

DELHI DEVELOPMENT AUTHORITY

12:2013

No: F1(440)2003/Plg./Dwk./

Sub: Partial modification in the Layout of DDA Zonal Office Plot in City Centre, Sector-11, Dwarka.**Synopsis:**

As discussed in the meeting held under the Chairmanship of EM/DDA on 9/7/12, the proposal is about the partial modification in the Layout of DDA Zonal Office Plot in City Centre, Sector-11, Dwarka for the amalgamation of Green area with DDA Zonal Office Plot.

1.0 Background:

A meeting was held in the chamber of EM/DDA on 9/7/12 regarding construction of DDA Zonal Office building at Sector-11, Dwarka. It was desired that the green area adjacent to the plot of DDA Zonal Office may be merged with this plot. The site was inspected by the officials of Dwarka Planning Office and Dwarka Survey Unit on 23.8.12 and it was observed that site is lying vacant and three High-Tension lines are passing through the Green area which is to be amalgamated with the plot of DDA Zonal Office. In this regard, Ex. Engineer/WD-9 was requested vide letter No. F1(440)2003/Plg./Dwk/689 dated 5/9/2012 to provide the Total Station Survey of the site which was received in Dwarka Planning Office vide letter No. F.4(20)AE(P)/SWD9/SDDA/2011-12/870 dated 29/10/2012.

2.0 Examination:

The layout plan of Sector-11, Dwarka was approved in 73rd Screening Committee held on 27/2/1991. As per the approved layout plan a site measuring 4.17 Ha is earmarked for District Centre. The layout of this site was prepared by the Senior Architect (WZ&D) and it was approved in the 242nd Screening Committee Meeting held on 26/9/2005 vide item No. 89.2005 and revised incorporating DUAC recommendations dated 7/9/2006. As per the Layout Plan of City Centre, Sector-11 (Dwarka), Plot No. 1 measuring 9649 Sq.m. is earmarked for Corporate Office and its use premise has been changed to Government Office / Local Body Office and approved in 293rd Screening Committee Meeting held on 15/7/2010 vide item No. 93.2010.

Thus, as per the discussion in the meeting held under the Chairmanship of EM/DDA on 9/7/12, modification is required in approved Layout of DDA Zonal Office

Office Plot designated as Plot No. 1 in the Layout of City Centre, Sector-11, Dwarka for the amalgamation of Green area with DDA Zonal Office Plot. Width of the M.P. Green is restored to 15 M from 30M as per approved Sector Plan and available area 3088 Sq. M. merged with Zonal Office Plot.

As per the Zonal Development Plan of Zone K-II, the Land use of site under reference is "Commercial".

3.0 Proposal:

The proposal is prepared on the basis of Total station Survey, keeping in view the setbacks from the High Tension Lines so that the area under it will be kept as mandatory Green.

Following is the modification proposed in the approved Layout of DDA Zonal Office Plot area:

S.No.	Uses	Previous Area	Modified Area
1	DDA Zonal Office (Plot No.- 1)	9649 Sq.m.	19161 Sq.m.
2	Green under H.T. Line	-	14601 Sq.m.
3	M.P. Green	-	3088 Sq. m.

The modified part Layout Plan of City Centre, Sector-11, Dwarka is annexed as Annexure-I.

The Development Control Norms and Setbacks are as per prevailing Master Plan for Delhi-2021.

4.0 Recommendations:

The proposal in Para-3 above is placed before Screening Committee for consideration.

5.0 Follow up action:

The recommendations of the Screening Committee shall be forwarded to:

- Engineering Wing (Civil) for feasibility, demarcation, provisions of services etc.
- Engineering Wing (Electrical) for electrification.
- Land Disposal Wing for allotment / disposal as per policy.
- HUPW for detail designing of plots.

3/11/12:2013
Pg. 2/2
Neel
18/12/12
Assft. Director (Plg.)
Dwarka

tham
Dy. Director (Plg.)
Dwarka

Director (Plg.)
Dwarka



The Scheme was discussed in the 311th Screening Committee Meeting held on 22.1.2013 vide Item no.12:2013. The proposal as reflected in the agenda was approved. It was decided that the Zonal office building be designed as an iconic building.

It is therefore requested that two sets of drawings with the endorsement of the complete approved minutes of the Screening Committee duly certified (certification as per format already circulated) by Dir.(Plg.)Dwarka may be sent through proper channel to Dy.Dir.(Arch.)Coordn. for verification.

Vandna
5.2.13
Arch.Asstt.(Coordn.)

✓ Dy.Dir.(Arch.)Coordn.

RECEIVED
06/02/13

Pl. inform all concerned first

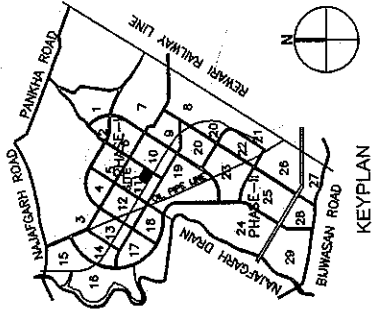
✓ Dir.(Plg.)Dwarka

11.2.13
100 COY // Durb - dy. Dir.
12/2/13

AD (P) Done

D.D.A.

DWARKA PROJECT



KEY PLAN

AREA STATEMENT

TOTAL AREA OF PLOT = 36850 SQM.

S. No.	USE	PREVIOUS AREA	MODIFIED AREA
1.	DDA ZONAL OFFICE PLOT No.1	9649.00 SQM.	19161 SQM.
2.	GREEN UNDER HT LINE	-	14601 SQM.
3.	MP GREEN	-	3088 SQM.

NOTES:-

1. ALL DIMENSIONS ARE IN METRES.
2. THE DEVELOPMENT CONTROL NORMS & SET BACKS WILL BE AS PER PREVAILING MASTER PLAN FOR DELHI.
3. LAYOUT PLAN OF CITY CENTRE, SECTOR-11, DWARKA WAS APPROVED BY 253rd SC. COMMITTEE MEETING VIDE ITEM NO.89/2005 DATED 26-09-2005.
4. MODIFIED LAYOUT PLAN IS BASED ON THE TOTAL STATION SURVEY AS PROVIDED BY EXECUTIVE ENGINEER VIDE LETTER NO. F.4(20)AE(P)/SWD-9/DDA /2011-12/870 DT.29-10-2012.

FILE NO.: F1(440)2003/P/g/Dwk.

PARTIAL MODIFICATION IN THE LAYOUT OF DDA ZONAL OFFICE PLOT IN CITY CENTRE, SECTOR-11, DWARKA.

SCALE :

DRG. NO.

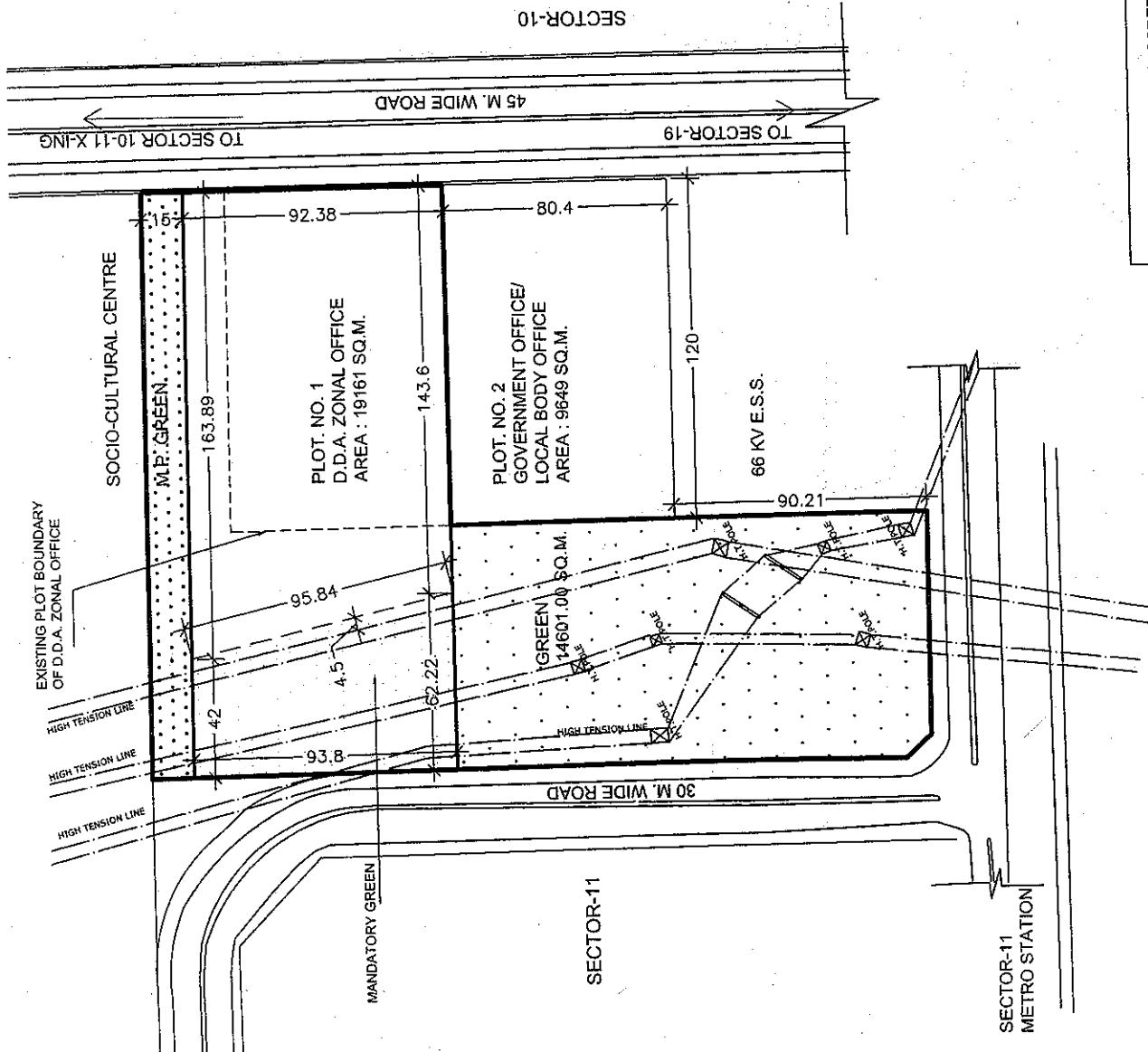
PLG. ASSTT.

ASSTT.DIR.



DY.DIRECTOR

DIRECTOR (PLG)



APPROVED IN THE 311th SCREENING COMMITTEE MEETING HELD ON 22.1.2013 VIDE ITEM NO. 12/2013. IT WAS DECIDED THAT THE ZONAL OFFICE BUILDING BE DESIGNED AS AN ICONIC BUILDING. IN FILE NO.F1(440)2003/P/g/Dwk.