

Sub: Incorporation of sub division of plot no. 82 in the Lay out Plan of [REDACTED] based on the allotment done by LSB (Incl.) wing of DDA.
File No. F.3(58)05/MP

Zone-G, 220216

Synopsis: Senior Town Planner II, North MCD had requested DDA for a copy of Modified Lay Out Plan of WHS Kirti Nagar w.r.t. adjacent Plot no.82 for the purpose of examining the Building Plan application of the allottee.

1.0 **Background:**

1.1 The proposal regarding "Incorporation of sub division of plot no. 82 in the Lay out Plan of WHS Kirti Nagar, Zone-G, based on the allotment done by LSB (Incl.) wing" was discussed in the 335th Screening Committee held on 17/1/16, vide Item No.4/2016 (Annexure-A), wherein it was decided that

'the Item will be re-submitted in the SCM for consideration along with the past precedents and the policy of allotment by the Lands Department.'

1.2 Subsequently, C(LD) vide note dt. 12.2.16 in file No.F.6A(1107)68 /LSB(I) has submitted the Circular along with the past precedents of the following two cases in which adjacent land has been allotted to the owner on current market price:

i. The approval of Hon'ble LG to the recommendations of the Committee constituted under the Chairmanship of F.M., DDA has been circulated by office of Dy. Director/ Coordn./LD vide Circular no. F.4(4)/03/Co-ordn./LD dated 07/01/03 regarding allotment of vacant piece of land to the allottee for adjacent plot on Current market price (Annexure-B). It is stated that :

'wherever vacant piece of land adjacent to allotted plot of any lessee is lying vacant or lying elsewhere, the allottee adjacent to the same may be offered the piece of land on current market rate and if the allottee turns down the offer then the piece of land may be merged with service lane or in the alternative a parking site can be developed as the case may be and the same may be disposed off subsequently according to the prevailing norms as it would generate revenue and also reduce the cost of keeping such piece of land encroachment free.'

ii. In the case of plot no. 69, Block - 2, Kirti Nagar lands department has allotted adjacent land measuring 100 sq.yds. to the owner of this plot on current market rate, vide letter no. F9(73)81/LSB(I)/293 dated 20.02.2004 (Annexure-C)

iii. In the case of Plot No.50/4, WHS, Kirti Nagar lands department has allotted adjacent piece of land measuring 125 sq.mts to the owner of the plot on current market rate, vide letter no. F6A(57)70/LSB(I)/228 dated 08.02.2012 (Annexure-D)

1.3 Earlier, Dy. Director (Incl.) vide his note dated 23.11.15 in file no. F.6A(1107)68/LSB (I) had referred the file to Planning wing for modification in the LOP of WHS, Kirti Nagar, w.r.t Plot No. 82(adjacent) and it is stated that:

(i) The owner of Plot No. 82, Furniture Block, WHS Kirti Nagar was allotted plot measuring 443 Sq yds by DDA and the lease deed of the plot was executed on 26.06.1979 (Annexure: E).

(ii) The owner of the plot no.82 had applied for allotment of a piece of land adjacent to his plot measuring 141.83 sq yds(133 +8.83 sq yds) and the same was approved by VC,DDA in file no. F.6A(1107)68/LSB (Incl.) on 31.01.15 and 23.03.15 respectively and the allottee after making the payment has taken over the possession of the plot. The lease Deed of the piece of land has already been executed by the DDA and the allottee is requesting for authenticated copy of the lay out plan of the area for sanction of his building plans."

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643/c
183/c

Examination:

- 1 As per the Zonal Development Plan of Zone G / MPD-2021, the land use of the plot under reference is 'Industrial'.
- 2.2 As per the approved lay out plan of WHS Kirti Nagar, total 457 plots of sizes varying from 100 sq.yds to 2000 sq.yds have been proposed. Plot No. 80,81 & 82 measuring 100' x 72'-0"(800 sq.yds. each) are falling in a row and the total width of these three plots is shown as 300'.The plot u/r is part of the scheme and lying vacant adjacent to plot no. 82. The width of the service lane adjoining these plots is not mentioned in the plan.
- 2.3 A Joint Site Inspection was convened on 26.11.15 along with the officers of Planning Wing, Engineering Wing and LSB (Incl. Wing). It was observed that the plot no. 82, Furniture Block, WHS Kirti Nagar is a corner plot and a piece of land adjacent to Plot no.82 is lying vacant. This vacant/adjacent plot lies between plot no. 82 and service lane. It was also observed that the other plots in the row were irregular in size not matching with the sizes earmarked in approved LOP and already constructed.
- 2.4 The matter regarding allotment of land by LSB(Incl.)vis a vie the approved LOP has been examined as per the Lease Deed submitted by the LSB(I) Wing and following is submitted:

S. No.	Description	Plot No.80	Plot No.81	Plot no. 82
1.	Year of allotment/lease	20/10/82	6/7/76	26/6/79
2.	Plot size as per approved Lay out plan	800 sq.yds (100' x 72')	800 sq.yds (100' x 72')	800 sq.yds (100' x 72')
3.	Plot size as per Lease Deed	801 sq.yds. (101'X72')	940 sq.yds. (121'X69')	443 sq.yds. (58'X69')

From the above table, it is observed that out of the total width of 300 ft. of these three plots in the row , a piece of land measuring 20' X 69'-0"(141.83 sq.yds. is lying vacant which was allotted by Lands Deptt. to the owner after sub dividing plot no. 82.

- 2.5 As per MPD – 2021, Chapter 7 - Industries, Table 7.3 (Note xii)- "Sub division of larger industrial plots or amalgamation of smaller industrial plots will be allowed in existing areas as well as approved schemes/LOP/Building Plans on these Industrial plots.
- 2.6 In the LOP, setbacks have been shown .However, these setbacks are not feasible on proposed plot no.82-A as size of this plot is only 141.83 sq yds.(in the ratio 1: 3) and the minimum setbacks shall be followed as per MPD-2021 provisions given in Chapter 17-Development Code , Table 17.1 for "other than residential plotted development".

3.0 Proposal

In view of above, the Lay out Plan of WHS Kirti Nagar has been modified and the plot no. 82 (800 sq.yds. as per Lay Out Plan) has been sub divided into two parts. The total length of the row falling between two service lanes has been maintained as 300' and after sub division of plot no. 82,a new number is given to adjacent plot as **82-A** as given below:

S.No	Plot No.	Plot Size	Area(sq.yds)	Remarks
1.	82	58' X 69'	443.00	Existing
2.	82-A (Adjacent Plot)	20'+17' X69' 2	141.83	Proposed Sub-division & Allotment of new number.

The modified LOP is enclosed as **Annexure:F**.

4.0 Recommendation:

The proposal at para 3.0 above is placed before the Screening Committee for its consideration along with the policy of Lands Department and past precedents of allotment of land on current market price.

18-2/2
[Signature]

337: 22: 2016

Follow up action:

After approval, the copy of approved Lay Out Plan will be sent to :

- i) Land Disposal Wing (LSB Incl.) for issues relating to land costing, lease, court case if any.
- ii) The concerned Engineering Wing (CE -Dwarka) for demarcation and feasibility.
- iii) Sr. Town Planner II, North MCD for information and necessary action.

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DELHI DEVELOPMENT AUTHORITY	
HUPW-CO-ORDINATION UNIT	
Approved in...	<i>338th</i> Screening
Committee Meet...	<i>06-04-016</i>
Vide item No...	<i>22/2016</i>
<i>[Signature]</i>	
Dy. Director (A. h.) Co-ordn.	