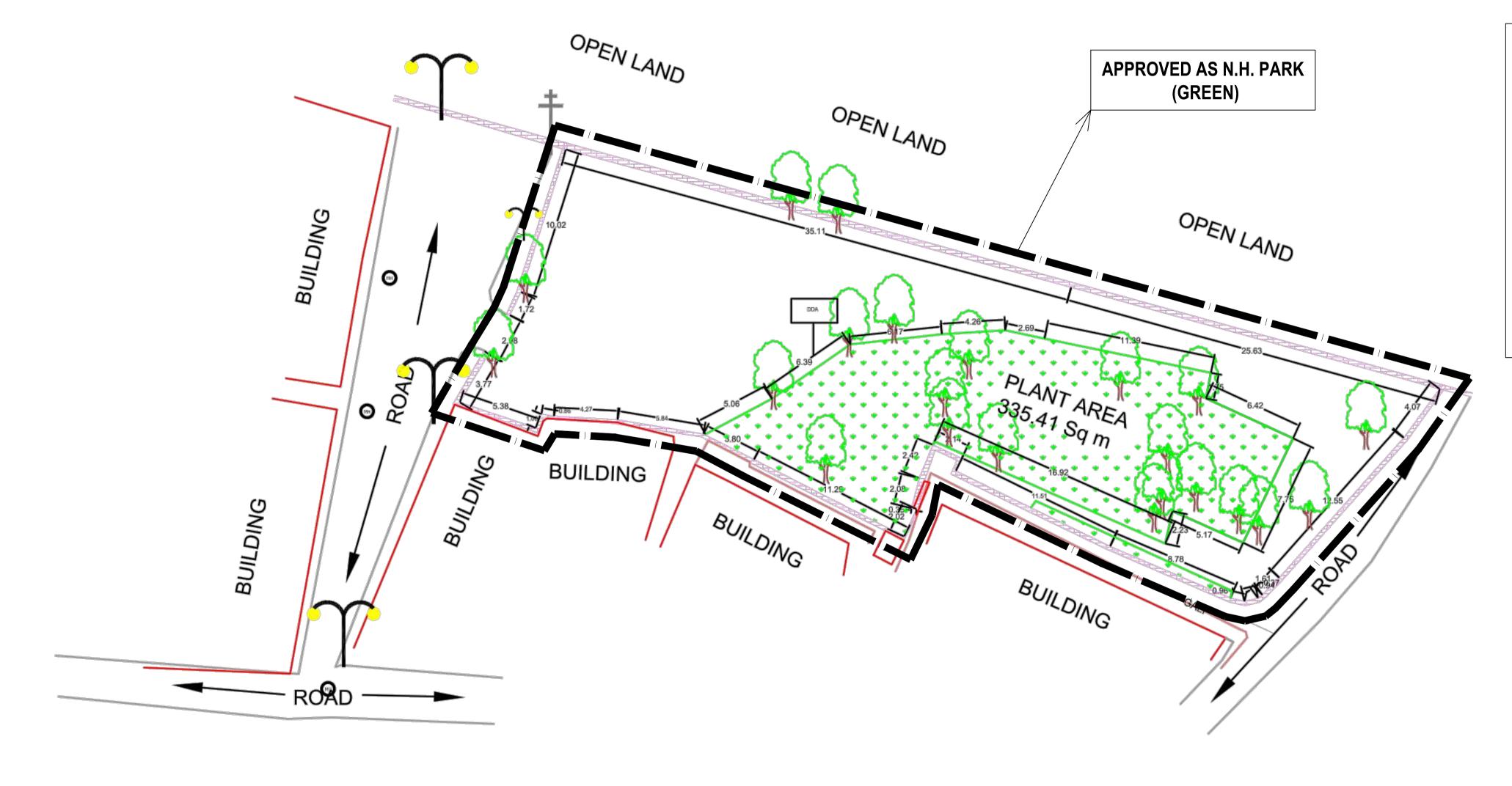
CERTIFIED

Approved in ______350th _____ Screening

Committee Meeting Dt. ______18.05.2017

vide Item no. _____62:2017 ____.

Sign: __-Sd-____
Name: Dr. K. Srirangan
Designation: ____DIR.(Plg.)AP-I



HUPW CO-ORDINATION UNIT

V E R I F I E D

This proposal was considered in the
350th Screening Committee
Meeting held on _____ 18.05.2017
vide Item no. 62:2017 .

DELHI DEVELOPMENT AUTHORITY

-Sd-24.07.2017 **Dy. Director (Arch.) Co-ordn.** DELHI DEVELOPMENT AUTHORITY
HUPW CO-ORDINATION UNIT
VERIFED
This proposal was considered in the 351th Screening Committee
Meeting held on _____ 25.05.2017
vide Item no. _____ 65:2017 ____.

24.07.2017 **Dy. Director (Arch.) Co-ordn.**

THE PROPOSAL REGARDING "UTILIZATION OF DDA VACANT LAND IN SOUTH DELHI-I (ZONE-F) RECEIVED FROM LM DEPARTMENT w.r.t. FORTNIGHTLY THEMATIC MEETING HELD AT RAJ NIWAS ON 22.02.2017 RELATED TO LAND MANAGEMENT WING" WAS DISCUSSED IN 350TH SCREENING COMMITTEE MEETING HELD ON 18.05.2017 VIDE ITEM NO. 62:2017.

AFTER DETAILED DELIBERATION, THE PROPOSAL AS SHOWN IN THE SITE NO.-1 WAS APPROVED AND SITE NO.-3 APPROVED FOR PARKING AND SHALL BE ALLOTTED TO SDMC.

File No.: F.3 (2)/2017-MP

 -sd -sd -sd

 AD (Plg.)
 DD (Plg.)
 Dir.(Plg.)

 Zone-F&H/part
 Zone-F&H/part
 AP-I

Legend							
		Gate					
血		Mand	ir				
Q		Tree					
\bigcap		Road lamp					
_a)**-		Electric Pole					
		Boundary Wall					
•		Main HoLE					
DDA Vacant Land katwaria Sarai New Delhi							
Scale 1:500			N				
Assumed Bench Mark =100			lack				
$Total\ Area\ Of\ Park = 1003.52\ Sq\ m$			W E				
Total Area Of Survey = 1413.67 Sq m			S				
Prep by	Checked by		Apprd by				
Surveyor	Senior Surveyor		Manager				
Naresh	Na	veen Singh	Prashant Shukla				
Gaveshana Geosciences Pvt Ltd.							
132 First Floor, US Complex, Opp Apollo Hospital, Mathura Road,							



132 First Floor, US Complex, Opp Apollo Hospital, Mathura Road,
New Delhi-110076 Ph: +91 11 26397059/7061,

SITE -2 1 RAI 3 TO ADHCHINI >>> / KATWARIYA SARAI F-161, 34C THE PROPOSAL FOR SITE NO.-2 REGARDING "UTILIZATION OF DDA VACANT LAND IN SOUTH DELHI-I (ZONE-F) RECEIVED FROM LM DEPARTMENT w.r.t. FORTNIGHTLY THEMATIC MEETING HELD AT RAJ NIWAS ON 22.02.2017 RELATED TO LAND MANAGEMENT WING" WAS DISCUSSED IN 351ST SCREENING COMMITTEE MEETING HELD ON 25.05.2017 VIDE ITEM NO. 65:2017. AFTER DETAILED DELIBERATION, THE SITE WAS APPROVED TO BE UTILIZED AS **CHILDREN'S PARK** File No.: F.3 (2)/2017-MP -sd--sd--sd-OPEN LAND AD (Plg.) DD (Plg.) Dir.(Plg.) Zone-F&H/part Zone-F&H/part AP-I LEGEND :-**DELHI DEVELOPMENT AUTHORITY HUPW CO-ORDINATION UNIT** · ROAD/PATH VERIFIED DELHI DEVELOPMENT AUTHORITY BOUNDARY WALL This proposal was considered in the CERTIFIED 99,447 350th Screening Committee Approved in 351ST Screening Committee Meeting Dt. 25.05.2017 SIGNBOARD Meeting held on ____ 18.05.2017 TREE vide Item no. ____62:2017 99.548 vide Item no. _____65:2017 __. GATE BUILDINGS KATWARIYA SARAI F BLOCK Sign: _-Sd-· LAMP POST Name: Dr. K. Srirangan 24.07.2017 CHAMBER Designation: DIR.(Plg.)AP-I Dy. Director (Arch.) Co-ordn. 99.547 · GRILL REFERENCES :- ALL DIMENSIONS & LEVELS ARE IN METRE. . THE BOUNDARY POINTS TAKEN AS PER INFORMATION SUPPLIED BY TO BE UTILIZED AS THE CLIENT. **CHILDREN PARK** PROJECT :-SURVEY PLAN OF DDA PLOT F - BLOCK **DELHI DEVELOPMENT AUTHORITY** AT KATWARIYA SARAI , NEW DELHI. **HUPW CO-ORDINATION UNIT** KATWARIYA SARAJ F BLOCK CLIENT: -VERIFIED EXECUTIVE ENGINEER This proposal was considered in the SWD-2,DDA 351st Screening Committee Meeting held on _ _ _ 25.05.2017 CONSULTANT: -INTECH ENGINEERS SURVEYING & ENGINEERING CONSULTANT vide Item no. 65:2017 A-27, Metro Bazar, DMRC Shopping Complex, Nangloi, New Delhi-110 041 Mobile- +91 9350987665, +91 9868728281 E-mail: intechengineers@engineer.com 24.07.2017 C. VERMAN DEEPAK KUMAR S.KUMAR Dy. Director (Arch.) Co-ordn. SURVEYED BY DRAWN BY CHECKED BY AREA DETAIL :-TOTAL PLOT AREA = 5478.837 Sqm. SCALE = 1:500@A2DATE: JUNE 2016 OR = 1.353 Acre A.E. E.E.-SWD2

