

SCREENING COMMITTEE: 335

ITEM NO.: 03/2015

DATE :

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File No.- F.3(22)2015/MP

*Matibehen*

**Subject : Ratification in layout plan for land measuring 8000.00 sq.m. (0.8 Ha.), for construction of Senior Secondary School for Directorate of Education, GNCTD adjacent to Indian spinal Injuries Hospital at D Block Vasant kunj in Zone -J.**

**SYNOPSIS**

The proposal contains allotment of land measuring 8000.00 sq.m. (0.8 Ha.), for construction of Senior Secondary School for Directorate of Education, GNCTD in Zone -J.

**1. Background :**

- 1.1 The issue is regarding allotment of land to Directorate of Education for Senior, Secondary School. The site previously was under the possession of Kathuria Public School adjacent to Indian spinal Injuries Hospital at D Block Vasant kunj. The issue of ownership and possession of said land got finality vide orders dated 9.12.2011. Subsequently, DDA filed contempt petition with Hon'ble Supreme Court of India and as such DDA has been given deemed possession of the land w.e.f. 30.4.2013.
- 1.2 The lands Department was directed to get the sign boards erected on the site before 31<sup>st</sup> August, 2015. The total site is measuring 14.02 acre as per the Total Station Survey provided by Engineering Wing i.e. SWD.4, DDA.
- 1.3 GNCTD is interested in setting up of Model School on this land and they filed an interim application with Hon'ble Supreme Court of India on 6.5.2015 which is pending. As per MPD 2021 Norms as amended by DDA Authority on 1.4.2015, 1.00 acre ( 4000 sqm) of land has been prescribed for construction of Senior Secondary School.
- 1.4 Dy .Director (IL) also sent a copy of the letter dated 15/10/2015 informing that competent Authority i.e. Hon'ble LG vide order dated 14.10.2015 has approved increase in the area from 1.00 acre to 2.00 acre for construction of Senior Secondary School at Vasant Kunj. Since, DD (IL) has already issued letter dated 08/10/2015 to Dy. Director of Education, Land and Estate Branch, GNCTD for allotment of Land measuring 1 Acre for Construction of Senior Secondary School. This needs to be rectified/modified by DD (IL) for allotment of land measuring 2 Acres, (0.8 Ha. i.e 8000 sq.m).

**2. Examination:**

- 2.1 A letter was forwarded to Chief Eng.(SZ) for undertaking Total Station Survey of site under reference measuring 17 acres (approx.) for preparation of the layout/utilization plan by the Planning deptt. vide no.

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F.3(22)2015-MP/105 dt.01/10/2015. The total Station survey was provided vide letter dated F.36(7)AE(P)SWD-4/DDA/1601 dated 19/10/2015.

- 2.2 As per the provision given in the Master Plan Delhi 2021 the area for Senior Secondary School is 0.6 Ha to 0.8 Ha. However, amendment in the Master Plan Delhi 2021 is being carried out where the area for Senior Secondary School is proposed to be 0.4 Ha, which is not notified.
- 2.3 The area for Senior Secondary School mentioned in the note of V.C, DDA i.e 0.4 Ha. However, in view of the oral submission and direction of Hon'ble Supreme Court a plot measuring 0.8 Ha. is to be provided to Govt. of Delhi for Senior Secondary School. Waiting. final notification of modified school norms the current norms i.e 0.8 Ha is being considered.
- 2.4 Director(Lands) vide note dated 12/10/2015 has stated that Master Plan 2021 provides land measuring 0.6 ha. to 0.8 ha. for construction of Senior Secondary School. Further in the note 2.00 acres of land was recommended for GNCTD which is approved by Hon'ble LG vide dated 14.10.2015.
- 2.5 As per note dated 03/12/2015 from SLO/LM, DDA requesting Planning Department to expedite the preparation of LOP/identification/demarcation of plot measuring 2,00 acre to be allotted to GNCTD.
- 2.7 **Planning observation :** As per the approval of competent Authority, the site measuring 8000 sq.m (0.8 ha.) i.e 2 Acres for Senior Secondary School has been carved out. The utilization Plan of the rest of the area out of 14.02 Acres of DDA vacant land adjacent to the Indian Spinal Injuries Hospital at D, Vasant Kunj will be prepared by the HUPW or as deemed fit by the Competent Authority..
- 2.8 **Land Status report :** Approximately 17.02 acres of land was acquired in the year 1981 by GNCTD on behalf of DDA for planned development of Delhi award dated 30/3/1981. In view of the protracted litigation by Shri Sunil Kathuria, the issue of ownership and possession of said land got finality vide order dated 09/11/12. Subsequently, DDA filed content petition with Hon'ble Supreme Court and as such DDA has been given deemed possession of the said land w.e.f 30/4/2013.
- 2.9 **Survey / Eng. Report :**The Topographical survey carried by SWD-4, DDA vide letter NO.F.36(7)AE(P)SWD.4/DDA/1601 dated 19/10/2015.

In view of above, plot measuring 0.8 Ha has been carved out for allotment to the GNCTD for Sr. Secondary school purpose after providing mandatory road widening of Mehrauli - Mahiplapur road as per the ZDP. The Plan prepared and the same has got approved in principal by Hon'ble Vice Chairman in file on 09/12/2015.

3. **Provisions of MPD-2021/Zonal Development Plan of Zone J:**

As per Notified Zonal Development Plan of Zone J, the land under reference falls in "Residential". The location of the site has been indicated on the Notified Zonal Development Plan of Zone J.

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4. Proposal:

- 4.1 A plot measuring 8000 sq.m. (0.8 Ha.) for construction of Senior Secondary School for directorate of Education, GNCTD adjacent to Indian spinal Injuries Hospital at D Block Vasant kunj has been carved out of 14.2 acres ( 5.6 Ha.) of DDA vacant land after providing road widening of Mehrauli Mahipal Road as per ZDP.
- 4.2 The Senior Secondary School plot, will be incorporated while preparing the Integrated scheme for the entire land in possession of DDA as shown in the Total Station Survey.
- 4.3 The location of site under reference is in the urbanizable area where essential Municipal services are not available. Till such time these facilities are extended to the site, the concerned agency/allottee will have to make their own necessary arrangement to support the proposed development and is required to develop the area as a zero discharge zone.

5. RECOMMENDATIONS:

The proposal as contained in Para 4 above is placed before Screening Committee for its consideration with the condition that the GNCTD will have to make their own arrangements for disposal of Municipal Waste and other related Facilities etc., till regular Facilities provided by the local Authority.

6. Follow up action:

- 6.1 Once the proposal is approved by the Screening Committee it shall be forwarded to following for further necessary action:
  - i) Land's Dept. :
    - a. Land disposal : for allotment of land as per Policy.
    - b. Land management : for status of Land before allotment.
  - ii) Electrical Department : for electrification of the site.
  - iii) Engineering Deptt. : for demarcation & services
  - iv) Chief Architect : for preparation of schemes
- 6.2 As the site under reference is not a part of development Area of DDA, the approved layout plan shall be forwarded to Municipal Corporation of Delhi for their record and making available services in the area.

Since the proposal is approved by VC DDA in file No. F.3(22)2015/MP on 09/12/2015, hence the proposal as contained in Para 4 above is placed for ratification by Screening Committee.

*Ag. 3/3*  
*3/2016*

*W. S. K. S. S.*

*D. S. S.*  
*05/01/2016*

*A. S. S.*  
*05/01/16*

DELHI DEVELOPMENT AUTHORITY  
 HUPW-CO-335  
 Approved in 335  
 Committee Meeting Dt. 07.01.2016  
 Vide Item no. 03.2.2016

DELHI DEVELOPMENT AUTHORITY  
**CERTIFIED**  
 Approved in 335<sup>th</sup> Screening  
 Committee Meeting Dt. 07.01.2016  
 Vide Item no. 03.2.2016  
 Sign: *[Signature]*  
 Name: \_\_\_\_\_

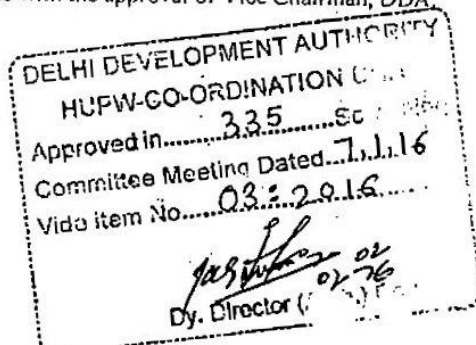
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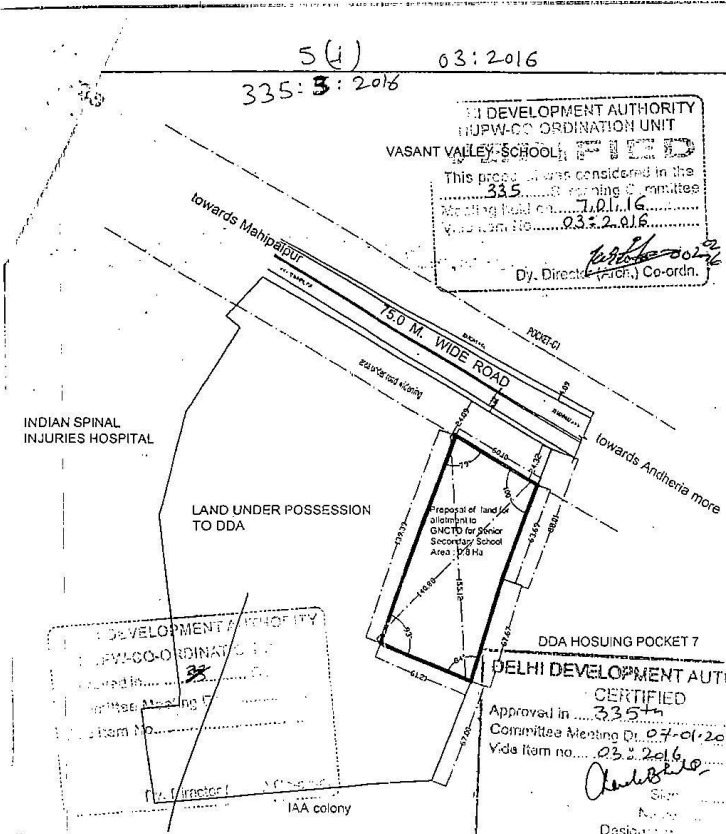
Agenda Item No.	Issue	Discussion/ Recommendations	Remarks
01:2016	Confirmation of minutes of 334 <sup>th</sup> SCM held on 02.12.2015	As no objections were raised by the HODs of any department, the minutes of the 334 <sup>th</sup> Screening Committees were confirmed and approved respectively.	
02:2016	Modification in the layout plan of Okhla Industrial area, Ph-I. w.r.t. the handling over of the possession of plot no. B-135/1, Okhla Industrial area, Ph.-I, measuring 201.59sq.m.(241.10sq.yds.). File no.- F.17(01)/2015-MP	The proposal was presented by Dy. Director (Plg.)Zone F&H. After detailed deliberation, the proposal as reflected in the agenda was approved with the remarks that the plot no. B-135/1-A shall be allotted and the plot no. B-135/1-B shall be auctioned as per policy promptly.	Action: 1 Commr.(LD) 2.CE(SZ), DDA
03:2016	Modification in the layout plan for land measuring 8000.00 sq.m.(0.8hac.), for construction of Senior Secondary School for Directorate of Education, GNCTD adjacent to Indian Spinal Injuries Hospital at D Block Vasant Kunj in Zone- J. File no.-F.3(22)2015/MP	The proposal was presented by Dy. Director (Plg.)Zone J&UC. After detailed deliberation, the proposal as reflected in the agenda was approved.	Action: 1 Lands Deptt. 2 Electrical Deptt. 3. Engg. Deptt. 4. HUPW.
04:2016	Incorporation of sub division of plot no.82 in the layout plan of WHS Kirti Nagar, Zone-G, based on the allotment done by LSB(Indl.) wing. File no.-F.3(58)05/MP	The proposal was presented by Dy. Director (Plg.)Zone G. After detailed deliberation it was decided that the item will be resubmitted in the SCM for consideration along with the past precedents and the policy of allotment by the Lands Department.	Action: 1. PC(LD) 2.Dir.(Plg.)Zone G

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

This issues with the approval of Vice Chairman, DDA



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



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DELHI DEVELOPMENT AUTHORITY  
UC CELL & ZONE - J  
12 TH FLOOR VIKAS MINAR

LEGEND

1 TOTAL AREA OF THE SITE = 14.2 Acres (5.6 Ha.)  
2 SENIOR SECONDARY SCHOOL PLOT = 0.8 Ha. (8000 sq.mtr)

NOTE:

1 Engineering Wing along with Land Management to demarcate and provide feasibility of the site ufr.  
2 It should be ensured that Right of Way of 75.0 mtr is to be demarcated properly.  
3 This drawing is prepared based on the Total Station Survey provided by SWD-4, DDA vide letter no. F.36(7)AE(P)SWD-4/DDA/1601 dated 19/10/2015.  
4 Written dimension is to be followed. THE SCHEME WAS DISMISSED IN 335<sup>th</sup> SCREENING COMMITTEE HELD ON 07-01-2016 VIDE ITEM NO 03:2:016. THE PROPOSAL AS REFLECTED IN AGENDA WAS APPROVED

PROPOSAL OF 0.8 ha. (8000 sq.mtr) OF LAND FOR ALLOTMENT TO GNCTD FOR SENIOR SECONDARY SCHOOL

File No. F-1(23/2015-AP	DRG. No. 2
	DATE 09-12-2015

UTILIZATION PLAN OF 14.2 ACRES (5.6 Ha.) VACANT D.D.A. LAND ADJACENT TO INDIAN SPINAL INJURIES HOSPITAL AT SECTOR 'D' VASANT KUNJ.

Written dimension to be followed.

DESIGNER: [Signature]

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AGENDA FOR SCREENING COMMITTEE

Item No.:- 82:2015  
Screening Committee:- 333-SCM

Dir (Plg.) UC & Zone-J/DDA/2015/9

**SYNOPSIS**

Utilisation of DDA Vacant land at village Saidulajab, falling in Zone -J.

**1. Background :**

- i) Advisor (Plg.) VC's office, has forwarded a representation from the residents of Saidulajab. The residents has submitted their request for the development of vacant land bearing Khasra no. 157 (12 Bigha 7 Biswa) in to park for public utility of village Saidulajab. The site is under the jurisdiction of Ex. En. (SED-5). VC, DDA has given in principal approval for the use of said land till the proposed use is finalised. The Total Station Survey (T.S.S) is forwarded by Exe. En. (SWD-5). As per the site report the site is lying vacant with area 3559.32 sq.m.

**2. Examination:**

- i) The site has been examined w.r.t Landuse Plan of Zone J. The site is falling under the "Residential" Land use. As per MPD-2021, Neighbourhood Park is permitted in Residential Use Zone. The site is surrounded by unauthorised colony. The site is approachable by road varying width from 4.77 mt to 6.63 mt as per T.S.S. Therefore there is no objection for the development of Park from planning point of view.

**3. Proposal:**

The DDA vacant land is proposed for development of park.

- 4. Area Statement :** As per T.S.s the area of DDA vacant land is 3559.32 sq.m

**5. Financial liability / social gain:**

The proposal will add to the facilities of this area for local population.

**6. Follow up action:**

As the site is an isolated pocket of DDA falling adjacent to, Paryavaran Colony, the Horticulture Department of DDA to develop the park in consultation with Engineering Department.

Plg. Asstt. (Plg.)  
Zone J  
333

4.11.2015  
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Dy. Dir. (Plg.)  
Zone J

Dir. (Plg.)  
UC & Zone J

DELHI DEVELOPMENT AUTHORITY

CERTIFIED

Approved in 333rd

Committee Meeting Dt. 04-11-2015

Vide Item no. 82:2015

CHANDU BANTIA  
Name  
Designation

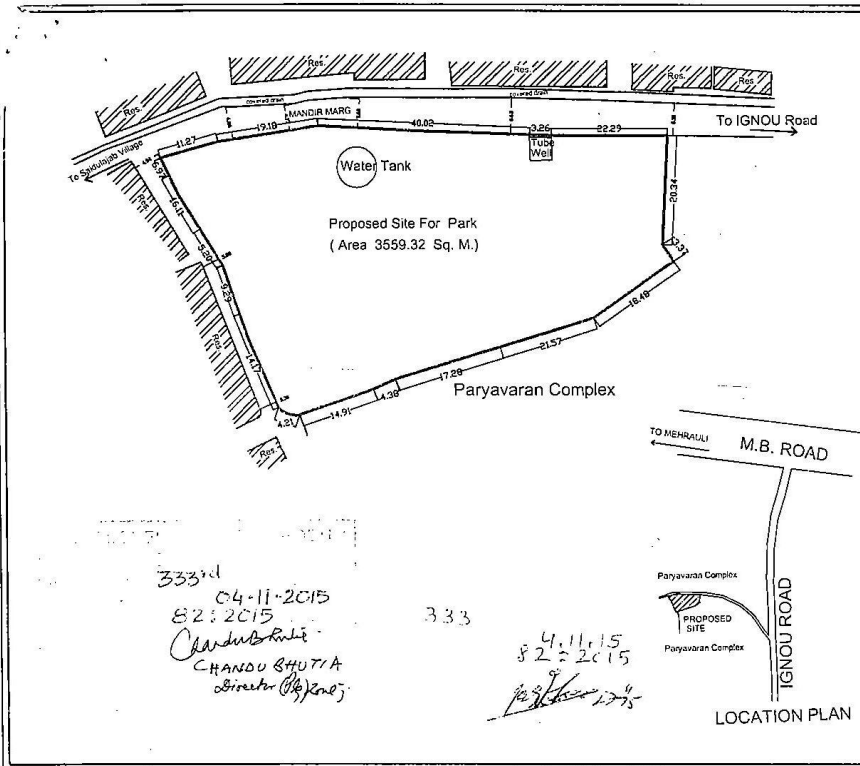
Agenda Item No.	Issue	Discussion/ Recommendations	Remarks
73:2015	Confirmation of minutes of 332 <sup>nd</sup> SCM held on 24.06.2015	As no issues were presented by the HODs of any department, the minutes of the 332 <sup>nd</sup> Screening Committees were confirmed and approved respectively.	
74:2015	Green area adjoining Press Colony Mayapuri  File no. AC(LS)/2015/DDA/183	The proposal was presented by Director (LS). After detailed deliberation, the proposal as reflected in the agenda was deferred with the directions that the proposal be re-examined in view of existing adjoining green area and the proposal to be integrated with the same. Therefore a fresh proposal be brought for the consideration of the SCM.	Action: Director (LS)
75:2015	Partial modification in the "Layout plan for Facility pkt.1 (HAF) and Facility pkt.2, Sector-26, Ph.-II, Dwarka.  File no. F.4(31)/Plg./Dwk./2011	The proposal was presented by Director (Plg) Dwarka. After detailed deliberation, the proposal as reflected in the agenda was deferred with the directions to re-examine the layout holistically by combining the FSI of facilities to be used by single department/agency. It was also directed that for all future projects the status of land may be incorporated in the Agenda submitted for approval.	Action: Director (Plg) Dwarka
76:2015	Modifications in the layout plan of Govt.Servant's CHBS on Rao Tula Ram Marg, New Delhi (Shanti Niketan)  File no. F.1(34)2005/MP	The proposal was presented by Director (Plg) Zone D, F & H. After detailed deliberation, the proposal as reflected in the agenda was approved with the direction that for all such issues in the future there should be a generic answer which needs to be looked at.	Action: Director (Plg) Zone D, F & H

Approved Minutes of the 333<sup>rd</sup> Screening Committee Meeting held on 04.11.2015 at 04.00 pm in Vikas Sadan

81:2015	Addition of Standard Plan for 40sq.m. to 48sq.m. plots with 8.0m. depth in type-B plots in PVC Bazaar, Tikri Kalan, Rohtak road.  File no. F.20(12)/95-MP/Pt.-1	The proposal was presented by Director (Plg) UC, Zone J, K-I & L. After detailed deliberation, the proposal as reflected in the agenda was approved with the direction that the plots owners in the scheme to be educated/informed about availability of enhanced FAR applicable to the scheme to promote redevelopment.	Action: Director (Plg) UC, Zone J, K-I & L
82:2015	Utilisation of DDA vacant land at village Saidulajab, falling in Zone-J.  File no. Dir.(Plg.)UC&Zone-J/DDA/2015/9	The proposal was presented by Dy. Director (Plg) UC, Zone J. After detailed deliberation, the proposal as reflected in the agenda was approved with the direction that the utilization of the vacant land should be park cum play field.	Action: Director (Plg) UC, Zone J
83:2015	Proposed Convenient Shopping Centre at Geeta Colony opposite Rani Garden  File no. F.149/SA/EZ/HUPW/DDA/09	The proposal was presented by Asst. Director Arch. (EZ) After detailed deliberation, it was approved that the land for CSC should be auctioned as a single plot.	Action: Senior Architect (EZ)
84:2015	Modification in the Revised Layout Plan of DDA owned Land at Village Mahipalpur w.r.t. the land allotted to BPR&D at Mahipalpur for the construction of its Head Quarter to 3.3769 Ha. In Planning Zone-F  File no. F.3(23)2015/MP	The proposal was presented by Director (Plg.) Zone D, F & H. After detailed deliberation, the proposal as reflected in the agenda was approved.	Action: Director (Plg.) Zone D, F & H.
85:2015	LSC at Jagriti Nagar Co-operative house building society  File no. F221/SA(EZ)HUPW/DDA/15	The proposal was presented by Asst. Director Arch. (EZ). After detailed deliberation, it was approved that the land for LSC should be auctioned as a single plot.	Action: Senior Architect (EZ)

AUTHORITY  
 333<sup>rd</sup> Screening  
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 Chandu Bhatia  
 CHANDU BHATIA  
 Director (Pg.) UC & Z

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 4.11.15  
 82:2015  
*[Signature]*

DELHI DEVELOPMENT AUTHORITY  
 UNAUTHORIZED COLONIES CELL & ZONE "J",  
 12th FLOOR, VIKAS MINAR,  
 NEW DELHI-110002

1. The proposal is based on the Total Station Survey forwarded by Ex. En. (SWD-S), DDA, received on 24/06/2015.  
 2. Written dimension is to be followed.

THE PROPOSAL WAS DISCUSSED IN THE 333<sup>rd</sup> SCREENING COMMITTEE IN ITS MEETING ON 04.11.2015 VIDE ITEM No. 82:2015. THE PROPOSAL AS REFLECTED IN THE AGENDA WAS APPROVED WITH THE DIRECTION THAT THE UTILIZATION OF THE VACANT LAND SHOULD BE PARK CUM PLAY FIELD, AND THE HORTICULTURE DEPARTMENT OF DDA TO DEVELOP THE PARK IN CONSULTATION WITH ENGINEERING DEPARTMENT.

(File : Dir (Pg.) UC & Zone-J/DDA/2015/9)

Proposal for utilisation of DDA Vacant land at village Saidulajab, falling in Zone -J.

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sd/- (Ajay Rastogi) Pg. Asst.	sd/- (D. N. Minz) Dy. Director (Pg.)	sd/- (Chandu Bhatia) Director (Pg.) UC & Z
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LOCATION PLAN