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Item No.: _

Date: _

AGENDA FOR SCREENING COMMITTEE

SUBJECT: Utilization Plan of vacant DDA lands w.r.t. finalization of boundary of proposed Group Housing vacant land measuring 14063 SQM. (approx.) at Basant Village in Residential Land Use as per ZDP of Zone-F under MPD-2021.

FILE NO.: F.1 (29)/2005-MP

1.0 BACKGROUND:

- 1.1 The issue regarding 'Group Housing Scheme on DDA vacant land at Basant Village was discussed in the meeting held under the Committee constituted by VC DDA under the Chairmanship of Pr. Commissioner (LD & Housing) DDA to identify the vacant plots of lands for disposal was held on 13.05.2014 wherein issues regarding 'disposal of vacant plots under possession of DDA in 13 villages in South Zone' were discussed.
- 1.2 There is an already approved Development Plan of Basant Village, wherein a plot was earmarked for Group Housing of an area measuring about 2.7 acres (approx.: as the same is not clearly visible) in the Development Plan of Basant Village.
- 1.3 The matter was discussed in the meeting held under CE (SZ) on 28.04.2017 and as per minutes of meeting, Addl. Chief Arch.-/SZ intimated that the development plan provided by planning wing is not clear. Therefore, direction has been given by CE (SZ) to EE/SWD-4 for Total Station Survey (TSS) of the available vacant land along with adjoining area and also for the joint site inspection before TSS. Thereafter TSS will be forwarded to Planning Department for finalizing the boundaries of Group Housing Plot as per TSS.

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2.0 EXAMINATION

- 2.1 As per ZDP of Zone-F under MPD-2021, the plot under reference for Group Housing at Basant Village falls in the Residential land use and already earmarked for Group Housing of an area measuring about 2.7 acres (approx.: as the same is not clearly visible) in the Development Plan of Basant Village (**annexed as Annexure-A**).
- 2.2 In this context, Lands Department File bearing no. 'SW (358)2017/DD/LM/SWZ/DDA' received from LM Deptt. along with the signed copy of TSS without the information w.r.t. land status. This was discussed in the chamber of DLM-I on 06.04.2018 in the presence of CE (SZ), whereas, the concerned Patwari has marked the ownership status of land on the copy of TSS.
- 2.3 As per the direction of CE (SZ) DDA in the meeting held under CE (SZ) on 28.04.2017, the site was inspected by the officers of Engineering, Planning, Land Management, & Landscape Department of DDA on 13.07.2018. On the joint site inspection, following issues were observed:
 - (A) **Issues related to Lands & Enngg. Department:**
 - (i) The office of LM/SWZ has provided only the information regarding ownership of land status on the copy of TSS for the lands adjoining to Defence Land.





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- (ii) The land status in respect of "re-acquisition of land declared under section 24(2) of the new LA Act 2013" was not provided by lands department, therefore this unit has made a request for providing the same in the concerned file bearing no. 'SW (358)2017/DD/LM/SWZ/DDA' of LM Deptt., whereas, DD (NL)-I vide note dated 09.05.2018 has provided the report through concerned file bearing no. 'SW (358)2017/DD/LM/SWZ/DDA' that:

"फाईल का अवलोकन किया गया फाईल में Kh. No. नहीं दिया गया है। दिनांक 12-4-18 के नोट AD (plg.) के अनुसार पेज 1/C पर जो DDA लैंड LM/SWZ के पटवारी मार्क की गयी है, उसके बारे कोई Kh. No. नहीं दिया गया है।

U/s 24 (2) के कोर्ट केश में यह कहना है कि मौजा वसंत नगर में कोर्ट केश रजिस्टर अनुसार u/s 24 (2) का कोई कोर्ट केश नहीं है।"

- (iii) There is a Board as Defence Land displayed on the DDA land. Engg. Deptt. (SWD-4) has submitted that fencing of vacant land is not possible till the Board, of Defence land is removed and further requested LM (SWZ) for removing the same from DDA land as LM is the custodian of land.
- (iv) There is an existing Dhalao, Mother Dairy Booth & Parks coming on the proposed 45 meter wide road.

(B) Issues Related to Planning Department:

- (i) As per ZDP of Zone-F under MPD-2021, the land use of the plot u/r is Residential and already earmarked for Group Housing with an area measuring about 2.7 acres (approx.: as the same is not clearly visible) in the Development Plan of Basant Village.
- (ii) As per the Development Plan of Basant Village (annexed as Annexure-A), there is a proposed 45 meter wide road from Outer Ring Road (45 M. RoW) to Reserve Forest along the boundary wall of Defence Land, the copy of TSS superimposed on the Development Plan of Basant Village provided by Engg. Deptt. (SWD-4) & is annexed as Annexure-B. As per ZDP of Zone-F under MPD-2021, this proposed 45 meter road RoW is not shown on the ZDP of Zone-F.

(C) Issues Related to Landscape Department:

Modification in the boundaries of the conceptual plan for Bio-diversity plan approved by Screening Committee of the area which is inadvertently shown on Residential land use zone (annexed as Annexure-C).

(D) Issues Related to HUPW (Architecture) Department

The land use of the plot u/r is Residential and earmarked for Group Housing, hence after finalizing the scheme area of Group Housing, the detailed layout plan for Group Housing is to be prepared & processed by HUPW Department.

- 2.4 During the joint site inspection, CE (SZ) suggested that the vacant pockets adjoining to the plot of Group Housing under reference may be integrate within the Group Housing Scheme boundary and a peripheral road around the scheme may also be provided for access to the existing road for the residents of Basant Village.



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- 2.5 Since the area under reference is adjacent to the area of land use 'Recreational' & earmarked as Reserved Forest (Known as Aravali Biodiversity Park), matter referred to Landscape Department with the request to demarcate the boundary & extents of Aravali Biodiversity Park on the copy of TSS provided by Engg. Deptt. (SWD-4). The Landscape Deptt. vide their note dated 13.09.2018 commented that, "The site u/r is not part of Biodiversity Park".
- 2.6 While examining the matter in detail by comparing the ZDP of Zone-F under MPD-2001 & 2021 with the approved Conceptual Plan of Biodiversity Park provided by Landscape Department, it was observed that the northern boundary of Biodiversity Park (as approved by Screening Committee) is extended up to Outer Ring Road (upto Rao Tula Ram Marg) through the Residential land use (Basant Village area) and the same is tentatively indicated on the part copy of ZDP of Zone-F under MPD-2001 & 2021 (annexed as Annexure-D).
- 2.7 The matter was discussed in a meeting under the chairmanship of Engineer Member, DDA on 06.12.2018 in which it was decided that both the proposals of deleting this site from the part of Bio-Diversity park and proposal of Group Housing area in the layout plan shall be brought before the Screening Committee by Landscape Wing and Planning Wing through a common agenda in the next Screening Committee. Minutes of meeting is annexed as Annexure-E.
- 2.8 The matter regarding finalization of boundary of proposed Group Housing area on vacant land at Basant Village in Residential Land Use as per ZDP of Zone-F under MPD-2021 which is already earmarked for Group Housing in the approved Development Plan of Basant Village, was discussed in the meeting held under the Chairmanship of EM DDA on 27.03.2019. During the meeting, Dir. (LS) DDA informed that the above mentioned area has been inadvertently included in the conceptual plan of Aravali Biodiversity Park approved by Screening Committee and few others areas which are also inadvertently included within the boundary of Biodiversity Park and needs to be rectified after detailed examination.
- 2.9 Landscape Department vide their note dated 09.April.2019 (annexed as Annexure-F) informed that, the plot under reference has been inadvertently included in the conceptual plan of Aravali Biodiversity Park approved in the 225th SCM dated 25.08.2003 vide Item No. 71:2003. The same including certain other rectifications are in the process of bringing upto the Screening Committee and will take some time since it involves on-site coordination with Planning, Lands, Engineering and Landscape Department.
- 2.10 The plots adjoining to the proposed Group Housing vacant area has already been approved for Police Post, ESS & Primary School by the 325th Screening Committee Meeting held on 07.10.2014 vide Item No. 107:2014. Now as per the latest TSS received from Engg. Deptt. (SWD-4) DDA for finalizing the boundaries of proposed Group Housing vacant area, the areas of the approved plots i.e. Police Post & Primary School are modified accordingly.
- 2.11 On the basis of Total Station Survey (TSS) of the area in question and as per the decision taken in the meeting held on 06.12.2018 under the Chairmanship of Engineer Member, DDA; an "Utilization Plan of vacant DDA lands w.r.t. finalization of boundary of proposed Group Housing area on vacant land measuring 2.7 acres (approx.) at Basant Village" has been worked out.

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3.0 PROPOSAL:

Based on the above Background at Para-1.0, Examinations at Para-2.0 and decision of meetings held under Engineer Member, DDA; a proposed "Utilization Plan of vacant DDA lands w.r.t. finalization of boundary of proposed Group Housing vacant land measuring 14063 SQM. (approx.) at Basant Village in Residential Land Use as per ZDP of Zone-F under MPD-2021" may be placed before the Screening Committee for consideration & approval with the following:

- (a) Modification in the boundaries of the conceptual plan for Bio-diversity park approved by Screening Committee, for the area which is inadvertently shown on Residential land use zone by the Landscape Departments of DDA.
- (b) Shifting/removal of existing Board displayed as Defence Land, Dhalao of SDMC, Mother Dairy Booth, & Parks that are existing in Road RoW.

The proposed utilization plan is annexed as Annexure-G.

4.0 RECOMMENDATION:

Keeping in view of the facts explained at Para-1.0, & 2.0, the proposal as given above in Para-3.0 is placed before the Screening Committee for the consideration & approval.

5.0 FOLLOW UP ACTION:

Once the proposal is approved by the Screening Committee, the decision of Screening Committee along with minutes & approved modified utilization plan forwarded to the following for taking further follow up actions as under:

Sl. no.	Actions pertains to the Department	Actions
1.	Engineering Department (South Zone) DDA	Demarcation of roads and construction of boundary walls of the plots and Shifting/removal of existing Board showing as Defence Land, Dhalao of SDMC, Mother Dairy Booth, & Parks.
2.	Land Disposal Department, DDA	Shifting of the existing dhalao of SDMC, Mother Dairy Booth, etc. which are in Road RoW
3.	Land Management Department, DDA	Verification of ownership/litigations of land and removal of existing Board showing as Defence Land.
4.	Landscape Department, DDA	Modification in the boundaries of the conceptual plan of Bio-diversity park approved by Screening Committee, which is inadvertently shown on Residential land use as per ZDP of Zone-F under MPD-2021
5.	HUPW	For preparation Development Plan for Group Housing.

DELHI DEVELOPMENT AUTHORITY
HUPW-CO-ORDINATION UNIT
Approved in... 369
Addl. Commissioner (Plg.) -III
Committee Meeting Dated... 6.5.19
Vide Item No... 53:2019
Dy. Director (Plg.) Co-ordn.

Dy. Director (Plg.) Zone-F&H

Asstt. Dir. (Plg.) Zone-F&H/part



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