

**DELHI DEVELOPMENT AUTHORITY**

**Sub: Partial modification in the LOP of Bindapur, Pkt.-4 in Zone K-II (Dwarka)  
(F.1(49)/2012/Plg./Dwk.)**

**SYNOPSIS**

As a follow up action of 307<sup>th</sup> Screening Committee held on 02.08.2011, a revised proposal for partial modification in the layout plan of Bindapur Pocket-4 is prepared and placed before the Screening Committee.

**1.0 Background:**

A meeting was held under the chairmanship of Vice-Chairman, DDA on 3.7.2012 to discuss the issues raised by Shri Mukesh Sharma, Hon'ble MLA. It was decided vide item No.2 that layout plan be modified partially in respect of four vacant plots available on site for carving out a plot for 100 bedded hospital and re-adjustment of plot earmarked for Police Post, after verifying the status for allotment of plots from IL Department.

**2.0 Examination:**

The Layout Plan of Isolated Pocket No.- 4, Bindapur was approved in the Screening Committee Meeting held on 12.12.1988 and modified as decided in the meeting dated 13.07.1989 under the Chairmanship of V.C., DDA. The area of these four vacant plots is about 4725.33 sq. mtr. with the following break up :

S.No.	Uses	Status	Area (sq.m.)
1	Post Office	Vacant	804.22
2	Dispensary	Allotted to ESI and PHO	1000.07
3	Police Post	Allotted & PHO	1600.80
4	Site for auto repair service shop	Vacant	1320.24
<b>Total</b>			<b>4725.33</b>

The proposal of partial modification in the Layout Plan of Isolated Pocket No.- 4, Bindapur was placed before 307<sup>th</sup> Screening Committee held on 02.08.2012 vide Item No. 62:2012. The decision of Screening Committee as per approved minutes is as follows:

"The proposal as reflected in the agenda was discussed and it was decided that the proposal be put up in screening committee again with the following modifications:

- The allotment of ESI plot be cancelled by the CLD and the plot be merged with the Hospital plot.

Pg. 1/3

- ii) The CSC plot be resized with an area 1000 sq.m. or above abutting the hospital plot. In the CSC, no repair shops for automobiles will be allowed.
- iii) The plot of police post with an area of 1000sq.m. Be shifted to corner.

**Follow up Action-**

As per the decision of Screening Committee, information will be sent to the CLD to cancel the allotment of the ESI plot. A revised scheme / layout will be prepared and approved by Commissioner(Plg.)II".(Annexure-I)

Subsequently, as per the decision of Screening Committee, the Dy. Director (IL) vide letter No. F33(1)90/IL/Pt./ dated 28.09.2012 informed that the plot for construction of ESI dispensary was cancelled and this plot can be merged with the Hospital plot.  
(Annexure-II)

Area of the land under reference is 4701.50 sq.m. as per the report of Survey Department, instead of 4725.33 as mentioned in Layout Plan of Isolated Pocket-4, Birindapur, Dwarka (Zone K-II).

The landuse of the land under reference is "Residential" as per the Zonal Development Plan of Zone K-II (Dwarka) approved by MoUD, Govt. of India dated 30.04.2010.

**3.0 Proposal :**

As per the decision of Screening Committee and in view of the provisions given in MPD-2021 and Zonal Development Plan for Zone K-II (Dwarka), the following facilities are proposed on this vacant land:

S.No.	Uses	Area (sq.m.)
1	Police Post	1000.00
2	CSC	1000.00
3	Hospital (Upto 100 beds)	2701.50
<b>Total</b>		<b>4701.50</b>

The requirement of Post Office and Auto Repair Service Shop needs to be accommodated in proposed CSC.

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

Simultaneously, this proposal/ LOP needs to be assessed by IL Department for consequential action from allotment/ possession and financial implications etc. point of view and advise Planning Department before it is taken up for implementation.

The proposed partially modified LOP is annexed as annexure-III.

3107/142/2012  
Pg. 2/3

#### 4.0 Recommendations

The proposal mentioned in Para-3.0 above is placed before the Screening Committee for consideration.

#### 5.0 Follow up action :

- i) Chief Engineer (Dwarka) for feasibility, demarcation, provision of services etc.
- ii) Chief Engineer (Electrical) for electrification.
- iii) HUPW for detail designing of plots.
- iv) Land Disposal Wing for allotment / disposal as per policy.

pg. 3/3  
310:142:20/12

*[Signature]*  
06/11/12  
Asstt. Director (Plg.)/Dwk

*[Signature]*  
06/11/12  
Dy. Director (Plg.)/Dwk

*[Signature]*  
Director (Plg.)/Dwk

DELHI DEVELOPMENT AUTHORITY	
HUPW-CO-ORDINATION UNIT	
Approved in.....	310.....Screening
Committee Meeting Dt.....	20.12.12.....
vide Item.....	142:20/12.....
<i>[Signature]</i> Director (Arch.) Coord	

*[Signature]*  
11/12/13

**142:2012** Partial modification in the LOP of Bindapur, Pkt.- 4 in zone K-II (Dwarka).  
File no.- F.1(49)/2012/Plg./Dwk.

**Presented by :** Director(Planning)Dwarka

**Decision of Screening Committee:** The proposal as reflected in the agenda was approved.

**Follow up Action:** The approved proposal will be forwarded to Engineering Wing (Civil) for feasibility, demarcation, provisions of services etc.; to the Engineering Wing (Electrical) for electrification; to the HUPW for detail designing of plots and to the Land Disposal Wing for allotment/disposal as per policy.

310<sup>th</sup> Screening Committee Meeting

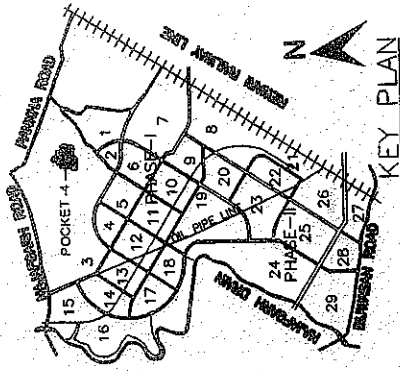
3

DELHI DEVELOPMENT AUTHORITY  
HUPW.CO.ORDINATION UNIT  
Approved in 310 Screening  
Committee Meeting Dt. 20.12.12  
vide Item no. 142.1.2.012  
By. Director (Arch.) Coord

5

D. D. A.

DWARKA PROJECT



AREA STATEMENT :-	
TOTAL AREA OF POCKET USES	4701.50 SQ.M.
POLICE POST	1000.00
C.S.C.	1000.00
HOSPITAL (UPTO 100 BEDDED)	2701.50
TOTAL	4701.50 SQ.M.

NOTES:-

1. THE DRG. IS BASED ON P.T. SURVEY PROVIDED  
BY DY.DIRECTOR(SURVEY)/DWARKA IN FILE  
NO.F.1(49)12-PLG/DWK

SECOND PARTIAL MODIFICATION IN THE  
LAYOUT PLAN OF ISOLATED POCKET 4  
BINDAPUR, DWARKA, ZONE K-II. AS PER  
DECISION OF 30TH SCM DATED 2/8/12

SCALE:	DRG. NO.
PLG. ASST.	DATE 27-07-12
ASST. DR. (PLG.)	DY. DIRECTOR (PLG.)
DELHI DEVELOPMENT AUTHORITY	

BUILT UP AREA

ROAD 30.0 M RW  
TO PANKHA ROAD  
C-1 JANAK PURI

SEWAGE PUMPING STATION

POLICE POST

A = 1000.0. SQ.M

C.S.C.

A = 1000.0. SQ.M

HOSPITAL (UPTO 100 BEDDED)

A = 2701.50 SQ.M.

BUILT UP AREA

== PLOT BOUNDARY AS PER OLD LOP

== PLOT BOUNDARY AS PROPOSED

DELHI DEVELOPMENT AUTHORITY

CERTIFIED

Approved in 310th Screening

Committee Meeting Dt 20.12.2012

Vide Item no. 142.1.2012.

Sign

Name: P.S. UTTAKWAR

Designation: Director (P.L.G.)

APPROVED IN THE 310th SCREENING COMMITTEE  
MEETING HELD ON 20.12.2012 VIDE ITEM NO. 142:2012  
IN FILE NO. F.1(49)2012/PLG./DWK.

DELHI DEVELOPMENT AUTHORITY  
HUPW-COORDINATION UNIT

310th Screening Committee

This proposal was considered in the

Meeting to DWARKA 20.12.12

Vide Item no. 142.1.2012

Dy. Director (Arch.) Coord

- THE PROPOSAL WAS DISCUSSED IN THE 30TH SCREENING COMMITTEE MEETING HELD ON 02.08.2012 VIDE ITEM NO. 62:2012 AND IT WAS DECIDED THAT THE PROPOSAL BE PUT UP IN SCREENING COMMITTEE AGAIN WITH THE FOLLOWING MODIFICATIONS:
- THE ALLOTMENT OF ESI PLOT BE CANCELLED BY THE OLD AND THE PLOT BE MERGED WITH THE HOSPITAL PLOT.
- THE C.S.C. PLOT BE RESIZED WITH AN AREA 1000 SQ.M. OR ABOVE ABUTTING THE HOSPITAL PLOT. IN THE C.S.C. NO REPAIR SHOPS FOR AUTOMOBILES WILL BE ALLOWED.
- THE PLOT OF POLICE POST WITH AN AREA OF 1000 SQ.M. BE SHIFTED TO CORNER.
- AREA OF POLICE POST HAS BEEN REDUCED FROM 1600.80 SQ.MTS TO 1000 SQ. MTS. AND SHIFTED CORNER NEAR SEWAGE PUMPING STATION.
- ESI DISPENSARY ALLOTMENT CANCELLED BY I.L. DEPTT. LETTER NO. F. 33(1)900ILP/ DATED 28/9/12. MERGED WITH HOSPITAL PLOT.
- POST OFFICE & SERVICE ACTIVITIES TO BE ACCOMMODATED IN CSC MEASURING 1000SQ.MTS.