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Screening Committee..... 330  
Item No..... 49/2015

**Subject:** Part modification in the lay out plan of Service Center-16 in Zone-G for allotment of additional land for CNG facility to Bharat Petroleum Corporation Ltd. for retail outlet of M/s Kartik Auto Center, H Block, Vikaspuri,

**F.1(27)2007/MP**

Synopsis: BPCL has requested for allotment of additional land for providing CNG facilities in their retail outlet in the name and style of M/s Kartik Auto Center, H-Block, Vikaspuri.

**1.0 BACKGROUND:**

- 1.1 Earlier, DDA had allotted land measuring 30X36 mt. to BPCL for filling cum service station Kesho pur Service Station Vikaspuri vide demand cum allotment letter dated 16.4.96. The physical possession was handed over to them on 6.6.96.
- 1.2 Now BPCL has requested for allotment of additional land measuring 11X36 mt. for their retail outlet in the name and style of M/s Kartik Auto Center, H Block, Vikaspuri, to provide CNG Facilities in existing filling-cum-service station (Petrol Pump).

**2.0 EXAMINATION:**

- 2.1 Initially, Commercial Land Branch intimated that as per LOP of Service Center-16, there is a 6 mtr. wide road on the left side of the petrol pump which is abandoned. It was also requested that 5 mtr. wide strip may be carved out from the adjoining undeveloped park and thus total land measuring 11X36 mt. may be added to the existing petrol pump for providing CNG facility in existing Petrol Pump as per approval of Authority for allotment of additional strip of land adjacent to the existing Petrol Pumps for augmenting CNG facility vide Item no. 142/2013.
- 2.2 The matter was examined and it was observed that the land earmarked in the layout plan of SC-16 along with existing petrol pump is required for access of industrial plot behind the petrol pump and park adjacent to the petrol pump. Therefore, it is not feasible to provide additional space for petrol pump for accommodating CNG facilities on the Western side of the Petrol Pump as proposed by Lands branch. Therefore, a plot earmarked for **Restaurant** (23X36 mt.) adjacent to Petrol Pump on Eastern Side which is lying vacant was examined by Commercial Land Branch for utilised for the CNG facility..
- 2.3 The comments of PC(LD,H&CWG) and Chief Engineer (Dwarka) clearly state that the plot earmarked for Restaurant is lying vacant and may be approved in the favour of BPCL on the current market rate license fee basis for a period of 5 years for augmenting the CNG facilities in the existing petrol pump. VC, DDA has given 'in principle' approval to the proposal vide his note dated 1.4.15 in file no. F.13(81)93/CRC with the comments that '*Commissioner (Plg.) should first carry out required modification in the lay out plan. Thereafter, formal allotment letter may be issued.*'
- 2.4 As per MPD-2021, Sub-Clause 12.12, CNG stations may be permitted in all use zones except in Regional Park/Ridge, Developed District Parks. The plot size permissible for fuel stations as per Development Control Norms and permissibility as given in Sub Clause 12.12.2 is minimum 30mX36m and maximum of 33mX45m. Though the proposed total area of this fuel Station/Petrol Pump is less than the total area permissible. there is a slight difference (of about 10 sqmt.) in dimensions of plot i.e.

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36 m X 41 m instead 33mX45m. The other Development Control norms shall be as per MPD-2021.

2.5 In this case, after adding an area of 11X36 mt. out of the adjoining Restaurant plot,(23X36 mtr.) the total area of the petrol pump works out to be 41X36-mtrs. thus leaving the Restaurant plot to 12X36 mtr. Accordingly, the lay out plan has been partly modified and the modified plan has been prepared on the basis of PT survey conducted by Director (Survey) and placed as Annexure (A).

3.0 Proposal:

In view of above, it is proposed to carve out additional land measuring 11mX 36m from the adjoining Restaurant plot measuring 22.70 mX 36m which is unallotted. The detail Area breakup after carving out the additional land is given as under:

Sr. no.	Description	Dimension	Area (Sq.m)
a.	Area of existing Petrol Pump Plot	30 mX 36 m	1,080 Sqm
b.	Existing area of adjoining restaurant Plot	22.70 m X 36m	817 sq.m
c.	Additional Area proposed for CNG facility (from Restaurant plot)	11 mX 36 m	396 Sqm
d.	Total Area of Petrol pump (a + c)	(30mX36m)+ (11mX36m)	1,080+396m =1,476 sqm
e.	Area remaining for restaurant plot after part modification as proposed at ( c )	11.70 m X 36 m	421 sqm

4.0 Recommendation:

The proposal at 3.0 above is placed before the Screening Committee for its consideration.

5.0 Follow Up action:

If approved, the copy of partly modified layout Plan will be sent to the following departments for necessary action with the request to bring the matter before the Planning Department in case of any discrepancies with regard the area available on the site , if noticed.

- (i) Commissioner (Land Disposal) for necessary action regarding request of BPCL ;
- (ii) Chief Engineer(Dwarka) for feasibility and demarcation ; and
- (iii) Director (Plg.)MP for incorporating the Norms regarding decision for augmenting CNG facility in existing fuel station approved by Authority vide Item no. 142/2013.

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(Dr. K. Srirangan)  
Director(Plg.), Zone C & G

*Handwritten signature*  
(Rita Grover)  
Dy. Dir(Plg.) Zone C&G

*Handwritten signature*  
(Prem k. Bharti)  
Asstt. Dir. (Plg.) Zone-G

DELHI DEVELOPMENT AUTHORITY  
 HUPW-CO-ORDINATION UNIT  
 Approved In 330<sup>th</sup> Screening  
 Committee Meeting Dated 12.5.15  
 Vide Item No. 49:2015  
*Handwritten signature*  
 Dy. Director (Arch.) Co-ordn.