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To

The Director MPR & TC  
Delhi Development Authority  
6<sup>th</sup> Floor, Vikas Minar  
I.P. Estate  
New Delhi-110001

Director (Pig.) MPR/TC,  
D.D.A. Vikas Minar N. DELHI-2  
Dy.No..... 6-340.....  
Dated..... 9.11.13.....

Subject: SUGGESTIONS FOR MASTER PLAN 2021.

Sir/Madam,

Respectfully, I have to say that DDA has shown the land around Burari area opposite Burari Transport Authority and Delhi Jab Board offices for recreational purpose in the Master Plan. But actual position of use of this land differs from the proposed master plan. Apparently DDA has not done any physical survey of the area and is not fully aware of the actual ground position as the area.

2. There is no vacant land for the proposed recreational purpose shown in zonal plan P-II. The roadside land is already covered by commercial activities like petrol pumps, shops, and also major open land is occupies by Nirankari Mission a religious organization which has great followings and holds mass religious gatherings on this ground every week. There are already three petrol pumps being operated by IOCL, BPCL, and HPCL for which DDA has granted NOC in 2004-05 for the category 'Private Land in Rural Areas Zones in NCT Delhi' and charged Land Conversion Fees @ Rs.650/- per sq. m. and changed the land use from Agriculture to Commercial Land for Petrol Pump (Copies attached). The land around these outlets is a mix of commercial, residential as well as being used for religious purposes. There are commercial shops, a densely populated residential area, dairies and religious structures/grounds on the land area as well as open land (copies of photos attached).

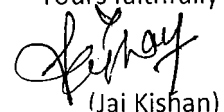
3. It is unclear that when DDA proposed for MP 2021 ZP P II, it took into account the fact that it has already provided NOC for the land on which these petrol pumps have been established for commercial use. DDA should have taken into account its permissions already granted for ZP P II and reflected accordingly in the proposed MP 2021. Since DDA has already permitted use of this land for commercial purpose and these petrol pumps are public utilities which are serving the public in that area and cover the large population, proposing this land for recreational purpose is not in public interest and unjustified.

4. In view of the foregoing, the aforesaid land be removed from the category of 'recreational land' and the master plan may be modified according to the actual position.

Thanking you,

Dated: 05-01-2013

Yours faithfully



(Jai Kishan)

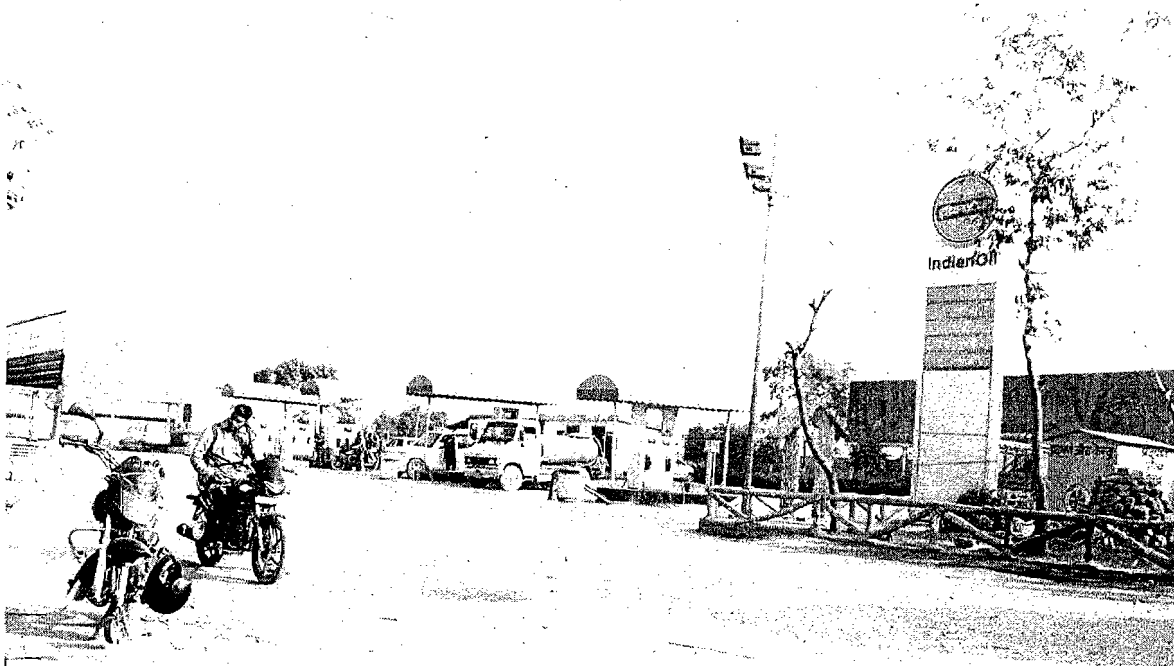
191, Dhaka,  
Delhi-110009

09899249866

Shweta  
14/11/13

~~DDA~~ AD (P/1) III

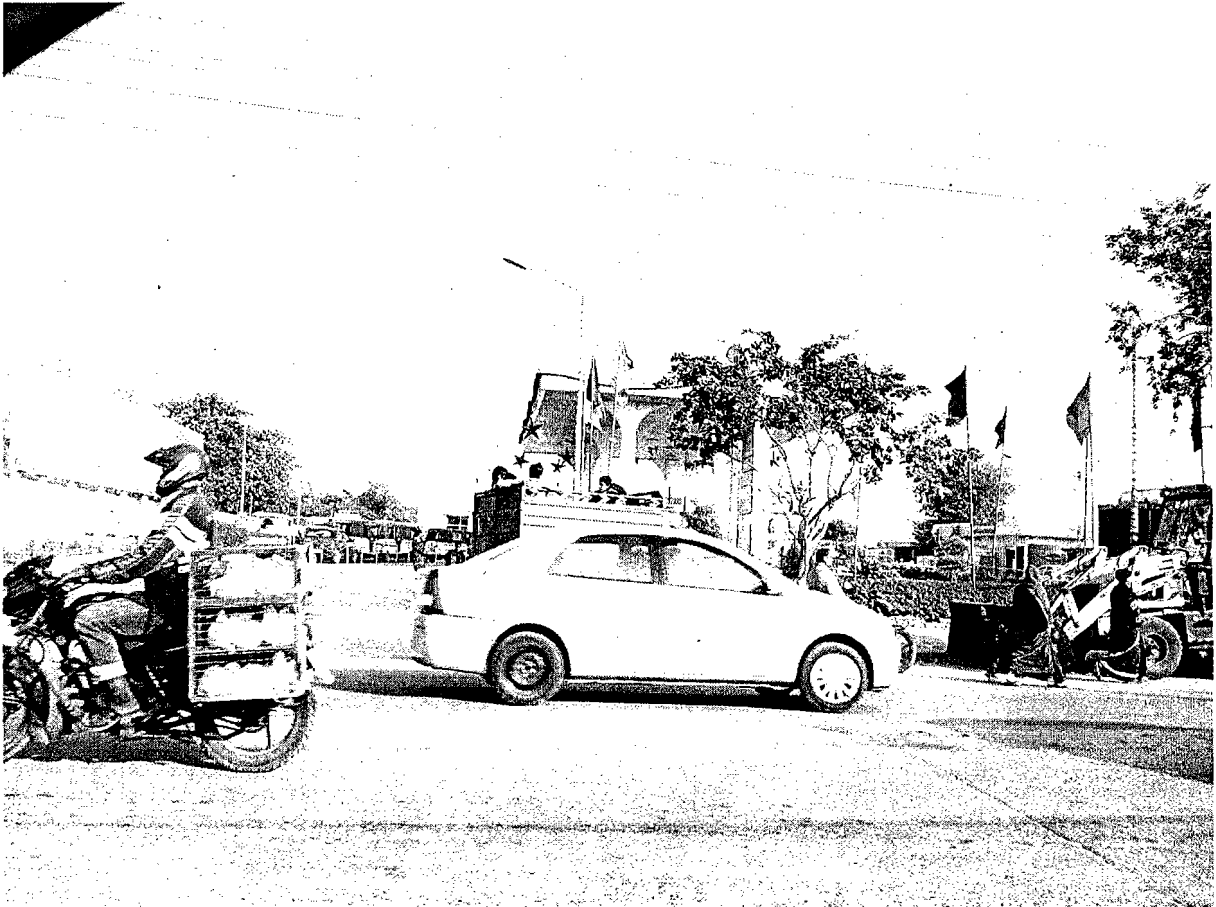
cc pl. updatable.  
in the concerned file. 15/11/13



IOC Petrol Pump on the land.



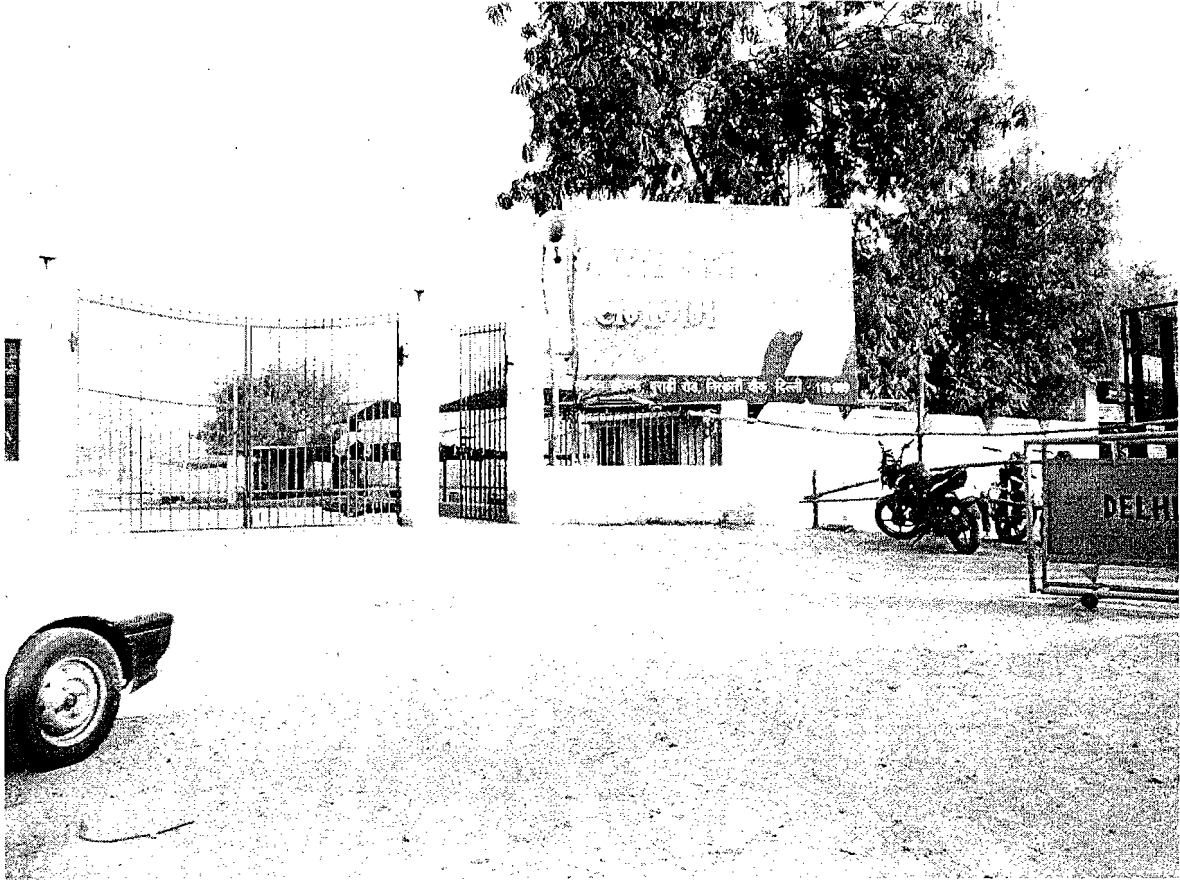
HPCL Petrol Pump on the land



BPCL Petrol pump on the land



Spiritual/ religious ground/structure on the land



Spiritual center on the land



Commercial shops on the land



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NOT TRANSFERABLE

राज्य DEVI Development Authority

DATE 21/1/2014

FOR ONLY

693154

शुभे RUPES FORTOEM INC Sushy Jind Haryana  
V.V.S. W.V. DIVE D. M. V. को अज्ञात करे

FOR PUNYOB national bank

पुन्योब नैशनाल बैंक  
punyob national bank

State of Haryana Colony DELHI 110009

SNR

110027972 110024162

AUTHORISED OFFICERS

Handwritten signature



OFFICE OF PRINCIPAL COMMISSIONER  
DELHI DEVELOPMENT AUTHORITY

No. PS/PC/2004/DDA/ 750- N

22.4.2004

OFFICE ORDER

Sub: Modalities for processing of applications seeking permission for setting up of petrol pump on private land.

This is with reference to the notification no. S.O 1258 (E) dated 31<sup>st</sup> October 2003 issued by DDA notifying regulations for setting up of petrol pump in Rural use Zone/Rural area in National Capital Territory of Delhi. Subsequently DDA has also prescribed provisional rates for permission fee for setting up of petrol pumps in Rural use Zone/Rural Area and in Urban areas. Now, DDA has approved the procedure to be followed by the oil companies for seeking permission for setting up of petrol pump as per notification dated 31<sup>st</sup> October 2003. The procedure would be as under:

1. The oil company would make an application addressed to CLD along with following documents.
  - a) Certified copy of LOI agreement between land owner and the oil company.
  - b) Documentary proof for ownership of land.
  - c) Location plan of the plot including size (dimension and area) of proposed plot, road width available in front of the plot, permitted land use of the plot, NOC from LAC with regard to status of proposal plot i.e. free from court case, acquisition, encumbrance, etc.
  - d) Certificate from oil company that they have verified all the documents at b & c above and they are true and correct
  - e) Copy of the challan of the conversion fee deposited in Central Bank of India, Vikas Sadan Branch, New Delhi. Circular on conversion fee on provisional basis is enclosed. An undertaking to pay the balance is also required to be submitted.
2. On receipt of the application CLD Branch would send the same to the Planning Section and Finance for NOC.
3. The observations, if any, would be communicated to the oil company within 30 days of making the application.
4. After getting NOC from Planning/Finance, where there is no observations of the DDA, CLD Branch would issue NOC to the oil company within 30



days for the application or reply of the observations, whichever is later. Submitting all clearances for example, from Delhi Police, Fire Service, Explosive Department, etc. and getting building plans sanctioned would be the responsibility of the oil company making the applications. In case application is rejected, the amount would be refunded without any interest after deducting service charges of Rs. 5000/-

5. Following Officers may be contacted during public hearing days i.e. Monday & Thursday afternoon for any problem relating to permission for petrol pump or if no response is received by oil company within 30 days of making the application. In addition undersigned will also be available on all Thursday afternoon, if these officials are not able to solve the problem
- a. Sh. A.K. Jain, Commissioner Planning, Vikas Minar, New Delhi. Phones 23378085
  - b. Sh. R.K. Singh, Commissioner, Land Disposal, A-Block, Vikas Sadan, New Delhi. Phones 24698350, 24692328
  - c. Sh. S.K. Goyal, FA(H) Dir (C), D-Block, Vikas Sadan, New Delhi. Phones 24698758

22/5/04  
22/5/04  
(D.B. Gupta)  
(Principal Commissioner)  
Ph. 24697813

1. CLD
2. Commissioner (Planning)
3. FA(H)/Dir (L.C)
4. All Oil Companies
5. State level Coordinator

Delhi Development Authority  
Land Ceiling Wing  
Projects Accounts Branch

2019/99/20113/21

2019/214/64

Sub: Regulations for setting up of Petrol Pump in rural use  
Zones in National Capital Territory of Delhi


This is with reference to the Notification No. SO 1258 (E) dated 31.10.03 issued with the approval of the Government on the above cited subject. The Clause-2(viii) of the same provides that the Conversion Fee for change of land use shall be payable by the applicant as per the rates laid down by DDA from time to time, with the approval of the Government. As a follow up the issue of fixation of rates of Conversion Fee for setting up of Petrol Pumps on private land in Rural use Zones/Urban areas (including urban extension) in NCT of Delhi has been examined. It has been decided with the approval of Hon'ble L.G. to charge the Conversion Fee at the following rates on Provisional basis -

Sl. No.	Category	Rate of Conversion Fee
1.	Private land in Rural area Zones in NCT of Delhi	(a) Rs 650/- per sqm
		(b) For land on Highways (Rural Areas) Rs 1300/- per sqm
2.	Private land in Urban areas including Urban Extension in NCT of Delhi	(a) Rs 700/- per sqm
		(b) For land on Highways (Urban Areas) Rs 1400/- per sqm

These rates will remain in force till the Government with the prior approval of the Government from time to time.

A reference has been made to the Ministry of I.D. & P.A. for seeking necessary approvals of the Government for these rates.

In the meantime these rates may be followed as "Provisional" with a provision that necessary adjustments would be made as may be necessary when the rates are approved by the Government. This would be suitably reflected in the communication of approval to the applicants. Necessary undertaking that they would make the payment of differential amount, if any, when the rates are approved by the Government would, also need to be obtained from the applicants.

  
(S.K. GOYAL)  
Director (LC/FA(H))  
Phone 24698758

- Commissioner (Plg.)
- Commissioner (LM)
- Commissioner (LD)
- CAO/FA(H)
- O.S.D. to V.C. for information
- O.S.D. to LC for information
- O.S.D. to F.M. for information
- SAO (CL)

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DELHI DEVELOPMENT AUTHORITY  
COMMERCIAL LAND BRANCH

No.F.13(51)2004/CL/PP/DDA /651

Dated: 2/12/04

To

The Chief Divisional Manager,  
M/s Hindustan Petroleum Corporation Limited,  
6<sup>th</sup> & 7<sup>th</sup> Floor, North Tower, Scope Minar Complex,  
Dist. Centre Laxmi Nagar,  
New Delhi-110092.

Sub: Grant of Permission for setting up of Petrol Pump on Private Land situated  
at Village Jharoda Majra, Burari, Delhi.

Sir,

This has reference to your application dated 07.07.2004 regarding above cited subject. After examining the documents submitted by you, I am directed to convey the grant of Permission for setting up of Retail Outlet(Petrol Pump) on Private Land measuring 35.96 x 30.48 sqm. size situated at Khasra No. 20/5/2/21 and 19/25/2, at Village Jharoda Majra, Burari, Delhi, as per the plan submitted by you for your L.O.I holders Shri Arun Chauhan s/o Shri Zile Singh Chauhan, resident of 27, Mahandera Park, Sanjay Nagar, Azad Pur, Delhi-110033, and Shri Akhil Chauhan s/o Shri Zile Singh Chauhan r/o 1908, Outram Lines, Kingsway Camp, Delhi-110022.

This permission is however subject to the following conditions:-

1. The permission fee paid by the Oil Company is based on provisional basis. Any increase in the rates shall be payable by the Oil Company.
2. The use of premises in petrol pump so sanctioned will be for use as Filling/Service Station and not for any other commercial activity.
3. The Oil Company has to obtain clearances from the Licensing Department of Delhi Police, Delhi Fire Service & Explosive Department.
4. After clearance from the Dy. Commissioner of Police (Licensing), the Competent Authority under ULCAR, Delhi Fire Service and Explosive Department, the Oil Company shall obtain approval of the Building Plan, for setting up of retail outlet, from the concerned local authority or DDA as the case may be.
5. The minimum set back and norms of building standards shall be regulated and conform to the standard design to be approved by the Competent Authority and the Fire Department applicable to Petrol Pump as laid down by DDA.
6. The norms of Building shall conform to the approved standard design applicable to petrol pumps as laid down by DDA.
7. The land between the existing right of way and boundary and the property line of the proposed outlet shall be maintained as green buffer zone. No construction of any kind will be allowed in the area except approach road to the Retail outlet site.

- The general conditions for setting up of Petrol Pump shall also be in accordance with the norms laid down by Ministry of Surface Transport and the India Road Congress (IRC-12-1983).
9. If the size of proposed Outlet is exceeding 33 x 45 mtrs., the Development control norms regarding FAR, coverage shall be applicable to the plot size of the 33 x 45 mtrs. only and the remaining area of the plot shall be maintained as open and green space.
  10. The permission does not confer any immunity against the acquisition of land of the said Petrol Pump site, if required, for any planned scheme by the Government.
  11. The Oil Company / Dealer shall take all safety measures.
  12. The Oil Company / Dealer shall pay all applicable taxes / charges to the Government / Local Body for setting up and operating the petrol pump.
  13. No cut in the central verge in the main road will be permitted in front of Petrol Pump site.
  14. The trees, if any, standing at site shall be removed, if required, with the prior permission of the concerned department.
  15. The Oil Company and the Dealer of the said Retail Outlet has to abide by all the conditions laid down in the Gazette of India Notification No. 983, dated 31.10.2003.

If it is discovered at later stage that the permission has been obtained by suppression of any fact or / mis-representation or fraud or if there is any breach of the above mentioned conditions, it is liable to be withdrawn by DDA.

(Pankaj Kumar)  
Dy. Director (CL)

- Copy to:
1. Commissioner (Planning)/DDA.
  2. Director (TT)/DDA
  3. Director (NP)/DDA
  4. Director (Building)/DDA
  5. Director ( Horticulture) North/DDA
  6. O.S.D. (L.M.)/DDA
  7. Sr. A.O. (CL)/DDA.
  8. Dy. Commissioner of Police (Licensing).
  9. AE (CL)/DDA

Pankaj Kumar  
DD (CL)

103

.....1462500/-

DATE 10.06.2004

Delhi Development Authority Vikas H

PAY

RUPEES FOR THE LAC SIXTY-TWO THOUSAND FIVE HUNDRED ONLY

OR ORDER

RS. 1462500/-

C.A. A/c No. 000705004418

For Indian Oil Corp Ltd. Marketing Division

ICICI Bank Limited  
11 W DELHI Branch  
A. Phelps. Connaught Place,  
N.W. DELHI - 110001

Authorized Signatory

0002974 110290020 004418

DEPARTMENT OF LAND REVENUE  
COMMERCIAL LAND BRANCH II

No. 13(7)2004/CL-PR/DDA/1022

Date: 15/11/04

To: ✓ The Chief Divisional Manager,  
Indian Oil Corporation Ltd.  
World Trade Center, Barak Road,  
New Delhi-110001.

Sub: Grant of Permission for setting up of Petrol Pump on Private Land situated  
at Village Jharoda Majra, Burari, Opposite State Transport Authority,  
Delhi.

Sir,

This has reference to your application dated 10.06.2004 regarding above cited  
subject. After examining the documents submitted by you, I am directed to convey the  
grant of Permission for setting up of Retail Outlet (Petrol Pump) on Private Land  
measuring 2250 sqm. situated at Khasra No. 29/6/2(1-3), 21/19 (1-12), at Village  
Jharoda Majra, Burari, Opposite State Transport Authority, Delhi, as per the plan  
submitted by you for your LOI holder Shri Jai Kishan, son of Shri Mahesh Chaudhary,  
resident of 191, Dhalka Village, Kingsway Camp, Delhi.

This permission is however subject to the following conditions -

1. The permission for paid by the Oil Company is based on prevailing rates. Any increase in the rates shall be payable by the Oil Company.
2. The use of premises in petrol pump so sanctioned will be for use as Filling/Service Station and not for any other commercial activity.
3. The Oil Company has to obtain clearances from the Licensing Department of Delhi Police, Delhi Fire Service & Explosive Department. After clearance from the D.C. Commissioner at the Competent Authority under ULCAR, Delhi Fire Service and Explosive Department, the Oil Company shall obtain approval of the Building Plan, for setting up of retail outlet, from the concerned local authority or DDA as the case may be.
5. The minimum set back and norms of building standards shall be regulated and conform to the standard design to be approved by the Competent Authority and the Fire Department applicable to Petrol Pump as laid down by DDA.
6. The norms of Building shall conform to the approved standard design applicable to petrol pumps as laid down by DDA.
7. The land between the existing right of way and boundary and the property line of the proposed outlet shall be maintained as green buffer zone. No construction of any kind will be allowed in the area except approach road to the Retail outlet site.
8. The general conditions for setting up of Petrol Pump shall also be in accordance with the norms laid down by Ministry of Surface Transport and the India Road Congress (IRC-12, 1983).
9. The size of proposed Outlet is exceeding 33 x 45 mtrs. The Development control norms regarding FAR, coverage shall be applicable to the plot size of the 33 x 45 mtrs. only i.e. only on 1485 sqm. instead of 2250 sqm. and the remaining area of the plot shall be maintained as open and green space.
10. The permission does not confer any immunity against the acquisition of land of the said Petrol Pump site, if required, for any planned scheme by the Government.
11. The Oil Company Dealer shall take all safety measures.

HARI K G NAMBIAR  
B. ANS. & I.A. A.I.  
C.A. 57/11/12  
CONVO.

MURUGAN  
Indian Oil Corporation Ltd.  
Delhi  
World Trade Center  
Barak Road, New Delhi

22/11/04  
चीफ डिविजनल रिटेल वेलर डीप्ट  
इंडियन ओयल कॉर्पोरेशन लिमिटेड  
दिल्ली डिपॉजिटरी कार्यालय  
वर्ल्ड ट्रेड सेंटर  
बाराक रोड नई दिल्ली-110001

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- 12. The Oil Company / Dealer shall pay all applicable taxes & charges to the Government / Local Body for setting up and operating the petrol pump.
- 13. No cut in the central verge in the main road will be permitted in front of Petrol Pump site.
- 14. The trees, if any, standing at site shall be removed, if required, with the prior permission of the concerned department.
- 15. The Oil Company and the Dealer of the said Retail Outlet has to abide by all the conditions laid down in the Gazette of India Notification No. 983, dated 31.10.2003.

If it is discovered at later stage that the permission has been obtained by suppression of any fact or / mis-representation or fraud or if there is any breach of the above mentioned conditions, it is liable to be withdrawn by DDA.

*Pankaj Kumar*  
(Pankaj Kumar)  
Dy. Director (CL)

Copy to:

- 1. Commissioner (Planning) DDA.
- 2. Director (TT) DDA
- 3. Director (Building) DDA
- 4. Director (Horticulture) North DDA
- 5. O.S.D. (LM) DDA
- 6. Sr. A.O. (CL) DDA.
- 7. Dy. Commissioner of Police (Licensing).
- 8. AE (CL) DDA

DD (CL)

*A. Hesthead*

*[Signature]*  
7-11-2004

**MUKUL KUMAR**  
Consultant Architect  
India  
Delhi  
Habitat 67, New Delhi

H. K. G. NAMBIAR  
B. ARCH. ALIA A.  
Reg No. CA/87/111  
ARCHITECTURAL CONSULTANT

*[Signature]*

सोफ डिपिजमल रिटेल सेलर केज  
दिल्ली थ्रुवॉल कॉर्पोरेट रिटेल डिपार्ट-  
मेंट  
कॉर्पोरेट कार्यालय  
कॉर्पोरेट सेलर  
कॉर्पोरेट सेलर