

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

No: Dy.Dir.(Arch.)Coordn./HUPW/DDA/2013/

Date: 28/05/2013

Please find enclosed, the approved minutes of the 314th Screening Committee Meeting held on 17.5.2013 at 10.00 am 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)
6. Commissioner(LM)
7. Commissioner(LD)
8. Commissioner (Housing)
9. Chief Architect, DDA
10. Addl Chief Architect I
11. Addl Chief Architect II
12. Addl. Chief Architect-III
13. Addl. Commr. (Plg.) UC&Infrastructure
14. Addl Commr (Plg) TB&C
15. Addl Commr (Plg) UE&MP
16. Addl. Comr. (Plg.) MPPR & AP
17. Addl. Commr. (LS)

INVITEES

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


28/05/13
Dy.Dir.(Arch.)Coordn.

82:2013 Modification in the approved layout plan of Sector A1-A4 (on the basis of the Total Station survey submitted by Engg. Deptt.)
File no.-F.3(02)2013/MP

Presented by : Director (Planning) Zone P-I/P II

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

- HIG& MIG pockets be also earmarked in the remaining vacant pockets.

Follow up Action: The approved proposal will be sent to the Chief Engineer(North Zone) for demarcation and Development, to the Chief Engineer(Elect.) for electrification of the Sectors, to the Land management Wing for verification of ownership status and to the Land Disposal Wing for allotment based on the demarcation done by the Engineering Wing(Civil).

83:2013 Modification in the layout plan of Punjab National Bank Staff CHBS on plot no.6 Shahdara for utilization of vacant land earmarked for nursery school as Park.
File no.-F.3(104)98/MP/Pt.1

Presented by: Director(Planning)Zone E&O

Decision of Screening Committee: The proposal as reflected in the agenda was deferred till a policy is made for conversion of Nursery School Sites. The matter be referred to Commissioner (Planning) for formulating a policy in this aspect.

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

84:2013 Modification in the layout plan of utilization of the land for vacant pocket at Basai Darapur.
File no.- F.1(20)2007/MP/Pt.1

Presented by : Director (Planning) C&G

Decision of Screening Committee: The proposal as reflected in the agenda was deferred with the following observations:

- Since there is no details of the evictees available on hand, it was decided to make a complete list of evictees.
- Explore the possibilities of combining the land area of Community Hall, Green area and the Housing for an integrated scheme for better utilization of space.

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

Delhi Development Authority

Item No. 82 2013
 Screening Committee No. 314
 Date _____

File No. F. 3(02)2013/MP

Sub: Modification in the Approved Layout Plan of Sector A1-A4 (on the basis of the Total Station Survey submitted by Engg. Deptt.)

Synopsis

The Layout plan of Sector A1-A4 was approved in 234th Screening Committee meeting dated 04.10.04 vide item no. 159/2004. Now, as per Total Station Survey (TSS) / feasibility provided by Engg. Deptt. and Notified Zonal Development Plan of Zone P-I, the modification in the Layout plan of Sector A1-A4 is done.

1. Background:-

Layout plan of Sector A1-A4 was approved in 234th Screening Committee meeting dated 04.10.04 vide item no. 159/2004. Layout Plan was issued to Engg. Deptt and roads have been constructed accordingly.

As per decision taken by VC, DDA in the meeting held on 12.10.12 with regard to construction of EWS/LIG houses in Sector A1-A4 which is as follows -

"Commissioner (Plg)-II informed that although the TSS for the site has been done but it is required to be re-done since the earlier TSS was done long back and there is lot of changes at site, as such TSS should be done again which would include all the features including Trees, Roads etc."

While comparing LOP with TSS, difference in areas were observed & therefore modification is required.

2. Examination:-

On the basis of the TSS submitted by EE/ND-4 vide letter no. F.12(2)EE/ND-4/DDA/Report/135 dated 24.01.2013 and notified ZDP of Zone P-I, modifications in LOP of Sector A1-A4 have been done which are as under:

- i) Boundary of Mamurpur Forest has been adjusted as per Notified ZDP and TSS. Subsequently, the area of pockets adjacent to Mamurpur forest has been adjusted.
- ii) Road on the northern boundary of Sector A1-A4 has been marked as 30 m as per notified ZDP in place of 60m R/W.
- iii) Alignment of UER-I (80 m R/W) has been redrafted as per ZDP & TSS.
- iv) Three Pockets earmarked for Slum & JJ In-situ Rehabilitation; Relocation / Reconstruction & Up-gradation have been approved for EWS in 310th Screening Committee meeting vide item no. 177/2012.
- v) The indicative distribution of housing types approved in 282nd Screening Committee meeting held on 28.08.09 vide item no. 116:2009 may be removed as

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 this was done as a pilot project and no other approved LOP (Sector Plan) is having this exercise. This is suggested to remove as to give flexibility to LOP.

On the basis of above, landuse distribution of Sector A1-A4 is modified, the breakup of the same is as under: - (details are shown on the plan)

A. LANDUSE DISTRIBUTION OF SECTOR A1-A4 at ZONAL LEVEL (As per Notified Zonal Plan of P-I)

	(As per previous LOP) (in HA.)	(As per ZDP-2021)(in HA.)	Proposed(As per TSS)(in HA.)
1. GROSS RESIDENTIAL	149 (46.56%)	167.6 (47.53%)	170.09 (49.47%)
2. COMMERCIAL (CC)	11 (3.44%)	11.50 (3.26%)	11.9 (3.46%)
3. PUBLIC & SEMI PUBLIC	10 (3.12%)	9.8 (2.78%)	10.8 (3.14%)
4. UTILITY	2 (0.63%)	1 (0.29%)	1 (0.29%)
5. RECREATIONAL	106 (33.13%)	123.5 (35.02%)	111.28 (32.37%)
6. CIRCULATION	42 (13.12%)	39.2 (11.12%)	38.75 (11.27%)
TOTAL AREA	320.0	352.60	343.82

B. DISTRIBUTION OF GROSS RESIDENTIAL AREA (LAYOUT LEVEL)

	Previous LOP (Approved in 2004)		Modified LOP as per TSS provided	
	(in hact)	(%)	(in hact)	(%)
1. NET RESIDENTIAL AREA	82.00	55	102.18	60.07
2. COMMERCIAL (LS/CSC)	2.67	1.8	3.98	2.34
3. COMMUNITY FACILITIES	26.33	17.7	31.3	18.40
4. PARK AND PLAYGROUNDS	22.0	14.8	22.62	13.30
5. CIRCULATION	16.0	10.7	10.01	5.89
TOTAL AREA	149.0	100	170.09	100

Area under Net Residential, Commercial and Community facilities has been increased while area under Park/playground and circulation has been reduced. This is mainly due to re-adjustment in the boundary of Mamurpur forest, 30 m road on the north side and UER-I on the south side as per Notified ZDP of P-I and TSS supplied. The total area of the sector A1-A4 is increased by 7.4 percent approximately while gross residential area is increased by 14 percent approximately.

3. Proposal:-

Sl. No.	As per Previous LOP	As per ZDP-2021/ TSS	Proposal
1	Boundary of Recreational Area near Mamurpur is shown.	Boundary changed/modified.	Boundary is redrafted as per ZDP /TSS.
2	Existing road on the northern side of Sector	Road is shown as 30 m R/W.	Road is modified to 30 m R/W.

14.8.2013

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	A1-A4 was proposed as 60 m R/W connecting NH-1.		
3	Alignment of UER-I is shown as upward towards NH-1	Alignment of UER-I (already constructed) is shown as downward towards NH-1	Alignment of UER-I (80 m R/W) has been redrafted as per ZDP & TSS.
4	The indicative distribution of housing types shown.		The indicative distribution of housing types may be removed as this was done as a pilot project and no other approved LOP is having this exercise. This is suggested to remove as to give flexibility to LOP.
5	Three Pockets earmarked for Slum & JJ In-situ Rehabilitation; Relocation / Reconstruction & Up-gradation.		Three Pockets earmarked for Slum & JJ In-situ Rehabilitation; Relocation/ Reconstruction & Up-gradation have been approved for EWS in 310th Screening Committee meeting vide item no. 177/2012.

4. Recommendation:-

The proposal at para-3 above is placed before Screening Committee for its consideration and approval.

5. Follow up action:-

After the approval, the modified Layout Plan will be forwarded to:

- Chief Engineer (NZ) - For demarcation & development.
- Chief Engineer (Electrical) - For Electrification of the Sectors.
- Land Management wing - For verification of ownership status.
- Land Disposal wing - For allotment based on the demarcation by Engineering wing (Civil).

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314/82/2013

DELHI DEVELOPMENT AUTHORITY
 HUPW-CO-ORDINATION
 Approved in... 314... Screening
 Committee Meeting Dt. 17.5.13
 vide Item no. 82/2013
 Asstt. Director (Plg.)
 Zone P-I/P-II

DELHI DEVELOPMENT AUTHORITY
 Approved in... 314... Screen...
 Meeting Held on 17.5.13... Item No. 82/2013
 Director (Plg.) in-charge
 Zone P-I/P-II
 12/4/13

Approved Minutes of the 314th Screening Committee Meeting held on 17.05.2013
in Vikas Sadan.

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DELHI DEVELOPMENT AUTHORITY
HUPW-CO-ORDINATION UNIT
Approved in 314 Screening
Committee Meeting Dt. 17.5.2013
vide Item no. 82:2013
Director (Asst) Coord

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11/07/13