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**DELHI DEVELOPMENT AUTHORITY**

No: F,13(6)2011/Plg./Dwk./

**Sub: Partial modification in the LOP of Lok Nayak Puram (Bakarwala) for utilizing the vacant land earmarked for Utility (Proposed Sewerage Treatment Plant & Compost Plant).**

**Synopsis:**

Executive Engineer, ED-2, DDA has requested vide letter No. F( )2012/DDA/761 dated 22/06/12 to revise the layout plan of Lok Nayak Puram (Bakarwala Scheme) for utilizing the vacant land earmarked for Utility (Proposed Sewerage Treatment Plant).

**1.0 Background:**

This matter was discussed before V.C. / E.M., DDA during their site inspection at Bakkarwala on 31/12/04. It was observed that sewerage is to be disposed at Nilothi Treatment Plant through rising main as per approval of the scheme by DJB for which Sewerage Pumping Station is yet to be constructed. The Nilothi Treatment Plant is at a distance of 4.5 km from the project site and DJB has agreed to final disposal of sewerage at their Nilothi Treatment Plant. V.C., DDA directed that the action plan for the C/o SPS and rising main for the final disposal to Nilothi Treatment Plant of DJB to be prepared. Executive Engineer, ED-2, DDA vide letter No. F.( )2012/EE/E.D.2/DDA/536 dated 5/5/12 informed that the work for C/o SPS has been completed and provided the Total Station Survey earmarking the position of SPS with an area of 0.41 Ha. and the vacant land available at site.

**2.0 Examination:**

The layout plan of Lok Nayak Puram was approved in 234<sup>th</sup> Screening Committee held on 20/9/2004 vide item No. 109:2004 and Re-Adjustment / Swapping of uses of pockets approved by 300<sup>th</sup> Screening Committee dated 08/08/2011 vide Item No. 82:2011.

As per the approved layout plan a site measuring 3.76 Ha is earmarked for Utility (Sewage Treatment Plant) and it was decided during the inspection of site by VC / EM that no STP is required to be constructed at the proposed site. The Engineering Wing, ED-2 vide letter dated 22/06/12, requested to issue revised Layout Plan for utilizing the Vacant Land. Also as per the report of Engineering Wing dated 27/09/2012, an adjoining plot measuring 4.0 Ha. is earmarked for Utility (Compost Plant) is not required

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and can be utilized for any other purpose. Copy of the approved layout plan of Lok Nayak Puram earmarking the sites under reference is annexed as Annexure-I.

While examining the plots, the following is observed:

1. **Site 'A'**- As per the approved layout plan of Lok Nayak Puram, the site is earmarked as Utility (Proposed Sewerage Treatment Plant) with an area of 3.76 Ha. As per the Total Station Survey provided by Engineering Wing, the area of site 'A' is 37517 sq.m. out of which 4100 Sq.m. (0.41 Ha.) approx. area is earmarked for SPS and Sewer line with Mini SPS is passing through the site. (Copy of the TSS is annexed as Annexure II). As per the Sketch based on the Survey report of Dwarka Survey Unit, the area of Site 'A' is 37384.22 Sq.m. (3.74 Ha.) out of which area under SPS is 4109.10 sq.m. (0.41 Ha.) and remaining 33275.12 sq.m. (3.33 Ha.) is laying Vacant.
2. **Site 'B'**- As per the approved layout plan of Lok Nayak Puram, the site is earmarked as Utility (Compost Plant) with an area of 4.0 Ha. out of which 0.80 Ha. area is allotted to NDMC for Resettlement. As per the Sketch based on the Survey report of Dwarka Survey Unit, the area of Site 'B' is 30447.21 Sq.m. (3.04 Ha.) and is laying Vacant and water logged.

Thus, this requires modification in approved Layout Plan of Lok Nayak Puram. As per the Zonal Development Plan of Zone K-I, the Landuse of Lok Nayak Puram (Bakarwala Scheme) in which sites under reference located is "Gross Residential".

### 3.0 Proposal:

In view of the provisions given in Zonal Development Plan for Zone K-I and MPD-2021, following are the modifications in the LOP of Lok Nayak Puram (Bakarwala):

S. No.	Site	Uses / Facility earmarked in LOP	Uses / Facility proposed	MPD – 2021 Norms for planned areas (sq.m.)	Area (Sq.m.)
1	Site 'A'	Sewerage Treatment Plant	Utility (SPS, etc.)		4109.10
			EWS Housing	600 D.U. per Ha.	33275.12
2	Site 'B'	Compost Plant	EWS Housing	600 D.U. per Ha.	30447.21

Thus, it is proposed to modify the Layout Plan of Lok Nayak Puram for utilization of approximately 6.37 Ha. (3.33 Ha. + 3.04 Ha.) of land for "EWS Housing" and earmarking 0.41 Ha of land for Utility (Sewerage Pumping Station, etc.). The modified part Layout Plan of Lok Nayak Puram (Bakarwala) is annexed as Annexure-III.

Proper Green Buffer should be maintained with Utility Plot.

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

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#### 4.0 Recommendations:

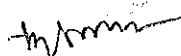
The proposal in Para-3 above is placed before Screening Committee for consideration.


#### 5.0 Follow up action:

The recommendations of the Screening Committee shall be forwarded to:

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


  
Asstt. Director (Plg.)  
Dwarka

  
Dy. Director (Plg.)  
Dwarka

  
Director (Plg.)  
Dwarka

DELHI DEVELOPMENT AUTHORITY  
HUPW CO-ORDINATION UNIT  
Approved by 3.10 Screening  
Committee Meeting Dt. 20.12.12  
vide item no. 147.1.2012  
By Director (Arch.) Coord

3/02/13  
Pg. 3/3  
3/02/147.2012

  
11/02/13

**147:2012** Partial modification in the LOP of Lok Nayak Puram (Bakkarwala) for utilizing the vacant land earmarked for utility (Proposed Sewerage treatment plant & Compost plant). File no.-F.13(6)2011/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 layout plan will be sent to the Land Disposal Wing for allotment/disposal of land as per policy; to the Engineering Wing (Civil) for feasibility check up, demarcation & development of site and provision of services; to the Engineering Wing (Electrical) for electrification. It was also decided that the Planning Wing will provide up-to-date Total Station Survey of the Housing area to the Housing and Urban Projects Wing and the Architectural Scheme will be put up in the next Screening Committee Meeting.

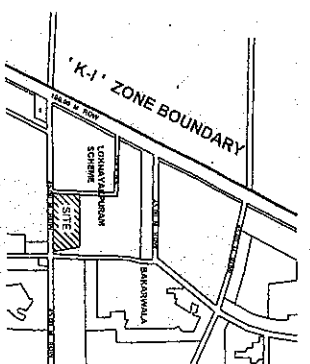
310<sup>th</sup> Screening Committee Meeting

DELHI DEVELOPMENT AUTHORITY  
HUPW-CO-ORDINATION UNIT  
Approved in 310 Screening  
Committee Meeting Dt. 20.12.12  
vide item no. 147:2012  
Dy. Director (Arch.) Coord

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# D. D. A.

## DWARKA PROJECT



KEY PLAN

### AREA STATEMENT

AREA OF SITE 'A' =	33275.12 SQ.M.
AREA OF SITE 'B' =	30447.21 SQ.M.
TOTAL AREA =	63722.33 SQ.M.

### NOTES:-

1. ALL DIMENSIONS ARE IN METRES.
2. THE DEVELOPMENT CONTROL NORMS & SET BACKS WILL BE AS PER PREVAILING MASTER PLAN FOR DELHI.
3. THE DRAWING IS BASED ON THE SURVEY PROVIDED BY DWARKA SURVEY UNIT

FILE NO.: F13(6)2011/Pig/DWk.

PARTIAL MODIFICATION IN THE LOP OF LOK NAYAK PURAM (BAKARWALA) FOR UTILIZING THE VACANT LAND EARMARKED FOR UTILITY (PROPOSED SEWERAGE TREATMENT PLANT & COMPOST PLANT).

SCALE:

DRG. NO.

PLG. ASSTT.

PLG. ASSTT.

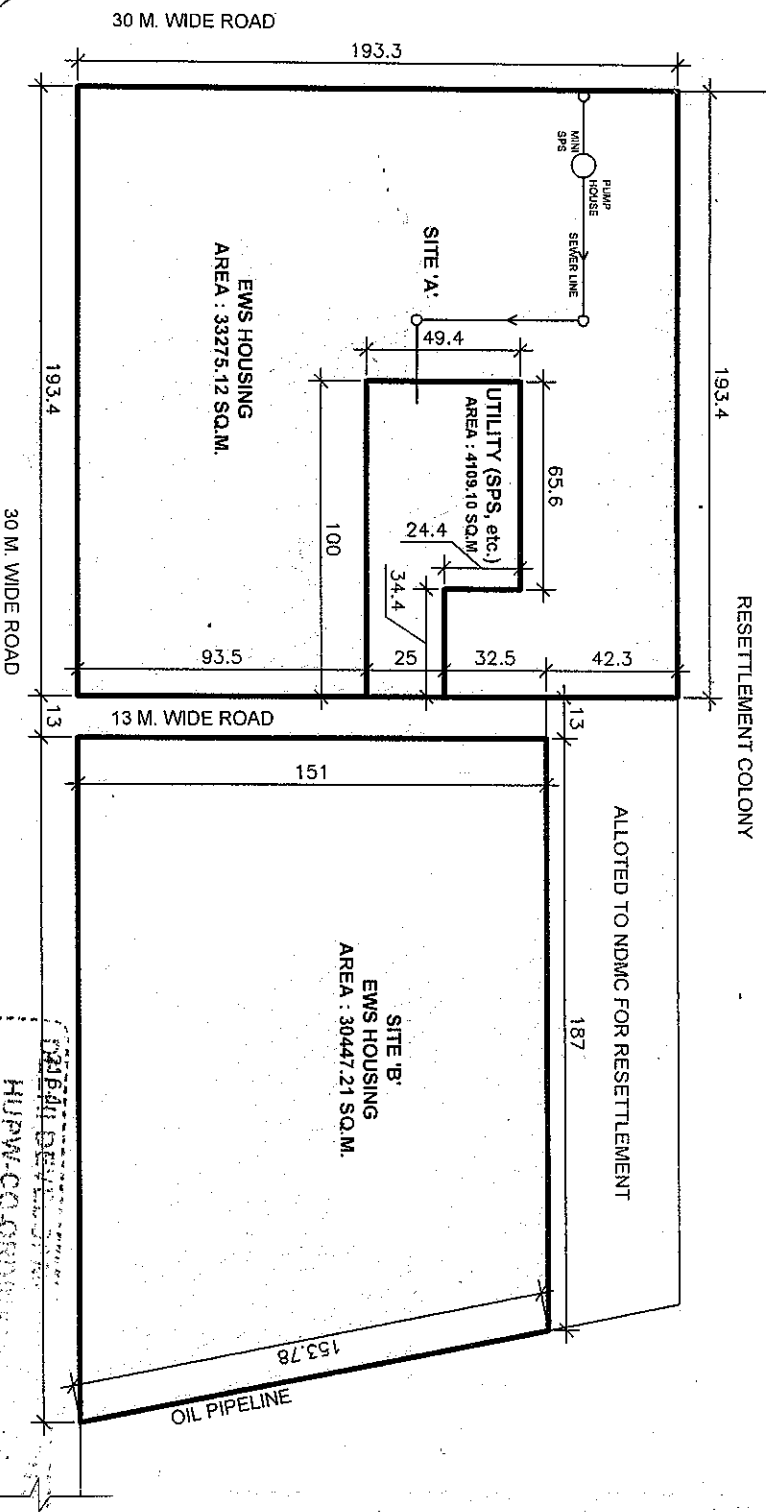
N

ASSTT. DIR.

DY. DIRECTOR

DIRECTOR (PEG)

CANAL



DELHI DEVELOPMENT AUTHORITY  
**CERTIFIED**  
Approved in 31074 Screening  
Committee Meeting Dt. 20.12.12  
Vide Item no. 147.2.012  
Sign: P.S. Uthappa  
Name: P.S. Uthappa  
Designation: Director (Pig)

APPROVED IN THE 310th SCREENING COMMITTEE  
MEETING HELD ON 20.12.2012 VIDE ITEM NO. 147:2012  
IN FILE NO. F13(6)2011/Pig/DWk.

This proposal was considered in the  
310th Screening Committee  
Meeting held on 20.12.12.  
Vide Item no. 147.2.012.  
11/12/12 Dy. Director (Arch.) Coord.