



दिल्ली विकास प्राधिकरण
Delhi Development Authority
आवासीय एवं शहरीय परियोजना खण्ड
HOUSING & URBAN PROJECTS WING
Office of the Chief Architect
8 Floor, Vikas Minar, New Delhi 110002

No. Dy.Dir.(Arch.)Coordn./HUPW/DDA/2020/36

Dated: 07.02.2020

Please find enclosed, the **Approved Minutes of the 378th Screening Committee Meeting** held on 06.02.2020 at 12:00 noon in the Conference hall of Vice Chairman, DDA, B-Block, Vikas Sadan. The minutes have been approved by the Vice Chairman, DDA.

Encl: a/a

Dy.Dir.(Arch.)Coordn.

Copy to:

1. OSD to VC, for the kind information of the latter
2. PS to VC
3. Finance Member DDA
4. Engineer Member, DDA
5. Principal Commissioner (Housing)
6. Principal Commissioner (LD)
7. Principal Commissioner (LS & Hort.)
8. Commr.(LM)
9. Commissioner (Plg)
10. Commissioner (LD)
11. Commissioner (Sports)
12. Chief Architect, DDA.
13. Addl. Chief Architect I (SZ) – SA(Socio-Cult.) in charge
14. Addl. Chief Architect II (Sports)
15. Addl. Chief Architect-III (Rohini)
16. Addl.Commr. I (Plg.) MP&Bldg. UTTIPEC
17. Addl.Commr.II (Plg.),GIS&Zone D,J,E&O
18. Addl.Commr.III (Plg.) MPMR Zone A, B, C, G, H&F
19. Addl.Commr.(LS)
20. ACA, VC Secretariat

INVITEES

21. Chief Accounts Officer
22. Chief Engineer (Dwarka)
23. Chief Engineer (NZ)
24. Chief Engineer (Rohini)
25. Chief Engineer (SZ)
26. Chief Engineer (EZ)
27. Chief Engineer (Projects)
28. Chief Engineer (HQ)
29. Sr. Architect (EZ)
30. Sr.Architect (Urban Parks & DUHF)
31. Sr.Architect (NZ & Narela)
32. Sr.Architect (Socio Cultural)
33. Sr.Architect (Dwarka & WZ)
34. Director (Bldg.)
35. Director (LS)
36. Director (Plg.)Dwarka, Rohini & Narela
37. Director (Plg.)AP-III, Zone A&B, C&G (excluding Urban Extn.)
38. Director (Plg.)Zone E&O
39. Director (Plg.) AP-II,
40. Director (Plg.) LP & Coordn.

07.02.2020

Dy.Dir.(Arch.)Coordn.



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HOUSING & URBAN PROJECTS WING
Office of the Chief Architect
8 Floor, Vikas Minar, New Delhi 110002

**APPROVED MINUTES OF THE 378th SCREENING COMMITTEE MEETING HELD
ON 06.02.2020 AT 12:00 Noon IN THE CONFERENCE HALL OF VICE CHAIRMAN,
DDA, B-BLOCK, VIKAS SADAN.**

The following officers were present in the meeting held on 06.02.2020.

1. Vice Chairman
2. Principal Commr.(LM, LD and LP)
3. Principal Commr.(LS & Hort.)
4. Commr.(LM)
5. Commr.(LD)
6. Chief Architect
7. Addl. Commr.(LS)
8. Addl.Commr.Plg.(Rohini/Narela/Dwk.)
9. Chief Accounts Officer
10. ACA-II(Sports)
11. ACA-III(Rohini)
12. ACA (VC office)
13. SA(NZ)
14. SA(SZ)
15. SA(Urban Parks & DUHF)
16. Dy.Dir(LS)

APPROVED MINUTES OF 378th SCM HELD ON 06.02.2020 AT 12.00 NOON IN VIKAS SADAN

ITEM No.	ISSUES	DISCUSSIONS/ RECOMMENDATIONS	REMARKS
15:2020	Confirmation of Minutes of 377 th SCM held on 07.01.2020.	377 th SCM was held on 07.01.2020 not on 06.01.2020. Corrigendum issued for the same on 23.01.2020.	
16:2020	Conceptual proposal for DDA Zonal Office for North Zone and Narela at Sector A-7, Narela. File no.F.1(Inst.)SA/NZ/HUPW /DDA/2019/SCM	The proposal could not be discussed due to paucity of time.	
17:2020	Change of Use for plot no.6 earmarked as Nursing Home in local Shopping Centre near Rajya Sabha, CHBS, Pitampura to Commercial. File no.F.200(19)/C/SA/NZ/HUPW/ DDA/2020/Pt.	The proposal was presented by SA(NZ). After detailed deliberation the proposal was Approved for change of use premise from 'Nursing home' to 'Commercial' use with the observation that SA(NZ) to correct the area statement & follow up action with a copy to Commercial Lands branch.	ACTION: 1.SA(NZ) 2.Engg.wing 3.CL Branch
18:2020	Change of Use for plot no.6 earmarked as Bank in Local Shopping Centre, pocket C-7, Lawrence Road to Commercial. File no. F.200(141)/C/SA/NZ/ HUPW/ DDA/2020/Pt.	The proposal was presented by SA(NZ). After detailed deliberation the proposal was Approved for change of use premise from 'Bank' to 'Commercial' use with the observation that SA(NZ) to correct the area statement & follow up action with a copy to Commercial Lands branch.	ACTION: 1.SA(NZ) 2.Engg.wing 3.CL Branch
19:2020	Landscape plan of Green at C2 Block, Janakpuri (NHP). File no. DDA/LS/DD/2019/72	The proposal could not be discussed due to paucity of time.	
PLACED ON TABLE			
20 :2020	Change of Use premises for plot no.8 earmarked as Restaurant in Community Centre, Alaknanda (Kalkaji). File no.ACA-I/SZ/HUPW/DDA/ 2020(07)SCM	The proposal was presented by SA(SZ). After detailed deliberation the proposal was Deferred and to be re-submit the proposal.	ACTION: 1.SA(SZ)

APPROVED MINUTES OF 378th SCM HELD ON 06.02.2020 AT 12.00 NOON IN VIKAS SADAN

21:2020	Change of Use premises for plot no.9 earmarked as Guest House in Community Centre , Indl.area, Okhla Phase-I. File no. ACAI/SZ/HUPW/DDA/2020/(06)SCM	The proposal was presented by SA(SZ). After detailed deliberation the proposal was Approved for change of use premise from 'Guest House' to 'Commercial' use with the observation that SA(SZ) to correct the area statement & follow up action with a copy to Commercial Lands branch.	ACTION: 1.SA(SZ) 2.Engg.wing 3.C.L. Branch
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Other item:

A. In addition to above, the issues w.r.t. development control norms for the auction of Plots i.e. Plot no. G1, G2 and G4 in Netaji Subhash Place District Centre was discussed and the following was decided:

- Plots to be put for auction for change of use premise to 'Commercial' use
- Any areas such as Staircase, lift well, public toilets etc are exempted from FAR calculations as per Sub Clause 7.17.2 and 8.10 of Unified Building Bye-Laws 2016. Hence, restricted height proposed to be NR (*not restricted*).
- Regarding parking provisions, it was agreed that upto two basements to be utilised for parking and balance parking requirement shall be taken care of in pool/multilevel parking of the District Centre.
- The Agenda for said plots of Netaji Subhash Place District Centre shall be placed in next Screening Committee meeting for ratification.

B. Modifications in the Agendas w.r.t. area statement & follow up action as submitted by SA(NZ) for item no. **17:2020**, **18:2020** and SA(SZ) for item no. **21:2020** are annexed at 'A' and 'B'.

The meeting ended with a vote of Thanks to the Chair.

This issues with the approval of Vice Chairman.



Dy.Dir.(Arch.)Coordn.

F.1(Misc)/SA/NZ/HUPW/DDA/34

Dated:07.02.2020

CORRIGENDUM

Pursuant to the discussion of the meeting held under the chairmanship of V.C. DDA on dated 07.02.2020 partial modifications being made in the Agendas items (2 nos.) that were put up in the 378th Screening Committee held on 06.02.2020.

a) Change of use for Plot No.6 earmarked as Nursing Home in Local Shopping Centre near Rajya Sabha, CHBS, Pitampura to Commercial. Item No. 17:2020


S.No	PROPOSED	CORRIGENDUM (to be read as)
1	<p>Para 3.0 PROPOSAL As per Para 2 of Examination the proposed Development Controls for Plot no. 6 are as follows: Use Permitted : Commercial Area of Plot : 144 m² (12M X 12M) Permissible Covered Area: 604.02 m² Permissible Ground Coverage: 144 m² Height: N.R(subject to AAI & CFO clearance) Basement: not permitted All the other control norms to be followed as per the provisions of MPD-2021 & UBBL-2016. The auction purchaser shall take necessary approvals from all statutory bodies as required.</p>	<p>Para 3.0 PROPOSAL As per Para 2 of Examination the proposed Development Controls for Plot no. 6 are as follows: Use Permitted : Commercial Area of Plot : 144 m² (12M X 12M) Built Up area permitted : 604.02 m² Ground Coverage permitted : 144 m² Height : NR (subject to AAI & CFO clearance) Basement : not permitted All the other control norms to be followed as per the provisions of UBBL-2016. The auction purchaser shall take necessary approvals from all statutory bodies as required.</p>
2.	<p>Para 6.0 FOLLOW UP ACTION: After consideration and approval of the proposal by SCM the same shall be forwarded to: 1) The Concerned Engineering wing for: a) Confirmation from Legal Wing and from QRT-Wing to ensure that the plot is free from litigation, encroachment, encumbrances prior to auction of plot. b) Site demarcation/feasibility check, area/dimension confirmation and shifting of the existing services, and n/a regarding existing trees, if any, prior to auction of the plot. 2) To C.L. Branch for auction of plot as per policy after above n/a has been taken by concerned Engg. Wing.</p>	<p>Para 6.0 FOLLOW UP ACTION: After consideration and approval of the proposal by SCM the same shall be forwarded to: a) The Concerned Engineering wing and CL Branch to ensure that the plot is free from encroachment, encumbrances prior to auction of plot. b) Engg. Wing for feasibility check and shifting of the existing services, and n/a regarding existing trees, if any, to CL Branch prior to auction of the plot.</p>

b) Change of use for Plot no.6 earmarked as Bank in Local Shopping Centre, Pocket C-7, Lawrence Road to Commercial. Item No. 18:2020

S.No	PROPOSED	CORRIGENDUM (to be read as)
1	<p>Para 3.0 PROPOSAL As per Para 2 of Examination the proposed Development Controls for Plot no. 6 are as follows: Use Permitted : Commercial Area of Plot :105.7 m² (7.08 M X 14.93 M) Permissible Covered Area: 304.15 m² Permissible Ground Coverage: 105.7 m² Height: N.R (subject to AAI & CFO clearance) Basement Floor: One with Area:105.7 m² All the other control norms to be followed as per the provisions of MPD-2021 & UBBL-2016. The auction purchaser shall take necessary approvals from all statutory bodies as required.</p>	<p>Para 3.0 PROPOSAL As per Para 2 of Examination the Proposed Development Controls for Plot no. 6 are as follows: Use Permitted : Commercial Area of Plot :105.7 m² (7.08M X 14.93M) Built Up area Permitted : 304.15 m² Ground Coverage Permitted: 105.7 m² Height : NR(subject to AAI & CFO clearance) Basement Floor: One with Area: 105.7 m² All the other control norms to be followed as per the provisions of UBBL-2016. The auction purchaser shall take necessary approvals from all statutory bodies as required.</p>

2.	Para 6.0 FOLLOW UP ACTION: After consideration and approval of the proposal by SCM the same shall be forwarded to: 1) The Concerned Engineering wing for: a) Confirmation from Legal Wing and from QRT-Wing to ensure that the plot is free from litigation, encroachment, encumbrances prior to auction of plot. b) Site demarcation/feasibility check, area/dimension confirmation and shifting of the existing services, and n/a regarding existing trees, if any, prior to auction of the plot. 2) To C.L. Branch for auction of plot as per policy after above n/a has been taken by concerned Engg. Wing.	Para 6.0 FOLLOW UP ACTION: After consideration and approval of the proposal by SCM the same shall be forwarded to: a) The Concerned Engineering wing and CL Branch to ensure that the plot is free from encroachment, encumbrances prior to auction of plot. b) Engg. Wing for feasibility check and shifting of the existing services, and n/a regarding existing trees, if any, to CL Branch prior to auction of the plot.
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Submitted Please


07/02/2020
Sr. Architect (North Zone & Narela)
(in-charge)

Chief Architect

Dy. Dir. (Coordination)



दिल्ली विकास प्राधिकरण
अपर मुख्य वास्तुविद कार्यालय-१/दक्षिणी क्षेत्र
९वीं मंजिल विकास मीनार, आई०पी०एस्टेट, नई दिल्ली-०२
दूरभाष : २३३७९६६८

संख्या ACA-1/SZ/HUPW/DDA/2020/(06)SCM /D-27

दिनांक : ०७.०२.२०२०

CORRIGENDUM

Pursuant to the discussion of the meeting in V.C. Office dated 07.02.2020 partial modifications are being made to this office Agenda titled 'Change of use premises for plot No.9 earmarked as Guest House in Community Centre, Industrial Area, Okhla Phase-1 which was put up in the 378th Screening Committee on 06.02.2020 vide Item No. 21:2020, in point 3.0 प्रस्ताव as mentioned in the table below :-

Point No.	PROPOSED	CORRIGENDUM (to be read as)
3.0	<p>प्रस्ताव</p> <p>As per Para 2 of Examination the Use premises for Plot no. 9 is proposed to be changed from Guest House to General Commercial and their Development Controls are as follows:</p> <p>Use Permitted : General Commercial Area of Plot : 288 m² (12m X 24m) Permissible FAR : 1152 m² Permissible Ground Coverage: 288 m² Height : 15.600 m Basement: 1 Basement for services and storage only</p> <p>All the other control norms to be followed as per the provisions of MPD-2021 & UBBL-2016. The auction purchaser shall take necessary approvals from all statutory bodies.</p>	<p>प्रस्ताव</p> <p>As per Para 2 of Examination the Use premises for Plot no. 9 is proposed to be changed from Guest House to Commercial and their Development Controls are as follows:</p> <p>Use Permitted : Commercial Area of Plot : 288 m² (12m X 24m) Built Up Area : 1152 m² Permissible Ground Coverage: 288 m² Height : N.R Basement: 1 Basement for services and storage only</p> <p>All the other control norms to be followed as per the provisions of UBBL-2016. The auction purchaser shall take necessary approvals from all statutory bodies.</p>
6.0	<p>अनुवर्ती कार्रवाई</p> <p>After consideration and approval of the proposal by SCM the same shall be forwarded to:</p> <ol style="list-style-type: none"> 1) The Concerned Engineering wing for: <ol style="list-style-type: none"> a) Confirmation from Legal Wing and from QRT-Wing to ensure that the plot is free from litigation, encroachment, encumbrances prior to auction of plot. b) Site demarcation/feasibility check, area/dimension confirmation and shifting of the existing services, and n/a regarding existing trees, if any, prior to auction of the plot. 2) To C.L Branch for auction of plot as per policy after above n/a has been taken by concerned Engg. Wing. 	<p>अनुवर्ती कार्रवाई</p> <p>After consideration and approval of the proposal by SCM the same shall be forwarded to:</p> <ol style="list-style-type: none"> a) The concerned Engineering Wing and CL Branch to ensure that the plot is free from encroachment, encumbrances prior to auction of plot. b) Engineering Wing for feasibility check and shifting of the existing services, and n/a regarding existing trees, if any, to CL Branch prior to auction of the plot.

Other contents of agenda will remain unchanged.

वरिष्ठ वास्तुविद (दक्षिणी क्षेत्र)
(प्रभारी)

मुख्य वास्तुविद

उप निदेशक (वास्तु) समन्वय

दिल्ली विकास प्राधिकरण