



दिल्ली विकास प्राधिकरण
मुख्य योजना विभाग
छठी मंजिल, विकास मीनार
आई. पी. एस्टेट, नई दिल्ली - ११०००२
फ. नो. : 011-23370507

इ-फाइल संख्या.: PLG/MP/0001/2026/F-1/08

दिनांक: 02.02.2026

कंप्यूटर संख्या.: 106426

बैठक का कार्य-वृत्त

विषय: Minutes of the 1st Technical Committee Meeting of DDA for the year 2026 held on 23.01.2026

The 1st Technical Committee Meeting of DDA for the year 2026 was held on 23.01.2026 (Friday) under the Chairmanship of Vice Chairman, DDA in the Conference Hall at B-Block, 1st Floor, Vikas Sadan, I.N.A., New Delhi - 110023. The list of the participants is annexed. Please find enclosed herewith a copy of the minutes of the same for information and further necessary action.

श्रीराम शर्मा
02/02/2026
निदेशक (यो.) एम.पी.एम.आर.-II

To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner (Housing)
4. Pr. Commissioner (LM)
5. Pr. Commissioner (LD)
6. Commissioner (Plg.), DDA
7. Chief Planner, TCPO
8. Chief Architect, HUPW, DDA
9. Chief Architect, NDMC
10. Chief Engineer (Property Development), DMRC
11. Addl. Commr. (Plg.)-I, DDA
12. Addl. Commr. (Plg.)-II, DDA
13. Addl. Commr. (Plg.) - III, DDA
14. Addl. Commr. (Plg.)-IV, DDA
15. Addl. Commr. (Landscape), DDA
16. Secretary, DUAC
17. Chief Town Planner, MCD
18. Chief Architect (Delhi), CPWD
19. Dy. Commr. of Police (Traffic), Delhi
20. Land & Development Officer, (L&DO)
21. Director, Fire Service, GNCTD

Special Invitees:

Additional Chief Architect, V.C. Office, DDA

Item No. 01/2026

Confirmation of the Minutes of 3rd Technical Committee meeting for the year 2025 held on 12.12.2025

PLG/MP/0003/2025/F-1

Since no observations/ comments were received, the minutes of the 3rd Technical Committee for the year 2025 dated 12.12.2025 were confirmed as circulated.

Item No. 02/2026

Planning permission for Construction of Police Station on the Gram Sabha Land bearing Khasra no. 5/20 (4-16) and 6/16 (4-16) in Village Libaspur, Delhi in Zone P-II.

PLG/MP/0416/2022/F-3

The agenda was presented by Director (Plg.) Land Pooling. After detailed deliberation, the agenda item was approved subject to the following:

- i. NOC from Fire Deptt. may not be insisted.
- ii. Adequate provisioning of land to be left for widening of existing road into 12m wide road (on 2 sides of plot u/r) as per the Draft Road Network Plan (RNP) prepared as part of Regeneration Scheme for Unauthorized Colony "Sarup Nagar Block, W, X, Y, Z, Ext. Part-2".
- iii. The case shall be placed before the Authority as a case of "Special permission from the Authority under Sub/Clause 8(2) of MPD-2021" for the permission of 'Police Station' as a use premise in 'Residential' land use.

Item No. 03/2026

Planning permission for Fuel Station on private land bearing Khasra No. 2//32/2 and 2//32/3 on Kanjhawala-Rohini Road, Village Mohammadpur Majri, Delhi

PLG/LP/0005/2025/N/FSTN

The agenda was presented by Director (Plg.) Land Pooling. After detailed deliberation, the agenda item was approved subject to the General Observations approved in the Technical Committee Meeting dated 12.12.2025.

Item No. 04/2026

Proposed change of land use of an area measuring 752.51 sq.m (900 sq.yds.) from 'Public and Semi-Public (PS-1)' to 'Recreational (Community Park/ Park/Multipurpose/ GR)' for compensatory green in lieu of the land parcel at Pocket-B, IFC, Gazipur, being proposed for Pig shelter- CONT. CAS (C) 136/2017 & CM APPL. 6064/2017 in the matter of Uttar Pradesh Bihar Nagrik Parishad Vs Manmohan & Anr.

PLG/MP/0001/2024/F-3

The agenda was presented by Director (Plg.) Zone E&O. The proposal for Change of Land Use, as contained in the agenda item, was approved and recommended for further processing under Section 11A of the DD Act, 1957.

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Item No. 05/2026

**Planning permission for Fuel Station at Khasra No.-467, Village Burari, Delhi.
PLG/LP/0002/2025/P-II/FS-O**

The agenda was presented by Director (Plg.) Land Pooling. After detailed deliberation, the agenda item was approved subject to the General Observations approved in the Technical Committee Meeting dated 12.12.2025.

Item No. 06/2026

**Planning permission for grant of NOC for setting up CNG cum Petrol & Diesel Retail outlet on Private Land at Khasra No. 15/24/2 & 26/4 situated at village Mandoli, North East Delhi (falling in Planning, Zone-E), in view of notified Regulations dated 08.03.2019.
PLG/MP/0002/2025/F-7**

The agenda was presented by Director (Plg.) Zone-E&O. The proposal was placed before the Technical Committee for rejection as the Fuel Station plot does not fulfil the required norms. After detailed deliberation, the agenda item was considered for rejection.

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DELHI DEVELOPMENT AUTHORITY
Master Plan Section, 6th Floor, Vikas Minar
ITO, IP Estate, New Delhi

इ-फाइल : PLG/MP/0001/2026/F-1

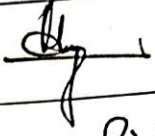

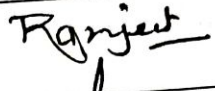




दिनांक: 23.01.2026

Subject: 1st Technical Committee Meeting of DDA for the year 2026
Date: 23.01.2026 (Friday)
Time: 01:15 P.M.

ATTENDANCE SHEET

SL. NO.	NAME / DESIGNATION	TEL. NO. / E-MAIL	SIGNATURE
1.	Vice Chairman, DDA		In Chair
2.	Chitarenjan Dora	PC(H)	
3.	S K KHARE, EM/DDA		
4.	Harleen Bahl		
5.	Pushpendra Kumar, DD(Arch)	9650040651	
6.	KUMUD RANJAN JHA (DD Arch)	8588076945	
7.	Dr. Yogesh Tyagi, Cuptg (Suptg)	9810882641	
8.	Rahul DD (Pb.) UC-5	9821898278	
9.	Dr. Manish Verma Manish Verma	9818726121	
10.	Anand Kumar Dir.(Pg.) LP	981214231	
11.	H.K. Bhatti, Addl. Commr. (Pb.)	9818368428	
12.	Manisha Cuptg AKA	9811008901	
13.	Ruhel Sugg. add to VC	9464040002	

Subject: 1st Technical Committee Meeting of DDA for the year 2026
 Date: 23.01.2026 (Friday)
 Time: 01:15 P.M.

SL. NO.	NAME / DESIGNATION	TEL. NO. / E-MAIL	SIGNATURE
14.	M K. CHATTOPADHYAY Dy. CFO	9911303380	
15.	Somvir Singh	9013073855	
16.	Ranjit Kumar Dir (IL)	9968836067	
17.	N-R. Aravind, ACCP(b) IV		
18.	Sakshi Walia Dir (Pb) E&O, DDA	9811167671	 23/01/2026
19.	Sanjay Kumar, DD(PB) LP	8527331118	
20.	Suryakant, Asst. Dir. (Pb.) Zone-E	8279800461	
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दिल्ली विकास प्राधिकरण
मुख्या योजना विभाग
छठी मंजिल, विकास मीनार
आई. पी. एस्टेट, नई दिल्ली - ११०००२
फ. नो. : 23370507

इ-फाइल संख्या.: PLG/MP/0001/2026/F-1/-O/o / 05
DIRECTOR (PLG)MP AND DC
कंप्यूटर संख्या.: 106426

दिनांक: 21.01.2026

बैठक सूचना

The 1ST Technical Committee Meeting of DDA for the year 2026 is scheduled to be held on **23.01.2026 (Friday) at 01:15 P.M.** under the Chairmanship of Vice Chairman, DDA in the Conference Hall at B-Block, 1st Floor, Vikas Sadan, I.N.A., New Delhi - 110023.

It is requested to make it convenient to attend the meeting.

शिरा भागि
21/01/2026
निदेशक (योजना),
एम.पी.एम.आर - II

To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner (Housing)
4. Pr. Commissioner (LM)
5. Pr. Commissioner (LD)
6. Commissioner (Plg.), DDA
7. Chief Planner, TCPO
8. Chief Architect, HUPW, DDA
9. Chief Architect, NDMC
10. Chief Engineer (Property Development), DMRC
11. Addl. Commr. (Plg.)-I, DDA
12. Addl. Commr. (Plg.)-II, DDA
13. Addl. Commr. (Plg.) - III, DDA
14. Addl. Commr. (Plg.)-IV, DDA
15. Addl. Commr. (Landscape), DDA
16. Secretary, DUAC
17. Chief Town Planner, MCD
18. Chief Architect (Delhi), CPWD
19. Dy. Commr. of Police (Traffic), Delhi
20. Land & Development Officer, (L&DO)
21. Director, Fire Service, GNCTD

Special Invitees:

1. Additional Chief Architect, V.C. Office, DDA

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दिल्ली विकास प्राधिकरण
मुख्या योजना विभाग
छंठी मंजिल, विकास मीनार
आई. पी. एस्टेट, नई दिल्ली - ११०००२
फ. नो. : 011-23370507

इ-फाइल संख्या.: PLG/MP/0003/2025/F-1 /119
कंप्यूटर संख्या.: 104166

दिनांक: 23.12.2025

बैठक का कार्य-वृत्त

विषय: Minutes of the 3rd Technical Committee Meeting of DDA for the year 2025 held on 12.12.2025.

The 3rd Technical Committee Meeting of DDA for the year 2025 was held on 12.12.2025 (Friday) at 10:00 A.M. under the Chairmanship of Vice Chairman, DDA in the Conference Hall at 5th Floor, Vikas Minar, ITO., New Delhi - 110002. The list of the participants is annexed. Please find enclosed herewith a copy of the minutes of the same for information and further necessary action.

शिक्षा भारती
23/12/2025
निदेशक (यो.) एम.पी.एम.आर.-II

To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner (Housing)
4. Pr. Commissioner (LM)
5. Pr. Commissioner (LD)
6. Commissioner (Plg.), DDA
7. Chief Planner, TCPO
8. Chief Architect, HUPW, DDA
9. Chief Architect, NDMC
10. Chief Engineer (Property Development), DMRC
11. Addl. Commr. (Plg.)-I, DDA
12. Addl. Commr. (Plg.)-II, DDA
13. Addl. Commr. (Plg.) - III, DDA
14. Addl. Commr. (Plg.)-IV, DDA
15. Addl. Commr. (Landscape), DDA
16. Secretary, DUAC
17. Chief Town Planner, MCD
18. Chief Architect (Delhi), CPWD
19. Dy. Commr. of Police (Traffic), Delhi
20. Land & Development Officer, (L&DO)
21. Director, Fire Service, GNCTD

Special Invitees:

1. Additional Chief Architect, V.C. Office, DDA
2. Superintending Engineer, MCD w.r.t Agenda item No.23/2025

Item No. 15/2025**Confirmation of the Minutes of 2nd Technical Committee meeting for the year 2025 held on 16.10.2025.****PLG/MP/0002/2025/F-1**

Since no observations/comments were received, the minutes of the 2nd Technical Committee for the year 2025 dated 16.10.2025 were confirmed as circulated.

Item No. 16/2025**Planning permission for MS/HSD Retail Outlet on Private Land Khasra No. 29//12 on Kanjhawala-Bawana Road, Village-Chandpur, Delhi****PLG/LP/0004/2025/N/FSTN**

The agenda was presented by Director (Plg.), Land Pooling. After detailed deliberation, the agenda item was approved subject to the 'General Observations regarding Planning permission for Fuel Stations and permissibility of Electric Vehicle Charging Infrastructure (EVCI) within the fuel stations on public and private plots in NCT of Delhi placed as Annexure 1. Additionally, it was discussed that Petrol and Diesel outlets may not be considered as similar to CNG category.

Item No. 17/2025**Planning Permission for MS / HSD Retail Outlet with EVC Station on Private Land bearing Khasra No. 10//6, Village Kharkhari Nahar****PLG/LP/0008/2023/L/FSTN**

The agenda was presented by Director (Plg.) Land Pooling. After detailed deliberation, the agenda item was approved subject to the General Observations regarding Planning permission for Fuel Stations and permissibility of Electric Vehicle Charging Infrastructure (EVCI) within the fuel stations on public and private plots in NCT of Delhi placed as Annexure 1.

Item No. 18/2025**Planning permission for MS/HSD retail outlet on Private Land Khasra No.545 (2-2) on Village Pooth Khurd, Tehsil-Narela, North West Delhi****PLG/LP/0003/2025/N/FSTN**

The agenda was presented by Director (Plg.) Land Pooling. After detailed deliberation, the agenda item was approved subject to the 'General Observations regarding Planning permission for Fuel Stations and permissibility of Electric Vehicle Charging Infrastructure (EVCI) within the fuel stations on public and private plots in NCT of Delhi placed as Annexure 1.

Item No. 19/2025**Planning permission for CNG Station on Private Land Khasra No. 5//16 & 4//20, Village Rewla Khanpur, Delhi****PLG/LP/0013/2021/L/FSTN**

The agenda was presented by Director (Plg.) Land Pooling. After detailed deliberation, the agenda

item was approved subject to the General Observations regarding Planning permission for Fuel Stations and permissibility of Electric Vehicle Charging Infrastructure (EVCI) within the fuel stations on public and private plots in NCT of Delhi placed as Annexure 1.

Item No. 20/2025

Planning Permission for MS / HSD Retail Outlet with CNG / EVC Station at Private Land bearing Khasra No. 12//9, Village Qazipur, Delhi

PLG/LP/0002/2025/L/FSTN

The agenda was presented by Director (Plg.), Land Pooling. It was discussed that Clause 3 (vi) of the "Regulations for Setting Up of Fuel Stations on Privately Owned Lands in the National Capital Territory of Delhi," dated 08.03.2019, may be modified as under:

"In case the plot size is larger than the maximum size prescribed in (iv) above, the development control norms, i.e., FAR, coverage, etc., shall be as applicable to the plot size of 33 m × 45 m only. The remaining areas of the plot shall be maintained as ~~open green space~~ open space."

Wherein the term "**open green space**" is to be replaced with "**open space**."

The same shall be placed for the approval of Authority in view of clause 4(iv) of Regulations dated 08.03.2019.

After detailed deliberations the proposal, as contained in the agenda item, was approved subject to the General Observations regarding Planning permission for Fuel Stations and permissibility of Electric Vehicle Charging Infrastructure (EVCI) within the fuel stations on public and private plots in NCT of Delhi placed as Annexure 1.

Item No. 21/2025

Planning permission for MS/HSD Retail Outlet on Private Land bearing Khasra No. 20//4 & 20//7, Village Khaira, Delhi.

PLG/LP/0003/2025/L/FSTN

The agenda was presented by Director (Plg.) Land Pooling. After detailed deliberation, the agenda item was approved subject to the General Observations regarding Planning permission for Fuel Stations and permissibility of Electric Vehicle Charging Infrastructure (EVCI) within the fuel stations on public and private plots in NCT of Delhi placed as Annexure 1.

Item No. 22/2025

Planning permission for CNG Retail Outlet on Private Land bearing Rectangle No. 89, Khasra No. 18 and 19 at Village Kanjhawala, North West Delhi

PLG/LP/0001/2025/N/FSTN

The agenda was presented by Director (Plg.) Land Pooling. After detailed deliberations, the proposal as contained in the agenda item was rejected since it involved the interpretation of clause 3 (viii) of the Regulations dated 08.03.2019. Accordingly, it was decided that the matter regarding clarification in clause 3 (viii) of the Regulations may be placed before the Authority for approval.

ASB

Item No. 23/2025

Proposed change of landuse of two (02) sites measuring an area approx. 53155 sqm i.e. 13.14 acres from 'Commercial (Freight Complex)' to 'Utility {U 4- Solid Waste (Sanitary Land Fill etc.)}' as per MPD-2021 and 'Utility' as per Zonal Development Plan of Zone-E, at Pocket-C, Integrated Freight Complex, Gazipur.

PLG/MP/0007/2021/F-3

The agenda was presented by the Director (Plg.), Zone E&O. The agenda item was approved, subject to the condition that an equivalent area of land, i.e. 10 acres, shall be handed over to DDA by MCD at the Gazipur landfill site once it is cleared, as decided in the Hon'ble Minister's meeting dated 23.11.2025.

Item No. 24/2025

Proposed additional covered area of 4 acres for additional construction in existing PSP zoned site of 8 acre falling in Planning Zone-F, South Delhi, in the premises of the Baha'i House of Worship.

PLG/MP/0019/2025/F-3

The agenda was presented by the Chief Town Planner, MCD. It was informed that, earlier a change of Land use was approved for 8 acres of land out of 26 acres. The Authority also restricted the temple area upto 2 acres. Thereafter, a proposal seeking specific permissions for the relaxation of Ground coverage and FAR in respect of Auditorium & dormitory was approved in Authority meeting dt. 08.06.1993. Subsequently, a similar proposal for youth centre was placed in Technical Committee dt. 24.06.2014, wherein it was recommended that the agenda be put up in Authority meeting for permission under Sub Clause 8(2). Accordingly, Authority in its meeting dt.21.08.2014 approved the proposal subject to obtaining an undertaking from the temple management for not exceeding the permissible/ sanctioned area, once their proposal is approved.

Now, the Bahai House has forwarded the agenda through MCD regarding proposed additional covered area of 4 acres for additional construction in existing PSP zone site of 8 acre. After detailed deliberation following was decided:

- i. The uses as proposed under additional covered area and construction shall be as per extant provisions of MPD-2021 including FAR.
- ii. The site u/r falls in morphological ridge, therefore NOC form Central Empowered committee (CEC) shall be obtained along with other applicable statutory approvals.
- iii. In view of above Authority decision, as a follow-up, the agenda shall be placed before the Authority for approval.

Item No. 25/2025

Proposal for Change of Land Use of 9 land parcels transferred to Forest Department, GNCTD by DDA for compensatory afforestation in compliance of Hon'ble Supreme Court Order dt 28.5.2025 and 03.11.2025 in Contempt Petition No.: 21171/2024 in W.P no 4677/1985 & I.A. No. 98622 / 2024 in WP (Civil) No. 202 / 1995 regarding DDA action in felling the trees and constructing the approach road to CAPFIMS.

PLG/MP/0003/2025/F-20/-AD(PLG-ZONE J, UC)

The agenda was presented by the Director (Plg.), Zone J & UC; Director (Plg.), Rohini; and Director (Plg.), Narela. It was discussed that all the identified sites, including the site under dispute with regard

to ownership status, shall be processed for Change of Land Use. The proposal for Change of Land Use, as contained in the agenda item, was approved and recommended for further processing under Section 11A of the DD Act, 1957. Any revision in the area of the proposed site at a later stage shall be incorporated in the Authority Agenda.”.

Item No. 26/2025

Planning permission for MS/HSD Retail Outlet and CNG Station on Private Land bearing Khasra No. 20//1, 20//2/2 & 5//22, Village Dichaon Kala, Delhi.

PLG/LP/0004/2024/L/FSTN

The agenda was presented by Director (Plg.) Land Pooling. After detailed deliberation, the agenda item was approved subject to the General Observations regarding Planning permission for Fuel Stations and permissibility of Electric Vehicle Charging Infrastructure (EVCI) within the fuel stations on public and private plots in NCT of Delhi placed as Annexure 1.

Item No. 27/2025

Proposal for Change of Land Use (CLU) of land admeasuring 19.63 Ha. from “Recreational” and “Public & Semi Public (PSP)” to “Transportation” for development of Metro Depot of Rithala-Kundli Corridor in Narela Sub-City (Zone P-I).

PLG/LP/0001/2025/P-1/S-3

The agenda was presented by the Director (Plg.), Narela Project. The proposal for Change of Land Use, as contained in the agenda item, was approved and recommended for further processing under Section 11A of the DD Act, 1957. Further, Gram Sabha land in Narela shall be identified for compensatory green space, in lieu of the Change of Land Use from ‘Recreational’ to ‘Transportation’.

Item No. 28/2025

Planning permission for Fuel Station (MS/HSD/CNG Retail outlet) on Private Land Khasra No. 14/19 & 14/20/1, Village - Nangli Puna, Taluka Alipur, New Delhi in view of notified regulations dated 08.03.2019.

PLG/NP/0001/2025/F7

The agenda was presented by Director (Plg.) Narela Project. After detailed deliberations, the proposal as contained in the agenda item was rejected since it did not conform to the “Regulations for setting up of Fuel Stations on Privately owned Lands in National Capital Territory of Delhi.” dated 08.03.2019.

Item No. 29/2025

Planning permission for MS/HSD Retail Outlet with EVC Station on Private Land bearing Khasra No. 76//21/2, Village Tikri Kalan, Delhi, Zone-L

PLG/LP/0006/2024/L/FSTN

The agenda was presented by Director (Plg.) Land Pooling. After detailed deliberation, the agenda item was approved subject to the General Observations regarding Planning permission for Fuel Stations and permissibility of Electric Vehicle Charging Infrastructure (EVCI) within the fuel stations on public and private plots in NCT of Delhi placed as Annexure 1.

Item No. 30/2025

Planning permission for CNG Station on Private Land at Mustkil No. 34 Killa No. 4 & 7, Village Dhansa, Delhi.

PLG/LP/0004/2025/L/FSTN

The agenda was presented by Director (Plg.) Land Pooling. After detailed deliberation, the agenda item was approved subject to the General Observations regarding Planning permission for Fuel Stations and permissibility of Electric Vehicle Charging Infrastructure (EVCI) within the fuel stations on public and private plots in NCT of Delhi placed as Annexure 1.

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Annexure-I

Planning Permission for setting up of Fuel Stations on privately owned land shall adhere to the following conditions: (approved in the 1st Technical Committee meeting dated 05.01.2024 and 3rd Technical Committee Meeting dated 10.07.2024)

1. *The proposed Fuel station shall conform to specifications and safety norms as per the PESO and the applicant shall obtain clearance/approval from all the concerned authorities as per the applicable norms.*
2. *The Site Plans should clearly indicate ingress and egress points to the proposed fuel station sites, so that the movement of the vehicles can be ensured without interfering with the thorough movement of the vehicles from the access road.*
3. *Traffic Police NOC may be allowed to be submitted before the issuance of final letter from Land Disposal Section of DDA*
4. *Conversion charges for the land use have been notified by the DDA under various categories with differential charges. The use conversion charges shall be leviable according to the utilization of the plot for various categories of fuels i.e. Petrol / Diesel, CNG and EV. The space utilization of the plot for fuels shall be mandated at the time of final approval by the Lands department, DDA and no deviation shall be permitted, thereafter.*
5. *At present, as per the Policy/MPD 2021, the maximum plot size of 33m x 45 m and only for CNG mother station maximum permitted size of plot is 75mx40m. The representatives of IGL requested that DDA should allow the setting up of fuel station on large sized plots. IGL was requested to send the request along with the justification for further examination by DDA.*
6. *For the sites falling in the areas where layout plan of the area has not been prepared for instance in land pooling areas, green belt, etc. it was deliberated that such cases will be considered for approval for temporary permission of 5 years or till the layout plan (whichever is earlier). In this regard, the applicant and fuel agency has to submit undertaking to the effect that in case the site doesn't get accommodated in the layout plan, they will shift/close the business from the existing site.*
7. *In future, applicant seeking permission for fuel stations should submit plots of regular shape and size to the extent possible with clear identification of the prescribed size of the plot. Land required for future widening of the road as per approved/ notified zonal plans has to be kept as green open space with proper ingress and egress to the plot, without hindering the through traffic on the proposed road. No separate median cut shall be allowed for the access to fuel station.*
8. *In case of sites falling in Land Pooling scheme, the private land owner will give an undertaking that they will participate in Land Pooling scheme for their respective land. In such cases when sector becomes eligible for Pooling, the applicant will have to adhere to the requirement of Land Pooling Policy. If on that account the fuel*

station becomes un-operational it shall be closed. An undertaking to this effect will be given by the applicant

9. *It was assured by the representatives of IGL that in future no private owner would be allowed to start construction till all the formal approvals and clearances have been obtained for the said plot from all the concerned agencies. If any violation is reported LOI shall be cancelled and any such construction would be considered unauthorized, rendering the site ineligible for setting up the fuel station. This shall be applicable to all categories of Fuel Stations.*
10. *The Site/Key Plan of the site with proper dimensions and area to be placed before the Technical committee. The authentication and verification shall be done as per order No. F-3(28)63/MP/Pt./09 dated 07/01/2012.*
11. *The permissibility of EVCI within the fuel stations shall be applicable to all categories of fuel stations on both public or private land.*
12. *In view of the Guidelines and Standards for Electric Vehicle Charging Infrastructure(EVCI) issued by the Govt. of India which mandates provisioning of EVCI within the fuel stations, EVCI needs to be integrated within all the fuel stations including CNG stations, wherever feasible. Any statutory clearance required for the purpose shall be obtained by the land owner from the concerned agencies.*
13. *Based on the letter dated 02.11.2023 of Lands Disposal Branch w.r.t. NOC for setting up of EV charging stations, no additional land will be allotted to existing sites for setting up of EV infrastructure by DDA.*
14. *All oil and gas agencies to ensure that the documents related to the ownership (khasra & khatauni) are verified by the Revenue Department, GNCTD and information be also submitted to DDA (superimposing the Shajra Map on the Layout Plan) while submitting the proposal for planning permission. The SOP issued by Lands Department shall be modified to this extent.*
15. *The aforementioned provisions w.r.t. EVCI, be incorporated in the regulations for fuel stations on privately owned lands.*

Subject: 3 rd Technical Committee Meeting of DDA for the year 2025			
Date: 12.12.2025 (Friday)			
Time: 10:00 A.M.			
SL. NO.	NAME / DESIGNATION	TEL. NO. / E-MAIL	SIGNATURE
14.	Amit Kumar DD(Plg) LP	8700805202	
15.	Rahul DD(Plg) VCES	9821938278	
16.	Om Prakash Maurya	8004720619	
17.	Sanjay Kejjar DD(Plg) LP	8527331118	
18.	Sakshi Wadia Dir. (Plg.) Zone E, DDA	9811167671	 12/12/2025
19.	Anand Kumar Director (Plg.) LP	9891214231	
20.	Suryakant, Asstt. Dir. (Plg.) Zone - E, DDA	8279800461	
21.	Pritam N. Varni MCD Lotus Temple	7005130879	
22.	Ujjwala Mehta Dir. (Plg.)/F		
23.	Rudra Pratap Singh, AE, L&DO	9555929769	
24.	Kashish (DD Plg. Zone F)	9910616867	
25.	Neelima Soni - Distt Officer of AC (Landscape)	9811239055	
26.	Sareesh Singh, ADO, DRS	9310970923	
27.	Hanisha Auplg, AEA VCS office	9811008901	
28.			
29.			
30.			
31.			



- 2.5 As per MPD-2021 provisions, the 'Neighbourhood facilities should preferably be located along internal roads with minimum 12 m RoW, unless specified'.
- 2.6 The 'Police Station' falls under 'P&SP' land use and same is not a permitted activity in 'Residential' land use. However, 'Police Station' as a use premise is permitted in 'Residential' land use under "Sub/Clause 8(2) as a case of Special permission from the Authority".
- 2.7 The land u/r is located adjacent & outside the boundary of Unauthorized Colony (UC) "Reg. No. 904_SARUP NAGAR BLOCK, W, X, Y, Z, EXT PART-2". The land u/r is bounded by existing road on its two sides, of the approx. width of 4.5M (Northern side) and 6 M (Eastern side) respectively.
- 2.8 The above said UC is one of the colony out of three UC's which have been taken up as a 'Pilot Project of Unauthorized Colony Regeneration Scheme' by DDA in consultation with 'School of Planning & Architecture (SPA) Delhi'. As per draft Road Network Plan (RNP) prepared by SPA, Delhi, the existing road of 4.5m and 6m has been proposed for widening as 12m wide road (**Annexure-B**).
- 2.9 Hence, adequate provisioning of land to be left for widening of road as per the draft RNP required to be considered while developing the land u/r as police station. Accordingly, the plot area/size of Police Station will reduce to accommodate the future widening of road.

3.0 PROPOSAL

In view of Para-1 & 2 above, following proposals is being submitted for **deliberation & approval** of Technical Committee:

- i. Planning permission for Construction of Police Station on the Gram Sabha Land bearing Khasra no. 5/20 (4-16) and 6/16 (4-16) in Village Libaspur, Zone P-II subject to adequate provisioning of land to be left for widening of road i.e. 12m as per draft RNP and NOC from Fire Deptt.
- ii. As a case of "Special permission from the Authority under Sub/Clause 8(2) of MPD-2021" for the permission of 'Police Station' as a use premise in 'Residential' land use.

4.0 RECOMMENDATION

The proposal as contained in Para-3 above is placed before the Technical Committee for deliberation and approval.

5.0 FOLLOW UP ACTION:

Once the proposal is recommended by the Technical Committee, the proposal shall be placed before Authority as a case of Special permission from the Authority under "Sub/Clause 8(2) of MPD-2021 for the permission of 'Police Station' as a use premise in 'Residential' land use.

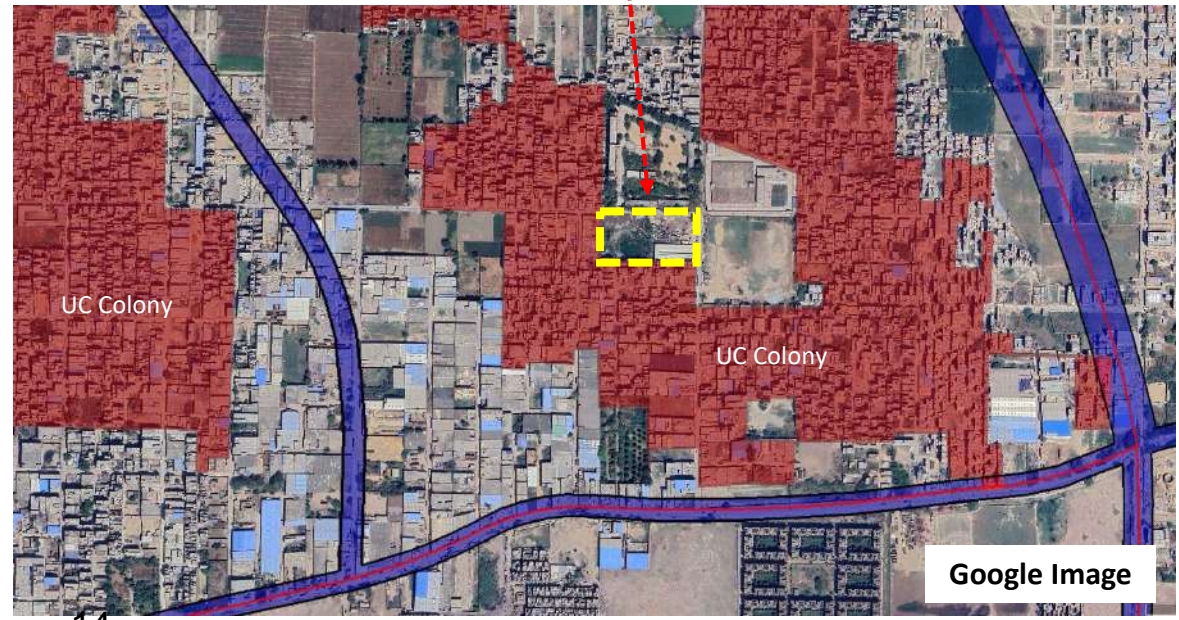
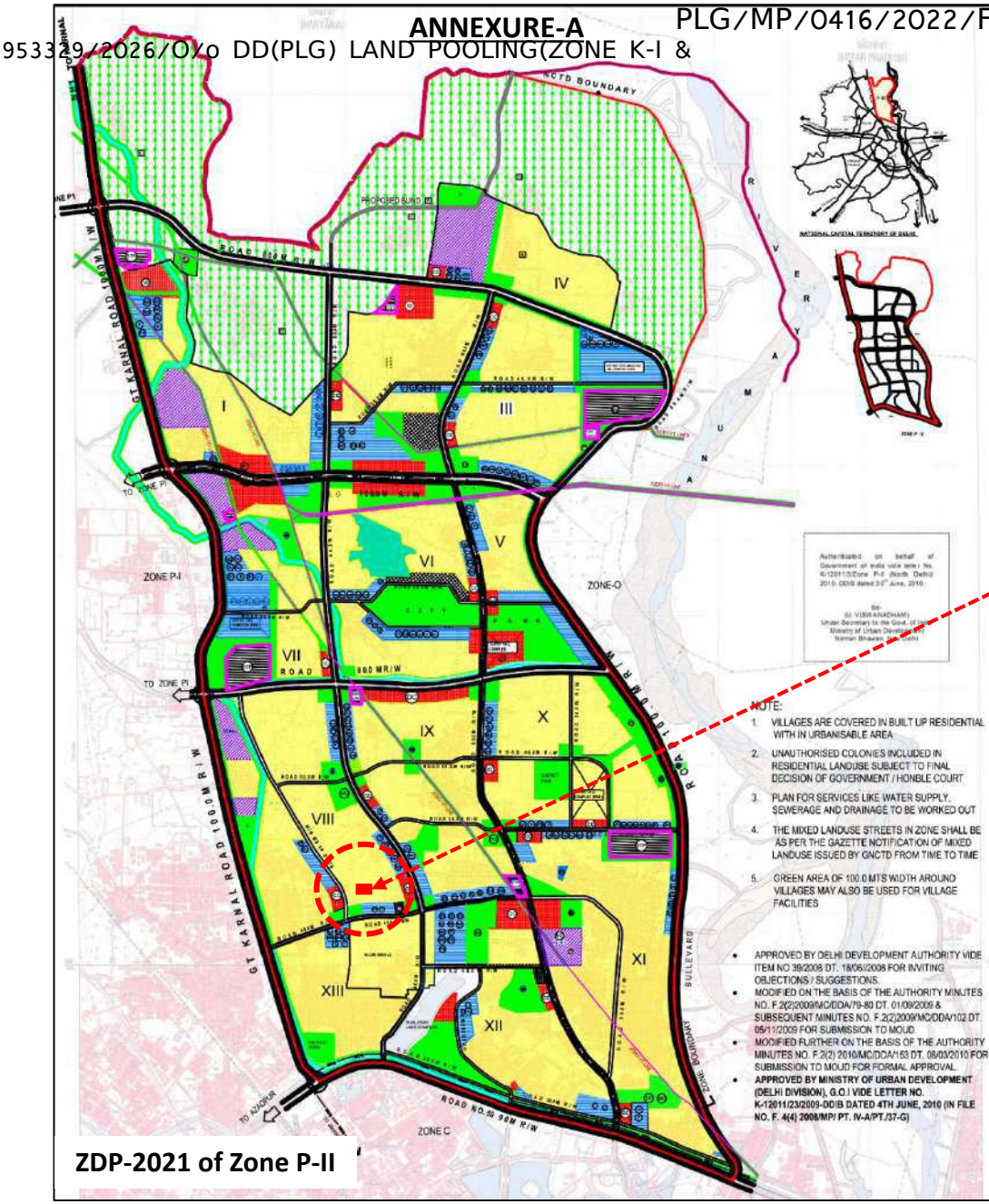
Plg. Asstt.
Zone-L

(Not in position)

AD (Plg.) Land Pooling
Zone-L

DD (Plg.) Land Pooling
Zone-L

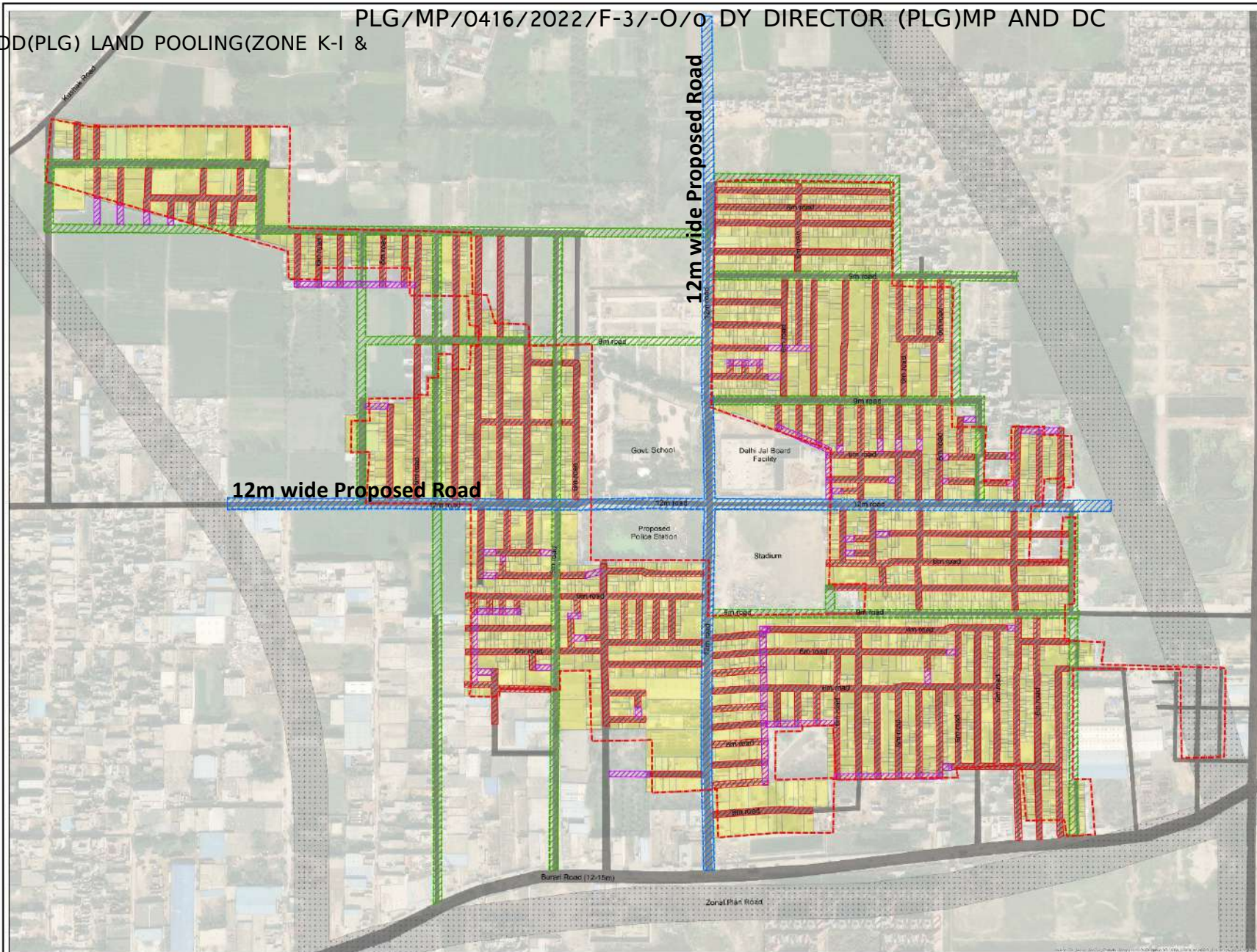
Director (Plg.)
Land Pooling



Location of Police Station Plot on Gram Sabha Land Bearing Khasra No. 5/20 (4-16) and 6/16 (4-16), Village Libaspur

953329/2026/O/o DD(PLG) LAND POOLING(ZONE K-I &

PLG/MP/0416/2022/F-3/-O/o DY DIRECTOR (PLG)MP AND DC



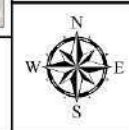
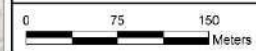
LEGEND

- Colony Boundary
- Use Premise**
 - Residential
 - Existing roads
 - Zonal plan road
- Proposals**
 - Proposed 12m roads
 - Proposed 9m roads
 - Proposed 6m roads (by widening)
 - Proposed 6m roads (by augmentation)

(Road proposals illustrated on the map includes 300 mm of additional provision on both sides of the roads for storm water drainage).

Note: No Government owned facilities could be identified within the delineated boundary of the colony.

Scale 1:1,400



LAYOUT PLAN OF SAROOP NAGAR EXTENSION WXYZ BLOCK (REG. 15. 904) [ROAD NETWORK PLAN]

Prepared by



AGENDA FOR TECHNICAL COMMITTEE

Subject: Planning permission for Fuel station on private land bearing Khasra No. 2//32/2 and 2//32/3 on Kanjhawala-Rohini Road, Village Mohammadpur Majri, Delhi.

File No.: PLG/LP/0005/2025/N/FSTN (Computer No.- 97786)

1.0 BACKGROUND

- 1.1 An E-Office file bearing number 'LD/CL/0001/2025/CNG/F13-O/o DY. DIRECTOR (CL)' was received from the office of Commissioner (LD), DDA vide which application of Ms. Hina Aggarwal for grant of NOC for setting up MS/HSD/CNG Retail Outlet on private land Khasra No. 2//32/2 and 2//32/3 on Kanjhawala Rohini Road, Village Mohammadpur Majri, Delhi was forwarded with the request to examine the case as per Policy and Regulations.
- 1.2 The Letter of Intent (LOI) has been issued by Hindustan Petroleum Corporation Limited (HPCL) for the award of MS/HSD/CNG Retail Outlet dealership vide letter dated 07.01.2025.
- 1.3 DDA vide S.O.1244 dated 08.03.2019 notified '*Regulations for setting up of Fuel Station on Privately owned Lands in National Capital Territory of Delhi*'.
- 1.4 Commercial Lands Branch vide Office Order dated 06.12.2019 issued Modalities for processing of applications seeking NOC for setting up of Petrol Pump on private land.
- 1.5 Master Plan & Development Control (MP & DC) Section, Planning Department vide note dated 20.02.2020 conveyed that the cases received from CL Branch shall be examined in Planning file and put up in the Technical Committee (TC) Meeting for approval/ planning permission. The decision of the TC will be communicated to CL Branch for further necessary action.
- 1.6 The 3rd Technical Committee Meeting held on 12.12.2025 vide its minutes dated 23.12.2025 has conveyed 'General Observations regarding Planning Permission for Fuel Stations and permissibility of Electric Vehicle Charging Infrastructure (EVCI) within the fuel stations on public and private plots in NCT of Delhi'

2.0 EXAMINATION

- 2.1 The applicant has submitted necessary documents and drawings of the proposal under consideration vide letters dated 03.02.2025, 21.04.2025, and 22.05.2025 to CL Branch, DDA and letters dated 29.08.2025 and 04.09.2025 to Planning Department, DDA.
- 2.2 Based on the documents forwarded by the CL Branch, DDA, and additional documents submitted by the applicant, a Joint Site Inspection was conducted on 04.09.2025 by Planning Department, Tehsildar Land Pooling, Survey Department along with representatives from HPCL (LOI issuing agency) and the applicant to scrutinize the application submitted by the applicant as per the planning parameters laid down in Gazette Notification S.O. 1244 dated 08.03.2019.



- 2.3 The Khasra u/r has been identified by the Tehsildar (LPC), DDA and as per submitted revenue records, the proposed site for MS/HSD/CNG station falls within Khasra No. 2//32/2 and 2//32/3 on Kanjhawala Rohini Road, Village Mohammadpur Majri, Delhi.
- 2.4 As per the ownership/lease deed details submitted, the owners have leased entire land measuring 2000 sq. yds. (1656 sq. m.) (size-36m x 46m) falling under Khasra No. 2//32/2 and 2//32/3 out of which the applicant has proposed land measuring 1296 sq.m. only for the retail outlet.
- 2.5 The Site Plan / Linear Layout Plan and PESO drawing submitted by the applicant is annexed as **Annexure-A** and **Annexure-B** respectively.
- 2.6 As per the notified ZDP of Zone N (prepared under MPD-2021), the proposed site falls under Residential Land Use (within Laldora/Extended Laldora) and is abutting proposed 30m ROW ZDP Road. The tentative location of the proposed site as per ZDP of Zone-N is placed at **Annexure-C**.
- 2.7 As per the report of Site inspection conducted on 04.09.2025, it was found that due to median opening, an intersection was formed with a revenue road in front of the site. Due to this scenario, the site u/r was not conforming to the Clause 3(vii) of regulations dated 08.03.2019 and the same was conveyed to the applicant vide letter dated 26.09.2025.
- 2.8 Subsequently, the applicant vide its letter dated 10.12.2025 forwarded the PWD's letter dated 09.12.2025 wherein PWD has been stated that *"the site has been inspected and it is informed that the medians were closed earlier which are opened unofficially by the locals now. The stones in the median has been removed unofficially and it is submitted that the medians will be closed as soon as possible."* Thereafter, the applicant vide letter dated 17.12.2025 informed that the medians have been closed by PWD along with photographs showing closed median. Subsequently, a joint site inspection has been again conducted on 18.12.2025 by Planning & Survey unit and the median openings were found closed with concrete jersey barriers. However, Survey unit has re-inspected the site on 29.12.2025 and the median was found open as per their report.
- 2.9 Based on the above information, matter was examined and the following is the status vis-à-vis planning parameters on the proposal submitted by the applicant:

Sl. No.	Planning Parameters	Status		Remarks
		As per information furnished by applicant	As per examination by Planning Department, DDA	
1	Land Use Details of the Site			
a	Planning Zone in which the site falls	Zone N	Planning Zone N	-
b	Land use as per MPD- 2021/ Zonal Development Plan (ZDP)	Agriculture Area	Residential landuse (As per notified ZDP)	Tentative Location of Site u/r on ZDP is placed at Annexure C .
c	Whether site lies in Urban area or Rural area	-	Urban	Village Mohammadpur Majri declared 'Urban' vide



Sl. No.	Planning Parameters	Status		Remarks
		As per information furnished by applicant	As per examination by Planning Department, DDA	
				Gazette Notification dated 16.05.2017.
d	Whether in prohibited Zone	No	No	—
e	Whether in Green Belt	—	No	—
f	Whether part of approved Layout plan by Government/ DDA	No	No	—
g	Whether Site falls in Land Pooling Zone	—	Yes	Site u/r falls in Zone N which is a Land Pooling Zone.
h	Name of Land Pooling Zone & Sector number	—	Zone N, Sector-22	—
i	Undertaking for participation in Land Pooling Policy	—	Submitted	Submitted by applicant (dated 03.09.2025) and the landowners (dated 04.09.2025)
2	Plot Details			
a	Category of Fuel Station-CNG/ CNG Mother Station/ Petrol/ EVC	MS/HSD/CNG Retail Outlet	MS/HSD/CNG Retail Outlet	—
b	Proportion and Location of CNG and EVC earmarked in the map	—	CNG & EV stations marked on PESO dwg.	—
c	Area of plot (in sqm)	1296 sq. m. <i>(As per submitted drawing)</i>	1296 sq. m. <i>(As per submitted drawing)</i>	As per notified Regulations: Minimum size of Plot= 1080 sqm Maximum size of Plot= 1485 sqm
d	Plot Dimensions (In Metre) - Front - Back - Left - Right	Front –36 m Back – 36 m Left –36 m Right –36 m <i>(as per submitted drawing)</i>	Front – 36 m Back – 36 m Left – 36 m Right – 36 m <i>(as per survey report dated 18.09.2025)</i>	—
e	Whether Plot	36m	36m	—



Sl. No.	Planning Parameters	Status		Remarks
		As per information furnished by applicant	As per examination by Planning Department, DDA	
	frontage is at least 30 m, if not what is it?	(as per submitted drawing)	(as per survey report dated 18.09.2025)	
f	Width of land left between existing ROW & proposed ROW to be maintained as Green (except entry & exit)	12.52m (as per submitted drawing)	4.7m (as per survey report dated 18.09.2025)	-
g	Area of land left for Green / parking, if Plot Size > 1485 sqm	-	NA	-
h	Site plan showing ingress and egress points.	Yes	Yes	Site plan/Linear Layout Plan placed at Annexure A
3	Road/ Approach Details			
a	Whether the Site lies on National Highway	No	No	-
b	Proposed ROW (As per notified ZDP)	30m	30m ROW	-
c	Existing road width in front of the plot	12.18m (as per submitted drawing)	22.3m (as per survey report dated 18.09.2025)	-
4	Distance of Site from nearest intersection			
a	From minor road having ROW less than 30 m (minimum distance shall be 50 m)	-	Portable jersey barrier placed as median on this road stretch. Median opening found in front of the site as per site inspection conducted on 04.09.2025 due to which road intersection has been formed with revenue road.	During joint site re-inspection on 18.12.2025 the median openings were found to be closed with concrete jersey barriers. However, Survey unit has re-inspected the site on 29.12.2025 and the median was found open as per their report.
b	From major road having ROW more than 30 m (minimum distance shall be 100 m)	-	No road intersection within 100 m	
5	Distance of Site from the nearest fuel station of same category (i.e. MS/HSD/CNG)			



Sl. No.	Planning Parameters	Status		Remarks
		As per information furnished by applicant	As per examination by Planning Department, DDA	
a	Divided carriageway			
	Same side of road	No same category of Fuel Station within 1.5km same side.	More than 1000m	In conformity with Clause-3(viii)a of the Regulations dated 08.03.2019.
	Opposite side of road	No same category of Fuel Station within 1.5km opposite side.	More than 500m	In conformity with Clause-3(viii)b of the Regulations dated 08.03.2019.
b	Undivided Carriageway - Same side of road - Opposite side of road	NA	NA	-
6	Approvals/ NOC taken from other Authorities			
a	Approval from PESO	Yes	Yes	Submitted by the applicant (PESO dwg. dated 02.07.2024).
b	LOI	Yes	Yes	Submitted by the applicant (LOI by HPCL vide letter dated 07.01.2025)
c	NOC from Traffic Police	Yes	Yes	Submitted by the applicant. [Letter dated 24.09.2024 of Dy. Commr. of Police, Traffic(HQ-II) Delhi].
d	Approval from NHAI (if applicable)	No	NA	Not required
e	Any other approval/ NOC (if taken)	-	I. LAC report dated 19.04.2024 by Naib Tehsildar, NW District, Kanjhawala, Delhi. II. NOC from Delhi Fire Service dated 25.09.2024.	Submitted by the applicant.



Sl. No.	Planning Parameters	Status		Remarks
		As per information furnished by applicant	As per examination by Planning Department, DDA	
7	Current Status of Site	—	As per joint site inspection dated 04.09.2025, site is vacant and surrounded by built-up structures.	
8	Any other information/ detail furnished	—	As per joint site inspection dated 04.09.2025- <ul style="list-style-type: none"> Street lights, electric poles and small feeder box are located in front of the site u/r. The site u/r is abutting existing 22m wide Kanjhawala road with divided carriageway. 	

2.10 Examination as per Clause-3.0 of the notified *Regulation for Setting up of Fuel Stations on privately owned Lands in National Capital Territory of Delhi, 2019*:

Clause-3.0		Examination / Remarks
i)	It shall be located on Master Plan / Zonal Plan existing / proposed roads of minimum 30-meter right of way (as per Master Plan / PWD / MCD / Revenue records). In case the plot is affected by the proposed road widening, the permission shall be given on the plot area left after leaving the portion of plot required for road widening and subject to fulfilling other requirements / standards.	Eligible <i>Proposed 30m ROW ZDP Road.</i>
ii)	The use of the premises in the Fuel Stations so sanctioned will be for uses as permissible in prevailing Master Plan for Delhi.	Eligible <i>Residential Land Use As per Clause 1 of the Regulation dated 08.03.2019</i>
iii)	The land between the existing right of way boundary and the property line of the proposed retail outlet will be maintained as green buffer zone. No construction will be allowed in this area except approach roads to the retail outlet site.	Eligible <i>As per linear layout plan, the applicant has left 201.34 sq.m. area for future road widening.</i>
iv)	The plot size for such Fuel Stations will be as per prevailing Master Plan with a minimum of 30 m x 36 m and maximum of 33 m x 45 m (75m X 40m for CNG mother station as per requirement).	Eligible <i>Front –36m, Rear – 36m, Left –36m, Right –36m (As per submitted Linear Layout Plan) Area=1296 sq.m.</i>
v)	In case of CNG stations, the minimum size of the plot may vary subject to the NOC and norms / standards as prescribed by the Petroleum and Explosives Safety Organization (PESO) or any other statutory body defined for the same.	NA



vi)	In case the plot size is larger than the maximum size prescribed in (iv) above, the development control norms i.e. FAR, Coverage etc. shall be as applicable to the plot size of 33 m x 45 m only. The remaining areas of the plot shall be maintained as open green space.	NA
vii)	The minimum distance of plot from the ROW line of road intersections shall be as follows: a) For minor roads having less than 30m R/W – 50 m b) For major roads having R/W of 30m or more – 100 m c) Frontage of the plot should be not less than 30 m	(a) Refer para. 2.7 & 2.8 above. (b) Eligible, as the distance is more than approx. 100m from major road having ROW more than 30m. (c) Eligible as frontage is 36m. (As per submitted Site / Linear Layout Plan)
viii)	In order to avoid clustering of Fuel Stations at a locality and to facilitate uniform distribution of the fuel stations, the minimum distance between the two Fuel Stations of similar category (i.e. CNG, Petrol, Diesel or any other fuel) should be as follows: a) Not less than 1000 m on the same side of the road (without divided carriageway). b) Not less than 500 m on the other side of the road (with divided carriageway and without breaks in median)	Eligible, as no similar category of fuel station is proposed within the minimum distance criteria, hence, eligible.

3.0 PROPOSAL

In view of the Para-1 & 2 above, the proposal for Planning permission for MS/HSD/CNG Retail Outlet on private land bearing Khasra No. 2//32/2 and 2//32/3 on Kanjhawala Rohini Road, Village Mohammadpur Majri, Delhi is being placed for consideration and approval of Technical Committee subject to the following conditions:

- a) Permission shall be given on the plot area left after leaving the portion of plot required for proposed/ future road widening / ROW. The land required for road widening is to be maintained as green buffer zone.
- b) Land if required for future road widening or any other planned development, the same shall be surrendered by the owner / occupier. The permission does not confer any immunity against acquisition of the land for any planned development / scheme by the Government.
- c) CL Department, DDA to verify the Khasra and ownership details as submitted by the applicant; and ensure that the Site under reference is not affected by any revenue related impediments such Revenue Road, drain, etc.
- d) The LOI dated 07.01.2025 offered by HPCL is for MS/HSD/CNG retail outlet. However, the PESO approved drawing dated 24.06.2024 shows EVC stations also which will be suitably examined and assessed by the CL Branch, DDA.



- e) All necessary clearances from the concerned authorities shall be obtained before execution on site.
- f) All other conditions as laid down in Gazette Notification w.r.t. Regulation for Setting up of Fuel Stations on privately owned Lands in National Capital Territory of Delhi S.O. 1244 dated 08.03.2019 and Gazette Notification w.r.t. Conversion fee for Setting up of Fuel Stations on privately owned Lands in National Capital Territory of Delhi vide S.O. 3358(E), dated 18.09.2019 shall be mandatorily complied.
- g) 'General Observations regarding Planning Permission for Fuel Stations and permissibility of Electric Vehicle Charging Infrastructure (EVCI) within the fuel stations on public and private plots in NCT of Delhi' as stipulated in the 3rd Technical Committee Meeting held on 12.12.2025 has to be followed.

4.0 RECOMMENDATION

The proposal as contained in Para 3 above is placed before the Technical Committee for consideration and approval please.

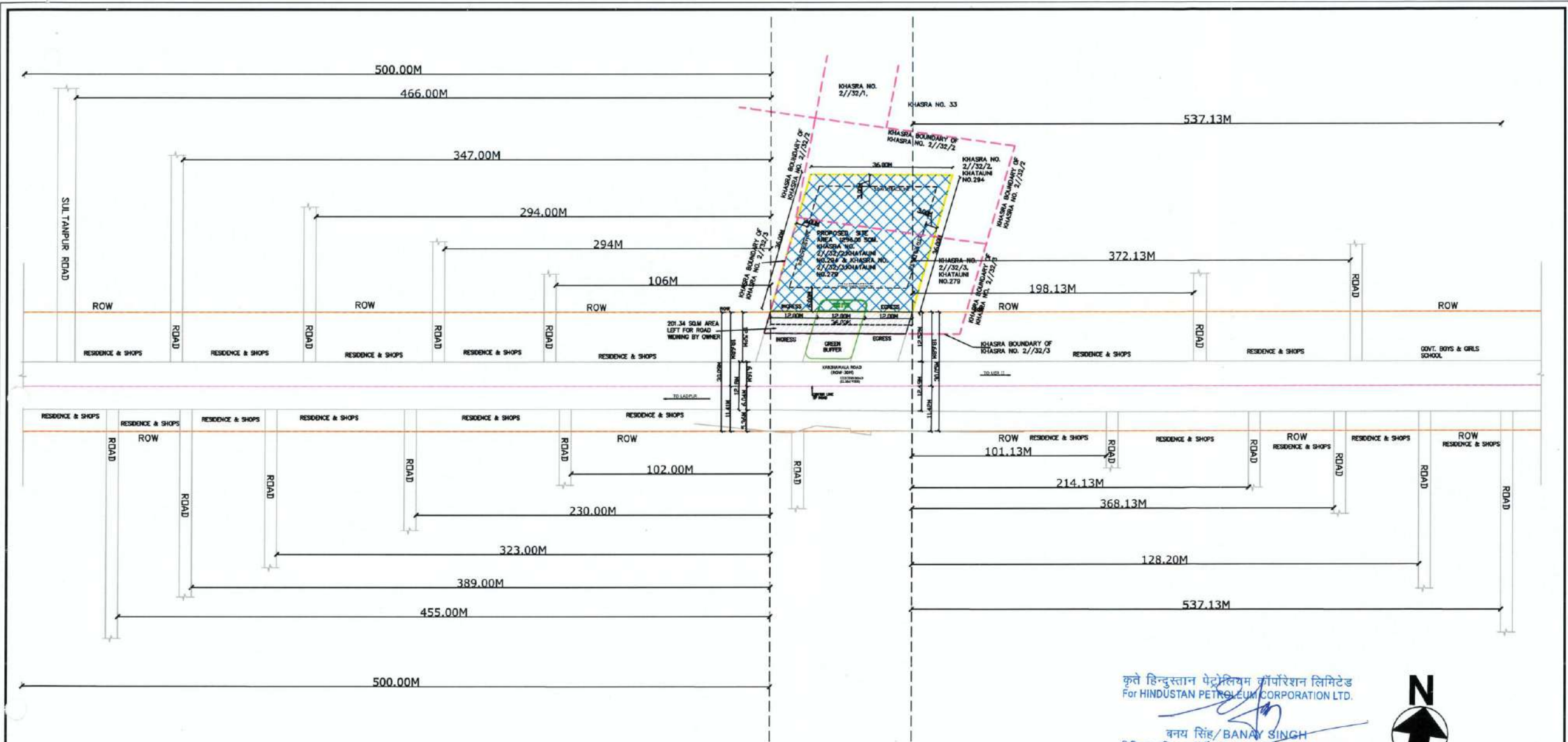
Plg. Asstt.
Zone N

(Not in Position)

Asst. Director (Plg.)
Land Pooling (Zone N)

Dy. Director (Plg.)
Land Pooling (Zone N)

Director (Plg.)
Land Pooling



कृते हिन्दुस्तान पेट्रोलियम कॉर्पोरेशन लिमिटेड
For HINDUSTAN PETROLEUM CORPORATION LTD.

बनय सिंह/BANAY SINGH
बिधिवत् गतित अटॉर्नी/Duly Constituted Attorney

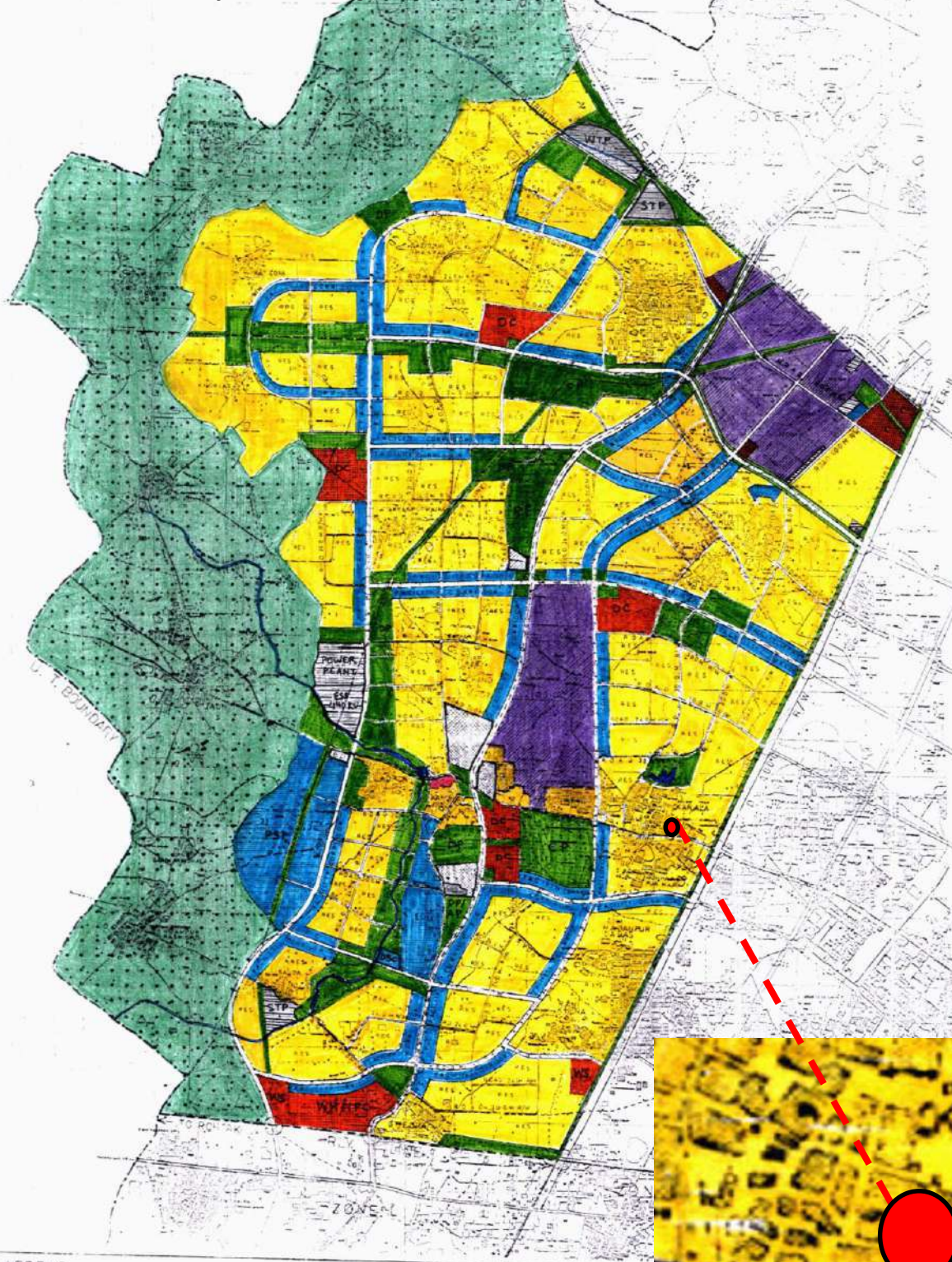


Hina
(Hina Aggarwal)

DRG. TITLE-	
LINEAR LAYOUT PLAN	
PROJECT-	
PROPOSED FUEL STATION FOR HINDUSTAN PETROLEUM CORPORATION LIMITED AT KHASRA NO. 2//32/2, KHATAUNI NO. 294 & KHASRA NO. 2//32/3, KHATAUNI NO. 279 SITUATED IN REVENUE VILLAGE -MOHAMMADPUR MAJRI, DELHI-110081	
DATE	DRAWN BY-
07-06-2025	RAMAKANT
SCALE-	DWG NO.-
N.T.S.	01

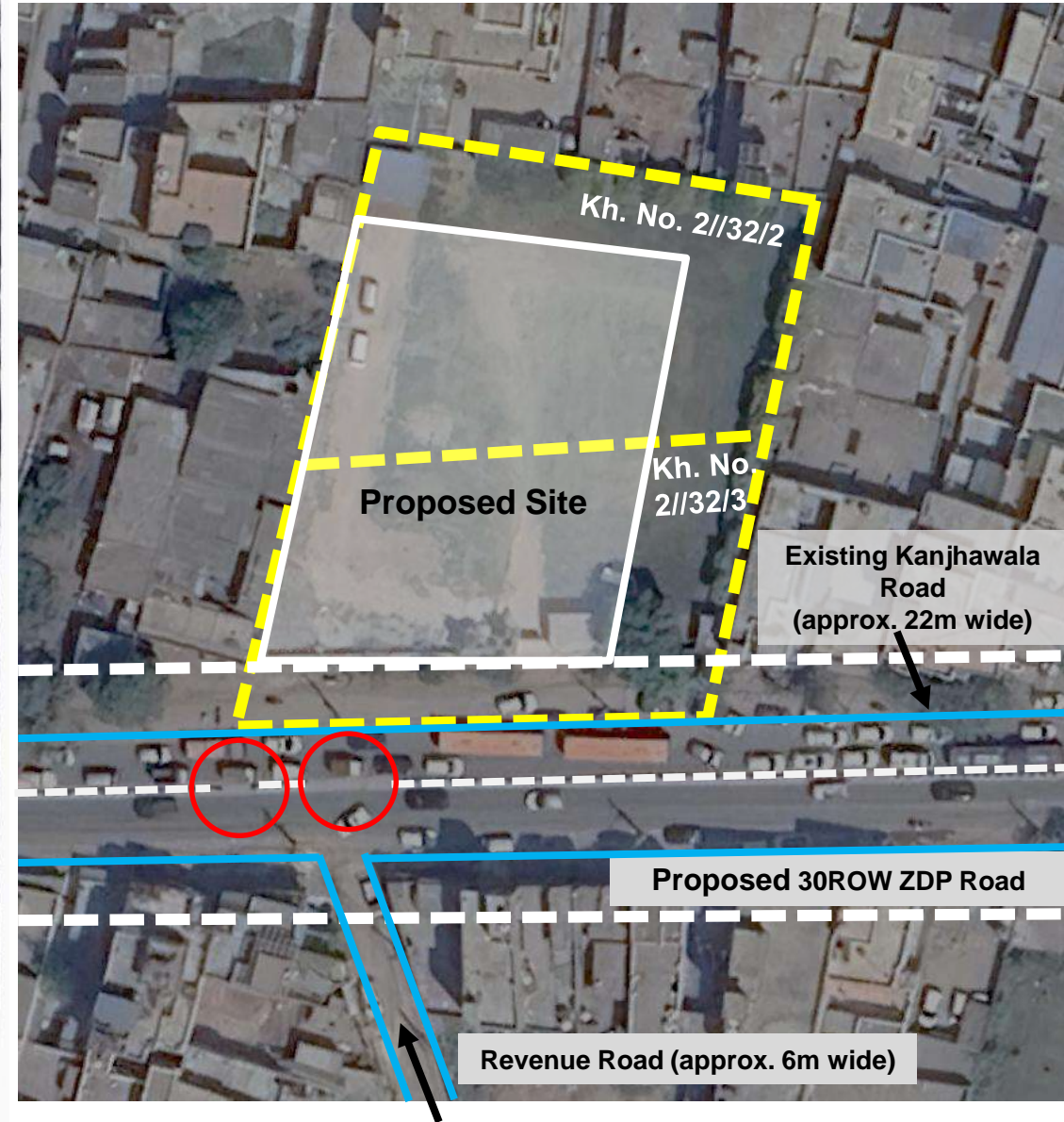
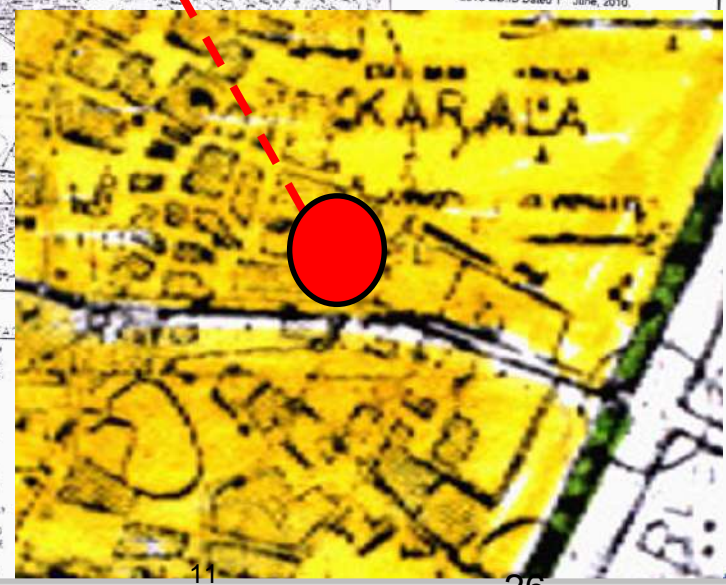
943029/2026/O/o Dy director (Plg) land pooling zon

LANDUSE PLAN (MAP-1)



NOTES:
THE ZONAL DEVELOPMENT PLAN FOR ZONE 'N' HAS BEEN APPROVED BY GOVERNMENT OF INDIA VIDE LETTER NO K-12011/23/2009-DDIB DATED 8.3.2010 UNDER SECTION 9(2) OF DD ACT, 1957.
Authenticated on behalf of Govt. of India vide letter No K-12011/3/Zone-N (NW Delhi-III)/2010-DD/IB Dated 1st June, 2010.

LEGEND		TRANSPORTATION		PUBLIC AND SEMI PUBLIC USE	
RESIDENTIAL		1.1 BUS TERMINAL/DEPOT		P1 HOSPITAL A (501 beds & above)	
1.1 RESIDENTIAL AREA	[Symbol]	1.2 HO BUS ROUTE		P2 HOSPITAL B (201 beds to 500 beds)	
1.2 EXISTING URBAN	[Symbol]	1.3 MONO RAIL (METRO RAIL)		P3 HOSPITAL C (101 beds to 200 beds)	
COMMERCIAL		1.4 RAILWAY LINE		P4 HOSPITAL D (101 to 100 beds)	
2.1 ELITE/UP CENTRE	[Symbol]	1.5 BUS STOPS/STATION/TERMINAL		P5 NURSING HOME/PG/CLINIC	
2.2 COMMUNITY CENTRE	[Symbol]			P6 NURSING HOME	
2.3 SERVICE MARKET	[Symbol]	UTILITY		P7 WATER TREATMENT PLANT	
2.4 INFORMAL BAZAR	[Symbol]	U.1 WATER TREATMENT PLANT		P8 VETERINARY HOSPITAL	
2.5 SUB-CITY WHOLESALE MARKET	[Symbol]	U.2 SOLID WASTE/SLUDGE TREATMENT PLANT		P9 MULTIPURPOSE COMMUNITY HALL	
2.6 WAREHOUSE/STP/ICE	[Symbol]	U.3 SEWAGE TREATMENT PLANT		P10 PROFESSIONAL COLLEGE	
INDUSTRIAL		U.4 DRAIN / WATER BODY		P11 MEDICAL COLLEGE	
3.1 MANUFACT./INDUSTRIAL/WAREHOUSE	[Symbol]	U.5 ELECTRIC SUB STATION 400KV		P12 VOCATIONAL TRAINING CENTRE	
3.2 SERVICE CENTRE	[Symbol]	U.6 ELECTRIC SUB STATION 220KV		P13 CARE CENTRE FOR PHYSICALLY/MENTALLY CHALLENGED	
RECREATIONAL		GOVERNMENT		P14 SCHOOL FOR PHYSICALLY/MENTALLY CHALLENGED	
P1 DISTRICT PARK	[Symbol]	G.1 GOVERNMENT OFFICE/COURTS		P15 EXHIBITION CUM FAIR GROUND	
P2 PARK	[Symbol]	G.2 MUNICIPAL OFFICE FOR WATER & SEWERAGE		P16 ORPHANAGE/CHILDREN'S CENTRE	
P3 CITY PARK	[Symbol]			P17 OLD AGE HOME	
				P18 NODD/NW WOMEN/MEN HOSTEL	
				P19 RECREATION	



Location of median break as on 04.09.2025 & 29.12.2025

Location of Khasra & Proposed Site in Village Mohammadpur Majri on Satellite Imagery

Agenda for Technical Committee

ITEM NO. ____:2026

SUBJECT: Proposed change of land use of an area measuring 752.51 sq.m (900 sq.yds.) from 'Public and Semi-Public (PS-1)' to 'Recreational (Community Park/ Park/Multipurpose/ GR)' for compensatory green in lieu of the land parcel at Pocket-B, IFC, Gazipur, being proposed for Pig shelter- CONT. CAS (C) 136/2017 & CM APPL. 6064/2017 in the matter of Uttar Pradesh Bihar Nagrik Parishad Vs Manmohan & Anr.

[File No. PLG/MP/0001/2024/F-3/-O/o DIRECTOR (PLG) ZONE E AND O]

[Computer No: 74874]

SYNOPSIS

1. The proposal of change of land use of an area measuring 752.51 sqm (900 sq.yds.) from 'Recreational (Community Park/ Park/Multipurpose/ GR)' to 'Public and Semi-Public (PS-1)', at Pocket-B, IFC, Gazipur is being processed under Section 11A of DD Act,1957 and was approved in the Authority meeting held on 11.07.2025 vide Item No. 14/2025. After the approval of Authority, the proposal was sent to MoHUA, Gol, for consideration and issuance of final notification under section 11-A of the DD Act, 1957.
2. In order to compensate the Recreational (Green) area for land measuring 752.51 sq.m. (900 sq.yds.), a piece of land parcel falling in 'Public & Semi-Public' land use, as per Zonal Development Plan of Zone-E (under MPD-2021) was identified in lieu, for usage of Green in Facility Centre-23, near Mother Dairy Plant.
3. The present proposal of change of land use from 'Public and Semi-Public (PS-1)' to 'Recreational (Community Park/ Park/Multipurpose/ GR)' for the compensatory green is placed before the Technical Committee for consideration under Section 11A of DD Act,1957.

1.0 BACKGROUND

- 1.1 The Division Bench of Hon'ble High Court of Delhi vide order dated 10.08.2011 in W.P.(C) No. 11150/2009 had directed DUSIB, MCD and DDA to take steps for shifting of Piggeries located at Block 30, Trilokpuri, to a new location (**Annexure- A**).
- 1.2 Subsequently, IL Department, DDA vide letter dated 31.07.2023 had allotted a land measuring 900 sq.yds for shifting of pig shelters at Pocket-B, IFC Gazipur to DUSIB.
- 1.3 Further, Hon'ble High Court vide order dated 18.01.2024 had directed the following (**Annexure- B**):
"DDA shall take the appropriate steps for conversion of the use of the aforesaid land within an outer limit of six months, so that the usage of the land can be done by the DUSIB accordingly for the purposes of pig shelters."
- 1.4 In compliance of the said court orders, the proposal of change of land use of an area measuring 752.51 sqm (900 sq.yds.) from 'Recreational (Community Park/ Park/Multipurpose/ GR)' to 'Public and Semi-Public (PS-1)', is being processed under Section 11A of DD Act,1957 and was approved in the Authority meeting held on 11.07.2025 vide Item No. 14/2025. After the approval of Authority, the proposal was sent to MoHUA, Gol vide letter dated 08.08.2025, for consideration and issuance of final notification under section 11-A of the DD Act, 1957.
- 1.5 In order to compensate the Recreational (Green) area for land measuring 752.51 sq.m. (900 sq.yds.) & to ensure that the overall percentage of Green in the zone is maintained, a piece of land parcel falling in 'Public & Semi-Public' land use, as per Zonal Development

Plan of Zone-E (under MPD-2021) was identified in lieu, for usage of Green in Facility Centre-23, near Mother Dairy Plant.

- 1.6 Recently, MoHUA, Gol vide letter dated 18.12.2025 has directed DDA to identify and process an appropriate compensatory recreational land parcel so that the main CLU alongwith the compensatory green may be processed and notified simultaneously. **(Annexure C)**

2.0 EXAMINATION

- 2.1 The landuse of the site under reference is 'Public & Semi-Public' as per ZDP of Zone-E prepared under MPD-2021 **(Annexure- D)**.
- 2.2 There is an approved layout plan titled 'Utilisation Plan for FC-23 near Mother Dairy', wherein the said site is earmarked for 'Park' **(Annexure- E)**. As per the approved layout plan titled, 'Utilization Plan for F.C.-23 near Mother Dairy' there is 'Mother Dairy Plant' existing adjacent to this site on the West, 'ESS' on the North side and built-up on the East and South side.
- 2.3 Further, the proposal for 'development of green area at Mandawali Fazalpur (West Vinod Nagar, near Mother Dairy)', for this area was placed in the Screening Committee meeting by the Landscape Department, DDA and the same was approved in the 388th SCM dated 04.12.2020 vide item no. 120:2020.
- 2.4 The site was visited / inspected by the officers of Planning Zone-E unit. During the site visit, it was observed that, the entire area of Facility Centre- 23 (including two OCF Pockets which are part of the Facility Centre) has been developed as 'Park' for Recreational purpose by Horticulture Department, DDA (as per the plan of Landscape Department, DDA).

3.0 The information required as per the MoUD, GOI letters dated 07.04.2015 and 04.09.2015 is as follows:

Sr.no	Point	Information
1	Whether the land is government or private and who is the land-owning agency?	DDA land
2	On whose request the change of land use case or modification to MPD-2021 has been initiated?	i. In view of the directions of Hon'ble High Court of Delhi in CONT. CAS (C) 136/2017 & CM APPL. 6064/2017 in the matter of Uttar Pradesh Bihar Nagrik Parishad Vs Manmohan & Anr., the proposal of change of land use of an area measuring 752.51 sqm (900 sq.yds.) from 'Recreational (Community Park/ Park/Multipurpose/ GR)' to 'Public and Semi-Public (PS-1), is being processed under Section 11A of DD Act,1957 and was approved in the Authority meeting held on 11.07.2025 vide Item No. 14/2025. After the approval of Authority, the proposal was sent to MoHUA, Gol vide letter dated 08.08.2025, for consideration and issuance of final

		<p>notification under section 11-A of the DD Act, 1957.</p> <p>ii. Recently, MoHUA, GoI vide letter dated 18.12.2025 has directed DDA to identify and process an appropriate compensatory recreational land parcel so that the main CLU alongwith the compensatory green may be processed and notified simultaneously.</p>
3	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	Yes, officials from DDA had inspected the site on 08.01.2024. During the inspection, it was observed that the entire area of the Facility Centre (along with two OCF pockets) has been developed (as per the plan of Landscape Department, DDA), as Waterbody with Green area by Horticulture Department, DDA.
4	What is the public purpose proposed to be served by modification of MPD and / or change of land use?	The said land can be used in public interest. This shall ensure that the overall percentage of Green in the zone is maintained.
5	What will be impact of proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans and policies?	No negative impact is envisaged.
6	What will be proposal's impact/implications on general public e.g. Law & order etc.?	No Law & Order issue is anticipated.
7	Whether any court cases are ongoing on the land mentioned in proposal? Full details be attached.	Land status is awaited from LM Department, DDA.
8	Background note indicating the current situation / provisions.	<p>i. Earlier, the proposal of change of land use of an area measuring 752.51 sqm (900 sq.yds.) from 'Recreational (Community Park/ Park/Multipurpose/ GR)' to 'Public and Semi-Public (PS-1)', is being processed under Section 11A of DD Act,1957, as per the directions of Hon'ble High Court of Delhi in CONT. CAS (C) 136/2017 & CM APPL. 6064/2017 in the matter of Uttar Pradesh Bihar Nagrik Parishad Vs Manmohan & Anr.</p> <p>ii. The said proposal was approved in the Authority meeting held on 11.07.2025 vide Item No. 14/2025. After the approval of Authority, the proposal was sent to MoHUA, GoI vide letter dated 08.08.2025, for consideration and issuance of final notification under section 11-A of the DD Act, 1957.</p> <p>iii. Recently, MoHUA, GoI vide letter dated 18.12.2025 has directed DDA to identify and</p>

		process an appropriate compensatory recreational land parcel so that the main CLU alongwith the compensatory green may be processed and notified simultaneously.
9	Whether similar proposals have earlier been considered by DDA / Ministry and / or disposed, and if yes, when and how.	No such similar proposal has been initiated in this unit.
10	What were the specific recommendations of the Authority with regard to the proposal	The matter will be placed before the Authority after the approval of Technical Committee.
11	How and why the proposal was initiated?	<p>i. Earlier, the proposal of change of land use at Pocket-B, IFC, Gazipur was initiated, in view of the directions of the Hon'ble High Court of Delhi in CONT. CAS (C) 136/2017 & CM APPL. 6064/2017 in the matter of Uttar Pradesh Bihar Nagrik Parishad Vs Manmohan & Anr.</p> <p>ii. The present proposal of change of land use from 'Public and Semi-Public (PS-1)' to 'Recreational (Community Park/ Park/Multipurpose/ GR)' for the compensatory green for consideration under Section 11A of DD Act,1957. This shall ensure that the overall percentage of Green in the zone is maintained.</p>
12	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof.	Proposal has been examined carefully and there is no negative impact envisaged.
13	What are the expected short-term and long-term outcomes if the proposal is approved and implemented?	<p>Short term outcome- The green area will enhance the quality of life of the residents.</p> <p>Long term outcome- The said land can be used in public interest. This shall ensure that the overall percentage of Green in the zone is maintained.</p>
14	How the proposal will benefit in the development and economic growth of city.	The aesthetics and pleasant living environment can be used in public interest.
15	What are the provisions corresponding to the proposed policy / changes in other metropolitan cities in India and other countries, and if those provisions differ from the proposal, then why are they not considered appropriate of Delhi.	There is no specific relation with policy / proposal in other metropolitan cities.
16	What will be the public purpose served by the proposed modification.	The area is already maintained as green for the healthier environment of people living around the area.

17	What is the number of people / families / households likely to be affected by the proposed policy.	No people / families / households are affected.
18	Whether the proposal is inconsonance with the existing plans, laws, by-law, rules, etc.	The proposal shall be processed as per the procedure laid down as per DD Act, 1957.
19	Whether the implementation of the proposal will require changes in certain rules, provisions of \Master Plan, etc., and if yes, what action has been taken to bring about such changes.	The proposal for modification / change of land use will be processed as per the procedure laid down in DD Act, 1957.
20	Whether the Departments / organizations / Ministries related with the proposal have been consulted and if yes, what were their views and how they were disposed.	The proposal to be discussed in Technical Committee of DDA in which Officers / Officials of DDA, MCD, TCPO, DUSIB are invited.
21	Whether the relevant guidelines / orders of DoP&T, Ministry of Finance and other nodal Ministry / Departments were taken into account while preparing and examining the proposal.	Not Applicable
22	The name, designation and contact information of an officer of level of Director or above who will be the nodal officer to be contacted by the ministry regarding the proposal.	Name: Ms. Sakshi Walia Designation: Director (Planning) Zone E&O Address: 3 rd Floor, Vikas Minar, ITO, New Delhi-110002. Contact no.: 011-23379109

4.0 PROPOSAL:

4.1 Based on the examination at Para 2, the change of land use is proposed as per the following details:

Location	Proposed Area	Land use	Land use changed to	Boundaries (as per Layout Plan)
Facility Centre-23, near Mother Dairy Plant	752.51 sq.m (900 sq. yds.)	As per MDP-2021: Public & semi-public facilities	Recreational (Community Park/ Park/Multipurpose / GR)	North: Residential/ Electric Grid Station South: Part of FC-23 (Park) East: Part of FC-23 (Park) West: Mother Dairy Plant
		As per ZDP of Zone E: Public & semi-public		

The location of the site proposed for change of land use marked on the Zonal Development Plan of Zone-E and Proposal Plan is annexed as **Annexure- D and Annexure- F**, respectively.

4.2 After approval from the Technical Committee of DDA, the proposal for Change of Land Use shall be placed before the Authority as per Section 11-A of the Delhi Development Act, 1957.

5.0 RECOMMENDATION:

The proposal at para 4 above is placed before the Technical Committee for processing under Section 11A of DD Act 1957.



Plg. Asstt. Zone-E



Asstt. Dir. (Plg.)
Zone-E



Dy. Dir (Plg.)
Zone-E & O



Director (Plg.)
Zone-E & O

Annexure-A

* **IN THE HIGH COURT OF DELHI AT NEW**
 + **Writ Petition (Civil) No. 11150/2009**

% **Date of Decision:** August 10, 2011

Uttar Pradesh Bihar Naagrik ParishadPetitioner
 Through Mr. A.K. Mishra, Mr. Ajay Tiwari, Advs

VERSUS

State of NCT of Delhi & Ors.Respondents
 Through Ms. Megha Bharara, Adv. for
 Ms. Ruchi Sidhwani, Adv. for
 Respondent No. 1.
 Mr. O.P. Saxena for DUSIB.

CORAM:
HON'BLE THE CHIEF JUSTICE
HON'BLE MR. JUSTICE SANJIV KHANNA

ORDER

SANJIV KHANNA, J.

Uttar Pradesh Bihar Naagrik Parishad has filed the present Public Interest Litigation for removal/shifting of pig shelters/huts situated at 30 Block, Trilokpuri, Delhi and for construction of a Community Hall on the said land after removal of the pig shelters/huts.

2. Trilokpuri is a re-settlement colony which came into existence in the year 1976. Pig shelters/huts were developed in Block 30, Trilokpuri by Delhi Development Authority.

3. During the last more than 30 years, Trilokpuri has become thickly



populated due to urbanization. The area is no longer scantily but today it is a well lived in residential colony. With the passage of time, the pig shelters/huts have created problems due to unhygienic conditions created by them which is hazardous to the health and life of the residents. It is pointed out that the piggeries have become a nightmare specially during monsoon. This is clearly reflectable in the photographs which have been placed on record. It appears that these piggeries are breeding ground for diseases.

4. As per the Master Plan for Delhi 2021, piggeries are only permitted in green belt and agricultural land. Some other restrictions/stipulations are also provided.

5. Keeping in view the aforesaid facts vide order dated 26th August, 2009, Slum & JJ Department, MCD now known as Delhi Urban Shelter Improvement Department, was directed to file a plan for re-location of pig-shelters/huts, within a period of six weeks. MCD by order dated 21st October, 2009, was directed to conduct survey after ascertaining the original allottees and the present occupants/owners of the piggeries. In the subsequent order dated 25th November, 2009, it was



recorded that the pig shelters were found to be in a deplorable condition and it was also noticed that most of the original allottees were no longer there and third persons have been unauthorisedly inducted. DDA was directed to file an affidavit suggesting measuring for relocation of the piggeries in accordance with the Master Plan of Delhi, 2021.

6. However, MCD and DDA were unable to resolve the problem regarding issue of relocation of the piggeries. By order dated 8th December, 2010, it was directed the MCD and DDA shall hold a meeting in the office of the DDA and submit a joint report. Thereafter, a joint report was filed in this Court and it was pointed out that a new site has been selected to shift the piggeries to a village in Ghazipur, NH-24, Delhi.

7. Thereafter, the following order was passed on 30th March, 2011:

“Mr. R.K. Bali, learned counsel appearing for the respondent Nos. 4 to 23, who are the affected parties, has submitted that they have no objection to move to the alternative site at Ghazipur. Ms. Shobhana Takiar, learned counsel appearing for the Delhi Development Authority has submitted that the land is to be allotted by the Delhi Urban Shelter Improvement Board. Mr. O.P. Saxena, learned counsel for the Board has submitted that



the Board as no objection to give the alternative site but the DDA is insisting for payment. Needless to say, after the affected parties leave the land, the same will come to the Board. Thus, the Board can discuss with the authorities of the DDA for exchange of land so that the controversy can be put to rest and the pollution can be avoided.

Let the authorities of the Board and the authorities of the DDA discuss the matter and try to arrive at a solution by the next date of hearing.

Call on 11th May, 2011.”

8. On 11th May, 2011, the case was adjourned to 2nd June, 2011 and then to 10th August, 2011 to enable the respondents to take further steps.

9. In view of the aforesaid development we are not inclined to keep the writ petition pending and directions are issued to respondent Nos. 1 to 3 to take steps for shifting of piggeries to the new location within a period of four months from today. Any inter-se issues or disputes between respondent Nos. 2 and 3 will be resolved by having a joint meeting and in case they are not able to resolve the dispute, meeting will be held between the Director of Delhi Urban Shelter Improvement Board and the Vice-chairman, DDA. Allotment of piggeries at the new site will be made in terms of the policy decision by the respondents. The land owning agency will decide how to use the land which will be available after the piggeries are shifted.



10. The writ petition stands disposed of accordingly.

SANJIV KHANNA, J.

CHIEF JUSTICE

August 10, 2011

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* **IN THE HIGH COURT OF DELHI AT NEW DELHI**

+ CONT.CAS(C) 136/2017 & CM APPL. 6064/2017

UTTAR PRADESH BIHAR NAGRIK PARISHAD Petitioner

Through: Mr. A.K. Mishra, Mr. Sudhanshu
Dwivedi, Advocates (M:9650732474)

versus

MANMOHAN & ANR. Respondents

Through: Mr. Arun Birbal, Mr. Varun Gupta,
Mr. Sanjay Singh, Advocates for
DDA(M:9958118327)
Ms. Aakriti Garg and Mr. Parvinder
Chauhan, Advocates for DUSIB
(M:8077154576)

CORAM:

HON'BLE MS. JUSTICE MINI PUSHKARNA

ORDER

18.01.2024

%

1. This matter is taken up for hearing today, as 17th January, 2024 was declared a holiday on account of Guru Gobind Singh Birthday.
2. The present contempt petition has been filed alleging non-compliance of the order dated 10th August, 2011 passed by the Division Bench of this Court in *W.P. (C) 11150/2009*. By way of the said order, directions had been given to the respondents for relocation of piggeries from 30 Block, Trilokpuri, Delhi to village Ghazipur, NH-24, Delhi within four months. Since there was continued failure on the part of the respondents in shifting of the said pig shelter, the present contempt petition came to be filed.
3. The facts on record categorically show that this Court has recognized the necessity to relocate the pig huts to a designated Green Belt area in



village Ghazipur, Delhi. Further, clear directions had been given to the Delhi Development Authority (“DDA”) to allot land for purposes of relocating the pig shelters.

4. Mr. Arun Birbal, learned Standing Counsel for the DDA submits that the DDA has already complied with the aforesaid directions passed by Division Bench of this Court and has allotted land at Site No. 3, Pocket B IFC Gazipur, Delhi .In this regard, he draws the attention of this Court to the order dated 03rd August, 2023, which reads as under:

“1. Mr. Birbal, learned standing counsel has handed over a letter dated 31.07.2023 allotting 900 sq. yards for shifting of pig shelters at Site No. 3, Pocket B IFC Gazipur, Delhi to DUSIB, GNCTD.

2. Mr. Chauhan, learned standing counsel for DUSIB states that the land which has been allotted is meant for recreational purposes.

3. Mr. Birbal shall obtain necessary instructions and, if possible, identify another piece of land.

4. In addition, as per the letter a sum of Rs. 1,35,04,950/- is required to be paid by DUSIB for the land.

5. Member (DUSIB), Mr. SK Singh is present in Court and need not be present in Court on the next date of hearing.

6. List on 21.08.2023.”

5. It is submitted that pursuant to the aforesaid directions of this Court, steps are being taken by the DDA to change the user of the aforesaid land from recreational to green, so that pig shelters can be shifted to the aforesaid land by the Delhi Urban Shelter Improvement Board (“DUSIB”).

6. Having heard learned counsel for the parties, this Court notes that vide letter dated 31st July, 2023, the DDA has already allotted land measuring 900 Sq. at Site No. 3, Pocket B IFC Gazipur, Delhi to DUSIB for shifting of pig shelters.



7. Further, this Court also notes that vide Minutes of the Meeting dated 12th January, 2024, the DDA has already taken a decision for the purposes of converting the user of land in question from recreational purposes to Green Belt, so that the land allotted to DUSIB can be used for shifting of piggeries. The Minutes of the Meeting dated 12th January, 2024 issued by the DDA, Institutional Land Branch, is reproduced as under:

“Minutes of the meeting

A meeting was held on 28.12.2023 at 11:00 AM under the chairmanship of PC (LD) to discuss the further course of action with respect to the Order of Hon'ble High Court dated 03.08.2023 in Cont. CAS (C) 136/2017, CM APPL. 6064/2017, Uttar Pradesh Bihar Nagrik Parishad Vs Manmohan Anr regarding shifting of Pig Shelter.

2. A list of officers who attended the meeting is attached as Annexure - A.

3. Brief on the subject matter and directions of Hon'ble High Court are summarized as under:-

i. In pursuance of the Order dtd 25.01.2023 of Hon'ble High Court on the subject matter, a Demand cum Allotment letter dated 31.07.2023 was issued to DUSIB for land measuring 900 Sq.yards for shifting of Pig shelters at Site no.3, Pocket B, IFC Ghazipur, Delhi.

ii. The case was heard on 03.08.2023 in Hon'ble High Court and point no. 2 & 3 of the Order dtd 03.08.2023 are re-iterated as under:

2. Mr. Chauhan, learned standing counsel for DUSIB states that the land which has been allotted is meant for recreational purposes.

3. Mr. Birbal shall obtain necessary instructions and, if possible, identify another piece of land.

iii. In pursuance of the Hon'ble High Court Order dated 03.08.2023. Planning Deptt. examined the issue regarding identification of another suitable piece of land and stated that as per the vacant Land inventory of Engineering Department, no land of 900 Sq Yards is available in 'Agriculture/Green belt' falling in Planning Zone-E. Hence, IL wing may explore the availability of Land for the purpose of Pig shelter as per their record.



4. *After due deliberation and detailed discussion, it was unanimously decided that since the land allotted to DUSIB for shifting of Piggeries is meant for recreational purpose and Piggery being a permitted activity only in Green Belt use Zone as per MPD-2021, hence, an agenda may be placed before the Authority by Planning Department for Change of Land Use of the said land.*

5. *The meeting ended with vote of thanks to the Chair.”*

8. Considering the aforesaid, it is seen that substantive steps have already been taken by the DDA for compliance of the directions as contained in the order dated 10th August, 2011 regarding relocation of piggeries to village Ghazipur.

9. At this stage, Mr. Arun Birbal, learned Standing Counsel for DDA submits that the aforesaid exercise for conversion of land use from recreational purpose to Green Belt will take minimum of four months.

10. In that view of the matter, it is expected that the DDA shall take the appropriate steps for conversion of the use of the aforesaid land within an outer limit of six months, so that the usage of the land can be done by the DUSIB accordingly for the purposes of pig shelters.

11. With the aforesaid directions, the present contempt petition is disposed of. However, liberty is granted to the petitioner to revive the present contempt petition, in case any grievance still survives.

MINI PUSHKARNA, J

JANUARY 18, 2024

au

No. K-13011/5/2025-DD.I

भारत सरकार/Government of India

आवासन और शहरी कार्य मंत्रालय/Ministry of Housing and Urban Affairs
(Delhi Division-I)

...
संकल्प भवन, (जी पी ओ ए -2), नई दिल्ली -110001

दिनांक 18th December ,2025

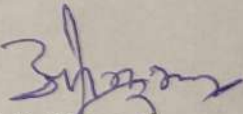
To,
The Vice Chairman, Delhi Development Authority,
Vikas Sadan, INA, New Delhi-110023.

Subject: Proposal of change of landuse of an area measuring 752.51 sqm (900 sq.yds.) from 'Recreational (Community Park/ Park/Multipurpose/ GR)' to 'Public and Semi-Public (PS-1)' for Pig Shelter at Pocket-B, IFC Gazipur, falling in Planning Zone-E.-reg.

Sir,

I am directed to refer to the subject cited above and to request that DDA may identify an appropriate compensatory recreational land parcel and to inform the same so that the main CLU along with the compensatory CLU may be processed and notified simultaneously.

Yours faithfully,

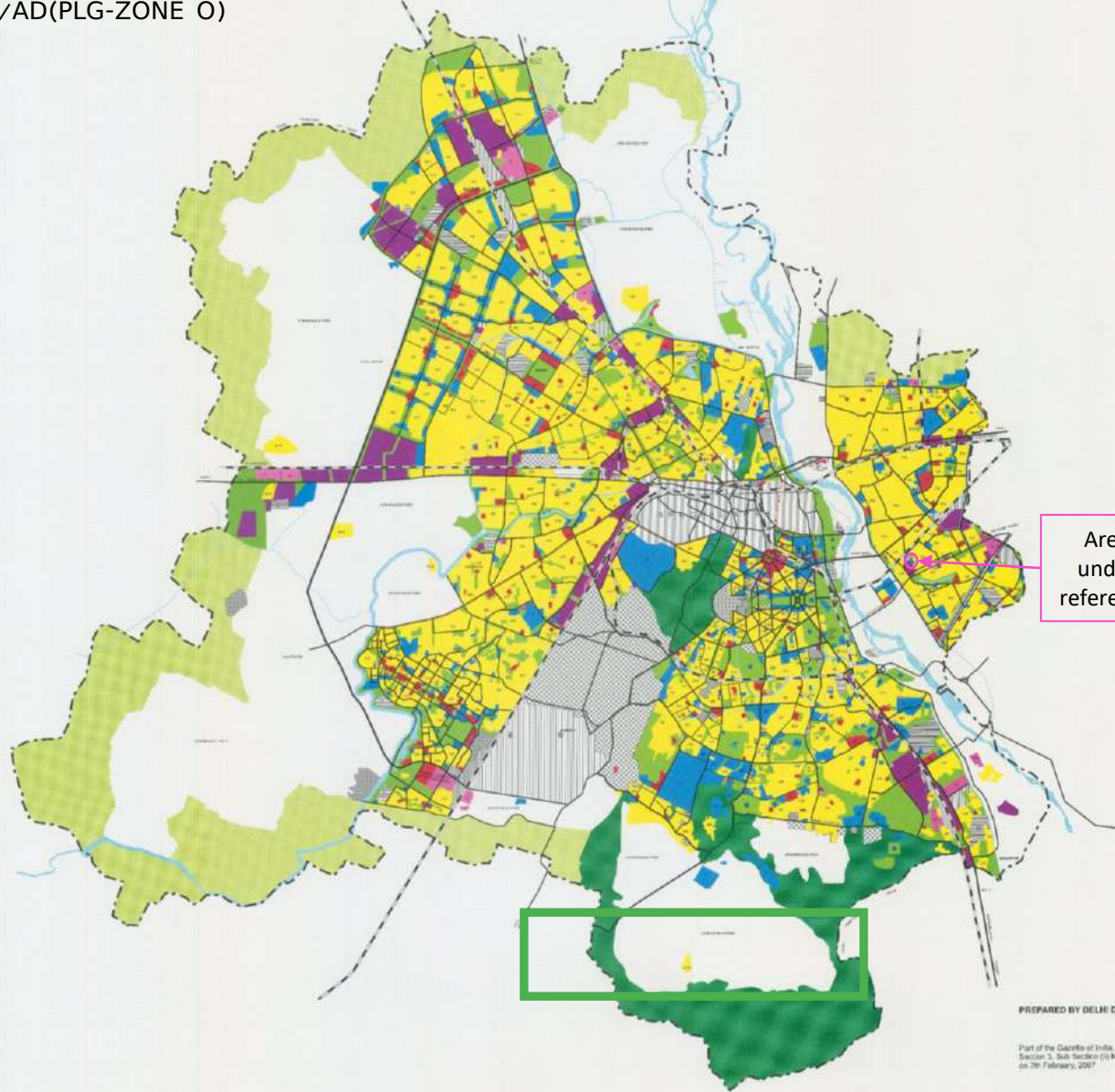


(U.K. Tiwari)

Under Secretary to the Govt. of India (DD-I)

Copy to:

1.Deputy Director (Planning), MPMR-II, 6th Floor, Vikas Minar, IP Estate, New Delhi-110002



Area under reference

LANDUSE PLAN	
RESIDENTIAL	
	RD RESIDENTIAL AREA
	RF FOREIGN MISSION
COMMERCIAL	
	C1 RETAIL SHOPPING, GENERAL BUSINESS AND COMMERCE
	DC DISTRICT CENTRE
	CC COMMUNITY CENTRE
	NON-HIERARCHIAL COMMERCIAL CENTRE
	C2 WHOLESALE & WAREHOUSING
	D COLD STORAGE AND OIL DEPOTS
	C3 HOTELS
INDUSTRIAL	
	M1 MANUFACTURING, SERVICE AND REPAIR INDUSTRY
RECREATIONAL	
	P1 REGIONAL PARK
	P2 CITY PARK, DISTRICT PARK, COMMUNITY PARK
	P3 HISTORICAL MONUMENTS
TRANSPORTATION	
	T1 AIRPORT
	T2 TERMINAL / DEPOT - RAIL / MRTS / BUS / TRUCK
	T3 CIRCULATION-RAIL / MRTS / ROAD
UTILITY	
	U1 WATER (TREATMENT PLANT ETC.)
	U2 SEWERAGE (TREATMENT PLANT ETC.)
	U3 ELECTRICITY (POWER HOUSE SUB-STATION ETC.)
	U4 SOLID WASTE (SANITARY LANDFILL ETC.)
	U5 DRAIN
GOVERNMENT	
	G1 PRESIDENT ESTATE AND PARLIAMENT HOUSE
	G2 GOVERNMENT OFFICE / COURTS
	G3 GOVERNMENT LAND (USE UNDETERMINED)
PUBLIC & SEMIPUBLIC FACILITIES	
	PS1 HOSPITAL
	EDUCATION AND RESEARCH UNIVERSITY / UNIVERSITY CENTRE, COLLEGE
	SOCIAL - CULTURAL, SOCIO-CULTURAL COMPLEX / CENTRE
	POLICE / POLICE HEADQUARTER / POLICE LINES, FIRE STATIONS / DISASTER MANAGEMENT CENTRE
	RELIGIOUS
	BURIAL GROUND / CREMATION
	PS2 TRANSMISSION SITE / CENTRE
	PS3 SPORTS FACILITIES / COMPLEX / STADIUM / SPORTS CENTRE
AGRICULTURE / GREEN BELT AND WATER BODY	
	A1 PLANT NURSERY
	A2 AGRICULTURE / GREEN BELT
	A3 RIVER AND WATER BODY
	URBANISABLE AREA

PREPARED BY DELHI DEVELOPMENT AUTHORITY

Part of the Gazette of India, Extra Ordinary, Part-II, Section 3, Sub-Section (3) No. 125-viii S.O. 141 (F) on 7th February, 2007

Re-printed dated... May, 2019

Authorized on behalf of Central Government
Via F. No. R-12011/12005-008
Sd/-
P. K. Saxena
Under Secretary
Ministry of Urban Development

Sd/-
(A. K. Jais)
COMMISSIONER (PLANNING), DDA

Sd/-
(Y. M. BANSAL)
PRINCIPAL COMMISSIONER (PLANNING) SECRETARY, DDA

Approved by Delhi Development Authority vide Resolution No. 142/2008 dated 19 January 2007
(Based on the Recommendations of the Board of Inquiry & Member Secretary, Urban Development Plan and Land Use Approval by the Authority)

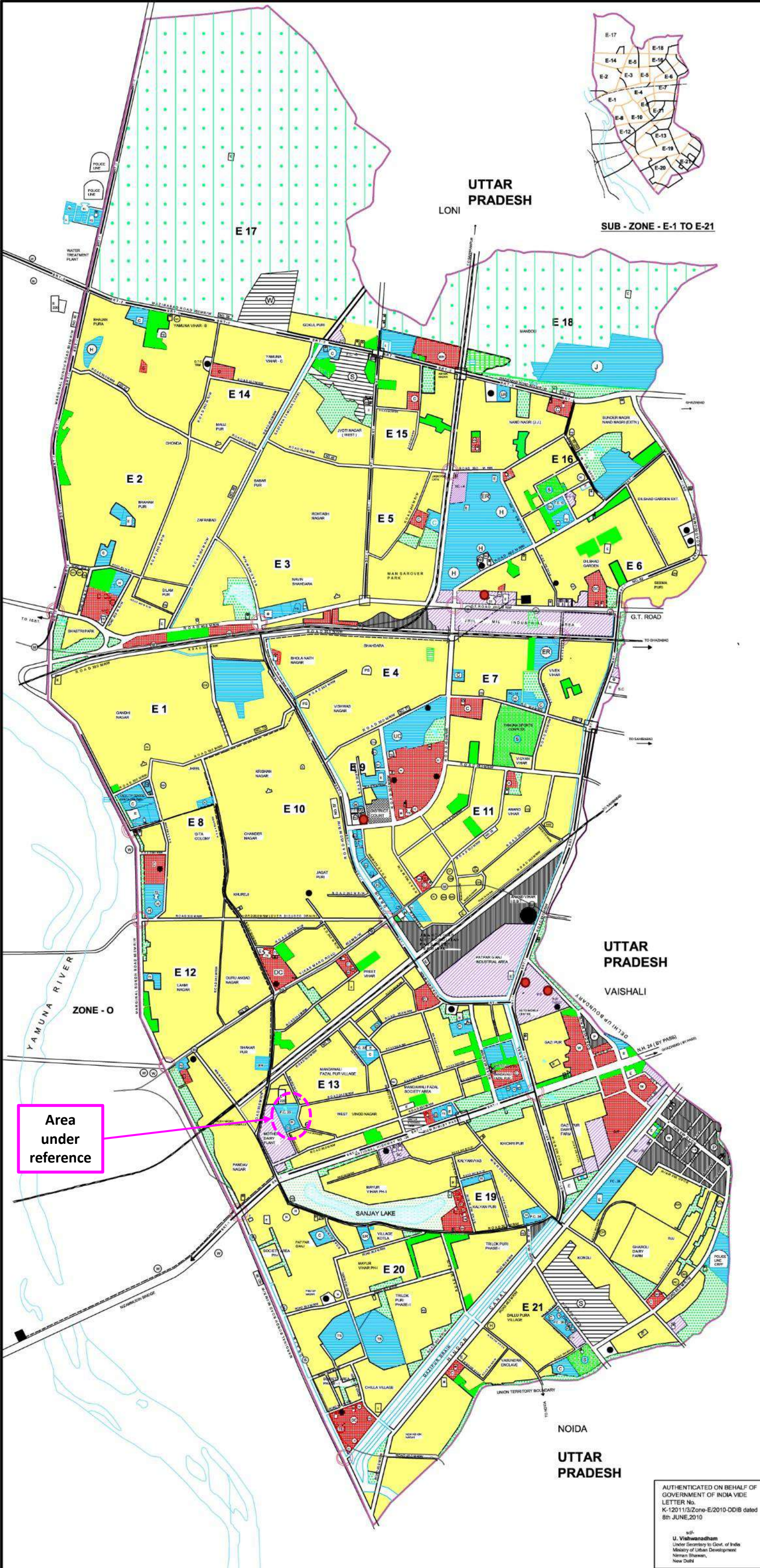
(ASHOK KUMAR)
COMMISSIONER (PLANNING), DDA

Y.M. BANSAL
Pr. Commr.-cum-Secy DDA

MASTER PLAN FOR DELHI - 2021



Tentative Location of Site under reference



D D A दिल्ली विकास प्राधिकरण	
PLANNING WING	योजना विभाग
TRANS YAMUNA AREA UNIT	यमुना पार क्षेत्र यूनिट
LAND USE	भूमि उपयोग
RESIDENTIAL	आवासीय
RESIDENTIAL	समूह आवासीय
COMMERCIAL	व्यावसायिक
SUB CENTRAL BUSINESS DISTRICT	उप केन्द्रीय व्यावसायिक जिला केन्द्र
DISTRICT CENTRE	जिला केन्द्र
COMMUNITY CENTRE	समुदाय केन्द्र
WHOLESALE & WAREHOUSING	थोक व्यापार और भण्डारण
HOTEL	होटल
SERVICE MARKET	सेवा बाजार
INFORMAL BAZAR	अनौपचारिक बाजार
PETROL PUMP/CNG/GAS GODOWN	पेट्रोल पम्प/सी.एन.जी./गैस गोदाम
INDUSTRIAL	औद्योगिक
MANUFACTURING	निर्माणी
SERVICE CENTRE	सर्विस केन्द्र
RECREATIONAL	मनोरजनात्मक
REGIONAL PARK	श्रेणीय पार्क
DISTRICT PARK	जिला पार्क
COMMUNITY PARK/PARK/MULTIPURPOSE/GR	समुदाय पार्क / पार्क बहुउद्देशीय भूतल
HISTORICAL MONUMENTS	एतिहासिक स्मारक
TRANSPORTATION	यातायात
INTEGRATED PASSENGER TERMINAL	एकीकृत यात्री टर्मिनल
METRO STATION	मेट्रो स्टेशन
M.R.T.S. CORRIDOR	एम.आर.टी.एस. कारीडोर
BUS RAPID TRANSIT SYSTEM CORRIDORS	बी.आर.टी.एम. कारीडोर
RAIL CIRCULATION	रेल परिसंचरण
ROAD 90.0 M R/W	सड़क 90 मीटर मार्गधिकार
ROAD 60.0 M R/W	सड़क 60 मीटर मार्गधिकार
ROAD 45.0 M R/W	सड़क 45 मीटर मार्गधिकार
ROAD 30.0 M R/W	सड़क 30 मीटर मार्गधिकार
ROAD 24.0 M R/W	सड़क 24 मीटर मार्गधिकार
BUS DEPOT / BUS TERMINALS / MONO RAIL	बस आगार / बस परिसर / मौनो रेल
I.S.B.T.	अन्तर्राज्यीय बस परिसर
GRADE SEPARATORS / FLYOVER (PROPOSED)	ग्रेट एकलीय / पलाई ओवर(प्रस्तावित)
R.O.B. / R. U. B.	आर.ओ.बी. / आर.यू.बी.
PARKING	वाहन स्थान
MULTI LEVEL PARKING (INDICATIVE, WILL BE AS PER APPROVED LOP & STATUS OF LAND)	बहुतलीय वाहन स्थान (सांकेतिक स्थल की स्थिति के स्वीकृत विनियम मानचित्र के अनुसार भूमि उपयोगिता पर निर्भर होगी)
UTILITY	उपयोगिता
WATER TREATMENT PLANT	जल शोधन संयंत्र
SEWAGE TREATMENT PLANT	मल शोधन संयंत्र
ELECTRIC SUB STATION	विद्युत सब-स्टेशन
SOLID WASTE (SANITARY LANDFILL)	कूड़ा करकट (सैनिटरी सैण्ड फिल)
DRAIN	नाला
SEWAGE & PUMPING STATION	मल और पम्पिंग स्टेशन
GOVERNMENT	सरकारी
DISTRICT COURT	जिला क्षेत्र न्यायलय
PUBLIC AND SEMI-PUBLIC	सार्वजनिक एवं अर्द्ध-सार्वजनिक
HOSPITALS/CAT/ A / CAT. B / CAT.C / CAT.D	अस्पताल / श्रेणी ए. / श्रेणी बी. / श्रेणी सी. / श्रेणी डी.
EDUCATIONAL & RESEARCH	शिक्षा एवं अनुसंधान
UNIVERSITY CENTRE / COLLEGE	विश्वविद्यालय / कालेज
POLICE / POLICE LINES / DISTRICT JAIL	पुलिस / पुलिस लाईन / जिला कारागार
TRANSMISSION SITE	संचार स्थल
BURIAL GROUND / GRAVE YARD/ CREMATION GROUND	कब्रिस्तान / शमशान भूमि
FIRE STATION	अग्नि शमन केन्द्र
FACILITY CENTRE	सुविधा केन्द्र
SPORTS FACILITIES/COMPLEX/STADIUM/SPORTS CENTRE	क्रीड़ा सुविधायें / परिसर / स्टेडियम / खेल कूद केन्द्र
OTHERS FACILITIES IN RES., COMMERCIAL & PSP USE ZONE	अन्य सुविधायें आवासीय में, व्यावसायिक एवं सार्वजनिक एवं अर्द्ध सार्वजनिक उपयोग जोन
NURSING HOME / POLY CLINIC	नर्सिंग होम / पोली क्लीनिक
MATERNITY HOME	प्रसूति गृह
OLD AGE HOME / WORKING WOMEN HOSTEL	वृद्धावस्था गृह / कामकाजी महिला होस्टल
RECREATIONAL CLUB/MULTIPURPOSE COMMUNITY HALL	मनोरंजन क्लब / बहुउद्देशीय सुविधा हॉल
HEAD POST OFFICE / TELEPHONE EXCHANGE	मुख्य डाकघर / दूरभाष केन्द्र
POLICE STATION	पुलिस स्टेशन
AGRICULTURE/GREEN BELT & WATER BODY	कृषि / हरित पट्टी एवं जल निकाय
AGRICULTURE / GREEN BELT	कृषि / हरित पट्टी
RIVER AND WATER BODY	नदी एवं जल निकाय
NOTE :-	
1. MODIFIED BASED ON THE APPROVAL OF MINISTRY OF URBAN DEVELOPMENT, GOVT. OF INDIA VIDE LETTER NO. K-12011/3/Zone-E/2010-DDIB dated 8th JUNE,2010	
MAP 2	
0.25 0 0.5 1.0 KM	
10 H hect	
PLANNING D/MAN	PLANNING ASSTT.
PLANNING ASSTT.	PLANNING ASSTT.
ASSTT. DIRECTOR	ASSTT. DIRECTOR
JOINT DIRECTOR	DIRECTOR

AUTHENTICATED ON BEHALF OF GOVERNMENT OF INDIA VIDE LETTER No. K-12011/3/Zone-E/2010-DDIB dated 8th JUNE,2010

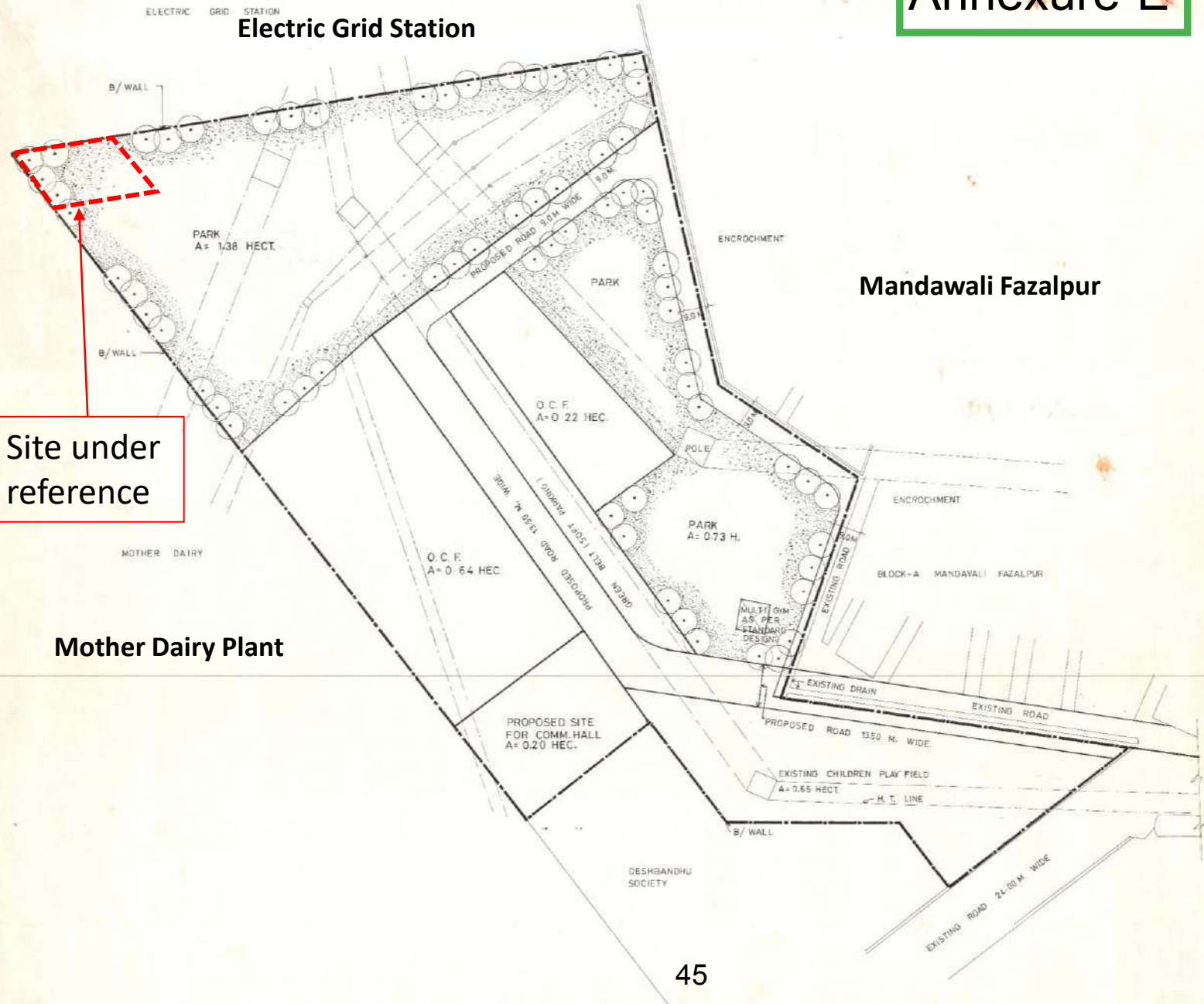
U. Vishwanadham
Under Secretary to Govt. of India
Ministry of Urban Development,
New Delhi

Annexure-E

952349/2026/AD(PLG-ZONE O)

ELECTRIC GRID STATION

Electric Grid Station



Site under reference

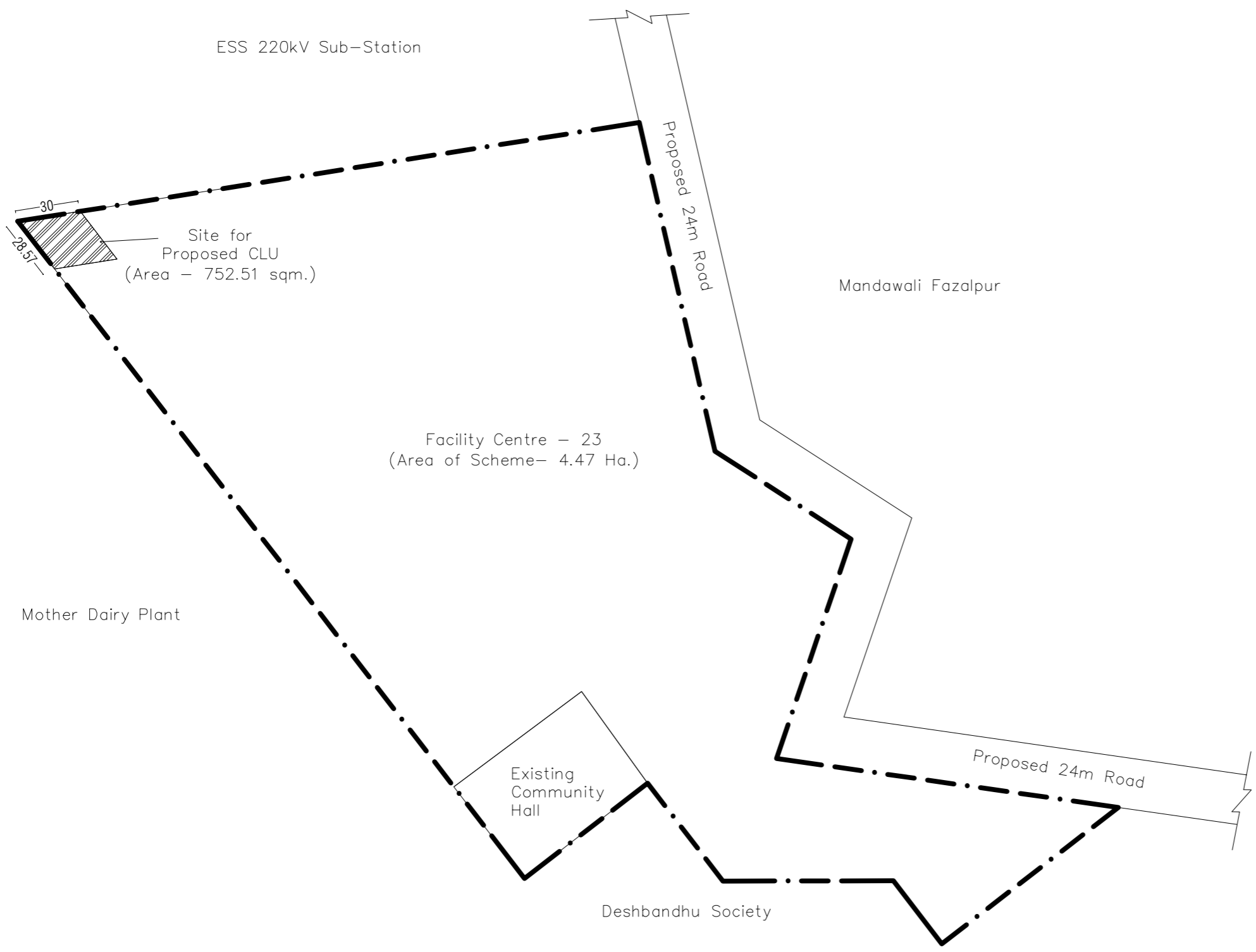
Mandawali Fazalpur

Mother Dairy Plant

D.D.A.	
AREA PLANNING II	
NOTES	
LAND OWNERSHIP SHALL BE CHECKED BY LANDS DEPTT. BEFORE HANDING OVER THE POSSESSION.	
A & (L) LANDS SHALL CHECK THE PLOTTING DIMENSIONS & AREA OF THE SITE BEFORE HANDING OVER THE POSSESSION.	
PERMISSION OF FOREST DEPTT. BE OBTAINED BEFORE CUTTING OF TREES.	
FIRE / EXPLOSION RISKS & VERTICAL / HORIZONTAL SAFETY DISTANCES BE MAINTAINED AS/REMAINING STDS.	
ONLY WRITTEN DIMENSIONS TO BE FOLLOWED. LANDUSE OF THE SITE AS PER	
MASTER PLAN	F.C. 23
ZONAL PLAN	F.C. 23
LAYOUT PLAN	PC-23
AREA STATEMENT	
TOTAL AREA OF THE SCHEME 4.47 HECT.	
AREA UNDER COMM HALL	
• GREEN/PARK	0.73 HECT.
• O.C.F.	0.86 HECT.
• ROAD	0.4 HECT.
MULTI UTM AS PER STANDARD DESIGN	
THE SCHEME WAS DISCUSSED IN 2014 SCREENING COMMITTEE ON 22.8.2008 VIDE ITEM NO. 4/2008. THE PROPOSAL WAS APPROVED WITH THE FOLLOWING DECISION—	
(i) THE COMMUNITY HALL PLOT AS PROPOSED SHALL BE REFERRED FOR ALLOTMENT TO M.C.D.	
(ii) REMAINING AREA SHALL BE MARKED AS O.C.F.	
(iii) SINCE THERE ARE LOT OF HT. LINES, THEREFORE CLEARANCE/ APPROVAL FROM B.Y.S & C.F.O. SHALL BE OBTAINED BEFORE ALLOTMENT OF THE PLOTS. ACCORDINGLY THE DRAWING HAS BEEN AMENDED	
PLAN APPROVED BY SCREENING COMMITTEE	
DATE 23.8.2008 VIDE ITEM NO. 4/2008 2507-1	
FILE NO. F3(70)/58-MP	
UTILISATION PLAN FOR F.C. 23 NEAR MOTHER DAIRY	
SCALE -	1:500
DATE	8.10.2008
PLG. D/MAN	PLG. ASSTT.
ASSTT. DIR.	JT. DIR. AP-II
DIRECTOR AP-II	O.S.D.(AP)
ZONE	E
	N
	↑

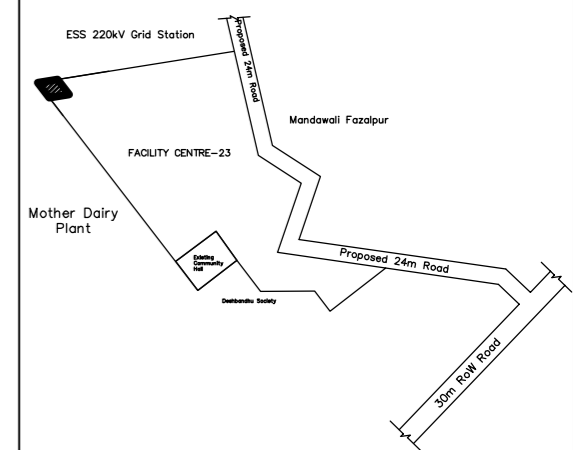
Annexure-F

PLANNING ZONE-E



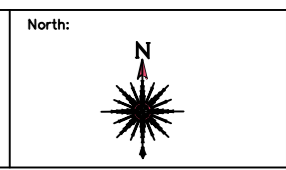
- Note:
1. Since, no Total Station Survey (TSS) of the area under reference is available with Planning department, hence, this drawing has been prepared on the basis of layout plan titled 'Utilization plan for FC-23 near Mother Dairy'.
 2. The exact area and dimension of the land under reference may vary on ground.
 3. Landscape plan titled 'Development of Green area at Mandawali Fazalpur (West Vinod Nagar, near Mother Dairy)' approved in 388th SCM dated 04.12.2020 vide item no. 120:2020, may be referred for on-ground implementation.
 4. Land ownership and litigation status shall be seen by Land Management department, DDA.
 5. All statutory clearance (if any) are to be taken by the implementing agency.
 6. All dimensions are in meters. Only written dimensions are to be followed and not to be measured.

Key Plan



Area:
752.51 Sqm.

Scale:
Not to Scale



Title:
Proposed change of landuse of an area measuring 752.51 sqm. (900 sq.yds.) from 'Public and Semi-public (PS-1)' to 'Recreational (Community Park/Multipurpose/GR)' for compensatory green in lieu of the land parcel at Pocket-B, IFC, Gazipur, being proposed for Pig Shelter.

Plg. Asstt. Zone-E	Asstt.Dir.(Plg.) Zone-E
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Dy. Dir. (Plg.) Zone-E&O	Director (Plg.) Zone-E&O
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ITEM NO.: _____ / 2026

AGENDA FOR TECHNICAL COMMITTEE**Subject: Planning permission for Fuel Station at Khasra No.-467, Village Burari, Delhi.**

File No.: PLG/LP/0002/2025/P-II/FS (Computer No.- 98690)

1.0 BACKGROUND

- 1.1 An E-Office file bearing number 'LD/CL/0009/2024/CNG/F13-AD-CL I' was received from the office of Commissioner (LD), DDA vide which application of Mr. Abhinav Tyagi for grant of NOC for setting up **MS/ HSD Retail Outlet and CNG/ EVC Station** on private land at Khasra No.-467, in the extended Lal Dora of Village Burari, Delhi was forwarded with the request to examine the case as per Policy and Regulations.
- 1.2 Letter of Intent (LOI) has been issued by HPCL vide addendum letter dated 10.07.2024 for the award of MS/HSD/CNG Regular Retail Outlet dealership.
- 1.3 DDA vide S.O.1244 dated 08.03.2019 notified '*Regulations for setting up of Fuel Station on Privately owned Lands in National Capital Territory of Delhi*'.
- 1.4 Commercial Lands Branch vide Office Order dated 06.12.2019 issued Modalities for processing of applications seeking NOC for setting up of Petrol Pump on private land.
- 1.5 Master Plan & Development Control (MP & DC) Section, Planning Department vide note dated 20.02.2020 conveyed that the cases received from CL Branch shall be examined in Planning file and put up in the Technical Committee (TC) Meeting for approval/ planning permission. The decision of the TC will be communicated to CL Branch for further necessary action.
- 1.6 The 3rd Technical Committee Meeting held on 12.12.2025 vide its minutes dated 23.12.2025 has conveyed 'General Observations regarding Planning Permission for Fuel Stations and permissibility of Electric Vehicle Charging Infrastructure (EVCI) within the fuel stations on public and private plots in NCT of Delhi'

2.0 EXAMINATION

- 2.1 The applicant has submitted necessary documents and drawings of the proposal under consideration vide dated 05.09.2024, 13.06.2025, and 19.06.2025 to CL Branch, DDA and vide letters dated 24.12.2025, 30.12.2025 & 02.01.2026 to Planning Department, DDA.
- 2.2 Based on the documents forwarded by the CL Branch, DDA, a Joint Site Inspection was conducted on 26.08.2025 by Planning Department, Tehsildar Land Pooling, Survey Department along with representatives from HPCL (LOI issuing agency) and the applicant to scrutinize the application submitted by the applicant as per the planning parameters laid down in Gazette Notification S.O. 1244 dated 08.03.2019.

Rf



- 2.3 The Khasra u/r has been identified by the Tehsildar (Plg.)/LP, DDA and as per submitted revenue records, the proposed site for MS/HSD/CNG station falls within Khasra No. 467, in the extended Lal Dora of Village Burari, Delhi.
- 2.4 As per the ownership/lease deed details submitted, the owners have leased land from Khasra number 467, out of which the applicant has proposed land measuring 1485 sq.m. only for the Fuel Station.
- 2.5 As per the notified ZDP of Zone P-II (prepared under MPD-2021), the proposed site falls under Residential Land Use (within Laldora/Extended Laldora) and is abutting 30m ROW PWD Road. The tentative location of the proposed site as per ZDP of Zone P-II is placed at **Annexure-A**.
- 2.6 The PESO approval/drawing and Site Plan/Linear Layout Plan submitted by the applicant are annexed as **Annexure-B** and **Annexure-C** respectively.
- 2.7 As per the report of Site inspection conducted on 26.08.2025, it was found that due to median opening, an intersection was formed with a revenue road (4.5m wide) in front of the site. Due to this scenario, the site u/r was not conforming to the Clause 3(vii) of regulations dated 08.03.2019 and the same was conveyed to the applicant vide letter dated 26.09.2025.
- 2.8 Subsequently, the applicant vide its letter dated 24.12.2025 forwarded a letter dated 20.12.2025 of PWD, GNCTD wherein it has been stated that *"the medians were closed earlier which are open unofficially by the locals now. The stones in the medians has been removed unofficially & it is submitted that these medians will be closed as soon as possible."* Thereafter, the applicant vide letter dated 02.01.2026 informed that the medians have been closed in front of the site. Subsequently, the site has again been visited on 05.01.2026 by the Planning Officers and Tehsildar (Plg.)/LP. During the inspection, the median was found closed with concrete jersey barriers installed as the median.
- 2.9 Based on the above information, matter was examined and the following is the status vis-à-vis planning parameters on the proposal submitted by the applicant:

Sl. No.	Planning Parameters	Status		Remarks
		As per information furnished by applicant	As per examination by Planning Dept. DDA	
1	Land Use Details of the Site			
a	Planning Zone in which the site falls	Zone P-II	Zone P-II	—
b	Land use as per MPD- 2021/ Zonal Development Plan (ZDP)	Urban Area	Residential (As per notified ZDP)	Tentative Location of Site u/r on ZDP is placed at Annexure A .
c	Whether site lies in Urban area or Rural area	—	Urban	Village Burari declared 'Urban' vide Gazette Notification dated 16.05.2017.



Sl. No.	Planning Parameters	Status		Remarks
		As per information furnished by applicant	As per examination by Planning Dept. DDA	
d	Whether in prohibited Zone	No	No	—
e	Whether in Green Belt	—	No	—
f	Whether part of approved Layout plan by Government/ DDA	No	No	—
g	Whether Site falls in Land Pooling Zone	—	Yes	Site u/r falls in Zone P-II which is a Land Pooling Zone.
h	Name of Land Pooling Zone & Sector number	—	Zone P-II, Sector-15	—
i	Undertaking for participation in Land Pooling Policy	—	Submitted	Submitted vide dated 24.12.2025 & 30.12.2025
2	Plot Details			
a	Category of Fuel Station-CNG/ CNG Mother Station/ Petrol/ EVC	MS/HSD, CNG & EV Retail Outlet	MS/HSD Retail Outlet & CNG/EVC Station	—
b	Proportion and Location of CNG and EVC earmarked in the map	—	CNG & EVC Stations marked on PESO dwg.	—
c	Area of plot (in sqm)	1485 sq. m. <i>(As per submitted Linear Layout Plan)</i>	1485 sq. m. <i>(As per submitted Linear Layout Plan)</i>	As per notified Regulations: Minimum size of Plot= 1080 sqm Maximum size of Plot= 1485 sqm
d	Plot Dimensions (In Metre) - Front - Back - Left - Right	Front -37.70 m Back - 25.22 m Left -46.19 m Right -50.52 m <i>(As per submitted Linear Layout Plan)</i>	Front – 37.70 m Back – 25.28 m Left – 46.20 m Right – 50.53 m <i>(as per survey report dated 26.08.2025)</i>	—

Re



Sl. No.	Planning Parameters	Status		Remarks
		As per information furnished by applicant	As per examination by Planning Dept. DDA	
e	Whether Plot frontage is at least 30 m, if not what is it?	Yes (37.70 m) <i>(As per submitted Linear Layout Plan)</i>	Yes (37.70 m) <i>(as per survey report dated 26.08.2025)</i>	—
f	Width of land left between existing ROW & proposed ROW to be maintained as Green (except entry & exit)	Nil <i>(As per submitted Linear Layout Plan)</i>	Nil <i>(as per survey report dated 26.08.2025)</i>	—
g	Area of land left for Green / parking, if Plot Size > 1485 sqm	—	NA	—
h	Site plan showing ingress and egress points.	Yes	Yes	Site plan/Linear Layout Plan placed at Annexure-C
3	Road/ Approach Details			
a	Whether the Site lies on National Highway	No	No	—
b	Proposed ROW (As per notified ZDP)	30m	Not a ZDP road	100ft./ 30.5m PWD road
c	Existing road width in front of the plot	30.13 m <i>(As per submitted Linear Layout Plan)</i>	29.30 m <i>(as per survey report dated 26.08.2025)</i>	As per PWD letter dated 26.04.2023, it is PWD road of 100ft. (30.5m)ROW
4	Distance of Site from nearest intersection			
a	From minor road having ROW less than 30 m (minimum distance shall be 50 m)	—	Portable jersey barrier placed as median on this road stretch. Median opening found in front of the site as per site inspection conducted on 26.08.2025. During site visit	As per PWD letter dated 26.04.2023, it is PWD road of 100ft. (30.5m)ROW

Rp



Sl. No.	Planning Parameters	Status		Remarks
		As per information furnished by applicant	As per examination by Planning Dept. DDA	
			on 05.01.2025 the median openings were found to be closed with concrete jersey barriers.	
b	From major road having ROW more than 30 m (minimum distance shall be 100 m)	—	No road intersection within 100 m	
5	Distance of Site from the nearest fuel station of same category (i.e. MS/HSD/CNG)			
a	Divided carriageway			Since, no similar category of fuel station is located within 1000m on same side and within 500m on opposite side of the subject property u/r, conforms to Clause-3(viii) of the Regulations dated 08.03.2019.
	Same side of road	None within one km	None within one km	
	Opposite side of road	None within half km	None within half km	
b	Undivided Carriageway - Same side of road - Opposite side of road	NA	NA	
6	Approvals/ NOC taken from other Authorities			
a	Approval from PESO	Yes	Yes	Submitted by the applicant (PESO dwg. dated 19.06.2024).
b	LOI	Yes	Yes	Submitted by the applicant (LOI by HPCL vide letter dated 10.07.2024)
c	NOC from Traffic Police	Yes	Yes	Submitted by the applicant. (Letter dated 07.02.2025 of Dy. Commr. of Police, Traffic(HQ-II): Delhi).
d	Approval from NHA (if	No	NA	Not required

Rp



Sl. No.	Planning Parameters	Status		Remarks
		As per information furnished by applicant	As per examination by Planning Dept. DDA	
	applicable)			
e	Any other approval/ NOC (if taken)	—	LAC report dated 10.04.2024 by ADM/LAC (Central).	Submitted by the applicant.
7	Current Status of Site	—	As per joint site inspection dated 26.08.2025, there is a small pucca structure in the plot and the rest of the site is vacant.	
8	Any other information/ detail furnished	—	As per joint site inspection dated 26.08.2025: <ul style="list-style-type: none"> • One tree inside the plot. • A small pucca structure in the plot etc. • The site u/r is abutting existing 29.30m wide Santnagar-Burari-Nathupura road with divided carriageway. 	

2.10 Examination as per Clause-3.0 of the notified *Regulation for Setting up of Fuel Stations on privately owned Lands in National Capital Territory of Delhi, 2019*:

Clause-3.0		Examination / Remarks
i)	It shall be located on Master Plan / Zonal Plan existing / proposed roads of minimum 30-meter right of way (as per Master Plan / PWD / MCD / Revenue records). In case the plot is affected by the proposed road widening, the permission shall be given on the plot area left after leaving the portion of plot required for road widening and subject to fulfilling other requirements / standards.	Eligible <i>Existing 100ft. (30.5m) ROW PWD Road. (as per PWD letter dated 26.04.2023)</i>
ii)	The use of the premises in the Fuel Stations so sanctioned will be for uses as permissible in prevailing Master Plan for Delhi.	Eligible <i>Residential Land Use As per Clause 1 of the Regulation dated 08.03.2019</i>
iii)	The land between the existing right of way boundary and the property line of the proposed retail outlet will be maintained as green buffer zone. No construction will be allowed in this area except approach roads to the retail outlet site.	NA
iv)	The plot size for such Fuel Stations will be as per prevailing Master Plan with a minimum of 30 m x 36 m and maximum of 33 m x 45 m (75m X 40m for CNG	Site is not rectangular in shape (Plot area is 1485

Rp



	mother station as per requirement).	sq.m.) Maximum Plot size as per Regulations is 33 m x 45 m i.e. 1485 sq.m.
v)	In case of CNG stations, the minimum size of the plot may vary subject to the NOC and norms / standards as prescribed by the Petroleum and Explosives Safety Organization (PESO) or any other statutory body defined for the same.	NA
vi)	In case the plot size is larger than the maximum size prescribed in (iv) above, the development control norms i.e. FAR, Coverage etc. shall be as applicable to the plot size of 33 m x 45 m only. The remaining areas of the plot shall be maintained as open green space.	NA
vii)	The minimum distance of plot from the ROW line of road intersections shall be as follows: a) For minor roads having less than 30m R/W – 50 m b) For major roads having R/W of 30m or more – 100 m c) Frontage of the plot should be not less than 30 m	(a) Refer para. 2.7 & 2.8 above. (b) Eligible, as no major road exist within a distance of 100 m from the proposed site. (c) Eligible, as frontage is 37.70 m (as per submitted Linear Layout Plan).
viii)	In order to avoid clustering of Fuel Stations at a locality and to facilitate uniform distribution of the fuel stations, the minimum distance between the two Fuel Stations of similar category (i.e. CNG, Petrol, Diesel or any other fuel) should be as follows: a) Not less than 1000 m on the same side of the road (without divided carriageway). b) Not less than 500 m on the other side of the road (with divided carriageway and without breaks in median)	Eligible, as no similar category of fuel station is proposed within the minimum distance criteria.

3.0 PROPOSAL

In view of the Para-1 & 2 above, the proposal for Planning permission for MS/HSD Retail Outlet and CNG/EVC Station on private land at Khasra No.-467, in the extended Lal Dora of Village Burari, Delhi is being placed for consideration and approval of Technical Committee subject to the following conditions:

- a) Permission shall be given on the plot area left after leaving the portion of plot required for proposed/ future road widening / ROW. The land required for road widening is to be maintained as green buffer zone.

Rp



- b) Land if required for future road widening or any other planned development, the same shall be surrendered by the owner / occupier. The permission does not confer any immunity against acquisition of the land for any planned development / scheme by the Government.
- c) CL Department, DDA to verify the Khasra and ownership details as submitted by the applicant; and ensure that the Site under reference is not affected by any revenue related impediments such Revenue Road, drain, etc.
- d) The LOI dated 10.07.2024 offered by HPCL is for MS/HSD/CNG Regular Retail outlet. However, the PESO approved drawing dated 19.06.2024 shows EVC station also which will be suitably examined and assessed by the CL Branch, DDA.
- e) All necessary clearances from the concerned authorities shall be obtained before execution on site.
- f) All other conditions as laid down in Gazette Notification w.r.t. Regulation for Setting up of Fuel Stations on privately owned Lands in National Capital Territory of Delhi S.O. 1244 dated 08.03.2019 and Gazette Notification w.r.t. Conversion fee for Setting up of Fuel Stations on privately owned Lands in National Capital Territory of Delhi vide S.O. 3358(E), dated 18.09.2019 shall be mandatorily complied.
- g) 'General Observations regarding Planning Permission for Fuel Stations and permissibility of Electric Vehicle Charging Infrastructure (EVCI) within the fuel stations on public and private plots in NCT of Delhi' as stipulated in the 3rd Technical Committee Meeting held on 12.12.2025 has to be followed.

4.0 RECOMMENDATION

The proposal as contained in Para 3 above is placed before the Technical Committee for consideration and approval please.

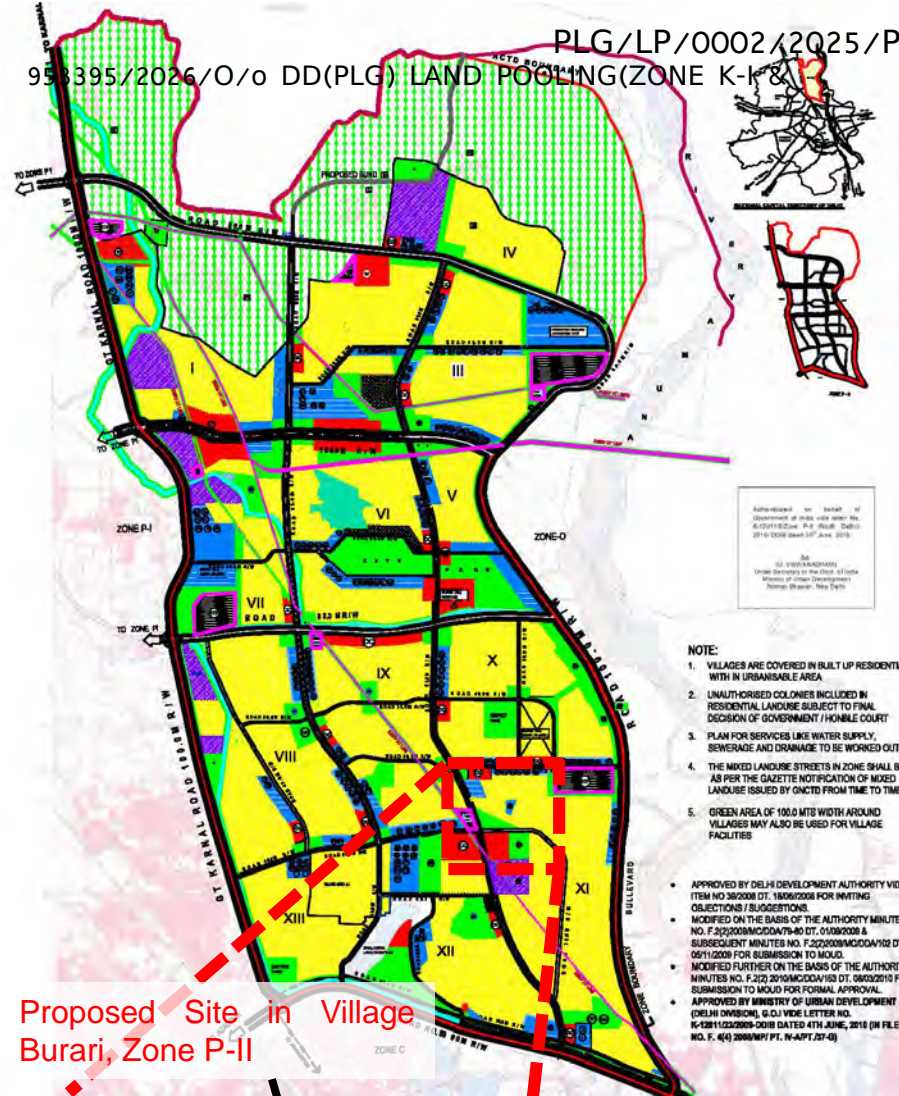
Plg. Asstt.
Zone P-II

(Not in Positon)

AD (Plg.) Land Pooling
Zone P-II

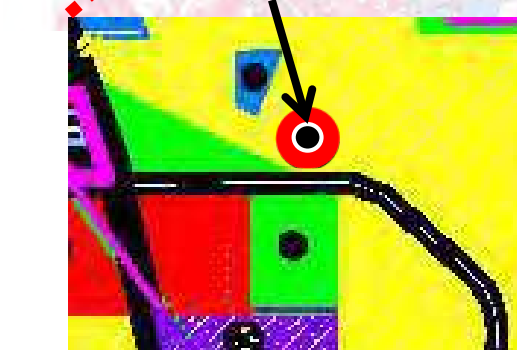
DD (Plg.) Land
Pooling
Zone P-II

Director (Plg.)
Land Pooling



Proposed Site in Village Burari, Zone P-II

ZDP-2021 of Zone P-II



Location of Khasra & Proposed Site in Village Burari on Satellite Imagery

Location of Proposed Site in Village Burari on ZDP- 2021





भारत सरकार
Government of India
वाणिज्य और उद्योग मंत्रालय
Ministry of Commerce & Industry
पेट्रोलियम तथा विस्फोटक सुरक्षा संगठन (पेसो)
Petroleum & Explosives Safety Organisation (PESO)
हाल संख्या 502 एवं 507, लेवल-5, ब्लॉक II, पुराना सी.जी.ओ. कॉम्प्लेक्स, एन.एच.4
फरीदाबाद- 121001
Hall No. 502 & 507, Level 5, Block B,
Old CGO Complex, NH-4,
Faridabad - 121001

E-mail : jtccefaridabad@explosives.gov.in
Phone/Fax No : 0129 - 2410734, 241073

संख्या /No : A/P/NC/DL/14/885 (P594715)

दिनांक /Dated : 12/07/202

सेवा में /To,

M/s. HINDUSTAN PETROLEUM CORPORATION LIMITED,
17, JAMSHEDJI TATA ROAD, MUMBAI,
3rd Floor,UCO Bank Building,5Sansad Marg, N Delhi
Kaganheri,
Other,
Taluka: Kapeshera,
District: DELHI
State: Delhi
PIN: 110071

विषय /Sub : Khasra No, KHASRA NO. 467, ON SANTNAGAR BURARI- NATHUPURA ROAD, BURARI, Civil Lines, Taluka: Civil Lines, District: DELHI, State: Delhi, PIN: 110084 में प्रस्तावित पेट्रोलियम वर्ग A,B Retail Outlet पूर्णानुमोदन के अधिकरण के संदर्भ में।
Proposed Petroleum Class A,B Retail Outlet Khasra No, KHASRA NO. 467, ON SANTNAGAR BURARI- NATHUPURA ROAD, BURARI, Civil Lines, Taluka: Civil Lines, District: DELHI, State: Delhi, PIN: 110084 Regarding in supersession of prior approval

महोदय
/Sir(s),

कृपया आपके पत्र संख्या OIN1707733 दिनांक 05/07/2024 का संदर्भ ग्रहण करें।
Please refer to your letter No. OIN1707733 dated 05/07/2024

अनुमोदित किया जाता है तथा प्रत्येक अरिखण की एक प्रति विधिवत पृष्ठांकित कर लौटाई जा रही है।

The Drawing(s) nos. DL-93 dated 19/06/2024, DL-93 dated 19/06/2024, showing the site and layout etc. of the above installation is/are approved in supersession of old Drawings and a copy (of each) of the same is returned herewith duly endorsed in token of approval.

अनुमोदित प्लान के अनुसार निर्माण कार्य पूर्ण होने के पश्चात् पेट्रोलियम नियम 2002 के अंतर्गत प्ररूप XIV में अनुज्ञापि जारी करने हेतु उपरोक्त पेट्रोल पम्प/कज्यूमर पम्प के संबंध में आवश्यक निम्नलिखित दस्तावेज, कृपया अग्रिम कार्रवाई हेतु इस कार्यालय में प्रस्तुत करें।

On completion of the construction as shown in approved plan following documents which are necessary in connection with the grant of a licence in Form XIV of the Petroleum Rules, 2002 for the above petrol pump may please be submitted to this office for further action in the matter.

1. प्ररूप IX (संलग्न) में विधिवत भरा हुआ एवं हस्ताक्षरित आवेदन।
Form IX (enclosed) duly filled in and signed.
2. पेट्रोलियम नियम 2002 के तहत ऑनलाइन आवेदन पोर्टल पर उपलब्ध ई-भुगतान सुविधा के माध्यम से 11150/- (प्रति वर्ष - अधिकतम 10 वर्ष तक) का लाइसेंस शुल्क ऑनलाइन जमा किया जाना है।
A license fee of Rs. 11150/- (per year - maximum upto 10 years) to be submitted online through e-payment facility available on online application portal under petroleum Rules, 2002.
3. अनुमोदित अरिखण की तीन प्रतियाँ।
Three copies of the approved plans.
4. सक्षम व्यक्ति द्वारा जारी पेट्रोलियम नियम 2002 (संलग्न) के अंतर्गत नियम 130 और 126 में आवश्यक सेप्टी और टैंक टेस्ट प्रमाण-पत्र जो कि संगठन की वेबसाइट <http://peso.gov.in> पर "सक्षम व्यक्ति" ऑनलाइन मॉड्यूल के माध्यम से बनाया गया हो।
Safety and Test Certificate as required under rule 130 and 126 of the Petroleum Rules, 2002 (enclosed) issued by Competent person and generated through On-line Competent Person Module available at <http://Peso.gov.in>
5. पेट्रोलियम नियम, 2002 के नियम 144 के तहत निर्धारित प्रपत्र के अनुसार जिला प्राधिकरण (एलएसडीए) मॉड्यूल के लाइसेंसिंग सिस्टम के माध्यम से जारी किया गया अनापति प्रमाण पत्र, उनके हस्ताक्षर और मुहर के साथ पृष्ठांकित अरिखण / प्लान की प्रति के साथ ही। युआरएल : <https://lsda.peso.gov.in/LSDAOnline/Login.aspx> के माध्यम से ऑनलाइन एनओसी आवेदन, ई-फाइलिंग किया जा सकता है।
No objection certificate issued under Rule 144 of the Petroleum Rules, 2002 as per prescribed proforma by the District Authority through Licensing System for District Authority (LSDA) module only together with a copy of drawings/plans endorsed with his sign and seal. Online NOC application eFiling may be accessed through URL : <https://lsda.peso.gov.in/LSDAOnline/Login.aspx>
6. इस कार्यालय से होनेवाले पत्राचार पर हस्ताक्षर करने के लिए अधिकृत व्यक्ति(यों) के नमूना हस्ताक्षर।
Specimen signature(s) of the person(s) authorised to sign the correspondence intended for the Organisation .
7. अनुमोदित प्लान के अनुसार कार्य के पूर्णता की पुष्टि।
A confirmation to the effect that all work has been completed as per approved plan.
8. विभिन्न कोणों से लिए गए पेट्रोल पम्प के रंगीन फोटोग्राफ का एक सेट।
One set of colour photographs of the petrol pump taken from different angles.

जी.एस.आर. 519(ई) दिनांक 05/06/2000 द्वारा भारत सरकार, पेट्रोलियम तथा प्राकृतिक गैस मंत्रालय द्वारा अधिसूचित आदेश 2000 के 'सॉल्वेंट, रेफिनेट तथा स्लॉप (अधिग्रहण, बिक्री, भंडारण और ऑटोमोबाइल में उपयोग की रोकथाम) आवश्यकता/प्रावधान का कृपया पालन करें।

Please follow the requirement/provision of " Solvent, Raffinate and Slop (Acquisition, Sale, Storage & Prevention of use in Automobiles)" Order 2000 notified by Government of India, Ministry of Petroleum and Natural Gas vide G.S.R. 519(E) dated 05/06/2000.

फिर भी, यह अनुमोदन/अनुमति अन्य प्राधिकारियों से आवश्यक अनुमति/क्लीयरन्स प्राप्त करने से या यथा लागू अन्य विधियों से छूट नहीं देती है।

This approval/permission, however, does not absolve from obtaining necessary permission/clearance from other authorities or under other statutes as applicable.

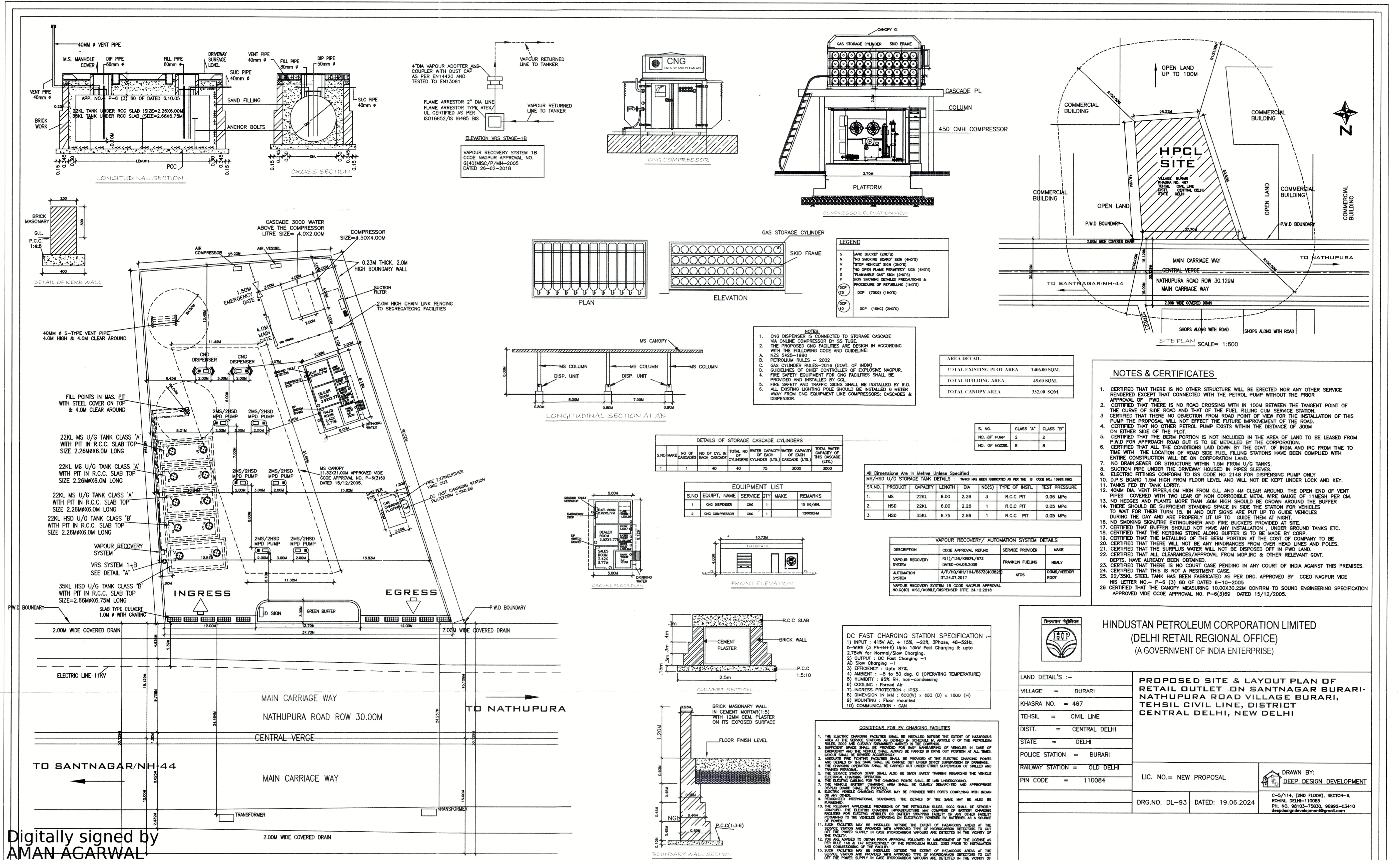
भवदीय /Yours faithfully,

((आर.रावत)
(R. Rawat)

उप मुख्य विस्फोटक नियंत्रक
Dy. Chief Controller of Explosives
कृते संयुक्त मुख्य विस्फोटक नियंत्रक
For Jt. Chief Controller of Explosives
फरीदाबाद/Faridabad

(अधिक जानकारी जैसे आवेदन की स्थिति, शुल्क तथा अन्य विवरण के लिए हमारी वेबसाइट : <http://peso.gov.in> देखें)
(For more information regarding status, fees and other details please visit our website: <http://peso.gov.in>)

Note:-This is system generated document does not require physical signature.



Digitally signed by
AMAN AGARWAL
 Date: 2024.06.21
 09:55:39 IST

SIGNATURE/STAMP OF THE AUTHORISED OIL COMPANY OFFICER
 Digitally signed by **RAJENDRA RAWAT**
 Reason: Approval No. : A/P/NC/DL/14/885
 Location: North Circle [P594715]
 Date: 12-07-2024 11:16:30 AM

AGENDA FOR THE TECHNICAL COMMITTEE

ITEM No. _____:2026

SUBJECT: Planning permission for grant of NOC for setting up CNG cum Petrol & Diesel Retail outlet on Private Land at Khasra No. 15/24/2 & 26/4 situated at village Mandoli, North East Delhi (falling in Planning, Zone-E), in view of notified Regulations dated 08.03.2019.

[E-File: PLG/MP/0002/2025/F-7]

[Comp. No.: 104437]

1.0 BACKGROUND

- 1.1 An e-file bearing No. LD/CL/0007/2023/CNG/F13-AD-CL I (Comp. No. 62411) has been received from the CL Branch, DDA vide which application of Sh. Rohit Shrivastava for grant of NOC for setting up CNG cum Petrol & Diesel Retail outlet on Private Land at Khasra No. 15/24/2 & 26/4 situated at village Mandoli, North East Delhi was received.
- 1.2 For processing the matter regarding grant of NOC for setting up Fuel Station on Private Land, the Delhi Development Authority vide S.O. 1244 (E) dated 08.03.2019 notified '*Regulations for setting up of Fuel Stations on Privately owned Lands in National Capital Territory of Delhi*'. **(Annexure-A)**
- 1.3 The Commercial Land (CL) Branch, DDA issued Modalities for processing of applications seeking NOC for setting up of petrol pump on private land in December 2019.
- 1.4 Master Plan & Development Control (MP&DC) Section, Planning Department vide note dated 20.02.2020 conveyed that cases received from CL Branch shall be examined in Planning file and these cases shall be put up in the Technical Committee (TC) meeting for approval of planning permission. The decision of TC will be communicated to CL Branch for further necessary action.
- 1.5 The 1st Technical Committee (TC) meeting of 2024 (held on 05.01.2024) vide minutes dated 03.02.2024 (confirmation of minutes by 3rd TC vide MoM dated 05.08.2024) modified the general observations of the 4th & 7th TC meetings of 2020 regarding proposals for Planning permission for Fuel Stations.

2.0 EXAMINATION

- 2.1 As per Zonal Development Plan of Zone E (under MPD-2021), the landuse of the site under reference is 'Agriculture / Green Belt' **(Annexure -B)**. There is no layout Plan for the area under reference i.e. Village Mandoli.
- 2.2 To scrutinize the application submitted by the applicant as per planning parameters laid down in Gazette notification S.O. 1244 (E) dated 08.03.2019, the Joint Site Inspection (JSI) was conducted on 23.12.2025 and the same was attended by the representative from IOCL and officials from Survey (Planning), DDA. The site under reference was shown by the Lol holder. No officer from LM & CL Deptt., DDA had attended the said JSI.
- 2.3 The approach road to the site under reference is not a ZDP/MPD road.
- 2.4 As per the sketch plan submitted by the Survey (Planning) unit **(Annexure- C)**, following is informed:
 - (i) The site is abutting the road i.e. Main Mandoli Road having width 12.3m- 12.75m (approx.).
 - (ii) The boundary of site under reference is situated at a distance of 35m away from the nearest intersection (approx. 8.40m wide metalled road) on the same side against 50m as per clause 3.0 (vii) (a) of the notified regulation dated 08.03.2019.
 - (iii) A 7.35m (approx.) wide Road is existing in front/ opposite the site under reference.

- (iv) The site under reference is vacant with dense bushes and one tree.
- 2.5 As per the Linear layout plan, the road at the nearest intersection (approx. 8.40m wide metalled road on the same side) is mentioned as 'personal road' and the road (approx. 7.35m wide) in front/opposite the site is mentioned as 'non-revenue private rasta'.
- 2.6 As per report of Patwari (Seemapuri), Revenue department, GNCTD dated 22.06.2022, "the site u/r is situated on Sewa Dham Road no. 87 having width of 10 Gattha (Approx.83 feet) and in future, the same may be extend to 100 feet by the Government." **(Annexure- D)**.
Hence, the eligibility of the plot as per Para 3(i) of 'Regulations dated 08.03.2019' may only be established after confirming the right of way, as per documentary proof from PWD. However, no documentary proof of the same from PWD is provided by the applicant.
- 2.7 As per the report of Land Management department, DDA dated 08.01.2026, following is informed **(Annexure- E)**:
- (i) As per the land record, Khasra no. 15/24/2 and 26/4 of Village Mandoli has neither been acquired for DDA nor been handed over to DDA by BDO (Shahdara) as Gram Sabha land.
 - (ii) No entry has been found for any court case pending on said khasras.
 - (iii) The said site falls in urban area, as village Mandoli has already been urbanized vide Gazette notification no. F7(128)/DLB/2019/000580156/14600-15 dated 20.11.2019,
- 2.8 The Linear layout plan and PESO drawing submitted by applicant is annexed as **Annexure-F**.
- 2.9 Based on the above information, the following is the status vis-à-vis planning parameters on the proposal submitted by the applicant:

S. No.	Planning Parameters	Status		Remarks
		As per information furnished by Applicant	As per examination by Planning Department, DDA	
1.	Land Use Details of the site			
a.	Planning zone in which the site falls	-	Zone-E	-
b.	Land use as per MPD-2021/Zonal Development Plan (ZDP)	-	Agriculture/ Green Belt	Tentative location of the site under reference on ZDP is annexed as Annexure-B .
c.	Whether site lies in Urban area or Rural area	-	As per Gazette notification no. F7(128)/DLB/2019/000580156/14600-15 dated 20.11.2019, Village Mandoli is an urban area.	As per the report of Land Management department dated 08.01.2026, the site falls in urban area.
d.	Whether in prohibited Zone	No	No	-
e.	Whether in Green Belt	-	Yes	-
f.	Whether part of approved Layout	-	No	-

	Plan by Government/DD A			
g.	Whether Site falls in Land Pooling Zone	-	No	-
h.	Name of Land Pooling Zone & Sector number	-	N.A.	-
i.	Undertaking for participation in land Policy	N.A.	N.A.	-
2.	Plot Details			
a.	Category of Fuel Station – CNG/CNG Mother Station/ Petrol/ EVC	CNG cum Petrol & Diesel Retail Outlet	CNG cum Petrol & Diesel Retail Outlet	-
b.	Proportion & Location of CNG & EVC earmarked in the map	N.A.	N.A.	-
c.	Area of plot (in sq. m)	1080 sqm. (as per Linear layout plan dated 12.08.2024)	1080 sqm. (as per Survey report dated 30.12.2025)	As per notified Regulations: Minimum size of plot= 1080 sqm. Maximum size of plot= 1485 sqm
d.	Plot Dimensions (in meter) - Front - Back - Left - Right	Front- 30m Back- 30m Left- 36m Right- 36m (as per Linear layout plan dated 12.08.2024)	Front- 30m Back- 30m Left- 36m Right- 36m (as per Survey report dated 30.12.2025)	-
e.	Whether Plot frontage is at least 30 m, if not what is it?	Yes (As per Linear layout Plan dated 12.08.2024)	Yes (As per Survey report dated 30.12.2025)	-
f.	Width of land left between existing RoW & proposed RoW to be maintained as Green (except entry & exit)	Yes, 9m wide green buffer is proposed as per Linear layout plan.	As per Survey report dated 30.12.2025, 9m wide green buffer is proposed.	-
g.	Area of land left for Green/ parking, if Plot size is more than 1485 sq.m.	-	N/A	Area of plot is equal to 1080 sqm.

h.	Site plan showing ingress & egress points	Yes	Yes	As per Linear layout Plan submitted by applicant.
3.	Road / Approach Details			
a.	Whether the Site lies on National Highway	No	No	-
b.	Proposed RoW (as per notified ZDP)	No	Not a ZDP/MPD Road.	-
c.	Existing road width in front of the plot	- 12m carriageway as per Linear Layout Plan dated 12.08.2024	12.30m-12.75m (as per Survey report dated 30.12.2025)	-
4.	Distance of site from nearest intersection			
a.	From minor road having RoW less than 30 m	-	35m (minor road having width 8.40m, as per Survey report dated 30.12.2025)	Not in conformity with the provisions stipulated in para 3(vii) of the Regulations S.O. 1244(E), dated 08.03.2019
b.	From major road having RoW more than 30 m	-	-	-
5.	Distance of site from the nearest fuel station of same category			
a.	Divided carriageway - Same side of road - Opposite side of road	-	-	-
b.	Undivided Carriageway - Same side of road - Opposite side of road	-	-	No fuel station available within 1000m on the same side and 500m on the opposite side of the road. (As per Survey report dated 30.12.2025)
6.	Approvals/ NOC taken from other Authorities / Agencies			
a.	Approval from PESO	Yes	Yes (PESO Approval dated 30.07.2021)	Submitted by the applicant.
b.	NOC from Traffic Police	Not submitted	Not Submitted	As per Minutes of the 1 st TC held on 05.01.2024, Item no. 01/2024, Para 3 of general observations: <i>'Traffic Police NOC may be allowed to be submitted before the issuance of final letter from Land Disposal Section of DDA'.</i>

c.	Approval from NHA (if applicable)	-	N.A.	-
d.	Any other approval / NOC (if taken)	-	-	-
7.	Current Status of site	-	As per the JSI dated 23.12.2025, the site is vacant.	
8.	Any other information / detail furnished	-	-	-

2.10 Examination on the Clause 3.0 of the notified Regulation for Setting up of Fuel Stations on privately owned Lands in National Capital Territory of Delhi, 2019:

Clause-3.0		Examination/Remarks
i.	It shall be located on Master Plan / Zonal Plan existing / proposed roads of minimum 30-meter right of way (as per Master Plan / PWD / MCD / Revenue records). In case the plot is affected by the proposed road widening, the permission shall be given on the plot area left after leaving the portion of plot required for road widening and subject to fulfilling other requirements / standards.	Not eligible 12.75 m existing road (as per Survey report dated 30.12.2025) (Applicant has left the portion of the plot (30m x 9m) after measuring 15m from median of the existing road)
ii.	The use of the premises in the Fuel Stations so sanctioned will be for uses as permissible in prevailing Master Plan for Delhi.	Eligible
iii.	The land between the existing right of way boundary and the property line of the proposed retail outlet will be maintained as green buffer zone. No construction will be allowed in this area except approach roads to the retail outlet site.	As per linear layout plan, 270 sqm of land left for road widening and the same has been mentioned as green buffer.
iv.	The plot size for such Fuel Stations will be as per prevailing Master Plan with a minimum of 30 m x 36 m and maximum of 33 m x 45 m (75 m X 40 m for CNG mother station as per requirement).	Eligible (Area of plot is equal to 1080 sqm)
v.	In case of CNG stations, the minimum size of the plot may vary subject to the NOC and norms / standards as prescribed by the Petroleum and Explosives Safety Organization (PESO) or any other statutory body defined for the same.	Eligible (Plot is proposed for CNG, Petrol and Diesel Retail outlet)
vi.	In case the plot size is larger than the maximum size prescribed in (iv) above, the development control norms i.e, FAR, Coverage etc. shall be as applicable to the plot size of 33 m x 45 m only. The remaining areas of the plot shall be maintained as open green space.	Eligible (Area of plot is equal to 1080 sqm and the size is not larger than the maximum size)
vii.	The minimum distance of plot from the ROW line of road intersections shall be as follows: a) For minor roads having less than 30m R/W - 50m	Not eligible Distance of plot from minor road (8.40m wide) is 35 m.

	b) For major roads having RoW of 30m or more -100m c) Frontage of the plot should be not less than 30m	
viii.	In order to avoid clustering of Fuel Stations at a locality and to facilitate uniform distribution of the fuel stations, the minimum distance between the two Fuel Stations of similar category (i.e. CNG, Petrol, Diesel or any other fuel) should be as follows: a) Not less than 1000 m on the same side of the road (without divided carriageway). b) Not less than 500 m on the other side of the road (with divided carriageway and without breaks in median)	The existing road is undivided road and no fuel station exists within 1000 m on same side and 500m opposite side of the road.

3.0 PROPOSAL

In view of the following, the proposal is being put-up for rejection on the following:

- 3.1 The proposed fuel station plot is located on 12.30m- 12.75m Row Road whereas as per the notified regulation, it shall be located on Master Plan / Zonal Plan existing / proposed roads of minimum 30 m right of way (as per Master Plan / PWD / MCD / Revenue records).
- 3.2 The proposed fuel station plot is located 35 m away from the existing intersection of minor Road (minor road having Row less than 30m) on the same side whereas as per the notified regulation, the minimum distance shall be 50m away from the minor road intersection.

4.0 RECOMMENDATION

The proposal as contained in Para 3.0 above is placed before the Technical Committee for rejection.



Plg. Asstt.
Zone-E



Asstt. Dir. (Plg.)
Zone-E



Dy. Dir (Plg.)
Zone-E & O



Director (Plg.)
Zone-E & O



भारत का राजपत्र The Gazette of India

असाधारण

EXTRAORDINARY

भाग II—खण्ड 3—उप-खण्ड (ii)

PART II—Section 3—Sub-section (ii)

प्राधिकार से प्रकाशित

PUBLISHED BY AUTHORITY

सं. 1108]

नई दिल्ली, शुक्रवार, मार्च 8, 2019/फाल्गुन 17, 1940

No. 1108]

NEW DELHI, FRIDAY, MARCH 8, 2019/ PHALGUNA 17, 1940

दिल्ली विकास प्राधिकरण

अधिसूचना

नई दिल्ली, 8 मार्च, 2019

का.आ. 1244(अ).—दिल्ली विकास अधिनियम, 1957 की धारा 57 की उप-धारा (1) द्वारा प्रदत्त शक्तियों का प्रयोग करते हुए और अधिसूचना संख्या का.आ.1395(अ) दिनांक 27.09.2005 का अधिक्रमण करते हुए दिल्ली विकास प्राधिकरण केंद्र सरकार के पूर्व अनुमोदन से एतद्द्वारा निम्नलिखित विनियम बनाता है:

इन विनियमों को **"राष्ट्रीय राजधानी क्षेत्र दिल्ली में निजी स्वामित्व वाली भूमि पर ईंधन स्टेशन स्थापित करने हेतु विनियम"** कहा जाएगा।

- 1.0 "ईंधन स्टेशनों की अनुमति शहरी क्षेत्रों (शहरी विस्तार क्षेत्रों सहित) के सभी उपयोग जोनों और कृषि क्षेत्रों/हरित पट्टी में आने वाली निजी स्वामित्व वाली भूमि पर दी जाएगी, जो जोन 'ओ' में आने वाले भूखण्डों, रिज क्षेत्रीय पार्क, आरक्षित वन क्षेत्र, विकसित जिला/नगर/सामुदायिक पार्कों, स्मारक नियमित क्षेत्रों, अनधिकृत कॉलोनियों तथा ऐसे विवादित भूखण्ड, जिनके मामले में भूमि अधिग्रहण कार्यवाही लंबित है/मामला निर्णयाधीन है, को छोड़कर दी जाएगी। तथापि, सी.एन.जी. स्टेशनों की अनुमति अविकसित मनोरंजनात्मक क्षेत्रों में (रिज/मनोरंजनात्मक पार्क को छोड़कर) सभी सांविधिक अनापत्तियों की शर्त पर दी जा सकती है।"
- 2.0 ऐसा क्षेत्र, जिसके संबंध में कोई अनुमोदित ले-आउट प्लान नहीं है, वहाँ निजी स्वामित्व वाली भूमि पॉकेट मुख्य योजना/क्षेत्रीय विकास योजना के प्रावधानों द्वारा शासित होंगी। इन्हें ले-आउट प्लान में उचित रूप से शामिल किया जाएगा, जब ले-आउट प्लान संबंधित स्थानीय निकाय/प्राधिकरण द्वारा तैयार किया जाएगा।
- 3.0 सभी पात्र भूखण्डों पर अवस्थित ईंधन स्टेशन निम्नलिखित मानदण्डों और भवन-निर्माण मानकों की शर्त के अधीन होंगे:

- (i) यह मुख्य योजना/क्षेत्रीय योजना की न्यूनतम 30 मीटर मार्गाधिकार वाली विद्यमान/प्रस्तावित सड़क (मुख्य योजना/लोक निर्माण विभाग/दिल्ली नगर निगम/राजस्व रिकॉर्ड के अनुसार) पर अवस्थित होगा। यदि प्लॉट प्रस्तावित सड़क को चौड़ा करने से प्रभावित होता है, तो अनुमति सड़क को चौड़ा करने के लिए प्लॉट के अपेक्षित भाग को छोड़ने के बाद बचे हुए प्लॉट क्षेत्र पर अन्य अपेक्षाओं/मानकों को पूरा करने की शर्त पर दी जाएगी।
- (ii) संस्वीकृत ईंधन स्टेशनों के परिसरों का उपयोग विद्यमान दिल्ली मुख्य योजना में यथा-अनुमेय उपयोगों के लिए किया जाएगा।
- (iii) मौजूदा मार्गाधिकार की सीमा और प्रस्तावित रिटेल आउटलेट की प्रॉपर्टी लाइन के बीच की भूमि का रख-रखाव ग्रीन बफर जोन के रूप में किया जाएगा। इस क्षेत्र में रिटेल आउटलेट स्थल तक पहुँच मार्ग को छोड़कर किसी अन्य निर्माण-कार्य की अनुमति नहीं दी जाएगी।
- (iv) ऐसे ईंधन स्टेशनों के प्लॉट का आकार विद्यमान मुख्य योजना के अनुसार न्यूनतम 30 मीटर x 36 मीटर और अधिकतम 33 मीटर x 45 मीटर (आवश्यकता के अनुसार सी.एन.जी. मदर स्टेशन के लिए 75 मीटर x 40 मीटर) होगा।
- (v) सी.एन.जी. स्टेशनों के मामले में प्लॉट का न्यूनतम आकार पेट्रोलियम और विस्फोटक सुरक्षा संगठन (पी.ई.एस.ओ.) अथवा इसके लिए निर्धारित किसी अन्य सांविधिक निकाय द्वारा यथा-निर्धारित अनापत्ति प्रमाण-पत्र और मानदंड/मानकों के अधीन भिन्न हो सकता है।
- (vi) यदि प्लॉट का आकार उक्त (iv) में निर्धारित अधिकतम आकार से बड़ा हो, तो विकास नियंत्रण मानदण्ड अर्थात् एफ.ए.आर., कवरेज इत्यादि केवल 33 मीटर x 45 मीटर आकार के प्लॉट के मानदण्ड के समान लागू होंगे। प्लॉट के शेष क्षेत्र का रख-रखाव खुले हरित क्षेत्र (ओपन ग्रीन स्पेस) के रूप में किया जाएगा।
- (vii) प्लॉट की न्यूनतम दूरी सड़क चौराहों (रोड इंटर-सेक्शन्स) की मार्गाधिकार लाइन से निम्नानुसार होगी:
- (क) 30 मी. मार्गाधिकार से कम वाली छोटी सड़कों के लिए- 50 मीटर।
- (ख) 30 मी. अथवा अधिक मार्गाधिकार वाली बड़ी सड़कों के लिए-100 मीटर।
- (ग) प्लॉट के सामने का भाग 30 मी. से कम नहीं होना चाहिए।
- (viii) एक स्थान पर ईंधन स्टेशनों के समूह से बचने के लिए और ईंधन स्टेशनों का एक समान वितरण करने के लिए समान श्रेणी (अर्थात् सी.एन.जी., पेट्रोल, डीजल अथवा कोई अन्य ईंधन) के दो ईंधन स्टेशनों के बीच न्यूनतम दूरी निम्नानुसार होनी चाहिए:
- (क) सड़क के एक ही ओर (कैरिज-वे का विभाजन किए बिना) 1000 मी. से कम न हो।
- (ख) सड़क के दूसरी ओर (कैरिज-वे के विभाजन सहित और मीडियन को तोड़े बिना) 500 मी. से कम न हो।
- (ix) भवन मानक के मानदण्ड तथा न्यूनतम सैट बैंक सक्षम प्राधिकारी तथा अग्निशमन एवं विस्फोटक सुरक्षा एजेंसियों द्वारा अनुमोदित किए जाने वाले मानक डिजाइन के अनुसार नियंत्रित किये जाएँगे।
- (x) ईंधन स्टेशन को स्थापित करने के लिए सामान्य शर्तें विद्यमान दिल्ली मुख्य योजना और भूतल परिवहन मंत्रालय एवं इंडियन रोड कांग्रेस (आई.आर.सी.: 12-2016) द्वारा निर्धारित मानदंडों अथवा उपर्युक्त (v) के अनुसार होंगी।
- (xi) यथा-लागू उपयोग परिवर्तन (कनवर्जन) शुल्क/प्रभार(लेवी) आवेदक के द्वारा सरकार द्वारा समय-समय पर अनुमोदित दरों के अनुसार देय होंगे।

- (xii) भवन नक्शे को अनुमोदन उस संबंधित स्थानीय निकाय/प्राधिकरण द्वारा एकीकृत भवन निर्माण उपविधि, 2016 में निर्धारित कार्य-पद्धति के अनुसार प्रदान किया जाएगा, जिसके क्षेत्राधिकार के अंतर्गत वह क्षेत्र आता है तथा यह अनुमोदन पुलिस उपायुक्त (लाइसेंसिंग), दिल्ली अग्निशमन सेवा, संबंधित स्थानीय निकाय, डी.पी.सी.सी. आदि सहित सभी सांविधिक प्राधिकरणों से अनापत्ति प्रमाण-पत्र /क्लीयरेंस प्राप्त करने की शर्त पर प्रदान किया जाएगा।

4.0 अन्य शर्तें:

- (i) इन विनियमों को विद्यमान दिल्ली मुख्य योजना और एकीकृत भवन निर्माण उप-विधि के साथ पढ़ा जाएगा।
- (ii) इन विनियमों में प्रयुक्त सभी शब्द एवं अभिव्यक्ति, जो परिभाषित नहीं हैं, का अर्थ दिल्ली विकास अधिनियम, 1957 अथवा उक्त अधिनियम के अंतर्गत तैयार की गई और अनुमोदित की गई दिल्ली मुख्य योजना अथवा दिल्ली नगर निगम अधिनियम, 1957 अथवा एकीकृत भवन निर्माण उप-विधि, जैसा भी मामला हो, में दिये गये अर्थ के समान होगा।
- (iii) विवाद की स्थिति में विद्यमान दिल्ली मुख्य योजना के प्रावधान/शर्तें प्रचलित रहेंगी और ये विनियम माननीय न्यायालयों के आदेशों, यदि किसी विशिष्ट मामले में जारी किए गए हों, का अधिक्रमण नहीं करेंगे।
- (iv) इन विनियमों की व्याख्या से संबंधित किसी भी मामले को आवश्यक निदेशों और उचित कार्रवाई के लिए प्राधिकरण के समक्ष प्रस्तुत किया जाएगा।
- (v) ईंधन स्टेशनों का विकास संपूर्ण रूप से उक्त विनियमों द्वारा शासित किया जाएगा और ईंधन स्टेशनों हेतु दिनांक 04.07.2018 का निजी स्वामित्व वाली भूमि के नियोजित विकास को सक्षम करने हेतु विनियम लागू नहीं होंगे।

[फा. सं. 7(1)2018/एम.पी.]

डी. सरकार, आयुक्त एवं सचिव

DELHI DEVELOPMENT AUTHORITY

NOTIFICATION

New Delhi, the 8th March, 2019

S.O. 1244(E).—In exercise of the powers conferred by sub-section (1) of Section 57 of the Delhi Development Act, 1957, and in supersession of the Notification No. S.O. 1395(E) dt. 27.09.2005, the Delhi Development Authority, with the previous approval of Central Government, hereby makes the following Regulations:

These Regulations shall be called "**Regulations for setting up of Fuel Stations on Privately owned Lands in National Capital Territory of Delhi.**"

- 1.0 "Fuel stations will be permitted on privately owned lands falling in all use zones of urban areas (including urban extension areas) and in agriculture areas/green belt except on land parcels falling in Zone 'O', Ridge, Regional Park, Reserved Forest areas, developed district/city/community parks, Monument Regulated Zones, unauthorized colonies and disputed land parcels wherein the land acquisition proceedings are pending/matter is sub-judice. However, CNG stations may be permitted in undeveloped recreational areas (with the exception of Ridge/Recreational Park) subject to all statutory clearances".

- 2.0 An area in respect of which there is no approved Layout Plan, the privately owned land pocket shall be governed by the provisions of the Master Plan/Zonal Development Plan. The same shall be appropriately incorporated in the layout plan as and when prepared by the concerned local body / Authority.
- 3.0 A Fuel Station located on all eligible land pockets shall be subject to the following norms and buildings standards:
- i) It shall be located on Master Plan / Zonal Plan existing / proposed roads of minimum 30-meter right of way (as per Master Plan / PWD / MCD / Revenue records). In case the plot is affected by the proposed road widening, the permission shall be given on the plot area left after leaving the portion of plot required for road widening and subject to fulfilling other requirements / standards.
 - ii) The use of the premises in the Fuel Stations so sanctioned will be for uses as permissible in prevailing Master Plan for Delhi.
 - iii) The land between the existing right of way boundary and the property line of the proposed retail outlet will be maintained as green buffer zone. No construction will be allowed in this area except approach roads to the retail outlet site.
 - iv) The plot size for such Fuel Stations will be as per prevailing Master Plan with a minimum of 30 m x 36 m and maximum of 33 m x 45 m (75m X 40m for CNG mother station as per requirement).
 - v) In case of CNG stations, the minimum size of the plot may vary subject to the NOC and norms / standards as prescribed by the Petroleum and Explosives Safety Organisation (PESO) or any other statutory body defined for the same.
 - vi) In case the plot size is larger than the maximum size prescribed in (iv) above, the development control norms i.e. FAR, Coverage etc. shall be as applicable to the plot size of 33 m x 45 m only. The remaining areas of the plot shall be maintained as open green space.
 - vii) The minimum distance of plot from the ROW line of road intersections shall be as follows:
 - a) For minor roads having less than 30m R/W – 50 m
 - b) For major roads having R/W of 30m or more – 100 m
 - c) Frontage of the plot should be not less than 30 m
 - viii) In order to avoid clustering of Fuel Stations at a locality and to facilitate uniform distribution of the fuel stations, the minimum distance between the two Fuel Stations of similar category (i.e. CNG, Petrol, Diesel or any other fuel) should be as follows:
 - a) Not less than 1000 m on the same side of the road (without divided carriageway).
 - b) Not less than 500 m on the other side of the road (with divided carriageway and without breaks in median).
 - ix) The norms of building standard and minimum setbacks shall be regulated according to the standard design to be approved by the Competent Authority and the Fire and Explosive Safety Agencies.
 - x) The general conditions for setting up of Fuel Station shall be in accordance with the norms laid down by prevailing Master Plan of Delhi and also the Ministry of Surface Transport and the Indian Roads Congress (IRC: 12-2016) or as per (v) above.
 - xi) The use conversion fee / levies as applicable, shall be payable by the applicant as per the rates approved by the Government from time to time.
 - xii) The approval of the building plan shall be given by the concerned local body / Authority under whose jurisdiction the area falls, as per laid down procedure in UBBL, 2016 subject to NOC / clearances from all the statutory authorities including the Dy. Commissioner of Police (Licensing), Delhi Fire Service, the concerned local body, DPCC etc.

4.0 Other Conditions:

- i. These Regulations are to be read along with the prevailing Master Plan for Delhi (MPD) and Unified Building Bye Laws (UBBL).
- ii. All words and expressions used in these Regulations, but not defined shall have the meaning as assigned to them in the Delhi Development Act, 1957 or the MPD prepared and approved under the said Act or the Delhi Municipal Corporation (DMC) Act, 1957 or the UBBL, as the case may be.
- iii. In case of conflict, the provisions/stipulations of prevailing MPD shall prevail and these Regulations shall not supersede orders of the Hon'ble Courts, if issued in any specific case.
- iv. Any issues relating to the interpretation of these Regulations shall be referred to the Authority for necessary directions and appropriate action.
- v. The development of fuel stations shall be entirely governed by the said regulations and the regulations to enable planned development of privately owned land dated 04.07.2018 shall not be applicable for fuel stations.

[F. No.7(1)2018 /MP]

D. SARKAR, Commissioner-Cum-Secy.

निदेशक (योजना)
जोन-ई एंड ओ
डायरी संख्या... 558
दिनांक... 30/12/25

Office of Director (Survey)
Diary No. 168
Date... 16/12/2025

Annexure-C

The joint site inspection was attended along with officers/officials of the Planning Wing Zone -E & O, the representatives of IOCL and applicant, on 23.12.2025 (Tuesday) at 11:30 AM vide letter no. PLG/MP/0002/2025/F-7/D130 dated 15.12.2025 issued by Dy. Director(Plg.) Zone E & O, regarding the permission for setting up a CNG-cum-Petrol & Diesel Retail Outlet on private land at Khasra No. 15/24/2 and 26/4, Situated in Village Mandoli North-East Delhi, in Zone -E.

During the said joint site inspection, the following details were found: -

1. The plot under reference, including the demarcated area proposed for the Fuel Station (CNG-cum-Petrol & Diesel Retail Outlet), was shown by the representative of IOCL and applicant. An 8.40 m (approx.) wide metalled road is located on the north-east side of the proposed fuel station at a distance of approximately 35.00 m, and a 7.35 m (approx.) wide metalled road is located in front/opposite the proposed fuel station.
2. The proposed plot is vacant, with dense bushes and one tree.
3. A 9.00-meter-wide space has been left by the applicant between the proposed plot and the Existing Mandoli Road, wherein four trees are existing. The boundary along the road is partly constructed with brick masonry and partly covered with a tin- shed.
4. No fuel station (CNG/Petrol Pump) is found within the 1000m on the same side of the road and 500m on the other side of the road.
5. The frontage of the plot abuts 12.750 m and 12.300 m wide existing road without a median.
6. No Revenue staff of LM department was present during the Joint site inspection. The litigation and land ownership status will be confirmed by the LM department, and status of land will be obtain by the concerned planning zone from LM department.
7. Site measurements were taken during the inspection, and a rough sketch plan of the site is enclosed herewith.

Submitted for further necessary action please.

Nitin Kumar
Surveyor, SB(Plg.)-II/DDA

AD (Survey)Plg. *Amranda*
29/12/25

Dy. Director (Survey) Plg. *13*
30.12.25

Director (Survey)Plg. *Arceus*
30/12/2025

Director (Plg.)/Zone-E *sk*
30/12/2025

Dy. Dir. (Plg.) - on leave

AD (Plg.) - on leave

Sl. Vignesh, Plg. Asstt., Zone-E

VSA, Zone E & O

please, link in the file.

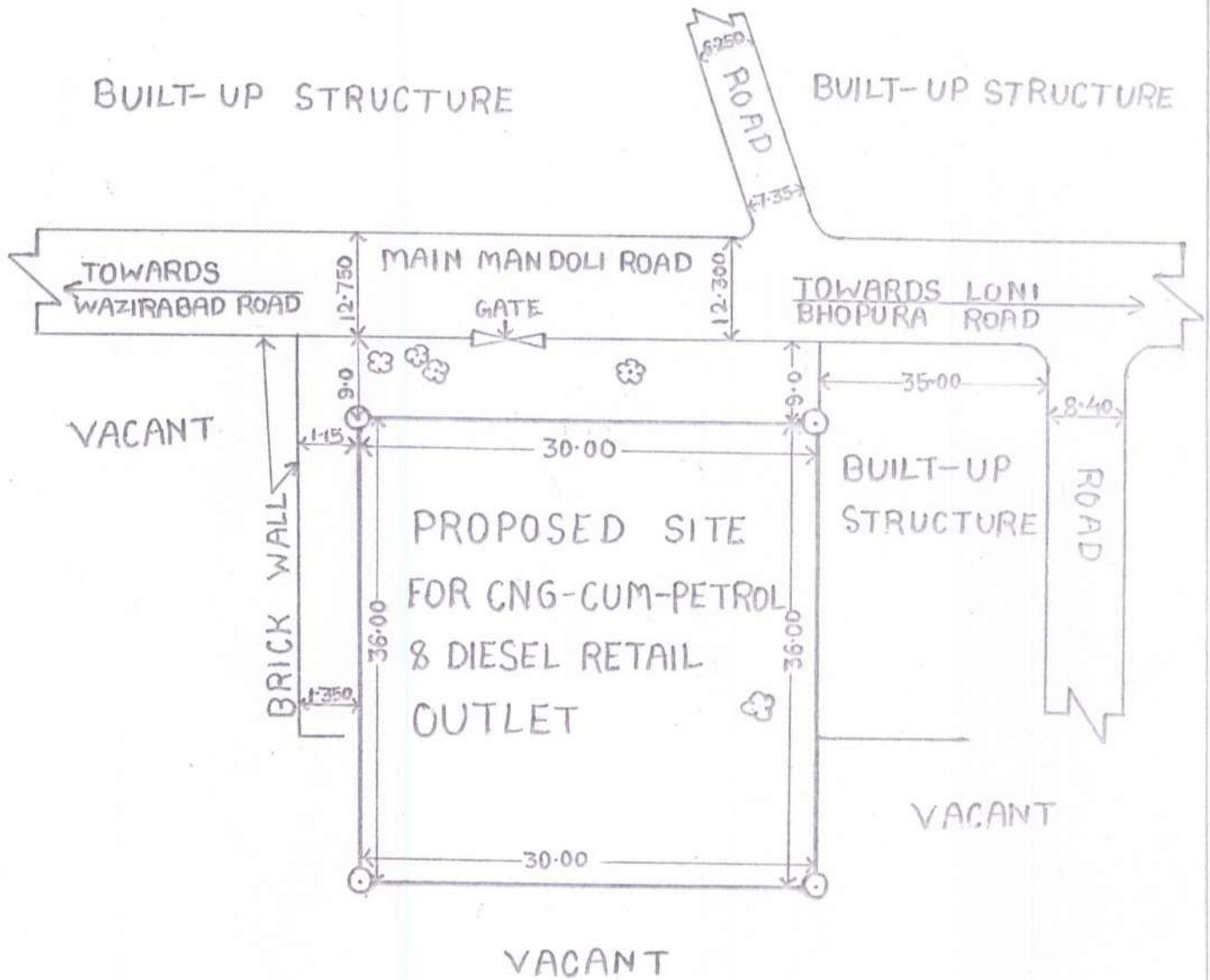
Vignesh
16/01/2026





उप निदेशक (योजना)
जोन ई एंड ओ
डायरी संख्या... 558
दिनांक... 30/12/25

ROUGH SKETCH

NOT TO SCALE


REF. LETTER NO.-PLG/MP/0002/2025/F-7/D130 DATED:15-12-2025




- NOTE:-
-  PROPOSED SITE FOR CNG-CUM-PETROL & DIESEL RETAIL OUTLET
 -  PROPOSED SITE
 -  GATE
 -  TREE

ALL DIMENSIONS ARE IN METER


SURVEYOR


ASSISTANT DIRECTOR
SURVEY


DY. DIRECTOR
SURVEY

OFFICE OF THE TEHSILDAR: SEEMAPURI
DISTRICT SHAHDARA, REVENUE DEPARTMENT, GNCTD,
E-BLOCK, D.C OFFICE COMPLEX, NAND NAGRI, DELHI-93

No. TEH/S.PURI/MISC CORR. /2022/ 4763

Dated: 27/06/2022

To,
✓ The Divisional Retail Head,
Marketing Division: Delhi Divisional Office
2nd Floor, World Trade Center,
Babar Road, New Delhi-110001

Sub: Ref: DDO/RS/LOI/MANDOLI DATED 22/03/2022

Sir,

With the reference of your office letter No. DDO/RS/LOI/MANDOLI dated 15/06/2022 on the subject cited above in reference. Please find enclosed herewith the report dated 23/06/2022 of Patwari (Seemapuri).

This is for your information and further necessary action.

Encl: As above.

Jitender Kumar
27/6/2022
(JITENDER KUMAR)
TEHSILDAR SEEMAPURI
DISTRICT SHAHDARA



Reply - Ref L 800 / Rs / Lot / Mandali / dt 15/6/2022

श्रीमान जी, सुखदा. विधान न केन्द्र - नाल आवका - वि. 1/2
गौर मण्डली का आवकावन विधान गणा, सुखदास आवका - वि. 1/2
वष 1979-80 गौर मण्डली न आवकावन, 200, 200 गंठका
87 के अन्तर्गत आवका है, जो कि 10 गंठे लगभग 83 मण्ड
है, नविधान न 220012 द्वारा इन 200 मण्डे 100 मण्डे तक
बेदाया जा आवका है / पत्र द्वारा इति. न आवका 220012 220012
अन्तर्गत विधान जाणा जाजिवा हैगा / रिपोर्ट आवका 220012 220012
पत्र है।

[Handwritten signature]
22/6/22

[Handwritten signature]
22/6/22

Sh. Decker

Annexure-E

Office of Deputy Director
LM Shehdara Zone, DDA
Diary No. 430
Date 31/01/25

नियंत्रक (योजना)
न. ई. एंड ओ
आयरी संख्या
दिनांक

May kindly see the joint inspection report dated 23.12.2025 w.r.t the joint inspection conducted by Planning department of DDA vide which LM department has been requested to provide the ownership and litigation status of Khasra No. 15//24/2 and Khasra no.26//4 of village Mandoli , required for Planning permission to set-up a CNG-cum-Petrol & Diesel Retail Outlet .

In this regard, it is submitted that as per the land record of DDA, Khasra no.15//24/2 and 26//4 of village Mandoli has neither been acquired for DDA nor been handed over to DDA by BDO(Shahdara) as Gram Sabha land.

Further, as per court case register available in this office, no entry has been found for any court case pending on above mentioned khasras.

Planning department has also sought the information whether the site required for above said purpose lies in Urban/Rural area. In this regard, it is to submit that subject site falls in urban area as village Mandoli has already been urbanized vide Gazette notification no. F.7(128)DLB/2019/000580156/14600-15 dated 20.11.2019.

In view of the above, if agreed this status report may please be forwarded to Planning Department Zone E & O for further necessary action.

Submitted please.

09.01.2026
Patwari / LM / Shahdara

Tehsildar / LM / Shahdara OD

DD / LM / Shahdara
9/1/2026

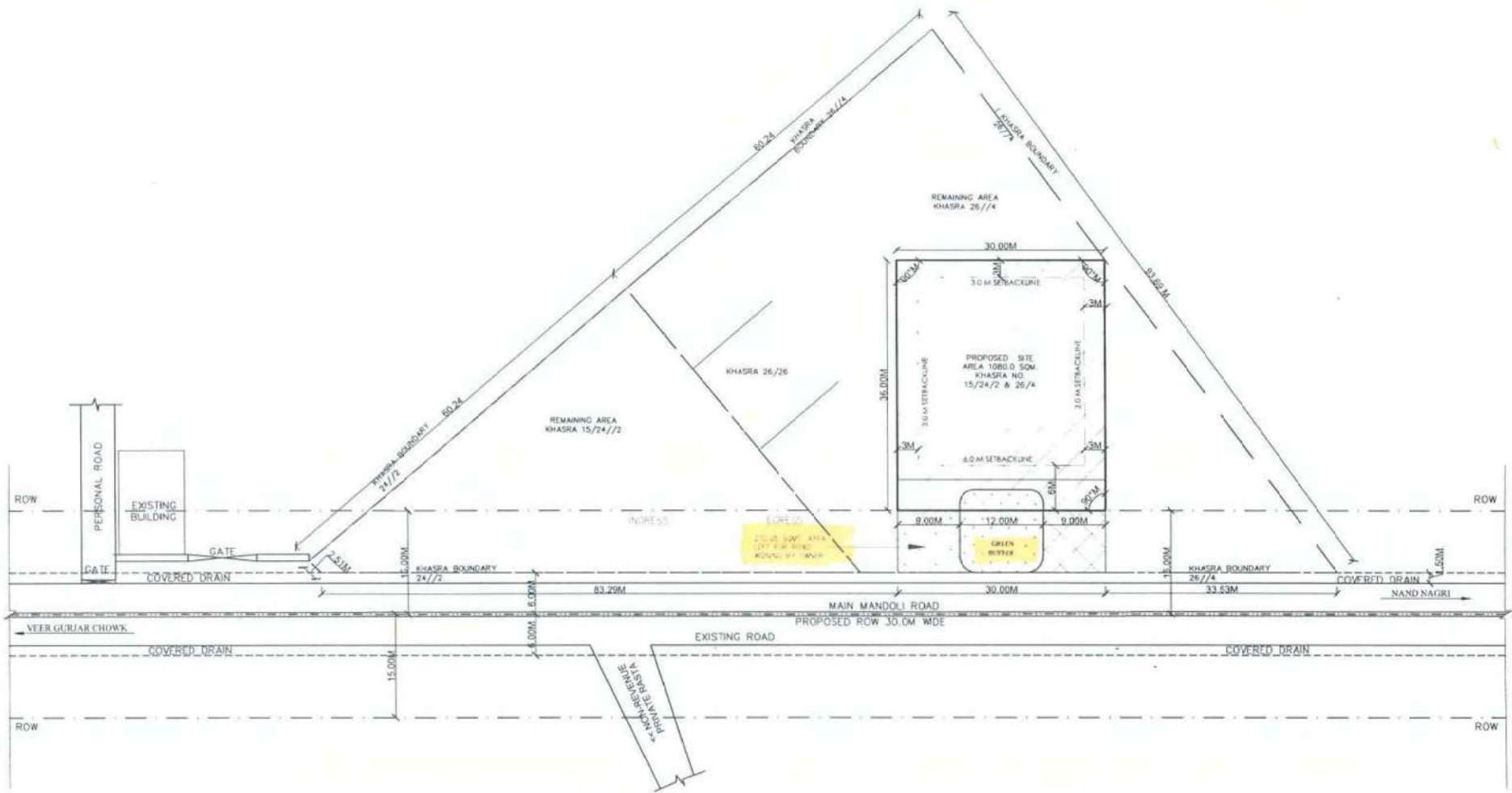
DD (Plg.) E & O Zone
May pl see at dak stage.

Director (Plg) Zone E & O
09/01/2026

Dy. Dir. (Plg.) E & O
9/1/26

AD (Plg) Zone E & O
Plg. Asst. / Zone E
09/01/2026

उप निर्देशक (योजना)
न. ई. एंड ओ
आयरी संख्या 10
दिनांक 9/1/26



LINEAR LAYOUT PLAN

PROJECT :
PROPOSED RETAIL OUTLET FOR INDIAN OIL CORPORATION LIMITED AT
KHASRA NO.15/24/2 & 26/4, VILLAGE-MANDOLI, DELHI

PLOT AREA - 1080 SQ.MT.

DATE
12-08-2024

DRAWN BY
AR. VAISHALI

SCALE- N.T.S.

DWG NO.- 58



