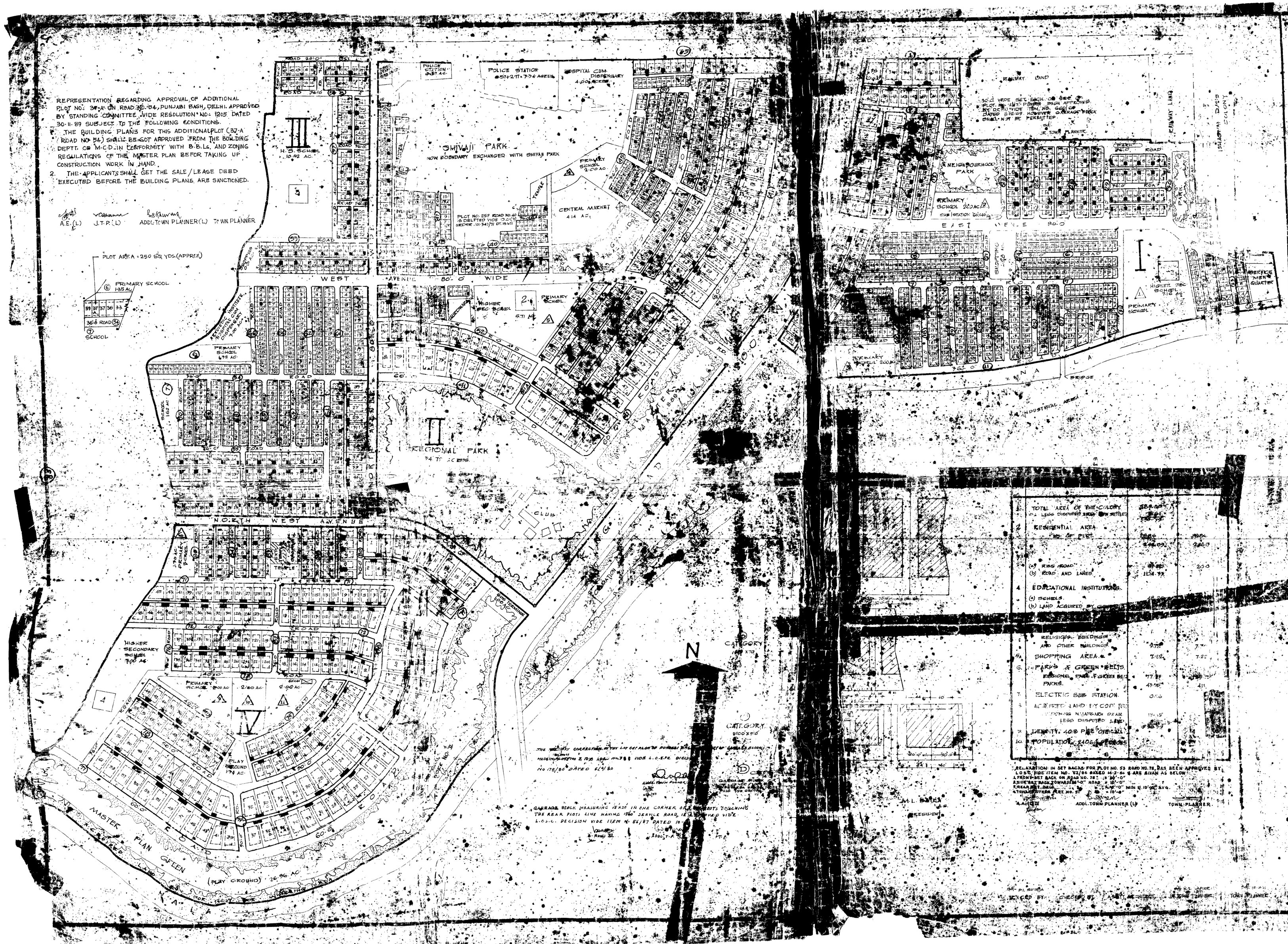
REPRESENTATION REGARDING APPROVAL OF ADDITIONAL PLOT NO: 39-A ON ROAD NO. 84, PUNJABI BAGH, DELHI. APPROVED BY STANDING COMMITTEE VIDE RESOLUTION NO: 1205 DATED 30-11-89 SUBJECT TO THE FOLLOWING CONDITIONS.

1. THE BUILDING PLANS FOR THIS ADDITIONAL PLOT (39-A ROAD NO. 84) SHALL BE GOT APPROVED FROM THE BUILDING DEPTT. OF M.C.D. IN CONFORMITY WITH B.B.L. AND ZONING REGULATIONS OF THE MASTER PLAN BEFORE TAKING UP CONSTRUCTION WORK IN HAND.
2. THE APPLICANTS SHALL GET THE SALE/LEASE DEED EXECUTED BEFORE THE BUILDING PLANS ARE SANCTIONED.

A.E.(L) J.T.P.(L) ADDL. TOWN PLANNER(L) TOWN PLANNER




# दिल्ली नगर निगम

## कार्यालय नगर नियोजक

CONDITIONS :-

1. ALL SERVICES VIZ. WATER SEWER & STORM WATER DRAIN FOR THIS PORTION OF INCLUDED IN THE LAYOUT PLAN (AREA 20.98 ACRES) WILL HAVE TO BE GOT APPROVED FROM THE STANDING COMMITTEE OF M.C.D. & SAME BE LAID AT SITE WITHIN 12 MONTHS OF THE REGISTRY OF THIS APPROVED SERVICES PLAN OF THE SOCIETY.
2. THE AREA OF PLOTS & THE ROADS FALLING IN THE RAILWAY LAND SHALL BE EXCHANGED WITH THE RAILWAY AUTHORITY. ROAD NO. 3 SHALL BE CONSTRUCTED BY THE SOCIETY AFTER EXCHANGE OF THE AREA.
3. ALL THE OPEN SPACES & AREA MEANT FOR PUBLIC FACILITIES INCLUDING THE MASTER PLAN GREEN AREA BE HANDED OVER TO THE CORPORATION FREE OF COST (OTHER THAN THOSE ALLOTED TO REGISTERED SOCIETIES) PRIOR TO 18-12-89.
4. TOTAL AREA OF THE COLONY FOR WHICH THE LAYOUT PLAN IS APPROVED (RE ROAD #69 MINUS 8-61 (DISPUTED LAND) 286.33 ACRES.
5. STRIP UNDER PLOTS 2A & 9A AND NO. 2 POCKETS MEASURING 907 SQ. YDS. AT THE EAST END OF THE COLONY TOUCHING TO BHAGWAN DASS NAGAR BE RESERVED FOR DISPENSARY ARISING OUT OF THIS THE TOTAL NO. OF PLOTS UNDER THE APPROVED PLAN BE REDUCED TO 1866 TO 10-8
6. ALL THE HIGH SCHOOLS AND TECHNICAL SCHOOLS SHOWN IN THE LAYOUT PLAN ON ROAD NO. 78 THE HIGHER SECONDARY TO 10-8.
7. 1.96 ACRES OF LAND OUT OF THE NORTH WEST PORTION AMITTED ON ROAD NO. 65 BE TACHARGED FOR PARTLY [illegible] AT THE RATE OF RS 7.50 PER SQ. YD BE EXPECTED FOR A PROVIDING HOSPITAL DISPENSARY.
8. ROAD NO. 41 60' WIDE BY THE SIDE OF REGIONAL PARK BE CONTINUE TO MEET THE SERVICE ROAD PORTION OF THE RING ROAD.
9. THE OPEN SPACE ON THE SOUTH EAST OF THE CENTRAL MARKET (3.30 ACRES) AND THE [illegible] TRANSHUMAN BRIDGE ON THE NORTH OF ROAD NO. 78 (AREA 1.94 ACRES) BE USED AS PLAY GROUND.
10. THE WHOLE LAYOUT PLAN BE DIVIDED IN 30 FOUR SECTORS AS BELOW :-

SECTOR I :- AREA ON THE EAST OF THE RING ROAD.

SECTOR II :- SURROUNDED BY NORTH NEW ROHTAK ROAD
EAST RING ROAD.
SOUTH NORTH WEST AVENUE ROAD.

SECTOR III :- WEST NORTH AVENUE ROAD.
NORTH NEW ROHTAK ROAD.
SOUTH N.A.L. ROAD.
WEST VILLAGE MADIPUR.
EAST N.A. ROAD.

SECTOR IV :- NORTH WEST AVENUE ROAD.
EAST RING ROAD.
SOUTH NAJAFGARH DRAIN.
WEST MADIPUR VILLAGE.

11. THE POSITION OF THE PETROL PUMP NOT BEING INCONFORMITY WITH THE MASTER PLAN THE PETROL PUMP BE DELETED.
12. USE OF REGIONAL PARK, NEIGHBOURHOOD PARKS AND POCKET PARKS BE REGULATED WITH THE MASTER PLAN REGULATION.

APPROVED BY THE STANDING COMMITTEE OF M.C.D. VIDE RESOLUTION NO. [illegible]
Sd/- MUNICIPAL SECRETARY. Sd/- COMMISSIONER.
L.C.O. DECISION DATED 27.9.63

NOTE

(1) REAR SET BACK LINES WHICH WERE PROPOSED BY SOCIETY AND ACCEPTED BY COMMISSIONER TO BE TREATED AS AVENUE SET BACK WITH A MIN. 9'-0" BACK IN ACCORDANCE WITH THE [illegible] (2) NO GARAGE BLOCK OF PLOT NO. 3 PATEL RD. SHALL EXIST WITH THAT OF PLOT NO. 1 [illegible] (3) NO GARAGE BLOCK OF THESE PLOTS SHALL ALSO EXIST WITH THAT OF PLOT NO. [illegible] (4) PLOT NO. 1 AND 2 OF RD. NO. 81 SHALL HAVE 10'-0" SET BACK ON BOTH SIDES INSTEAD OF [illegible] SHOWN. TOWARDS WEST AVENUE RD. THE GARAGE BLOCKS OF THESE PLOTS SHALL ALSO EXIST WITH THAT OF PLOT NO. [illegible] (5) PLOT NO. 1 AND 2 OF RD. NO. 81 SHALL HAVE 10'-0" SET BACK ON BOTH SIDES INSTEAD OF [illegible] FOR THE SERVICE THE SERVICE PORTION OF THE [illegible] ALREADY SET OF 4'-0" THE PLOTS FOR WHICH PLANS WERE SUBMITTED BEFORE THE SECTIONS BEING MADE SET THE CHANGE OF 4 AND 4 A WERE [illegible] TO TOWN PLANNER (L).

(6) ALSO THE ACTIVITY SHALL NOT BE PERMITTED IN THE AREA FACING ON WEST AVENUE RD. & WEST [illegible] RD. FOR THE PLOTS NOT YET DEVELOPED. (7) THE PROPRIETARY FORMALITIES REGARDING EXCHANGE OF LAND WITH THE RAILWAY AUTHORITIES ARE [illegible] THE FOLLOWING PLOTS EXCEPT ALREADY SHOWN IN SHALL NOT BE ALLOWED TO BE [illegible]

[illegible] PLOT NO. 2
ROAD NO. 28 PLOT NO. 1 & 2
ROAD NO. 39 PLOT NO. 1
ROAD NO. 3 PLOT NO. 81
ROAD NO. 3 PLOT NO. 82 & 93

(8) FOR THE [illegible] DECISION OF THE MEETING HELD ON 29-9-64 THE BUILDING PLANS OF PLOTS SHOWN THUS [illegible] NOT CONSIDERED ONLY IF THE APPLICANT PROCURE A NO-OBJECTION FROM THE PROPRIETARY [illegible]

(9) SET BACK PLAN FOR THE PLOTS [illegible] BY ROAD NO. 93 NORTH AVENUE, 78 AND 77 AS TOWN BY [illegible] WITH THE CONCERN OUTER RING ROAD VIDE NO. 3 & WITH OUT OF [illegible] VIDE ITEM 76/73 [illegible]

(10) SIDE SET BACK FOR PLOT NO. 15 RD. NO. 46-A APPROVED BY D.C.(S) VIDE ITEM NO. 91/67 [illegible]

(11) DECISION OF GARAGE BLOCK OF PLOT NO. 10 RD. NO. 72-A APPROVED BY D.C.(S) VIDE ITEM 75/73 [illegible] 10-10-78 SUBJECT TO THE FOLLOWING DECISION:-
THE POLICY IN REGARD OF GARAGE BLOCKS HAS BEEN THAT A GARAGE BLOCK IMPROVISED IS PERMITTED IN PLOTS HAVING AREA ABOVE 300 SQ. YDS. IN VIEW OF THIS GARAGE BLOCK IN PLOT NO. 10 RD. NO. 72 PUNJABI BAGH MAY BE PERMITTED.

(12) DECISION OF SITES MARKED A & B IN PLOT NO. 21 & 25 IN RD. NO. 6 & ACCTHERE TWO PLOTS ARE DELETED [illegible] ON THE SET BACK PLAN TO TAKE THE DECISION OF D.C.(S) VIDE ITEM NO. 1077 [illegible]

NOTE

SENTRY PORTICO SHOWING SET BACK LINES IN THE BOX WHICH [illegible]

(13) DECISION OF GARAGE BLOCK OF PLOT [illegible] APPROVED BY D.C.(L) VIDE ITEM NO. 77/78 OF 6.6.67 THE SIZE OF THE GARAGE BLOCK IS [illegible]

Sd/- K.L. KAPOOR (JR. TOWN PLANNER)

| | | |
|---|---|---|
| 1. | TOTAL AREA OF THE COLONY | 286.33 |
| 2. | LESS DISPUTED AREA ON SETTLE | [illegible] |
| 3. | RESIDENTIAL AREA | |
| | NO. OF PLOTS | [illegible] |
| | (a) RING ROAD | [illegible] |
| | (b) ROAD AND LANES | 103.93 |
| 4. | EDUCATIONAL INSTITUTIONS | |
| | (a) SCHOOLS | |
| | (b) LAND ACQUIRED BY [illegible] | |
| | RELIGIOUS BUILDINGS AND OTHER BUILDINGS | [illegible] |
| 4A. | SHOPPING AREA | 7.02 |
| 6. | PARKS & GREEN BELTS REGIONAL PARK, F. GREEN BELTS PARKS. | 77.37 |
| 7. | ELECTRIC SUB STATION. | 0.16 |
| 8. | ACQUIRED LAND BY GOVT FOR DRAINING NAJAFGARH DRAIN LESS DISPUTED LAND | [illegible] |
| 9. | DENSITY 40.8 PER OVER ALL | |
| 10. | POPULATION BASED ON [illegible] | |

RELAXATION IN SET BACKS FOR PLOT NO. 53 ROAD NO. 78, HAS BEEN APPROVED BY L.C.O.C. VIDE ITEM NO. 72/64 ADDED 14-7-64 & ARE AS HAN AS BELOW:-
1. FRONT SET BACK ON ROAD NO. 78 :- 18'-0"
2. SIDE SET BACK TOWARDS 60'-0" ROAD :- 10'-0"
3. REAR SET BACK :- 15'-0" MIN & 18'-0" AVG.
4. TOWARDS SISTERS FLAT NO. 57 :- 15'-0"

Sd/- A.K. SINGH ADDL. TOWN PLANNER (L) TOWN PLANNER

Sd/- K.L. KAPOOR (JR. TOWN PLANNER)

# AMENDED AND REVISED LAY-OUT PLAN OF PUNJABI BAGH COLONY SHOWING SET BACKS.

DRG. NO. TP/AC/2096B DATED [illegible]
SIZE :- 101.5 X 39 = 1140 SQ.M.
SCALE :- 1" = 200 FEET

Sd/- ASSTT. ARCHITECT.

RETRACED BY: [illegible] 5/2/15 JUNIOR TOWN PLANNER

COMPARED BY: [illegible] TOWN PLANNER