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Screening Committee 324
Item No. 90-2014

Subject: Modification in the LOP of 'Bodella Residential Extn. Scheme' for allotment of additional land to CRPF at Mahavir Nagar ,Zone-G.

File No: F.1(25)2007/MP

Synopsis: Modification in the Lay Out Plan of 'Bodella Residential Extn. Scheme' for allotment of additional land of 4.393 acres to CRPF adjacent to their existing Campus at Mahavir Nagar for 'District Office & Battalion'.

1.0 BACKGROUND:

- 1.1 Commandant-5 BN, CRPF vide his letter dated 9.12.13 had requested DDA for allotment of additional land of 4.393 acres which is lying vacant adjacent to their existing CRPF Campus at Mahavir Nagar for the purpose of Central Sports College/School. Subsequently, a meeting was held at Head Quarter of 5th Battalion CRPF, Mahavir Nagar on 5.3.14 wherein the representative of DDA informed that their request for allotment for the purpose of Central School/college may not be considered as this use is not a part of provisions of Master Plan.
- 1.2 Further, Commandant-5 BN, CRPF vide his letter dated 8th March, 2014 with reference to their earlier meeting held on 5.3.14, has informed that they have been allotted and handed over 9.08 acres of land in the year 1978 at Mahavir Nagar. He further informed that present sites accommodate the offices of two service coy, Pay & Accounts office, Central Sports with various field of sports like Kabaddi, Volley ball etc. It has also been informed that initially they had requested allotment of 15 acres of land but some how they got 9.08 acres against authorization of 40-50 acres of land for establishment of a permanent camping site as approved by the Min. of Home Affairs, Govt. of India. With the increase of working load vis-a-vis personal, 9.08 acres of land is found to be inadequate specially in view to undertake various administrative work and to impart training to their staff. He has further requested to allot additional land of about 4.393 acres as mentioned above.
- 1.3 Further, Commandant-5 BN, CRPF vide its letter dated 9.6.2014 had requested Director (IL) for consideration of allotment of this additional land of 4.393 acres with a copy endorsed to Director (Pig.).
- 1.4 In order to examine the request, Director (Lancs) was requested to furnish the allotment status vide this office letter of even no. dated 26.7.14, a copy of which was also endorsed to Ex. Engineer, WD-7 with a request to furnish a copy of the Survey Plan. Subsequently, the Lands Branch has sent their file (bearing no. F.25(9)2003/IL) to the Planning Deptt. and the Ex. Engineer/WD-7 has also sent TSS of this area. (Annexure-A).

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2.0 EXAMINATION:

- 2.1 The status of Lands Department file reveals that there was a Lay Out Plan for a triangular chunk of land measuring about 25 acres of land known as 'Bodella Residential Extension Scheme', copy of which is not available in the Planning Deptt. This plan envisaged 3 Pockets of Group Housing with one site for High Secondary School and Primary School. One such Group Housing Pocket measuring 9.08 acres was allotted to CRPF in the year 1978. (Annexure:B)
- 2.2 The land was allotted under the plan period of MPD 1962 and the land use of this area was 'Gross Residential' and accordingly Group Housing norms were applicable for this plot.
- 2.3 Out of this 25 acres of land, a part of the land measuring about 15 acres and accommodating two Group Housing Pockets along with a Primary School Site was shown as 'Facility Center No. 44' under the category of 'Public & Semi Public' use in MPD - 2001. This 'Facility Center' envisaged sites for one college, one integrated hospital (B) and two Nursing Homes. However, it is pertinent to point out that no such lay out plan to accommodate this facility were prepared under the plan period of MPD 2001.
- 2.4 The 15 acres of land as mentioned above is shown as 'Public & Semi Public' in the current Master Plan i.e. MPD-2021. The additional land of 4.393 acres, which the CRPF is requesting for allotment is part of the 15 acres of land and lying vacant/un-utilized and prone for encroachment.

It is pertinent to point out that the CRPF has been allowed to avail the prescribed norms for District Office and Battalion of their existing site, which is compatible use premises under the current Master Plan as approved by the TC in its meeting held on 14.11.11 vide Item No. 34/11. The land use of the additional land is also as 'Public & Semi Public'.

- 2.5 As informed by Commandant-5 Bn, CRPF, if the additional land of 4.393 acres is allotted to them which will make the total area of about 14 acres approximately against the initial 15 acres of their initial demand. It has also been informed that 40-50 acres of land is generally recommended for camping site. Although, about 2.5 acres (one hact) has been prescribed as a standard area for the 'District Office and Battalion' in the Master Plan, but looking at the present requirement of the CRPF, the allotment of additional land to them for the same purpose seems to be justified.

3.0 Proposal:

The land measuring 4.393 acres as shown in the Total Station Survey submitted by EE/WD-7, DDA is proposed to be allotted to the CRPF for the purpose of District Office & Battalion with the Development Control Norms as prescribed in the MPD-2021. The modified plan showing the proposal is annexed. (Annexure:C)

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4.0 Recommendation:

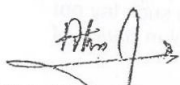
The proposal at 3.0 above is placed before the Screening Committee for its consideration.

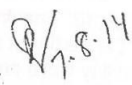
5.0 Follow Up action:

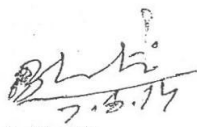
If approved, the copy of Plan will be sent to the following for necessary action with the request to bring the matter before the Planning Department in case of any discrepancies with regard the area available on the site, if noticed.:

- (i) Commissioner (Land Disposal) for necessary action with respect to allotment of the land to CRPF
- (ii) Engineering Deptt. for feasibility and demarcation.

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Director(Plg.), Zone C & G


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


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Asstt. Dir. (Plg.) Zone-G

U.P. DEVELOPMENT AUTHORITY
 HUPW-CO-ORDINATION UNIT
 Approved in 324 Screening
 Committee Meeting Dt. 2.9.14
 vide Memo no. 90:2014

 Dy. Director (Arch.) Coord