

- 183/C -

नरम परिचयिका
द वि की संख्या २०४
दिनांक ६/२/१२

DELHI DEVELOPMENT AUTHORITY
HOUSING AND URBAN PROJECTS WING
OFFICE OF THE CHIEF ARCHITECT
8th FLOOR, VIKAS MINAR

No.Dy.Dir.(Arch.) Coordn./HUPW/DDA/2012/09

Date 02.2.2012

Please find enclosed, the approved minutes of the 303rd Screening Committee Meeting held on 21.12.2011 at 11.30AM in the Conference Room, First Floor, B Block, Vikas Sadan.

The minutes have been approved by the Vice Chairman, DDA.

Dy.Dir.(Arch.)Coordn.

Copy to :

1. OSD to VC, for the kind information of the latter
2. Finance Member DDA
3. Engineer Member, DDA
4. Principal Commissioner
5. Commissioner (Plg)I
6. Commissioner(Plg)II
7. Commissioner(LM)
8. Commissioner(LD)
9. Commissioner (Housing)
10. Chief Architect, DDA
11. Addl Chief Architect I
12. Addl Chief Architect II
13. Addl. Chief Architect-III
14. Addl Commr (Plg) TB&C
15. Addl Commr (Plg)UE&P
16. Addl.Commr.(AP)
17. Addl.Commr.(LS)
18. OSD(Plg.)MPPR

INVITEES

19. Chief Accounts Officer
20. Chief Engineer (Electrical)
21. Chief Engineer(Dwarka)
22. Chief Engineer (NZ)
23. Chief Engineer (Rohini)
24. Chief Engineer (SZ)
25. Chief Engineer (EZ)
26. Sr Architect (WZ&D)
27. Sr Architect (SZ)
28. Sr Architect (EZ)
29. Sr Architect (R&N)
30. Sr Architect (NZ)
31. Sr.Architect(Spl.Projects)
32. Director (Bldg)
33. Director (LS)
34. Director(Plg)Dwarka
35. Director(Sports)
36. Director(Plg)Rohini
37. Director(Plg) Zone F&H
38. Director(Plg) Zone A&B
39. Director(Plg) Zone E&O
40. Director(Plg) Zone C&G
41. Director(Plg.)MPPR
42. Director(Plg) NP
43. Director(Plg) UC
44. Dy.Dir.(Plg.)VC office

Adan
06.02.12
JD/P.P-II
AD-I
Any action by 6/2/12

6/2/12

सुधील कुमार
02/02/12
Dy.Dir.(Arch.)Coordn.

N/A in respect of items no. 113: 2011 in the be taken in the respective file. For items no 117: 2011 & 124: 2011, approved for ENS in section 4-8 part II & 4-266 approved may be kept for ref. dup in files.
6/2/12

JD(Plg)P-3(1)

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APPROVED MINUTES OF THE 303rd SCREENING COMMITTEE MEETING HELD ON 21.12.2011
AT 11.30 AM IN THE CONFERENCE ROOM , FIRST FLOOR, B- BLOCK , VIKAS SADAN.

The following Officers were present in the meeting held on 21.12.2011.

1. Vice Chairman, DDA, in the Chair
2. Engineer-Member, DDA
3. Commr.(Plg.) I
4. Addl.Commr.(Plg.)UE&P
5. Addl.Commr.(Plg.)AP
6. Addl.Commr.(Plg.)TB&C
7. OSD(Plg.)MPPR
8. Chief Architect
9. Addl.Chief Architect-I
10. Addl.Chief Architect-II
11. Addl.Chief Architect-III
12. CE(Rohini).
13. CE(Electrical)
14. CE(NZ)
15. SE(E)P
16. Chief Accounts Officer
17. Dir.(Plg.)Rohini
18. Dir.(Plg.)NP
19. SA(R&NZ)
20. SA(WZ&D)
21. SA(SZ)
22. SA(EZ)
23. SA(NZ)
24. SA(Spl.Projects)
25. Dy.Dir.(Plg.)VC Office
26. Dy.Dir.(Plg.)Dwarka
27. Dy.Dir.(Plg.)Rohini
28. Dy.Dir.(Arch.)R&NZ
29. Dy.Dir.(Arch.)NZ
30. Consultants – Sumit Maity Architects

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Approved Minutes of the 303rd screening Committee meeting held on 21.12.11 in Vikas Sadan.

Decision of Screening Committee: The proposal as reflected in the agenda was approved with condition that

- The use-premise be defined as Old Age Home and the same information be sent to the Delhi government for further necessary action.

Follow up Action: As per decision of the Screening Committee.

112:2011 Renovation and extension of the Badminton Hall and the Reception Hall, D Block, Vikas Sadan.

File no.- SA/SZ/353 dt.10.6.2011

Presented by:- Senior Architect(South Zone)

Proposal for Consideration: The proposal is for renovation of Badminton Hall and Reception Hall, D Block, Vikas Sadan was approved in principle by the Vice Chairman DDA on 22.06.11 in file. In the Badminton Hall, the area of the entrance hall has been increased by amalgamating entrance porch and is increased to 538 sq.m. against the original area of 390 sq.m. including the Security Office. In the Reception Hall changes have been proposed in the Skylight, sitting arrangements, reception/information counter, atrium, flooring and provision of lifts etc.

Decision of the Screening Committee: The proposal as reflected in the agenda was approved.

Follow up Action: The approved proposal will be sent to the Engineering Wing for preparation of estimates and further execution of the same.

113:2011 Regarding sub-division of plot no. 9, of Public & Semi Public Facility area(FA-2), Sector A-7, Narela.

File no.- F.3(34)2010/MP.

Presented by:- Director(Planning)P-I & P-II

Proposal for Consideration: International Medical Science Academy, IMSA has requested for an institutional plot which was allotted in Sector A-7, Narela for an area 873sq.m. Further, the request was made for a small plot of 430-500 sq.m. due to financial constraints. As per the decision taken in the meeting with VC on 21.4.11, it was decided to carve out a smaller plot in the vicinity of plot no.7 which was earlier allotted to IMSA. Plot no 9 faces road no 24R/W and 12 mt. R/W on both sides and therefore 2080 sq.m(approx) plot as per LOP is sub-divided into three plots Two plots numbering 9A &

180/C-

Approved Minutes of the 303rd screening Committee meeting held on 21.12.11 in Vikas Sadan.

9B is of 500sqm and plot no 9C is of 1080sq.m proposed with 12 mt. & 24 mt. R/W road in the front respectively.

Decision of Screening Committee: The proposal as reflected in the agenda was approved.

Follow up Action: The approved modified proposal will be referred to Engineering Wing for feasibility and demarcation, Land Disposal wing and the Land Management wing for allotment and verification of Land Status for necessary action at their end and to MCD for sanctioning of Building Plans as the area is de-notified.

114:2011 Relocation of 12 no. of shops and subsequent modifications in the layout plan of Defence Colony, Flyover Market.
File no.-SA/SZ/HUPW/F.1/2002

Presented by:- Senior Architect(South Zone)

Proposal for Consideration: The file bearing No.F.12(44)96/HC/Legal wherein CLD has requested for relocation of the shops which are either falling in the alignment of the Railway Under Bridge(4 nos.) and 8 no. of shops falling in the Railway land, which needs to be demolished as per the agreement between the Railways and DDA. Using the criteria of area as mentioned in the lease document or auction document, 12 shops have been carved out for relocation and 4 shops and 4 offices for disposal. Since there are no shops available within the complex, two restaurant plots(L2 & L3) under the same flyover could be utilised. As per feasibility report of the Engineering Deptt. the plots are measuring 61ft. 3 inches X 29ft 3 inches each and are accessed through the link corridor connecting the main corridor of the market. The available height of L2 is 19 ft and the available height of the L3 is 16ft 11 inches. In the meeting it was informed that the Shop no 12/160 should be read as Shop No 12, and Shop no 14/162 should be read as 14/160 as reflected in the agenda.

Alternative II :

The ground floor of the 2nd alternative remains the same as that of the Alt.I. The first floor of the shops in plot L2 shall also remain the same. The difference is in the proposal in plot no.L3, the shops shall have a loft (25% of the shop area) at the ht. of 12ft. and overall ht. of the shop shall be as per the existing soffit of the flyover. The details of the shops are as under:

Agenda for Screening Committee

Item No...113:201

Screening Committee No....303.....

**Sub: Regarding sub-division of plot no.9, of Public & semi Public facility Area (FA-2), Sector A-7, Narela.
File no: F.3(34)2010/MP**

Synopsis

IMSA has requested for an institutional plot which was allotted in Sector A-7, Narela for an area 873 sq.mtr. Further, the request was made for a small plot of 430-500 sq.mtr. due to financial constraints. As per the decision taken in the meeting with V.C. on 21.04.11, it was decided to curve out a smaller plot in the vicinity of plot no.7 which was earlier allotted to IMSA.

1.0 Background :

i) A meeting was held under the chairmanship of VC, DDA on 21/4/2011 regarding allotment of land on concessional rate to International Medical Sciences Academy . In the meeting Commr.(Plg.) and representative of IMSA were also present. In the meeting, it was decided that the matter may be referred to Planning Deptt. for advise as to whether the plot under reference i.e. plot no.7 can be sub-divided or any other plot measuring 430 to 450 Sq.mt. is available in the vicinity for allotment to the academy.

ii) Planning department vide note dated 30/5/11 informed that the plot under reference i.e. plot no. 7 is 'L' shape due to proposed/ probably allotted ESS at one corner and hence sub-division is not desirable from planning point of view

iii) Subsequently, it was requested to Land Disposal branch to intimate this office the vacant plot position of PSP facilities in sector A-7, Narela after checking their inventory/status of land vide note dated 15/7/11. However, Commr. (L.D.) vide note dated 12/10/11 has given the vacant position of only plot no. 10 and also suggested sub-division of the said plot into 3 plots to accommodate IMSA. As the report was incomplete, this office vide note dated 18/11/11 has requested L.D. branch to provide the vacant position of all the plots in PSP area in sector A-7 after checking the inventory status of all the plots and implications of land costing on sub-division of such plots.

iv) Commr. (L.D.) vide note dated 25/11/11 has submitted the status report regarding vacant position of the plots.

2.0 Examination:-

- i) The land use of the area under reference is Public semi public as per MPD-2021 and notified Zonal Development Plan of Zone P-I and the plot no.9 forms part of approved lay out plan of PSP facility sector A-7, Narela & measuring 2080 sq.mtr. (Approx.)
- ii) Survey deptt. of Planning, vide report dated 9/5/11 has submitted the dimensions of the area where plot no.8,9 & 10 are shown and also informed that the area is vacant.
- iii) The area forms part of D.A.-175 and the area is de-notified vide notification No.F12(6)/2010/L&B/Plg./16276 dated 16.03.2011.
- iv) In the MPD-2021 under Development Code, Clause-3.0,3(11), it is stated that Layout Plan / site Plans and Building Plans shall be approved by the Local Bodies and Authority in their areas of jurisdiction.
- v) In the approved Layout Plan, plot no.10 is a corner plot. The sub-division of plot no.10 is not considered as this is a corner plot abutting major arterial road (40 mtr. R/W) and modification may lead to traffic congestion in future. Moreover from urban design point of view also it is not advisable.

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3.0 Proposal

Plot no.9 faces road no.24 R/W and 12 mt. R/W on both sides and therefore 2080 Sq.mt. (approx.) plot as per LOP is sub-divided in to three plots. Two plots numbering 9A & 9B is of 500 sq.mtr. and plot no.9-C is of 1080 sq.mtr. proposed with 12 mtr.& 24 mtr. R/W road in the front respectively. The set-backs, to the plots are shown on the sub-division plan which is laid on table.

The details regarding plot size, development control norms, set backs as given below:-

Plot no.	Area (Sq.m.)	Proposed to be sub-divided	Area in Sq.mt.	Set backs				Development Control norms
				Front(m)	Rear(m)	Side(m)	Side(m)	
9	2080	(i) 9-A	500(20x25m)	4	3	3	-	For plot no.9-A & 9-B i.e. 500 sq.mtr. As per MPD-2021 for smaller plots.
		(ii) 9-B	500(20x25m)	4	3	3	-	
		(iii) 9-C	1080(27x40m)	6	3	3	3	
								For plot no.9-C As per MPD-2021 norms.

4.0 Observation:

In the MPD-2021, under Urban Hierarchy table (3.3), plot size below 1000 sq.mtr. is not recommended for socio cultural institutional activities. This needs to be seen.

5.0 Financial Liability/Social Gain

This office requested to inform the financial implication of sub-division of corner plots along with major road as well as other vacant plots from Land costing point of view from Land Disposal Deptt. Land Disposal Deptt. vide note dated 2.12.2011 stated "all institutional plots are being allotted to Govt. Departments, Public Sector Undertakings & others under Nazul Rules at zonal variant rates. And in such allotments, there are no locational charges or corner plot charges. It is irrelevant as to whether the plot should be carved out by sub-dividing corner plots or other plots. As there is no difference in pricing or costing of corner plots or other plots. The corner plots charges or locational charges are being levied, as per policy, only in auction cases of residential plots".


In view of Para-2, 3 & 4, matter is submitted for consideration of Screening Committee.

6.0 Follow up action

After the approval of Screening Committee, the modified L.O.P. will be referred to Engineering Wing, for feasibility & demarcation, L.D. Wing, and LM wing for allotment and verification of Land status for necessary action at their end and MCD for sanction of Building Plan as the area is de-notified.

11/2/2
3: 13:2011

Asstt. Director (Plg.)
P-I & P-II


Jt. Director (Plg.)
P-I & P-II


Director (Plg.)
P-I & P-II