

DELHI URBAN SHELTER IMPROVEMENT BOARD
GOVT. OF N.C.T OF DELHI
(Town Planning Board)

Date 22/07/2020

NO. ARCHITECT/DUSIB/2020/D-24

Subject:- Regarding change of Landuse of the two sites Vyamshala and Nursery measuring 1.18 Acres, allotted as additional land adjacent to already allotted land (8.44 Acres) to DHS.

A piece of land measuring 8.44 Acres (3.42 hac) was allotted to Directorate of Health Services (DHS) on dt 05.07.2008 with the approval of The Hon'ble LG. Delhi on dt 09.05.2008, for construction of 200 bedded Hospital at Resettlement Colony, Madipur, Delhi. The then Dy Commissioner, (S & J J) MCD requested to Commissioner (Plg), DDA, vide reference No F.7 (2) 2007/1A/JJ/D-62 dt 03.06.2008 regarding change of landuse from Residential use to Public and Semi Public use (Hospital use) about the allotted land measuring 8.44 Acre.

The issue was examined by DDA, in the light of MPD 2021 Planning norms and standard As per MPD 2021, the area required for Hospital (101 beds to 200 beds) 0.5 hac to 1.0 hac.

The DDA favourably considered the request for change of land use and granted approval for change of landuse for 2.50 hac (6.18 Acres) which enable DHS to expand the hospital upto 500 beds facilities in future, The approval in respect of land use change of 2.5 hac (6.18 acres) from residential use to Public & Semi Public use (Hospital) at Madipur, zone G-10, conveyed vide notification of Ministry of Urban Development (Delhi Division) on dated 12.10.2011. The remaining land having area .914 hac (2.26 Acres) was not considered for change of land use by DDA and shall remain as residential

A request for allotment of additional land measuring 1.18 Acres (0.48 hac) adjoining to already allotted land measuring 8.44 Acres (3.42 hac) in two land pieces named as Vyamshala and Nursery received from DHS, as there is no approach road to hospital site.

The Hon'ble LG Delhi has considered and granted in principle approval on dt 31.12.19 for allotment of additional piece of land measuring 1.18 Acres (0.48 hac) at Madipur to DHS for construction of 200 bedded Hospital. It has also been directed that the change of landuse in the zonal plan, may be Initiated with DDA as it is Green/Park.

A file bearing no F7(2)2007/IAL/JJ/DUSIB forwarded to Town Planning Section with the request to initiate action to make further correspondence with DDA so that issue of change of land use from Green/Park use to Public Semi Public use (Hospital use), be carried out Accordingly copy of necessary approval/details survey plan, layout Plan are retained from IAL file found deemed necessary for processing the case with DDA, and abovesaid file returned to (IAL) branch through Director (T.P) on dt 10.06.2020. The issue was again examined in details with respect to the change of land use earlier granted for 200 bedded Hospital

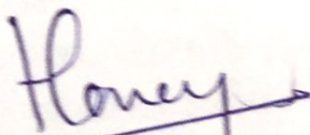
It has been observed that DDA already favoured higher plot area in their earlier approval of dt 12.10.2011 and enable DHS to construct upto 500 bedded Hospital.

Examined the case of change of landuse further for these two land pieces, Vyamshala and Nursery measuring 1.18 Acres (0.48 hac), in the light of MPD 2021 and observe that the case may not get favour in DDA. as earlier approval of change of landuse is at higher side.

While going through the IAL file, it has been observed that the DHS approach DUSIB for additional Plot with the issue that already allotted plot has no proper approach road to access to proposed hospital building, hospital Vehicle and also to accommodate the ambulances, the vehicles of the visitor and patients It is therefore approved that additional land may be used for the abovesaid requirements as DDA earlier also not considered change of land use of total land which is 8.44 Acre. They have only considered the the land use change of 2.5 hac land only as per notification (copy enclosed).

In the light of the facts explained above this office may please be advised further in this matter.

Encl. As above


HONEY
Architect (DUSIB)

✓ Director (IAL)

Copy to

1. Dir (T.P) for kind information please.
2. Office copy.

[फा. सं. के-13011/13/2009-डी डी। बी]

सुनील कुमार, अवर सचिव

MINISTRY OF URBAN DEVELOPMENT

(Delhi Division)

NOTIFICATION

New Delhi, the 12th October, 2011

S.O. 2350(E).— Whereas certain modifications which the Central Government proposed to make in the Master Plan for Delhi regarding the area mentioned hereunder were published in the Gazette of India, Extraordinary, as Public Notice vide S.O. No.2852(E) dated 6th November, 2009 by the Delhi Development Authority in accordance with the provisions of Section 44 of the Delhi Development Act, 1957 (61 of 1957) inviting objections/suggestions as required by sub-section (3) of Section 11-A of the said Act, within thirty days from the date of the said notice.

2. Whereas objections/suggestions received with regard to the proposed modifications have been considered by the Delhi Development Authority; and

3. Whereas the Central Government have, after carefully considering all aspects of the matter, decided to modify the Master Plan for Delhi 2021.

4. Now, therefore, in exercise of the powers conferred by sub-section (2) of Section 11-A of the said Act, the Central Government

16/11

40/c

hereby makes the following modification in the said Master Plan for Delhi- 2021 with effect from the date of Publication of this Notification in the Gazette of India.

Modification :

The change of land use of 2.5 Ha. from 'Residential Use' (to 'Public and Semi-public Use (Hospital)' at Madipur Zone (Zone G-10). The boundary descriptions are as under:-

Location	Area	Land use (MPD-2021)	Land Use changed to	Boundaries
1	2	3	4	5
Madipur (Zone 'G-10')	2.5 Ha. (6.25 acre)	'Residential Use'	'Public and Semi-Public Use (Hospital)	North: Green Area (Park) South: Residential Flats East: Flats & School West : School & Open Space

[F. No. K-13011/13/2009-DDIB]

SUNIL KUMAR, Under Secy.